

HISTORIC BUILDING RECORDING OF WELSH TAVERN, 161 LONDON ROAD, STONE, KENT

Date of Report: 12th June 2023



Site Code: WTS-BR-23

SWAT ARCHAEOLOGY

Swale and Thames Archaeological Survey Company

The Office, School Farm Oast, Graveney Road

Faversham, Kent ME13 8UP

Tel; 01795 532548 or 07885 700 112

info@swatarchaeology.co.uk www.swatarchaeology.co.uk

Conditions of Release

All rights including translation reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means electronic, mechanical, photocopying, recording or otherwise without prior written permission from SWAT Archaeology.

| | | |
|------|--|----|
| 1 | INTRODUCTION | 4 |
| 2 | Planning background | 4 |
| 3 | METHODOLOGY | 6 |
| 4 | TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND | 6 |
| 5 | HISTORICAL/ARCHAEOLOGICAL BACKGROUND | 7 |
| 5.1 | Kent County Council Historic Environmental Records (HER) lists 4 records within 200metres radius of the site. | 7 |
| 5.2 | In 1781, the tollhouse erected at "John's Hole Turnpike" was pulled down and a new one erected close to the pub, which became a stopping-off point. | 7 |
| 5.3 | Licensee list according to the James Pigot's Directory started in 1814, The Kelly's Directory from 1908, Kentish Gazette, Tithe records of 1839 and Census. | 7 |
| 5.4 | Map regression and Tithe records | 8 |
| 6 | BUILDING DESCRIPTION | 15 |
| 6.2 | Main building and western extension | 15 |
| 6.3 | Northern – Front façade | 22 |
| 6.4 | East façade – left side | 23 |
| 6.5 | South façade – rear | 23 |
| 6.6 | West façade – right side..... | 24 |
| 6.7 | Room 1 – Bar Area of the main building A..... | 24 |
| 6.8 | Room 2 – Games room of the main building A..... | 25 |
| 6.9 | Room 3 – Staircase of the main building A | 25 |
| 6.10 | Room 4 – Office of the main building A..... | 26 |
| 6.11 | Room 5 – Kitchen, extension block F | 26 |
| 6.12 | Room 6 – Function room, extension block G..... | 26 |
| 6.13 | Room 7 and 8 – Storage rooms of extension block H..... | 27 |
| 6.14 | Room 9 – Corridor of extension block B | 27 |
| 6.15 | Room 10 – Storage room of extension block B..... | 27 |
| 6.16 | Room 11 – WC of extension block B | 27 |
| 6.17 | Room 12 – Lobby of extension block D..... | 27 |
| 6.18 | Room 13 – Corridor, storage room within extension block C..... | 28 |
| 6.19 | Room 14 – Small courtyard within extension block C | 28 |
| 6.20 | Room 15 – Storage room within extension block C..... | 28 |
| 6.21 | Room 16 – WC within extension block D and E | 28 |
| 6.22 | Room 17 – Porch within extension block E..... | 28 |
| 6.23 | Room 18 – Patio..... | 28 |

| | | |
|------|---|----|
| 6.24 | Room 19, first floor – Staircase landing and corridor | 28 |
| 6.25 | Room 20, 21 and 22, first floor – Bathroom | 29 |
| 6.26 | Room 23, first floor – corridor | 29 |
| 6.27 | Room 24 and 25, first floor – bedrooms..... | 29 |
| 6.28 | Room 26, first floor – bedroom | 29 |
| 6.29 | Room 27, first floor – bedroom | 29 |
| 6.30 | Room 28, first floor – corridor | 29 |
| 6.31 | Room 29, first floor – bedroom | 30 |
| 6.32 | Room 30, first floor – bedroom | 30 |
| 6.33 | Room 31, first floor, extension block B – blocked staircase | 30 |
| 6.34 | Room 32, first floor, extension block B – loft, storage | 30 |
| 6.35 | Room 33, second floor – staircase, landing and corridor. | 31 |
| 6.36 | Room 34, second floor – Bedroom | 31 |
| 6.37 | Room 35, second floor – bathroom | 31 |
| 6.38 | Room 36, second floor – bedroom | 31 |
| 6.39 | Room 37, second floor – bedroom | 32 |
| 6.40 | Basement rooms B1, B2, B3 and B4..... | 32 |
| 7 | Discussion and conclusion | 33 |
| 7.1 | Main phases of development | 33 |

1 INTRODUCTION

- 1.1.1 SWAT archaeology were commissioned by the client to carry out historic building recording on Welsh Tavern in Stone near Dartford in Kent.
- 1.1.2 Welsh Tavern is a Public House located in Stone near Dartford in Kent (Figures 1), DA2 6BJ. The building is adjacent to London Road next to the T- junction with Stone Lodge Road. The national grid reference coordinates of the building are 556442, 174050.
- 1.1.3 Following the subjection of the planning application for the demolition of the existing buildings and before the development of the site the County Archaeologist required that a programme of building recording be undertaken in advance of any site works
- 1.1.4 The Welsh Tavern is an unlisted heritage asset.
- 1.1.5 The project was commissioned by H. Channa on behalf of the owners Mr and Mrs Mandeep Sandha.

2 Planning background

- 2.1.1 Developer have submitted plans to Dartford Borough Council DA/23/00003/OUT 'for the demolition of the existing public house and the erection of 8 x 2 bedroom flats and 6 x 1 bedroom flats with off road parking, bin/cycle store and new access road.

Planning Condition 3 states that:

(3). No development shall take place including any demolition, until a Demolition Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Demolition Method Statement should take account of the archaeological potential of the site and include measures to minimise ground disturbance and secure the implementation of a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority. All demolition works shall be carried out in accordance with the approved Demolition Method Statement.

Reason: Required prior to commencement of development to protect and enhance the appearance and character of the site and locality, in accordance with Policy BNE21 of the Medway Local Plan 2003.

The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 3 and that provision for analysis, publication and dissemination of results and archive deposition has been secured.

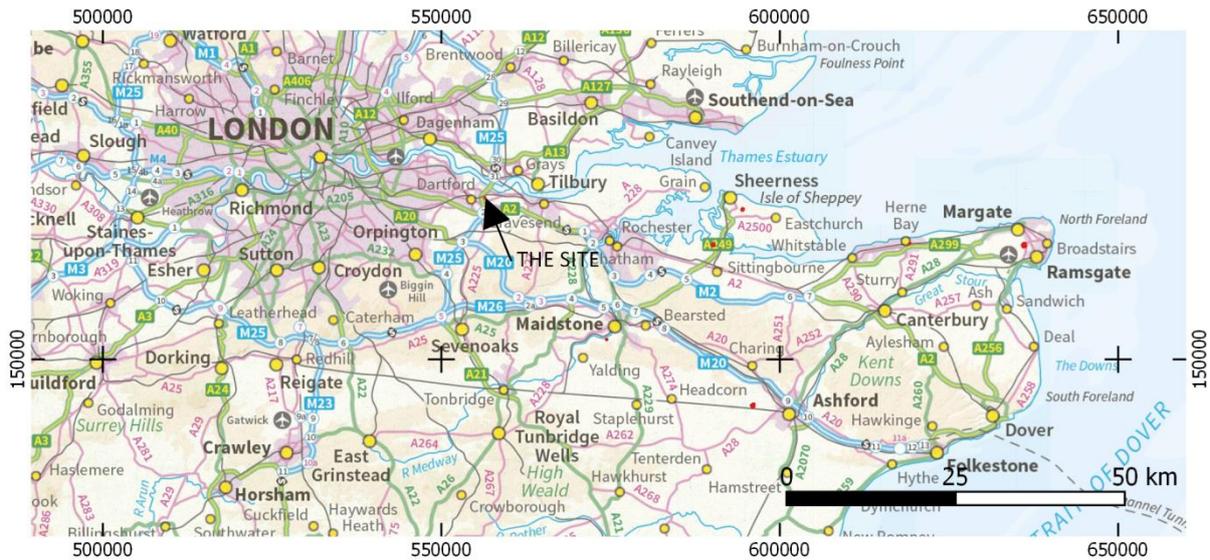


Figure 1: Site location

3 METHODOLOGY

- 3.1.1 The building was recorded in a single phase comprising recording of the buildings as existing to Level 3 (Plates 8-90).
- 3.1.2 The survey work was carried out in accordance with a Level 3 survey as detailed in the Historic England volume 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016) and the Chartered Institute of Field Archaeologists Standard and Guidance for the Archaeological investigation and recording of standing buildings or structures (2014 and updated 2019) and the KCC Historic Building and Recording Requirements Part C.
- 3.1.3 Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use including measured plans and sections through the buildings.
- 3.1.4 A Level 3 record may also be appropriate when the fabric of a building is under threat, but time or resources are insufficient to allow for detailed documentary research or where the scope for such research is limited (Historic England 2016).
- 3.1.5 The principal elements of the survey involved the creation of a record and description of the historic fabric of the buildings together with an analysis and interpretation of the buildings origins and historic development.
- 3.1.6 A review of Historic mapping and aerial photographs has also been made (Figures 2-6).
- 3.1.7 In summary the work consists of a Level 3 descriptive report of the building accompanied by digital photographs, drone coverage and annotated measured plans.

4 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

- 4.1.1 The site is located on the top of the southern hill of river Thames valley where ground is ascending to the south and west at altitude of 28 metres. The longitudinal axis of the main building is in east-west alignment slightly tilted to the north-west. The front elevation faces north where the London Road runs east to west and the building is flanked by 3 floor flats. To the North West there is small hill comprising a school and green area; to the north east behind the road the land is steeply descending and the tree tops can be seen at short distance indicating the location of the quarry named St Johns hole. The parish church is located 1.4 kilometres away to the north east.
- 4.1.2 According to British Geological Survey the bedrock geology is: Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation - Chalk. Sedimentary bedrock formed between 93.9 and 72.1 million years ago during the Cretaceous period. The superficial geology is: Head - Clay, silt, sand and gravel. Sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period. The superficial geology of the western verge of the site is: Boyn Hill Gravel Member - Sand and gravel. Sedimentary superficial deposit formed between 423 and 126 thousand years ago during the Quaternary period.

5 HISTORICAL/ARCHAEOLOGICAL BACKGROUND

5.1 Kent County Council Historic Environmental Records (HER) lists 4 records within 200metres radius of the site.

- 5.1.1 Stonelodge farm (MKE83887) located on the northern side of the road and off to the east, seventy meters away from the Welsh tavern. It's completely demolished and dated to circa 1800's, however the farm is visible in 1769 map hence must be earlier.
- 5.1.2 Listed building, Baptist Church, Hill House Road, Stone, Dartford (TQ 57 SE 1082) located circa 90 metres to the south.
- 5.1.3 Undated pit (TQ 57 SE 296) located about 150 metres to the west.
- 5.1.4 Find spot of Palaeolithic finds and deposits, Stone Lodge, Dartford (TQ 57 SE 1095) located circa 225metres to the north west.

5.2 In 1781, the tollhouse erected at "John's Hole Turnpike" was pulled down and a new one erected close to the pub, which became a stopping-off point.

