

BUILDING RECORDING

of

The Griffin Public House

93 Leonard Street
Shoreditch
London

National Grid Reference: TQ3315482402

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Building Recording
The Griffin Public House, Leonard Street, Shoreditch, London
by
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14/03/2016

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Version Control

1. Version Control

Version No	Draft	Content Added/Omitted	Date
0.5	Client Draft		7/5/2013
0.7	LPA Draft	Client Comments	
1	Issued Report		
1.5	Revision with new information		12/6/15
2		Details of elements rebuilt	14/3/16

2. Introduction

2.1 The Client

This report was commissioned by Paul Holden of Severn Capital.

2.2 Location

Site Address:	The Griffin, 93 Leonard Street
Post Code	EC2A 4RD
County:	Greater London
Borough:	Shoreditch
Grid Reference:	TQ3315482402

The general location is shown in Figure 1 and the specific location in Figure 2.

2.3 Site Visit

The site was visited by Dr Peter Wardle on 24th April 2013.

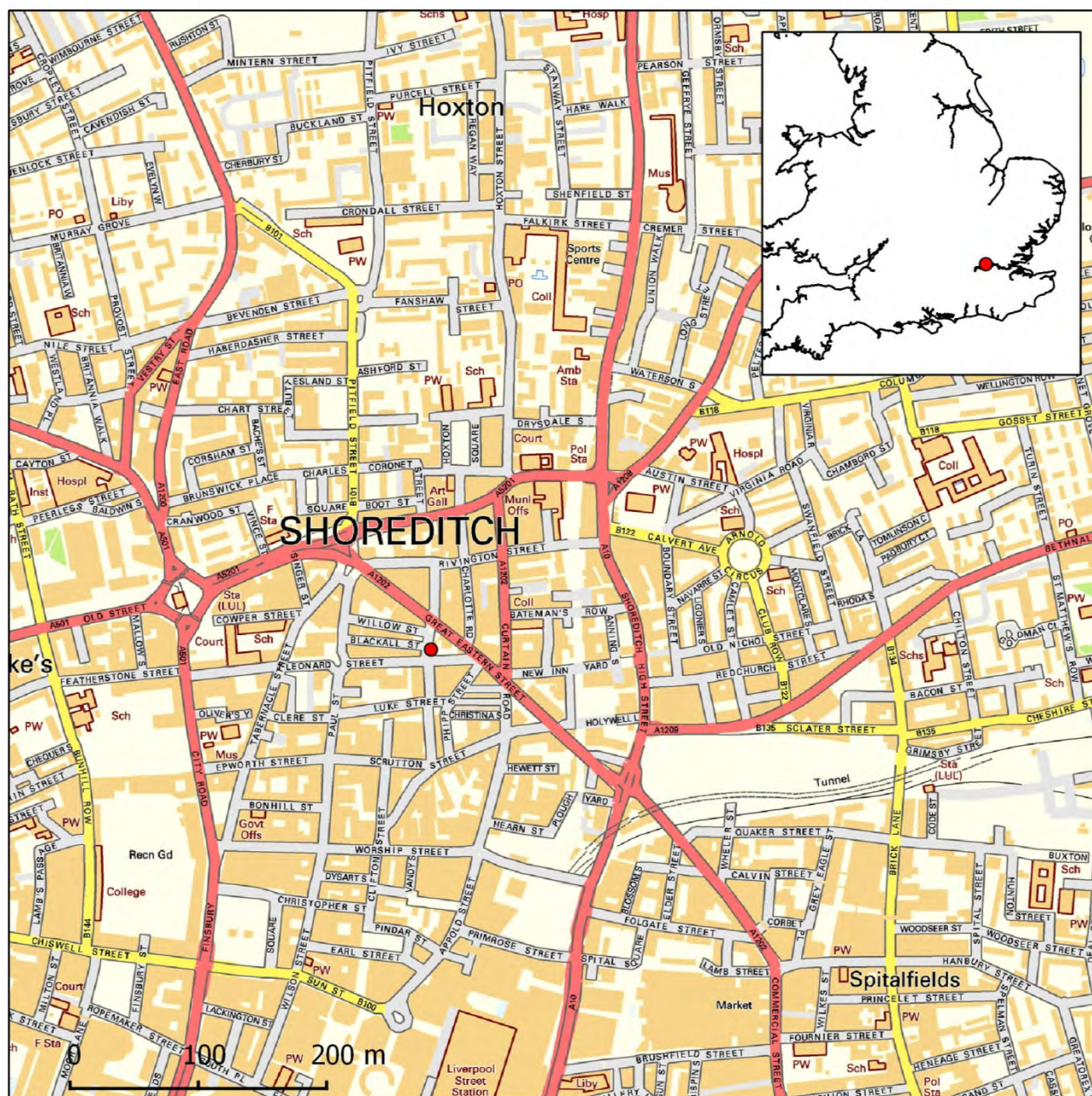


Figure 1: General site location (1:10,000 @ A4)



Figure 2: Detailed site location (1:1000 @ A4)

2.4 Previous Work Concerning the Development Area

This report follows two previous reports, which should be read in conjunction with this volume:

A 2012 heritage and townscape analysis prepared by Montagu Evans for *The Great Eastern Hotel, 6-67 Great Eastern Street including the Griffin Pub and No. 5 Ravey Street*.

And a 2011 (revised 2012) archaeological desk-based assessment prepared by Archaeological Solutions, concerning *61-63 Great Eastern Street & 95 Leonard Street, London, EC2A 3HS*.

Full references are appended.

3. Historic Background

3.1 The History of The Settlement

Shoreditch is believed to have originated as a settlement focussed at the junction of two important Roman roads, following the courses of the modern Kingsland Road (which formed part of Ermine Street) and Old Street, which linked Ermine Street with Watling Street.

Roman Londinium seems to have been abandoned soon after the Roman withdrawal from Britain and it seems that the area remained largely unoccupied until the beginning of the 7th century. The hypothesis that a British enclave survived within the region has now largely been discredited and it seems that any remaining indigenous population either abandoned the Londinium region or adopted the customs and material