- 5.2.1 An auction listing from 1837 describes it as "a capital inn with coach house, stables and granary, tup room, kitchen bar, two parlours, two dairy rooms, and two good chambers and four excellent chambers".
- 5.2.2 West Kent Guardian, Saturday 15 June 1839. *Auction. Kent. Capital Tavern Property. Valuable Freeholds, Stone, near Dartford, and Gravesend, Kent.*

That well-known public house, the "Welch Tavern," with Ariable and Marsh Land, Five Cottages, a Gentlemanly Residence, Stabling, Gardens, and Outhouses., situated near St. Johns Hole Turnpike, on the Great Dover Road, 16 miles from London, 1 mile from Dartford, 5 miles from Gravesend, and near the village of Greenhithe. Together with four freehold dwelling houses, situated in Stone Street, Gravesend, and near the Great Dover Road. This capital freehold property will be sold by auction by Mr. Eversfield, on Tuesday, 18th June, 1839, at the "New Inn," Gravesend, at 2 o'clock, by order of the Trustees for sale. Particulars and conditions of sale may be had of Mr. Southgate, Solicitor, Gravesend; Mr. Edmed, Solicitor, Gravesend; Mr. Russell, Solicitor, Dartford; of Messrs. Baxindale & Co., Solicitors, 7, Great Winchester Street; at Caddell's Gazette Office, Rochester; Gazette-Office, Maidstone; at the Auction Mart, London; and of the Auctioneer, at the Estate Agency Office, Gravesend.

- 5.2.3 The pub was purchased by the Miskin Brewery of Dartford before being taken over in 1875 by Colonel Charles Newman Kidd, of Westhill House, for the sum of £1,300.

5.3 Licensee list according to the James Pigot's Directory started in 1814, The Kelly's Directory from 1908, Kentish Gazette, Tithe records of 1839 and Census.

- STRUTTON Edward 1828+ (Pigot's Directory 1828-29 Welch Arms)

- CLARINGBOLD Mr 1836 Kentish Gazette
 - HOOKER John 1840+ (Welch Tavern, St John's Hole)
 - BENNETT John 1858-62+ (age 56 in 1861Census)
 - BAKER Thomas 1874+
 - MESSENGER Henry 1882+
 - WATSON James 1891+
 - BYHURST Arthur 1901+ (age 40 in 1901Census)
 - HUDSON William Henry 1903+ Kelly's 1903
 - MURRAY George 1905+
 - TARRANT William 1913-22+
 - WHITE Jim 1950s?
- Residents at this address

5.4 Map regression and Tithe records

5.4.1 The earliest map (Figure 2) by A. Dury and W. Herbert is from 1769. The location of the Welsh Tavern is in the place named Stone Turnpike. The bottom left rectangle represents building approximately located within the garden area of the Welsh Tavern



Figure 2: Extract from 1769 map

5.4.2 OS surveyor drawing (Figure 3) from 1799 shows square building within the area of the main building of the Welsh Tavern which is the left of the three smallest fields alongside the road and opposite to the farmstead comprising L shape barn (grey polygon) and farmhouse (red rectangle).



Figure 3: Extract from 1798 map

5.4.3 Tithe map (Figure 4) from 1838 is the first map that is showing buildings of the present day Welsh Tavern within the top left corner of the field 213

| Owner | Occupier | No | Description | Quantities |
|------------------|-----------------------------------|------|----------------|------------------|
| Edward Woodford | Booker & others Sundry Tenants | 213, | House & Garden | 0.0.14 |
| | | 213a | Cottages | 0.0.14 |
| | Joseph Oliver | 213b | Barn & Yard | 0.0.19 |
| | | 214 | Brick Field | 0.3. 6 0.3.25 |
| Trustees of Road | | 214c | Toll House | |

Table 1: Tithe award schedule, 3rd August 1838

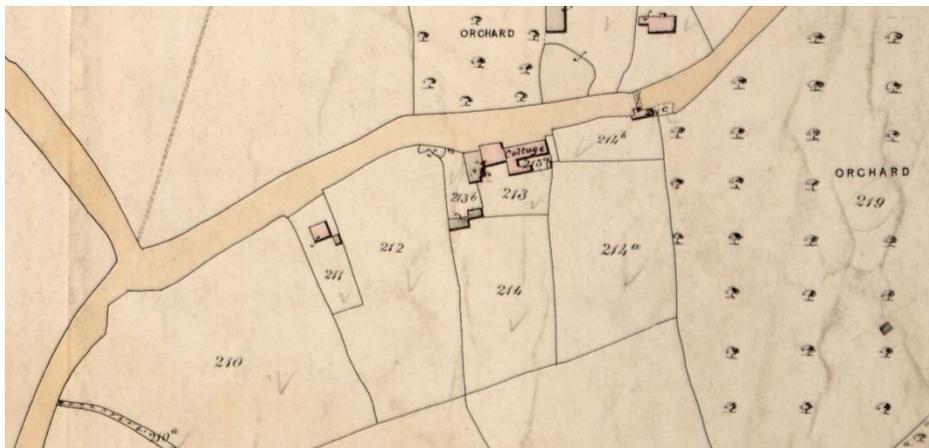


Figure 4: Extract from 1838 Tithe map

- 5.4.4 OS map from 1868 (figure 5) shows changes from the previous map as partial demolition of the western part of the house, aligning front façade of the west extension building with the façade of the main building. Re building one the nearest terrace cottages to the east into the main building which involved expanding the structure to the north to align the front façade with the existing one of the main building, rising walls and constructing new chimneys.
- 5.4.5 OS map from 1896 (figure 6) shows changes to the south of western extension that include expanding the stables building in this direction and addition of the extension block F tha appears in 1907 map.
- 5.4.6 OS maps from 1907 to 1938 (figure 7 and 8)shows no changes to the layout of the Welsh Tavern buildings.
- 5.4.7 Aerial photos between 1940 and 2006 (plate 1-4) shows extension G in current form appearing between 1960 and 1990. The Victorian semi detached and terrace located to the west were demolished during the same time. Also the Georgian terrace cottages located to the east were demolished between 1940 and 1960.

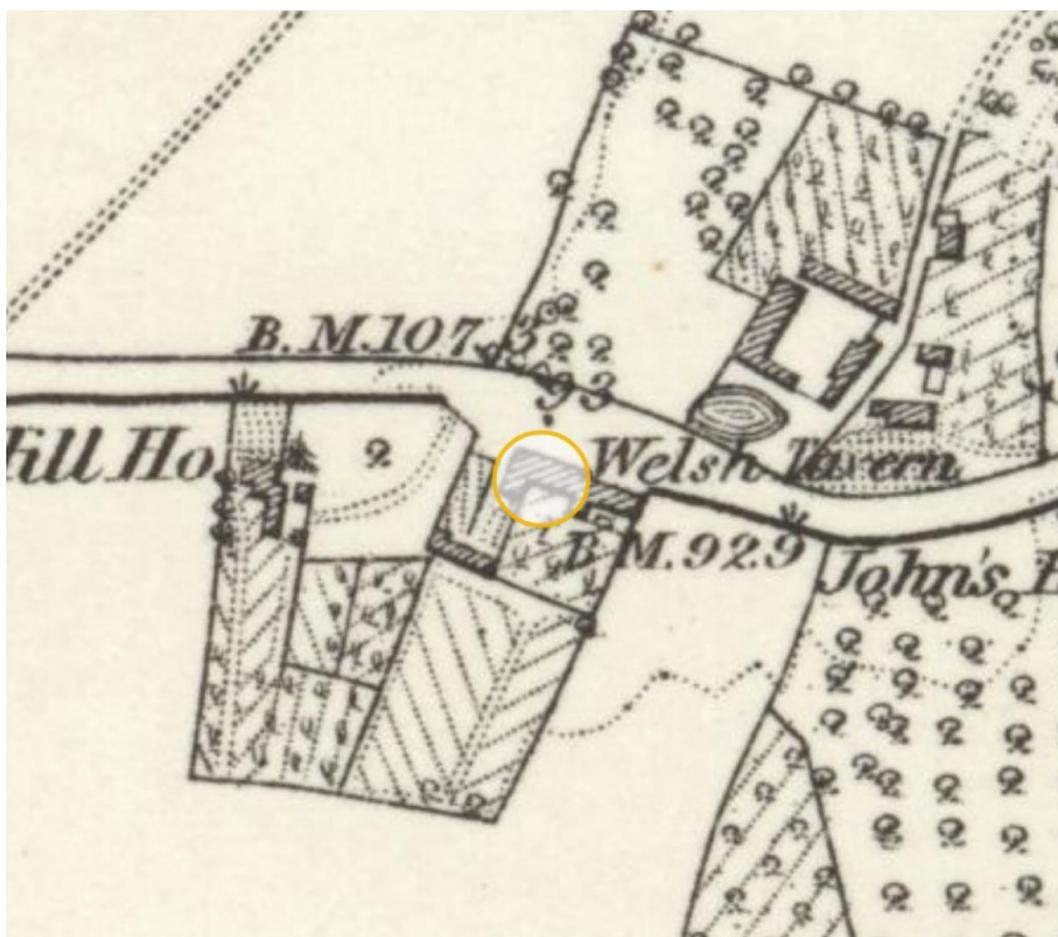


Figure 5: Extract from 1868 OS map

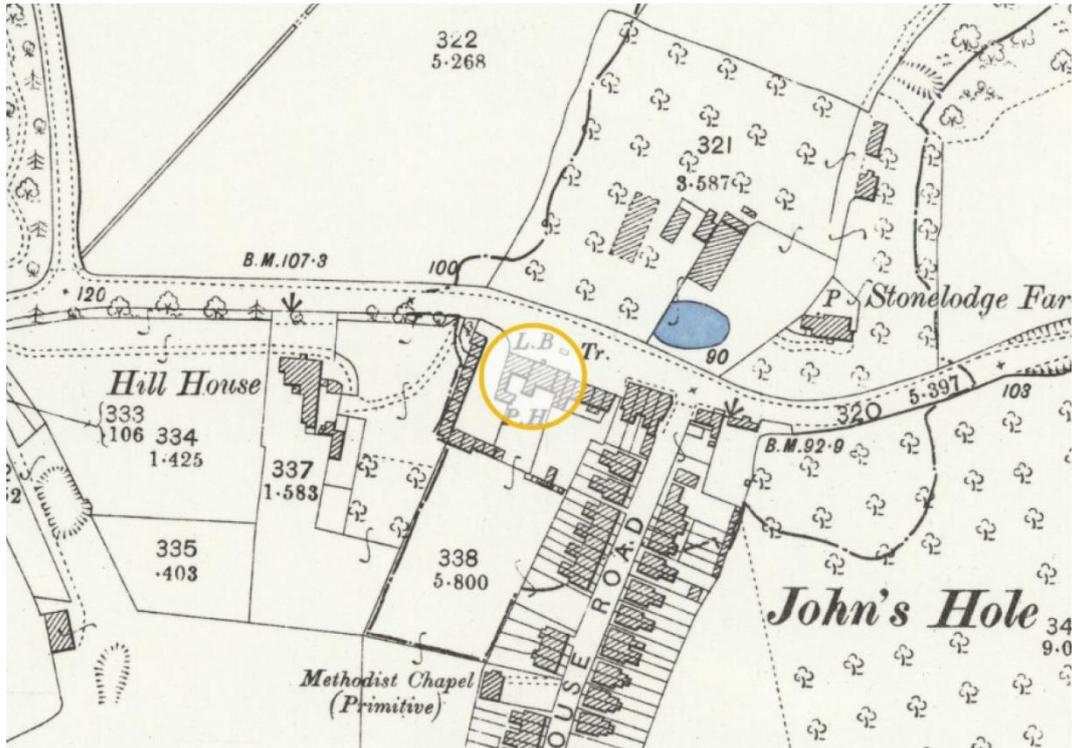


Figure 6: Extract from 1898 OS map

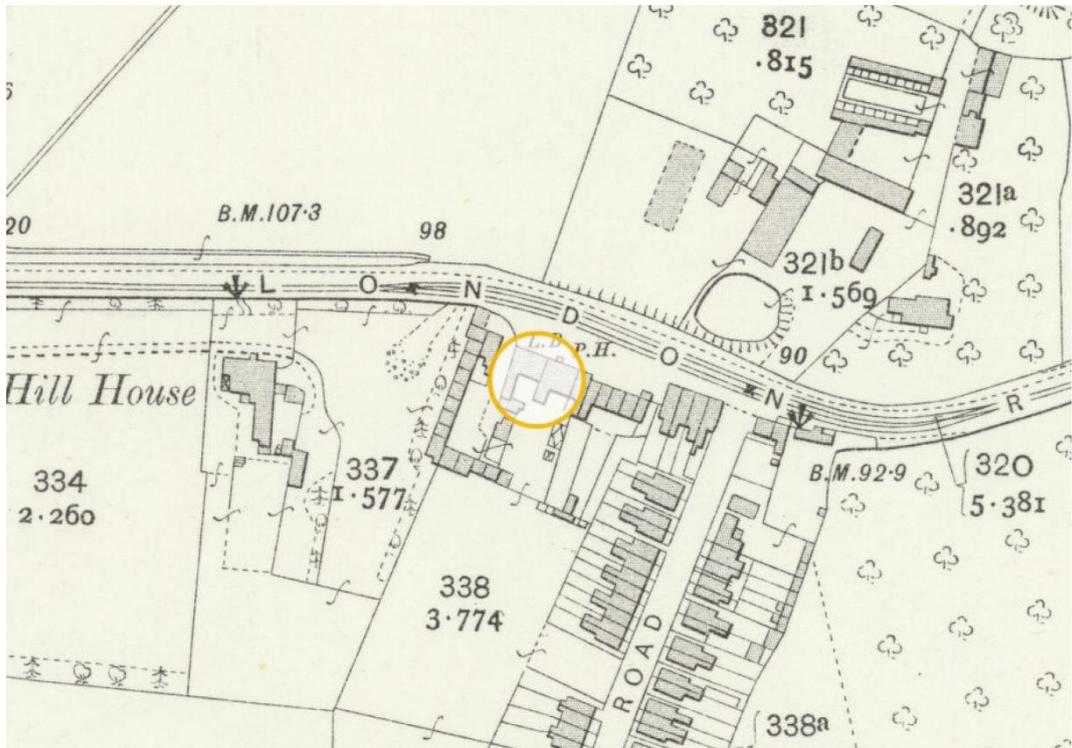


Figure 7: Extract from 1907 OS map

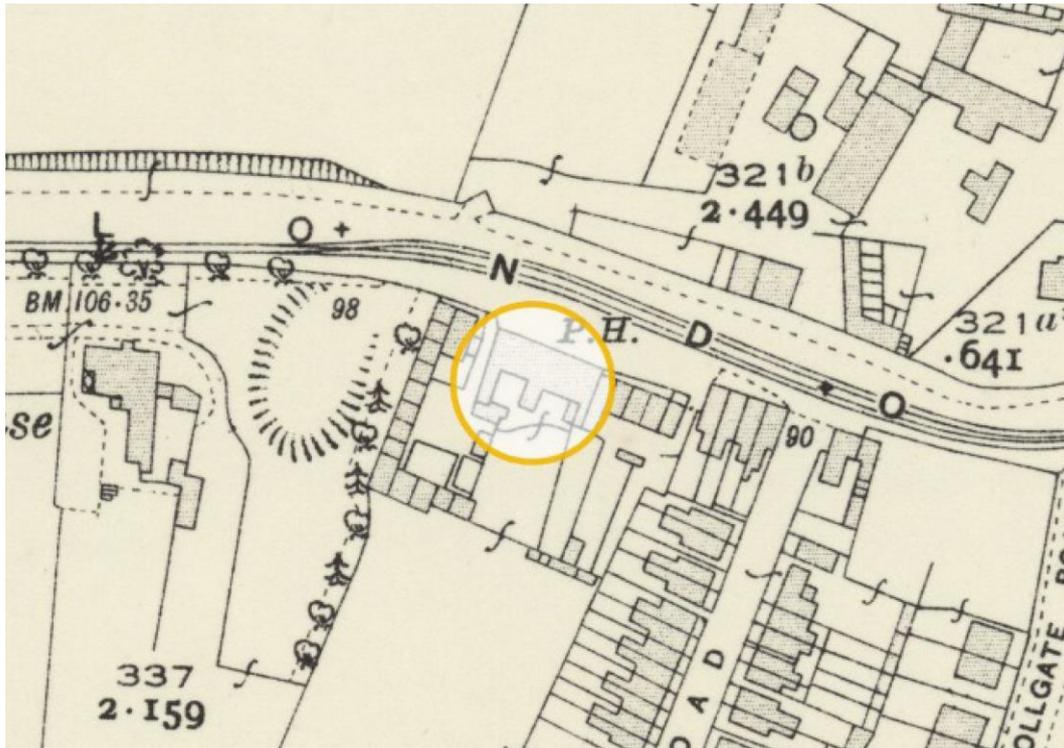


Figure 8: Extract from 1931 OS map



Plate 1: Aerial photograph from 1940



Plate 2: Aerial photograph from 1960



Plate 3: Aerial photograph from 1990



Plate 4: Aerial photograph from 2006

6 BUILDING DESCRIPTION

6.1.1 The Welsh Tavern comprises the main three stories detached building (labelled A) and seven single story extension buildings (labelled B to H) adjacent on the south and west side (plate 8 and 9, Figure 9). The ground floor features PUB establishment and upper floors contain residential rooms and facilities.

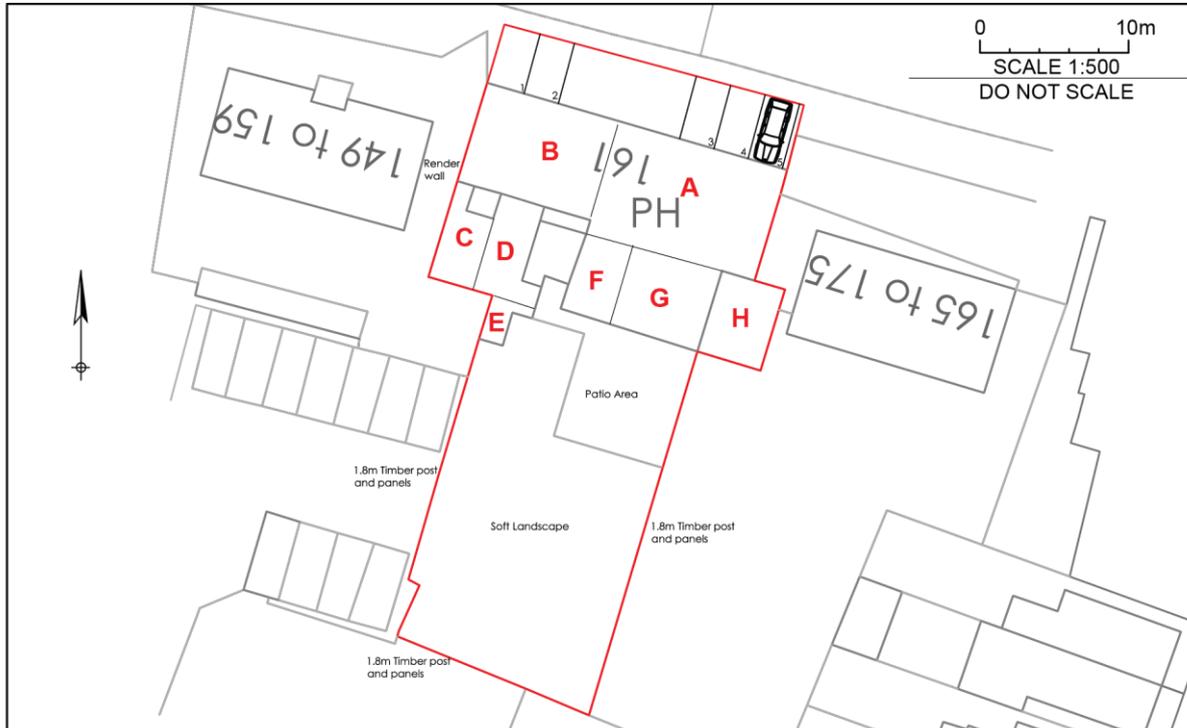


Figure 9: Site plan showing the location of the building blocks

6.2 Main building and western extension B

- 6.2.1 The 3 stories detached building has rectangular floor plan and basement based on square plan. Adjacent on the west side extension building B has rectangular layout slightly smaller from the main building.
- 6.2.2 The room 1, bar area covers majority of the floor of the main building and half of the extension building which is a conversion of former stables (Plate 5).