culture of the Germanic immigrants. It seems that the first Germanic settlers arrived in the London area in the late 4th or early 5th century, and that early Saxon settlement was concentrated in the river valleys of the Thames and its tributaries. The name of Shoreditch is believed to be Saxon in origin, early forms including '*Sordig*' and '*Sordich*', and may come from "Sewerditch" referring to a stream which ran to the east of St Leonard's Church to near Holywell Lane.

During the medieval period the area became increasingly developed, with the Augustinian priory of Holywell being established nearby in the mid-12th century. In the post-medieval period, the area was popular for theatres as it lay just outside the City and therefore outside the jurisdiction of the Lord Mayor who had issued an edit banning plays from being performed within the City.

Between 1872 and 1875, Great Eastern Street was constructed parallel to the line of the previous road of Willow Walk but slightly further to the south. At this point, the London furniture trade was focused in South Shoreditch with a number of specialist workshops located in the area.

4. The Building

4.1 Listed Buildings

The building is a Grade II listed building and the listed building description is as follows:

The Griffin Public House is listed to Grade II. The description is as follows:

735/0/10107 LEONARD STREET

23-AUG-01 Shoreditch

93

The Griffin Public House

II

The Griffin Public House. C.1889, designer unknown. Red brick with extensive stucco dressings and encaustic tile decoration, glazed ground floor front, ornamental cast iron window boxes to second floor windows. Three storeys, three bay front to Leonard Street, five bay return to Ravey Street with lower northern continuation of two storeys with attic, four bays wide. Continuous fascia to both sides. Ground floor with glazed terra cotta facing, bearing the name of the Meux brewery's products. Interior: features include behind-bar mirrored screen with Corinthian columns; boarded ceiling carried on slender cast iron columns; room to rear lined with inscribed mirrors proclaiming the virtues of the drink on offer. Open stairs to rear lead up to former function room on first floor. A characterful pub from the High Victorian period with a good façade and internal survivals of note.

The function of the building is a public house. When the building was constructed its function was the same.