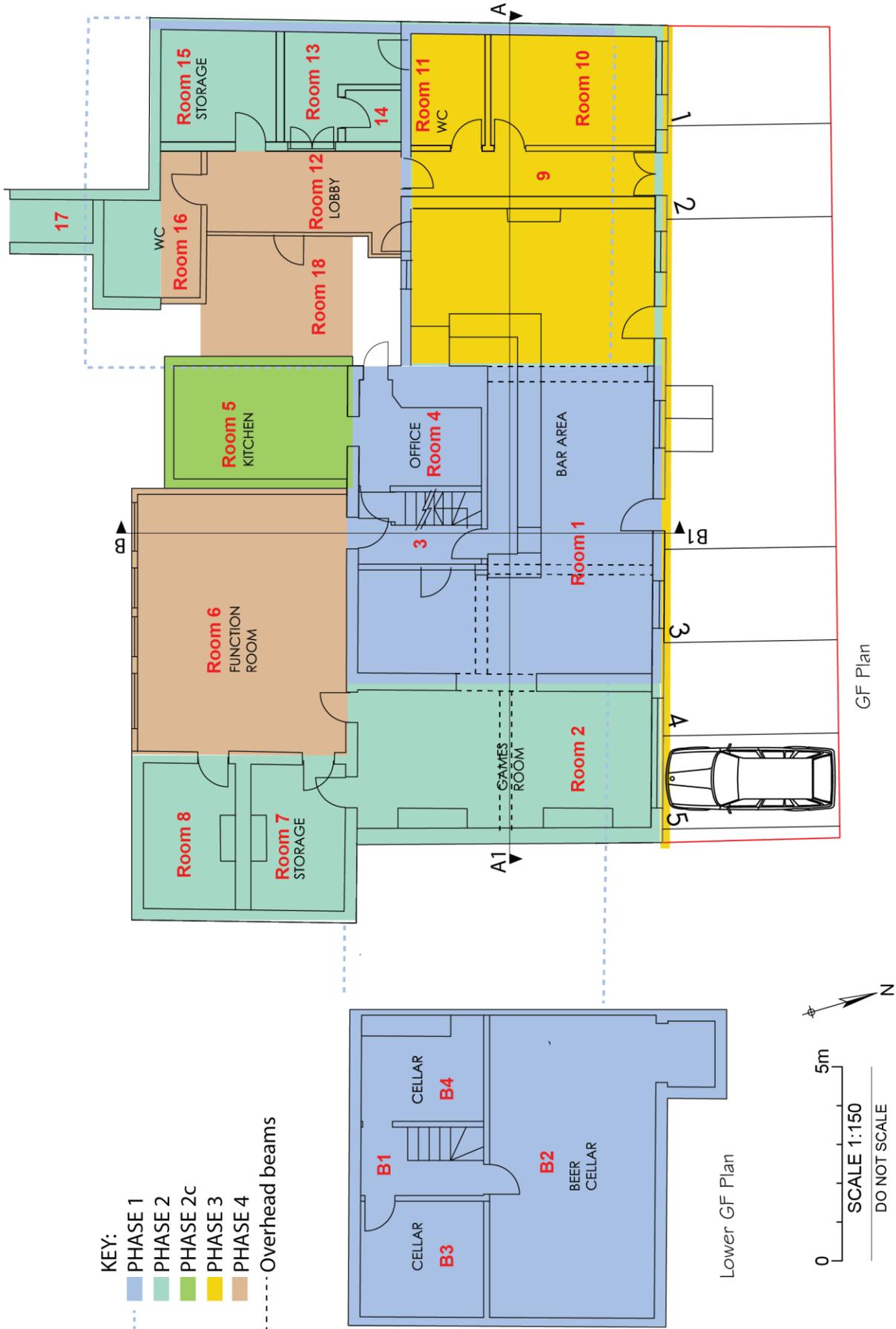


Figure 10: Basement and Ground floor plans

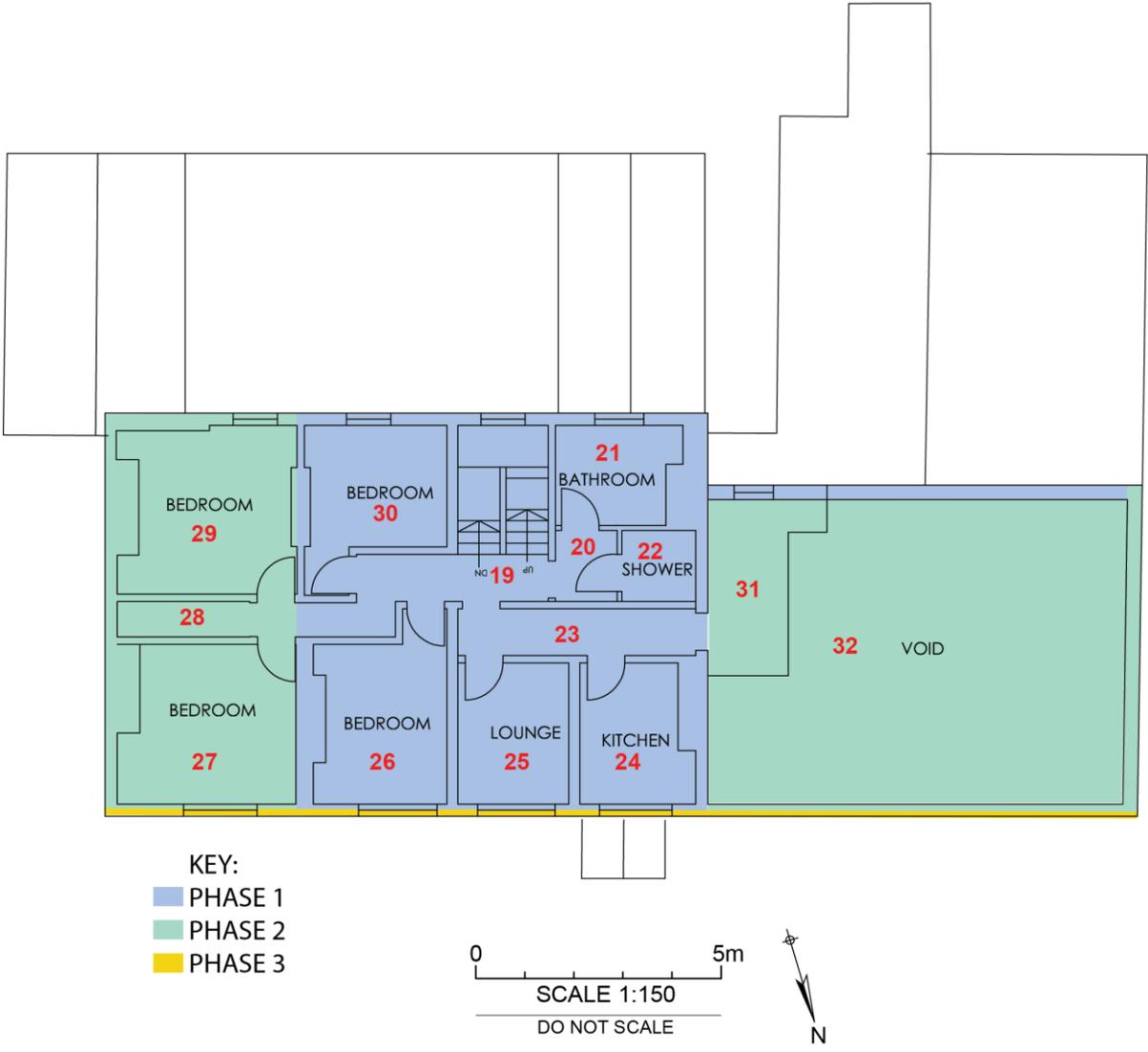


Figure 11: First floor plan

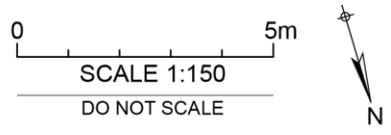
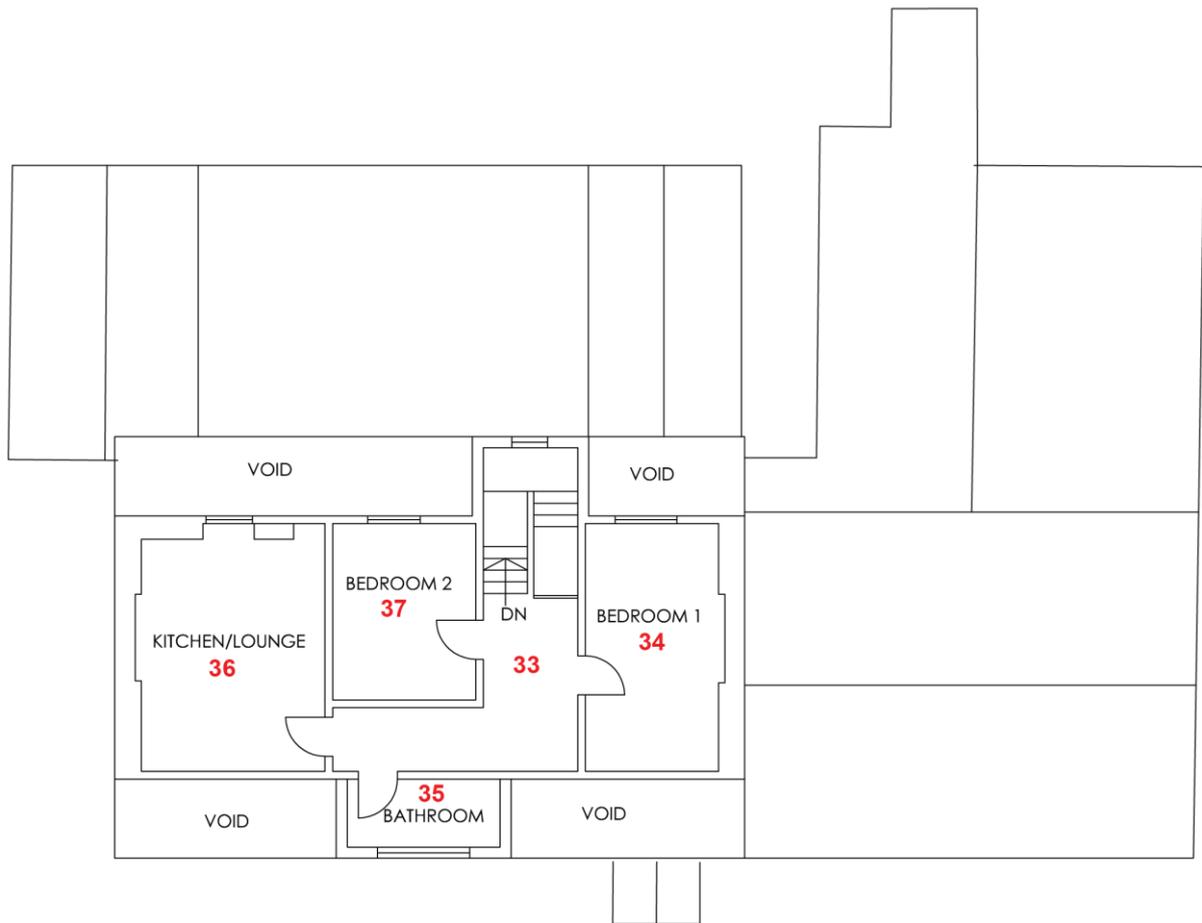
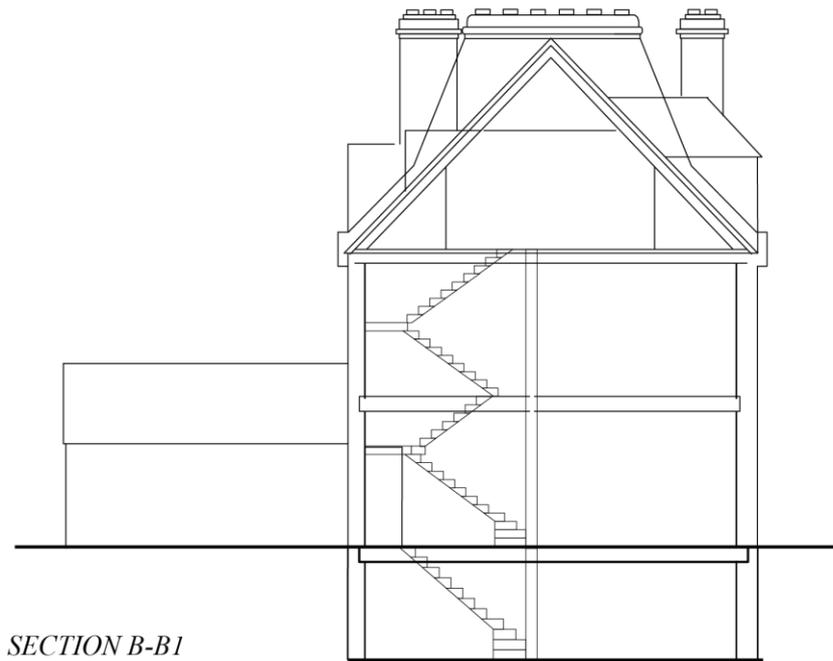
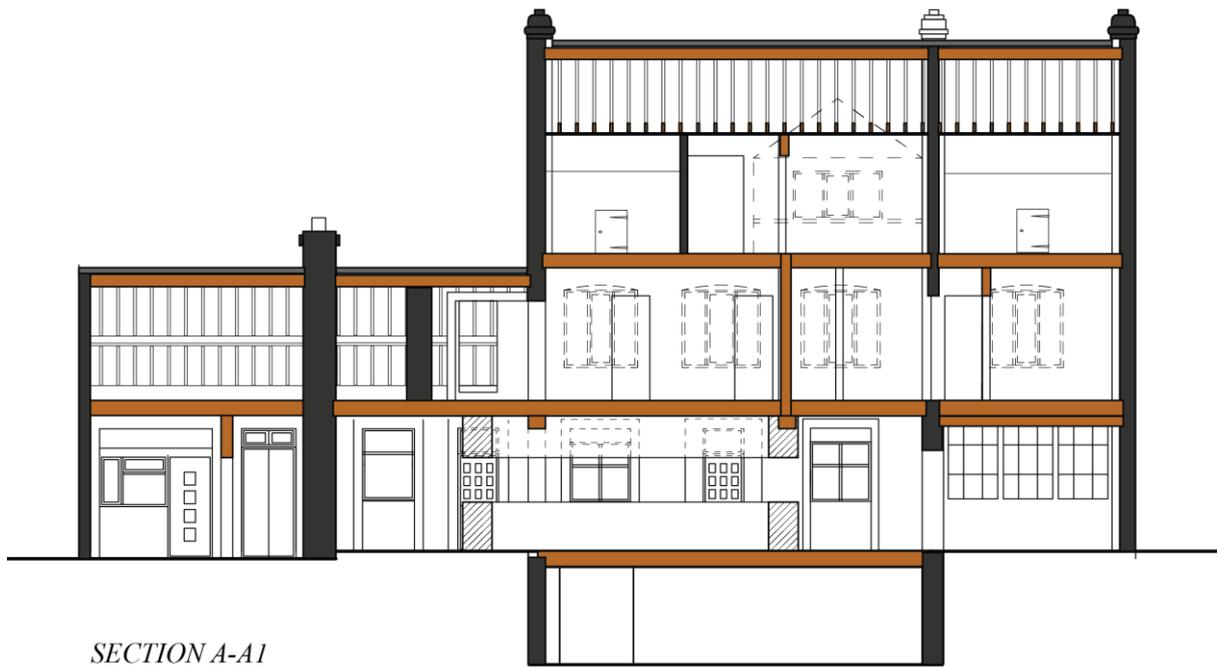
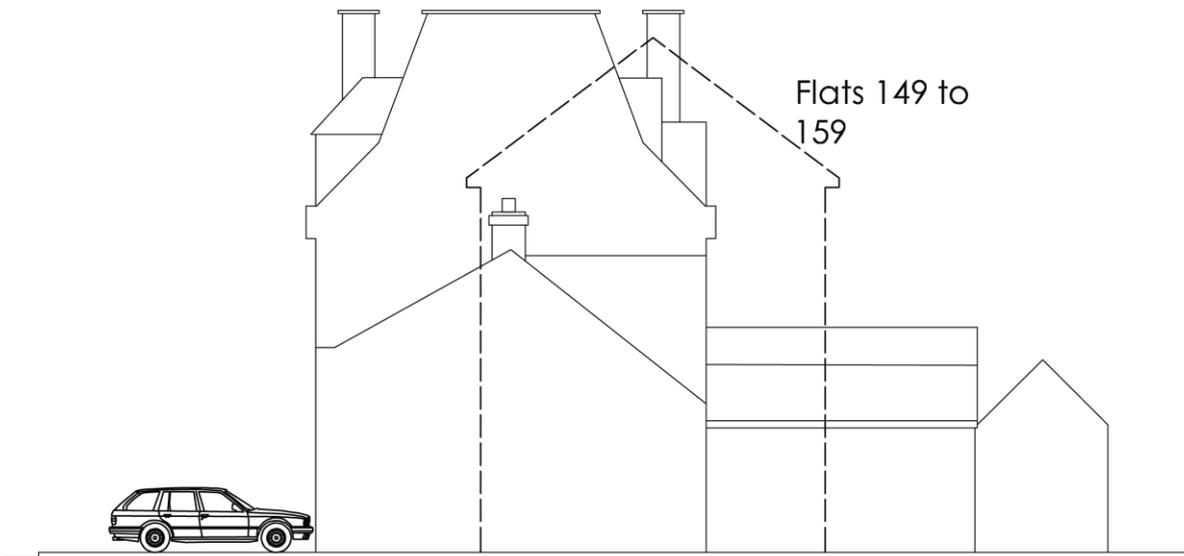


Figure 12: Second floor plan



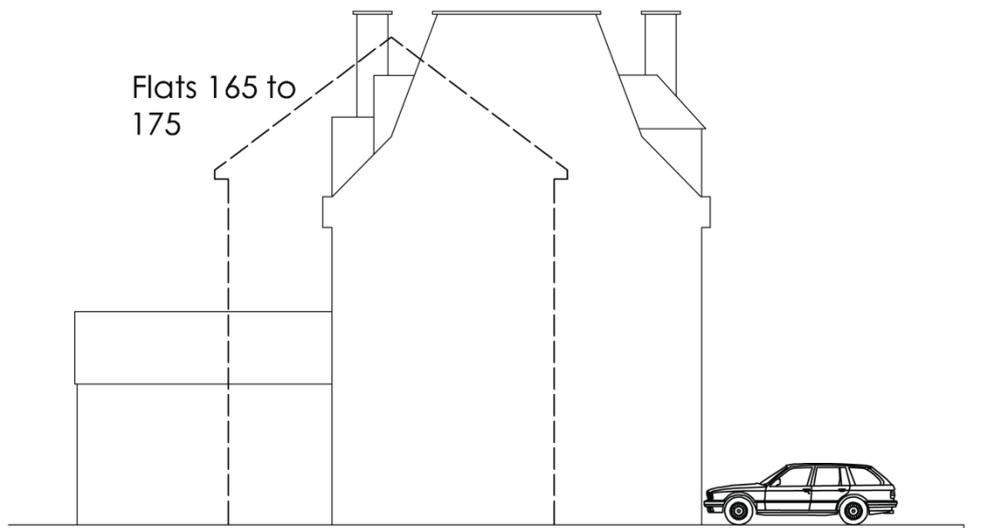
0 5m
SCALE 1:150
DO NOT SCALE

Figure 13: Building sections



0 5m
SCALE 1:150
DO NOT SCALE

Figure 14: North and East elevation



0 5m
SCALE 1:150
DO NOT SCALE

Figure 15: South and West elevation



Plate 5: Photograph from 1915

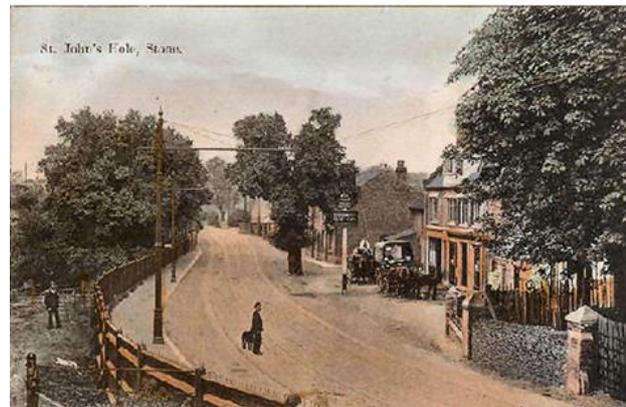


Plate 6: Photograph from circa 1920

6.3 Northern – Front façade (Plate 11 and 12)

6.3.1 It comprises the northern wall of the building A and B respectively on the left and right. The façade is painted white in yellow hue. The ground floor level part of the façade features black painted sills expanding to the ground, white parapets, concrete rendered walls, black painted bottom part of the wall and cornices. On the upper levels the bricks were painted without concrete render.

6.3.2 Lower part of the façade features from left to right: wide window, 1.3metres gap, square window in the middle of building A, 0.9 metres gap, doorway, 1.1metres gap, square window. All the listed openings belong to building A. Further to the left there is 1.7 metres gap, doorway, 0.7metres gap, square window, 0.7metres gap, wing doorway, 0.45metre gap, and wide square opening filled with door, side windows and

panels. The latter openings belong to building B.

6.3.3 Below the eaves there are four three-pane windows of the first floor placed asymmetrically. One window is placed in the middle of the façade with two windows on the right with uniform intervals. The fourth window is placed in the middle of the left half of the wall. On the right the façade part of building B features side of the eave less gable roof with a central chimney and at the short wall topped with black iron railing with spear, circle and cross pattern.

6.3.4 The left side features side of the gabbled slate tiled roof with three pane dormer window with a chimney located on its left side and row of chimney located on the gabble end walls.

6.3.5 The façade part of the building A retain its original form but experienced alterations as blocking part of the openings on the ground floor, replacing windows, removing two small dormer, triangular eyebrow type windows flanking the central one . The black contour of the sill indicates the size of the openings visible on 1915 photograph.

6.3.6 The façade of the building B changed radically. Still in 1920 it was a stable building with central large two wing gate flanked by small square windows placed immediately underneath relatively low eaves located 2 metres above the ground level. Between 1920 and 1950 the building was converted to its current form involving blocking

former openings, raising the wall by 1.7 metres to form a parapet wall and constructing a chimney in the centre.



Plate 7: Photograph from circa 1950

6.4 East façade – left side (Plate 13 and 16)

- 6.4.1 It comprises elevation of the main building A and single story extension block B and E. The elevation of the former is gable end chimney row which is brick built in Flemish bond and painted which is obscuring the brick pattern. The wall features an imprint of the gable end of a former terrace cottages located to the east that had front elevation two metres to the back from the front elevation of the main building.
- 6.4.2 The elevation of the extension building B features unpainted brick wall in Flemish bond and side of a gable roof.

6.5 South façade – rear (Plate 14, 15, 16 and 17)

- 6.5.1 It comprises elevation of the main building and extension buildings C, E, F, G and H.
- 6.5.2 Elevation of extension C is obscured by tree and vegetation. It is very likely build of brick as the building E and features eaves of the flat roof.
- 6.5.3 Elevation of the block E is built of yellow stock bricks in Flemish bond. It features ridge of the pitched roof and porch entrance covering the west half of this elevation. The porch comprises two walls, eave above the porch entrance and the side of a pitched, slate roof.

- 6.5.4 The elevation of the extension building F features flat rendered surface of the wall and gable end of the slate roof which is a gable end of low pitch, almost flat roof covered with corrugated sheet.
- 6.5.5 Wall of building block G is built of wood frame with a row of four large, two pane windows.
- 6.5.6 Elevation of block H is brick built in Flemish bond and features gable end of high pitched slate roof.

6.6 West façade – right side (*Plate 18, 19, 20, 21, 22, 23 and 24*)

- 6.6.1 It comprises elevation of the main building, extension block B and C. The elevation of the former, at the level of first floor, is obscured by gable roof of the extension B, other way it's the same as the east side elevation. It's built of brick in a Flemish bond and features gable end wall with a row of chimneys. The wall is painted white but one red brick is exposed in the middle of the wall, at the level of the top floor.
- 6.6.2 The elevation of the extension block B feature gable end and concrete render wall with lines imitating dressed stone pattern. The wall is built of brick that is visible in the loft area – room32.
- 6.6.3 The elevation of the block C features the same concrete render as previous extension and an eave of flat bitumen covered roof.