The building also appears on English Heritage's Heritage at Risk Register. It is said to be in 'poor' condition because, according to the register, of a lack of maintenance.

4.2 The Layout of the Building

The layout of the building is shown in the following plans:

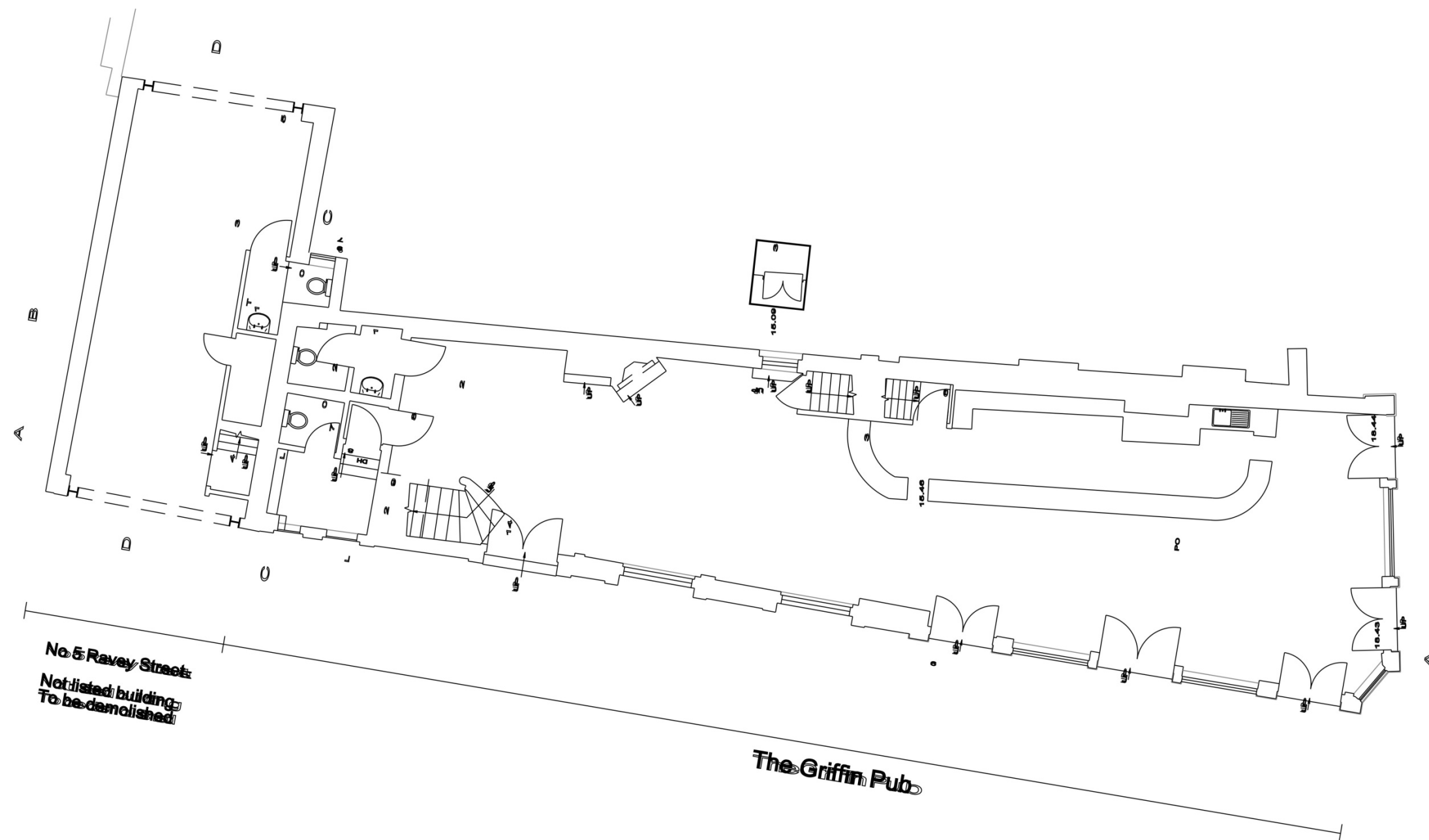


Figure 3: Ground Floor, 1:100 @ A3