6.7 Room 1 – Bar Area of the main building A (*Plate 26, 27, 28, 30, 31, 32, 33, 34, and 35*)

- 6.7.1 This room is accessible from the London Road via two doorways evenly spaced between three windows. It's about U shape in plan wrapped around the bar and rooms behind it. The room is 12 metres long and 4.25metres wide. East end of the room is 7.53 metres wide and west end is 6.25metres wide. The bar counter is located in a central area with room 3 and 4 in the back separated by the walls concealing bearing structural elements.
- 6.7.2 Floor is covered with dark brown carpet throughout the room. The walls feature vertical plank boards panelling at lower half and plastered upper half comprising single vertical topped with horizontal plank board imitating elements of the frame construction. All the wood elements of the walls and bar counter are painted mid bluish grey. The ceiling features black painted wood beams mostly of decorative function.
- 6.7.3 The western wall of the room features fireplace in the middle build of yellow stock brick rendered with concrete and small boarded window opening located on the left verge. The wall is a wood frame construction covered with panel boards and was built between 1920 and 1950.
- 6.7.4 Northern wall from left to right features double pane window with horizontal division, door with nine pane grill and transom, structural plinth indicating the location of gable end wall of the main building, four pane window, door with nine pane grill and transom and another four pane window.

- 6.7.5 The eastern wall is built of brick in stretcher pattern. It comprise wide arched doorway in the middle leading to the room 2, arched fireplace on the left followed by blocked arched door opening, now niche in the north east corner of the room. On the right side there are two niches, one circular and the other rectangular and arched. Overhead a large beam spans between the brick wall and plinth which is wood post included within the wall behind the bar.
- 6.7.6 Southern wall within east part of the room feature no openings while within western part there is a window and doorway in the south west corner of the room leading to the room 12. The western wall behind the bar in eastern part of the room comprise doorway to the room 3.

6.8 Room 2 – Games room of the main building A (Plate 29)

- 6.8.1 The room is rectangular in plan measuring 7.46 metres long and 3.53 metres wide.
- 6.8.2 Floor is covered with brown vinyl panels throughout the room imitating wooden floor. The walls similarly as in room 1 feature vertical plank boards panelling at lower half and plastered upper half comprising single vertical topped with horizontal plank board imitating elements of the frame construction. All the wood elements of the walls are painted mid bluish grey. The ceiling features black painted wood beams mostly of decorative function, however one large beam span between the east and west wall of the room is very likely a structural element and it seems to support smaller perpendicularly aligned beam span between northern and southern walls.
- 6.8.3 Western wall features wide arched opening with brick sill in the centre leading to the room 1. The wall is plastered and planked as previously described
- 6.8.4 Northern wall features large window covering all upper half of the wall with three times 9 pane divisions.
- 6.8.5 Eastern wall comprises two blocked fireplaces located in the middle of each of the half of the wall.
- 6.8.6 Southern wall features blocked doorway on the left, 12 pane side window on the middle right with the doors with transom on the right. The blocked doorway on the left leads to the room 7 while the other doorway leads to room 6.

6.9 Room 3 – Staircase of the main building A (Plate 31 and 52)

- 6.9.1 Room comprises a narrow corridor and a half turn layout stairs leading to upper floor. Overall it's rectangular in plan measuring 3.13metres in length and 1.9metres in width.
- 6.9.2 Floor is covered with brown carpet, walls in lower half are rendered with white vertical plank boards panelling and wallpaper elsewhere.
- 6.9.3 The room is accessible from room 1 via doorway located on the eastern wall of the room, opposite the doorway there is a stairs leading to the upper floor, on the north side wall there is a doorway leading behind the bar counter. On the southern wall there is a doorway with side window and transom. This doorway leads to room 6. In the south west corner of the room there is doorway on the western wall leading to the

room 4 and doorway to the basement. Both located underneath the landing of the stairs leading to the upper floors.

6.10 Room 4 – Office of the main building A (Plate 36 and 37)

- 6.10.1 Rectangular room measures 3.13 metres in length and 2 metres in width. The floor features rubber panels.
- 6.10.2 Western wall features doorway located in the south west corner of the room leading to the room 18. In the middle of the wall there is a fireplace and on its right side there is a storage compartments with service pipes. The lower half of the wall is rendered with cream coloured horizontal planking board panelling whilst upper part features painted blue wallpaper.
- 6.10.3 Northern wall features wooden frame covered with wood panels, some of them were originally openable allowing access to the area behind the bar counter.
- 6.10.4 Eastern wall features doorway on the right, leading to the room 3. The lower half of the wall is rendered with cream coloured horizontal planking board panelling whilst upper part features painted blue wallpaper.
- 6.10.5 Southern wall features doorway in the middle, leading to the room 5. The wall render is the same as eastern wall.

6.11 Room 5 – Kitchen, extension block F (Plate 38 and 39)

- 6.11.1 Rectangular room measures 4.4 metres in length and 2.94 metres in width. The floor is covered with dark vinyl. Walls are obscured by modern kitchen appliances and cupboards. Eastern wall features creamy panelling, the same was present in room 3. The room defines the extent of the extension building abutted to the south west corner of the main building. All structural elements are obscured by render. Outside on the western wall of this building block a painted bricks have Flemish bond. Based on historic maps, this building appears to be built in 20th C.

6.12 Room 6 – Function room, extension block G (Plate 47)

- 6.12.1 Rectangular in plan room measures 6.67 metres in length and 5.33 metres in width. It covers the area of the later extension building span between two earlier extension buildings. This building features gently sloping wide gabled roof supported by the outer wood frame walls and central post. The floor is concrete block pavement in herringbone pattern. This building is a later addition and was built in second half of the 20th century.
- 6.12.2 The northern wall features small bar counter in the middle flanked by doors leading to the main building, left door to the room 3 and right door to the room 2.
- 6.12.3 The eastern wall comprises beams and post of the described extension building abutted to the brick wall of the extension building located to the east. On the left side in the north east corner of the room there is doorway leading to the room 7. Another doorway is located slightly off to the right from the middle of the wall and this leads to the room 8.

6.12.4 The south wall is all boarded and comprise a wooden frame construction with row of windows spanning across the whole width of the wall.

6.12.5 Western wall similarly to the opposite wall contain painted wood frame abutted to the face of the wall of earlier extension building. On the right side in the corner of the room there is a blocked doorway to the room 5 that wasn't visible in that room.

6.13 Room 7 and 8 – Storage rooms of extension block H (Plate 48, 49 and 50)

6.13.1 Both rooms measures 3.75 meters by 2.4 metres and are separated by a wall that divides extension building into two rooms. The wall, built of brick in stretcher bond contains a fireplace for each room and the chimney that doesn't protrude through the roof anymore. The brickwork was red washed masking the real colour of the bricks.

6.13.2 The northern wall of the room seven contain modern brick wall, half brick wide that is abutted to the face of the wall of the main building. The ceiling is made of plank board attached to common rafters of the roof. There is an installation of pipes that were providing a gas for lighting. One of the vertical pipes hangs down overhead in the middle of the room.

6.13.3 The room 8 have flat ceiling made of boards attached to the joist beams.

6.14 Room 9 – Corridor of extension block B (Plate 43)

6.14.1 It measures 6.4 metres by 1.18 metres and is divided by a doorway in the middle. The east wall of the room features rear of the brick chimney in the middle and the rest of the wall are plain and most likely built of wood and rendered with concrete. At the north end of the room there is a doorway leading to the street. Western wall is built of brick in stretcher bond and contains two doorways leading to the room 10 and 11. All walls are painted grey at lower 0.9 metres height and white above, whilst the doors are grey with white sill except for a northern door that is of cherry colour.

6.15 Room 10 – Storage room of extension block B (Plate 45 and 4 6)

6.15.1 Rectangular room measures 4.2 metres by 2.9 metres. Entrance is located in the south east corner of the room. Walls are rendered with vertical wooden boards, floor is covered with carpet and the ceiling is rendered with plaster and features mock black joists. The structural joists are visible in above room 32. The northern wall features large rectangular opening filled with PCV panel door and windows. There is an old lamp hanging from the ceiling in the middle of the room.

6.16 Room 11 – WC of extension block B (Plate 44)

6.16.1 Rectangular room measures 2.9 metres by 1.86 metres with internal walls dividing it into smaller areas. All walls are covered with white ceramic tiles, floor is features dark vinyl and the ceiling is plain. On the southern wall there is a modern window with view to the small courtyard outside and a doorway on the right.

6.17 Room 12 – Lobby of extension block D (Plate 40)

6.17.1 Rectangular room measures 5 metres by 2.06 metres. All walls are painted grey in lower 1m height and white above including plain ceiling whilst floor is concrete. The northern wall features doorway to the bar area - room 1 and to the room 9 and it's a southern wall of extension block B. Western wall is built of brick in stretcher bond. It features two doorways leading to rooms 13 and 15. The lower 1 metre of the wall height is rendered with vertical wood plank boards whilst above there are few vertical mock beams. The southern wall is plain and consisted of a doorway in the middle, leading to the room 16. The eastern wall features doorway, leading to the room 18, in the middle of the wall flanked by large single pane windows. Lower part of the wall is planked as opposite wall.

6.18 Room 13 – Corridor, storage room within extension block C

6.18.1 An L shape 1.3 metre wide corridor leading from room 12 to room 11.

6.19 Room 14 – Small courtyard within extension block C

6.19.1 Small square unroofed area accessible from room 13 was inaccessible during the time of survey.

6.20 Room 15 – Storage room within extension block C (Plate 42)

6.20.1 Nearly square room measuring 2.95 metres by 2.87 metres comprise a doorway in the north east corner. The walls are built of brick that are rendered and painted white. All walls except for the east one consist of headers only brickwork pattern and the brick are red. Overhead are the rafters of low pitch, nearly flat roof.

6.21 Room 16 – WC within extension block D and E (Plate 41)

6.21.1 Small room comprising small corridor within extension block D leading to two toilet cubicles that are within the area of extension E. All fabrics are of late 20th C.

6.22 Room 17 – Porch within extension block E (Plate 17)

6.22.1 Small rectangular space measuring 1.2metres by 2 metres, which is open to the south and there is blocked doorway on the north wall. The west wall is collapsing.

6.23 Room 18 – Patio (Plate 51)

6.23.1 Rectangular roofed area where the roof is span on the walls of extension block D and F. The room comprise outer walls of main building A, and extension blocks B, D, E and F.

6.24 Room 19, first floor – Staircase landing and corridor (Plate 52 and 53)

6.24.1 The room is measuring 3.9 metres by 1 metre and consist of brown carpet on the floor, walls rendered with plain green wallpaper and white doors and sills. The two flights of stairs are located within north-western extent of the room, on the western wall there is doorway to room 20. On the opposite wall there is a doorway to the room 30. On the northern door there is a doorway to the room 26 flanked by openings leading to corridors 23 and 28.

6.25 Room 20, 21 and 22, first floor – Shower room and WC (Plate 55 and 56)

6.25.1 Large room measuring 3.57 metres by 2.6 metres comprise blocked fireplace and was divided by partition walls into 3 spaces: small vestibule - room 20, shower – room 21, WC-room 22. The room 20 consist of doorways leading to the room 19, 21 and 22. All fabrics are of late 20th century except for partially exposed floorboards mostly covered by vinyl.

6.26 Room 23, first floor – corridor (Plate 57)

6.26.1 Rectangular space measured 4.83 metres by 1 metre accessible from room 19 via passage on the south wall. On the north wall there are two doorways leading to the room 24 and 25. At the west wall there is a doorway to the room 31. Interior consist of a brown carpet on the floor, walls rendered with plain green wallpaper and white doors and sills.

6.27 Room 24 and 25, first floor – bedrooms (Plate 62 and 63)

6.27.1 Both rooms are frontal rooms and feature single three pane window with street view. Both rooms are rectangular of similar size measuring 2.87 metres by 2.26 metres.

6.27.2 There was a fireplace in the room 24 but it's now blocked and converted into ventilation. Interior consist of a brown carpet on the floor, walls rendered with plain green wallpaper and white doors and sills.

6.28 Room 26, first floor – bedroom

6.28.1 Rectangular, frontal room measuring 3.26 metres by 2.69 metres features three pane, single window with the view of the street and a small square passage with a doorway in the south west corner of the room, leading to the corridor – room 19.

6.28.2 Interior consist of a brown carpet on the floor, walls rendered with plain green wallpaper and white doors and door frames. On the eastern wall there is a blocked fireplace converted into ventilation.

6.29 Room 27, first floor – bedroom (Plate 60)

6.29.1 Rectangular, frontal room measuring 3.66 metres by 3.27 metres features three pane, single window with the view of the street and a doorway in the south west corner of the room, leading to the corridor – room 28.

6.29.2 Interior consists of a brown carpet on the floor, walls rendered with plain green wallpaper and white doors and door frames. On the eastern wall there is a blocked fireplace converted into ventilation.

6.30 Room 28, first floor – corridor (Plate 55)

6.30.1 Rectangular room measuring 5.63 metres by 1 metre is accessible from room 19. The room was divided into two by a doorway located in the middle into western and eastern area. The later consist of storage space and a gas boiler on the far end of the room. Also in the middle of the room on northern and southern wall there are doorways leading to the room 27 and 29.

6.30.2 Interior consists of a brown carpet on the floor, walls rendered with plain green wallpaper and white doors and door frames. On the eastern wall there is a blocked fireplace converted into ventilation.

6.31 Room 29, first floor – bedroom (Plate 60)

6.31.1 Rectangular, rear room measuring 3.41 metres by 3.27 metres features three pane, single window with the view of the garden and a doorway in the north western corner of the room, leading to the corridor – room 28.

6.31.2 Interior consists of a brown carpet on the floor, walls rendered with plain green wallpaper and white doors and door frames. On the eastern wall there is a blocked fireplace converted into ventilation.

6.32 Room 30, first floor – bedroom (Plate 59)

6.32.1 Rectangular, rear room measuring 2.87 metres by 2.53 metres features three pane, single window with the view of the garden and a small square passage in the north east corner of the room with a doorway on the western wall, leading to the corridor – room 19.

6.32.2 Interior consists of a brown carpet on the floor, walls rendered with plain green wallpaper and white doors and door frames. On the eastern wall there is a blocked fireplace converted into ventilation.

6.33 Room 31, first floor, extension block B – blocked staircase (Plate 64, 65, 66, 67, 68, and 69)

6.33.1 The L shape room comprised blocked staircase. There are five steps of N-S aligned stairs leading to the landing with further flight of stairs in E-W alignment, to the west from the landing, which are blocked with boards and removed in located below room 1.

6.33.2 The walls in lower part are rendered with wooden panelling boards and above with olive colour wallpaper featuring white leaf pattern. The wallpaper is partially painted over with white paint.

6.33.3 Incomplete gas lamp without the mantle is fixed to the wall above the stairs. There is a gas pipe connected to the lamp.

6.33.4 On the northern wall of the room there is a doorway leading to the room 32 and on the eastern wall a doorway leading to the room 23.

6.34 Room 32, first floor, extension block B – loft, storage (Plate 70, 71 and 72)

6.34.1 Rectangular room measuring 8.46 metres by 6.24 metres within east end of the room features a wood frame wall with a doorway leading to the room 31. The frame wall consists back of thin horizontal boards placed 10mm apart and rendered with concrete.

6.34.2 There is an old gas pipe installation throughout the room with pipe going into the wall to the room 31.

6.34.3 There is a chimney in the middle of the room, built of yellow stock.

- 6.34.4 The western far end wall consist two phases of brickwork. The earlier brickwork is laid in Flemish bond but it's unclear, also there is visible the edge of former roof which indicates that the former building had front wall circa 1.5metres to the south from the present day wall. The second phase of brickwork is built of yellow stock in Flemish bond.
- 6.34.5 The roof consists of ridge board, common rafters, purlin, purlin strut, binders and ceiling joists. The ceiling of the floors underneath was constructed in the same way as the walls dividing room 31 and 32. The thin boards were nailed to the joists and rendered with concrete.
- 6.34.6 The room features 3 phases of construction indicated by the two phases of brickwork and the later construction of the chimney.

6.35 Room 33, second floor – staircase, landing and corridor (Plate 73, 74, 75 and 84)

- 6.35.1 The stairs are accessible via doorway located on the southern wall of the room that is L shape in plan and comprise western rectangle measuring 3.4 metres by 1.83 metres with E-W aligned rectangle, adjacent to the east and measuring 2.93 metres by 1.25 metres.
- 6.35.2 Within the western part of the room on western and eastern wall there are doorways leading respectively to the rooms 34 and 37. Within the eastern part there are two doorways on the far end of the room on eastern and northern walls, respectively lading to the rooms 36 and 35.
- 6.35.3 The room features wood imitating vinyl floor, yellowish white wall paper and white plain ceiling.

6.36 Room 34, second floor – Bedroom (Plate 76, 77 and 78)

- 6.36.1 Rectangular, room measuring 4.87 metres by 2.6 metres features single transect window with the view of the garden and a doorway in the north eastern corner of the room with a doorway on the eastern wall, leading to the corridor – room 33. On northern and southern wall of the room there is a small doorway leading to the storage space with visible common rafters of the roof.
- 6.36.2 Interior consists of a brown carpet on the floor, walls rendered with blue plain wallpaper, white plain ceiling and white doors and door frames. On the eastern wall there are two blocked fireplaces converted into ventilation.
- 6.36.3 On the northern and southern edge of the ceiling there are roof purlins span in east-west alignment across the room.

6.37 Room 35, second floor – bathroom (Plate 85)

- 6.37.1 Small rectangular frontal, dormer room measuring 2.96 metres by 1.35 metres and 2 metres in height. On the northern wall there is a three pane window and on opposite wall, in the south east corner of the room there is a doorway leading to the room 33.

6.38 Room 36, second floor – bedroom (Plate 81, 82 and 83)

- 6.38.1 Rectangular, room measuring 4.87 metres by 3.6 metres features single transect window with the view of the garden and a doorway in the north west corner of the room on the western wall, leading to the corridor – room 33. On northern and southern wall of the room there is a small doorway leading to the storage space with visible common rafters of the roof.
- 6.38.2 Interior consists of a brown carpet on the floor, walls rendered with blue plain wallpaper, white plain ceiling and white doors and door frames. On the eastern wall there are two blocked fireplaces converted into ventilation.
- 6.38.3 On the northern and southern edge of the ceiling there are roof purlins span in east-west alignment across the room. Through the ceiling there are visible collar tie beams span across the room in north-south alignment.

6.39 Room 37, second floor – bedroom (*Plate 79*)

- 6.39.1 Rectangular, room measuring 3.46 metres by 2.8 metres features a single transect window with the view of the garden and a doorway in the north west corner of the room on the western wall, leading to the corridor – room 33. On southern wall of the room underneath the window there is a small doorway leading to the storage space with visible common rafters of the roof.
- 6.39.2 Interior consists of a brown carpet on the floor, walls rendered with blue plain wallpaper, white plain ceiling and white doors and door frames. On the eastern wall there are two blocked and removed fireplaces converted into ventilation.
- 6.39.3 On the southern edge of the ceiling there is a roof purlins span in east-west alignment across the room. Through the ceiling there are visible collar tie beams span across the room in north-south alignment.

6.40 Basement rooms B1, B2, B3 and B4 (*Plate 86, 87, 88, 89 and 90*)

- 6.40.1 The basement area is square in plan measuring 7.8 metres in width and 2 metres height and is divided into four rooms. In the north eastern corner there is adjacent rectangular area measuring 1.3 metres by 1.6 meters, which is a coal chute with a large hatch. Throughout the basement the walls are red brick built in English bond coated with thick yellowish white paint. The floor is rendered with concrete and ceiling is plain painted board.
- 6.40.2 The room B1 located within southern half of the basement and flanked by rooms B3 and B4. This room is a circa 1 metre wide corridor leading to other rooms, comprising a steep, 1metre wide stairs and a landing.
- 6.40.3 The largest basement room B2 measures 7.8 metres by 4.26 metres and comprise a mentioned before coal chute. Sections of the walls are rendered with concrete. The room was used as a storage room and beer cellar. All fittings and furniture are of late 20th C.
- 6.40.4 The south east room B3 is rectangular in plan measuring 3.16 metres by 2.98 metres and contains shelves and freezers. There are posts abutted to the wall, made of 3

boards stuck together. The posts provide a support for the floor beams of the upper floor.

6.40.5 The south eastern room B4 is rectangular in plan measuring 3.16 metres by 2.98 metres. In the middle on the west wall there is an arched niche with shelves flanked by rectangular niches with shelves. There are posts abutted to the wall, made of up to 3 boards stuck together. The posts provide a support for the floor beams of the upper floor.

7 Discussion and conclusion

7.1 Main phases of development

7.1.1 Phase A – pre 1768 is based on map evidence that shows relatively large building within garden area of the present day Welsh Tavern. It is speculated that this structures were pulled down together with toll gatehouse.

7.1.2 Phase B – 1768 to 1798. This phase is also based on map evidence that shows single square structure within the area of the main building of Welsh tavern. The structure might be agricultural outbuilding located in the curtilage of the farmstead located on the opposite side of the road.

7.1.3 Phase 1 – 1798 to 1838. Potential initial construction date of the Welsh Tavern would be in year 1827 which is supported by a Census records showing first licensee in 1828. The tithe map from 1838 shows main house on the square plan with rectangle adjacent to the west and terrace cottages to the east forming terrace building with two stories main building flanked by single stories wing buildings. This phase is indicated by basement and above structures that is built on square layout. Also wall of this phase are the earlier wall visible in room 32.

7.1.4 Phase 2 – 1838 to 1870. During this phase the main building expanded to the east, in expense of the one of the terrace cottages. The high pitched roof was constructed together with gable end chimneys. The western part of the house was pulled down, however some walls were retained and incorporated into the new building that comprise extension block B, E and walls of block C. The new structure accommodated stables and other rooms of undetermined function. Also during this phase a staircase was added, see room 31 and gas lighting installation.

7.1.5 The yellow brick, Flemish bond walls had to be built between 1839 and 1870. The two phases of brickwork are clearly visible in room 32 at the gable end wall. The tithe map shows that main building was square in plan and its front wasn't aligned with flanking buildings. On the east side there was abutted a row of terrace cottages and on the east side an extension of the main house. Both flanking building seemed to have their elevations aligned. The OS map from 1870 shows that western extension building façade is aligned with a façade of the main house and one of the cottages was rebuild and become eastern part of the main building. The basement is square in plan and most likely indicates the original layout of the main building.

- 7.1.6 Phase 2b – 1870 to 1898. During this phase there is extension added to the stables that comprising the walls of the extension block E.
- 7.1.7 Phase 2c – 1898 to 1907. Based on map evidence this phase consist of construction of the extension block F.
- 7.1.8 Phase 3 – 1920 to 1950. During this phase the front façade was rebuilt into current form, the former stables were converted into rooms resulting in expansion of the bar area. Potentially one of the stairs was blocked during this phase or later. The chimney located in the middle of extension block B was also built from yellow bricks but it construction happen between 1920 and 1950 which is visible on historic photographs (Plate 5 and 7).
- 7.1.9 Phase 4 – post 1950. Revamp of the interiors was undertaken during this phase. The extension block G was built and two small transect windows at the front that were flanking central dorm were removed between 1960 and 1990. Also the Georgian terrace cottages located to the east were demolished between 1940 and 1960. The room imprint of these cottages is visible on the east façade of the main building.

7.1.10 D

Plates



Plate 8



Plate 9



Plate 10



Plate 11



Plate 12



Plate 13



Plate 14



Plate 15



Plate 16



Plate 17



Plate 18



Plate 19



Plate 20



Plate 21



Plate 22



Plate 23



Plate 24



Plate 25



Plate 26



Plate 27



Plate 28



Plate 29



Plate 30



Plate 31



Plate 32



Plate 33



Plate 34



Plate 35



Plate 36



Plate 37



Plate 38



Plate 39



Plate 40



Plate 41



Plate 42



Plate 43



Plate 44



Plate 45



Plate 46



Plate 47

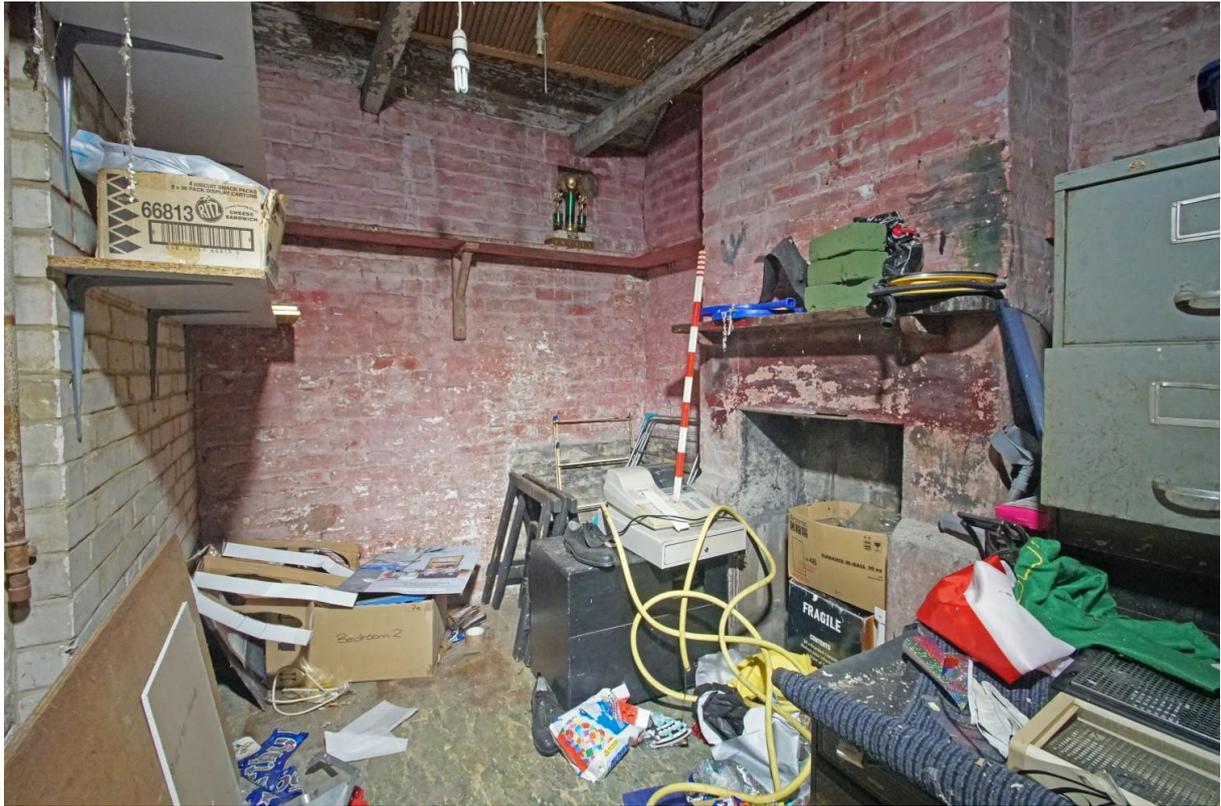


Plate 48

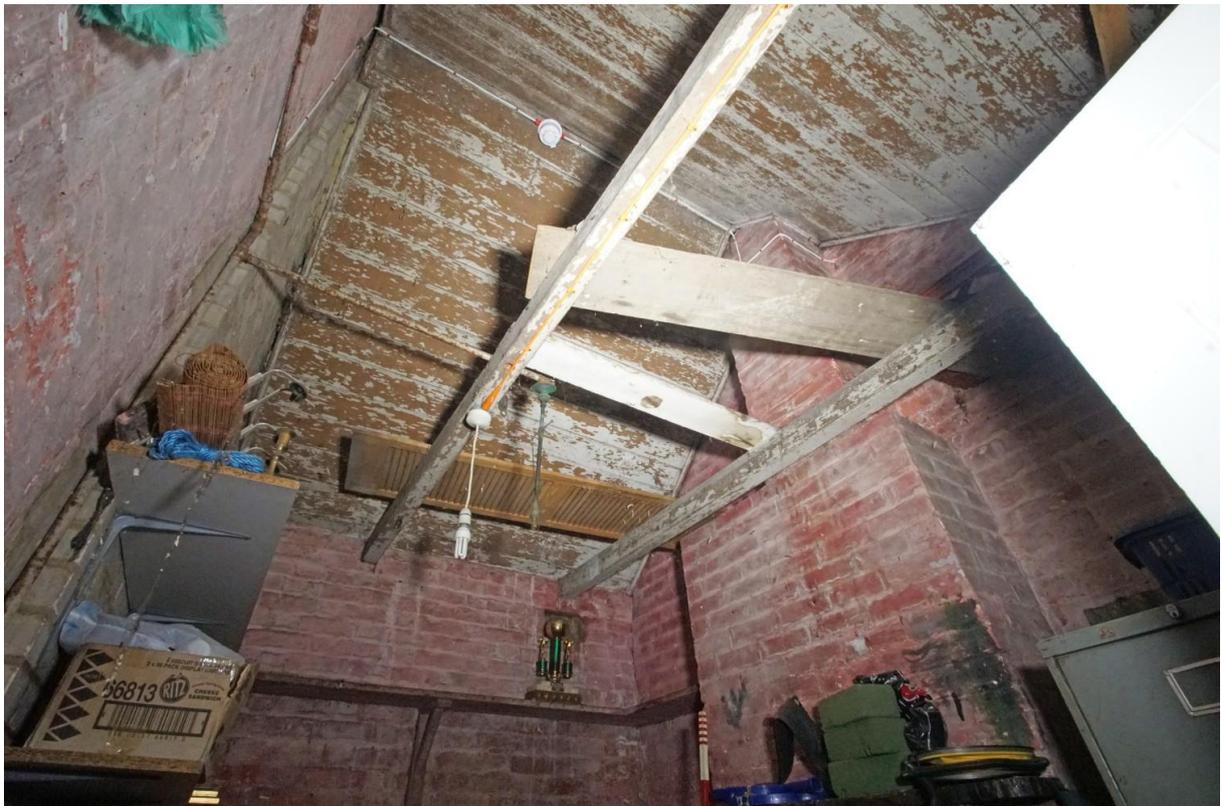


Plate 49



Plate 50



Plate 51



Plate 52



Plate 53



Plate 54



Plate 55



Plate 56



Plate 57



Plate 58



Plate 59



Plate 60



Plate 61



Plate 62



Plate 63

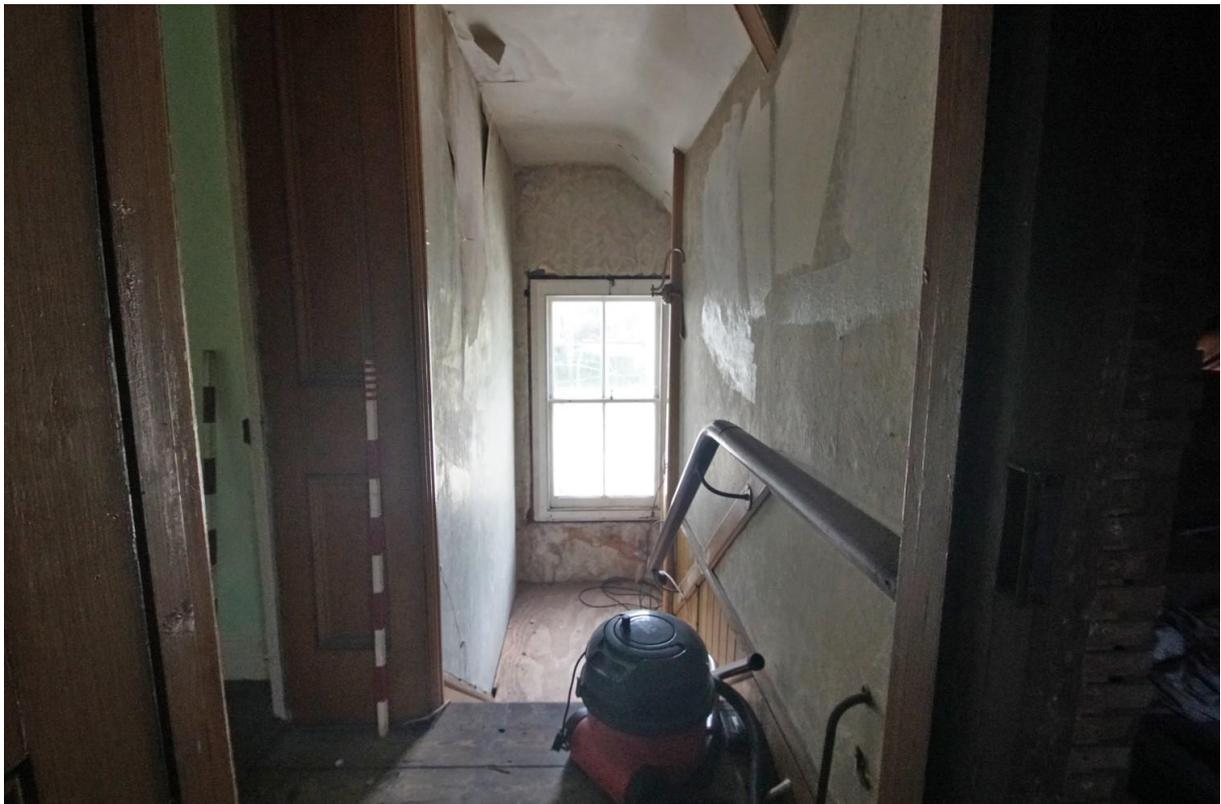


Plate 64



Plate 65



Plate 66



Plate 67



Plate 68



Plate 69



Plate 70



Plate 71



Plate 72



Plate 73



Plate 74



Plate 75



Plate 76



Plate 77



Plate 78



Plate 79



Plate 80



Plate 81



Plate 82



Plate 83



Plate 84



Plate 85



Plate 86



Plate 87



Plate 88



Plate 89



Plate 90