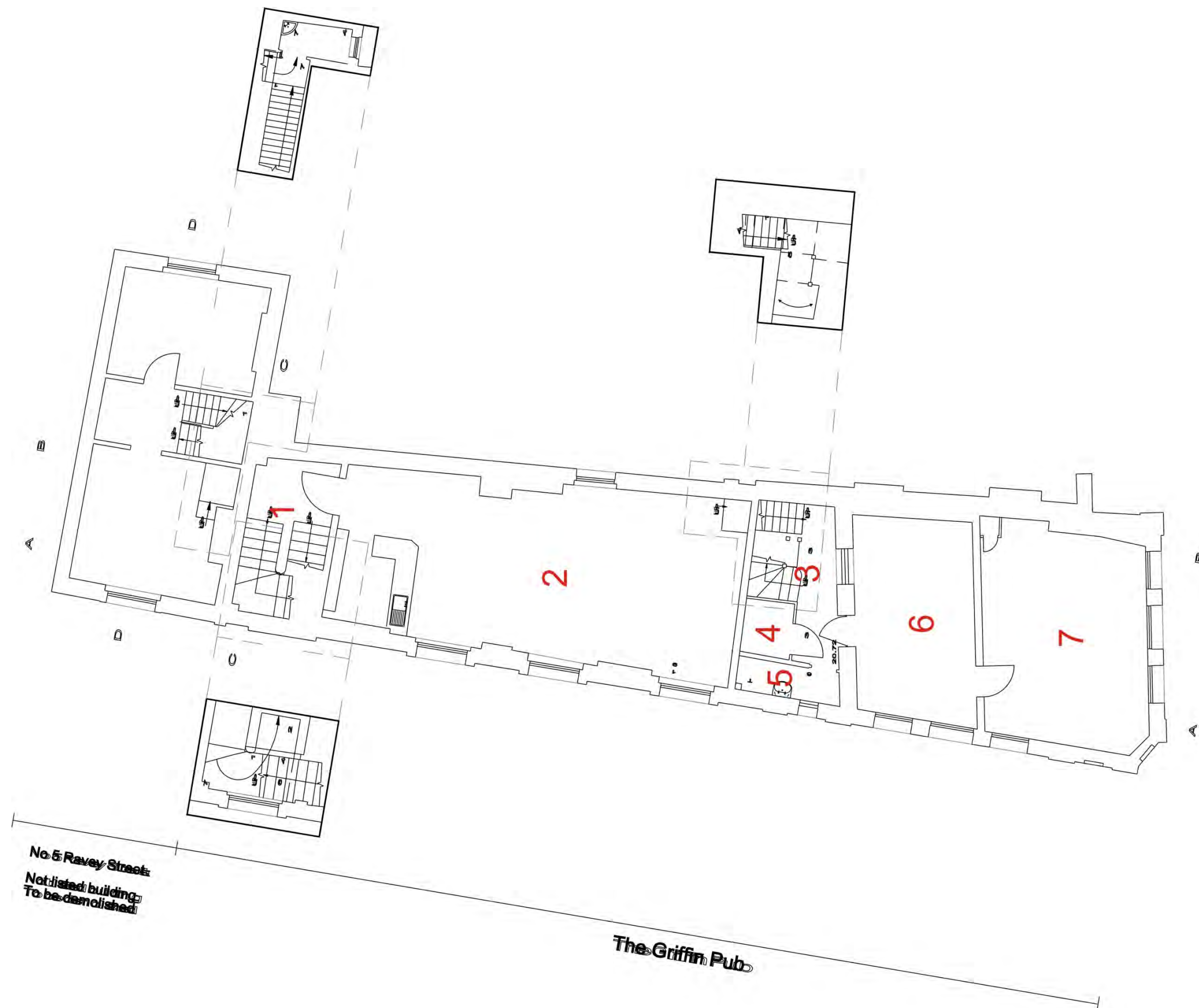


Figure 4: First Floor, 1:100 @ A3

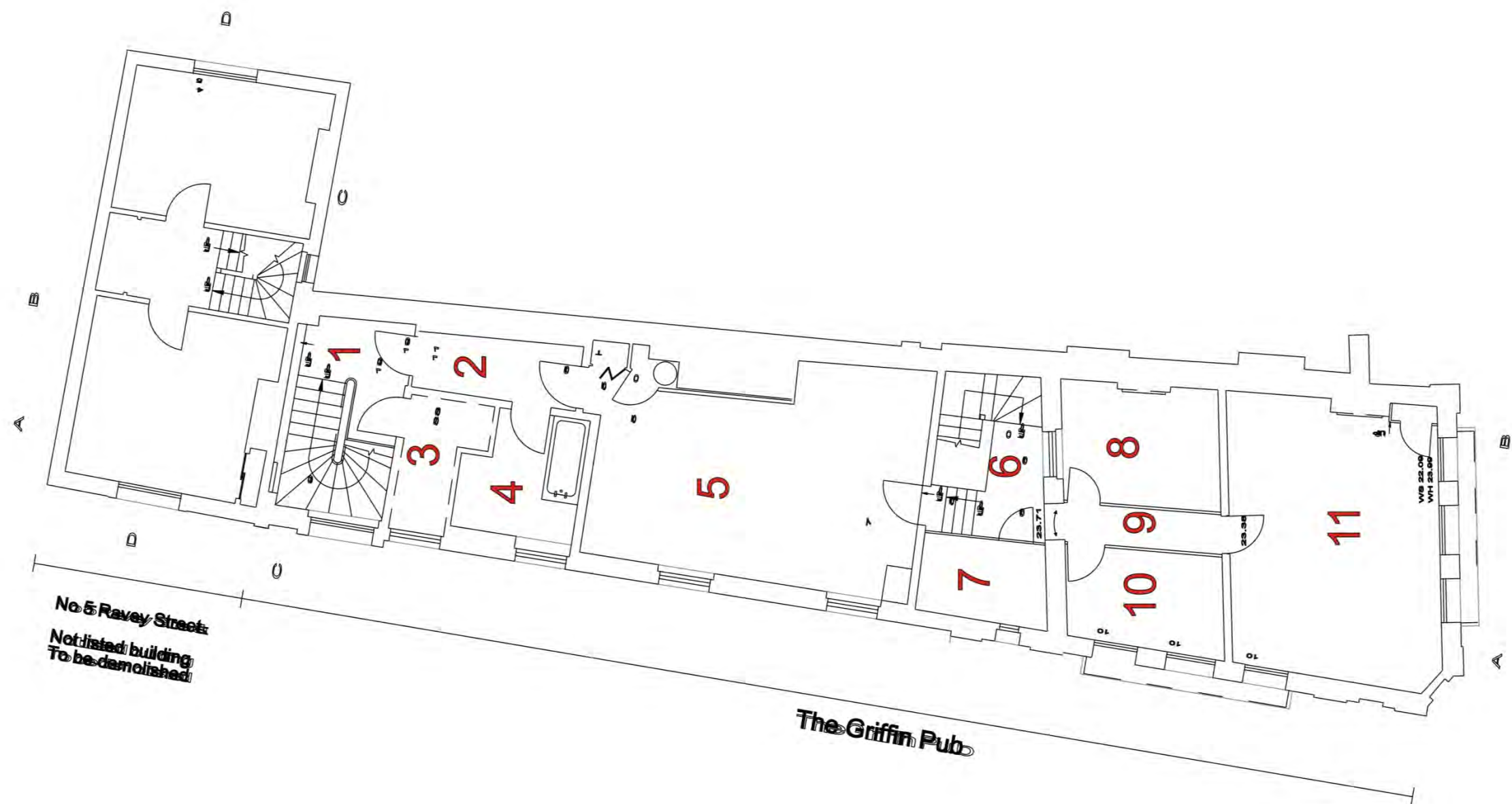


Figure 5: Second Floor (1:100 @ A3)

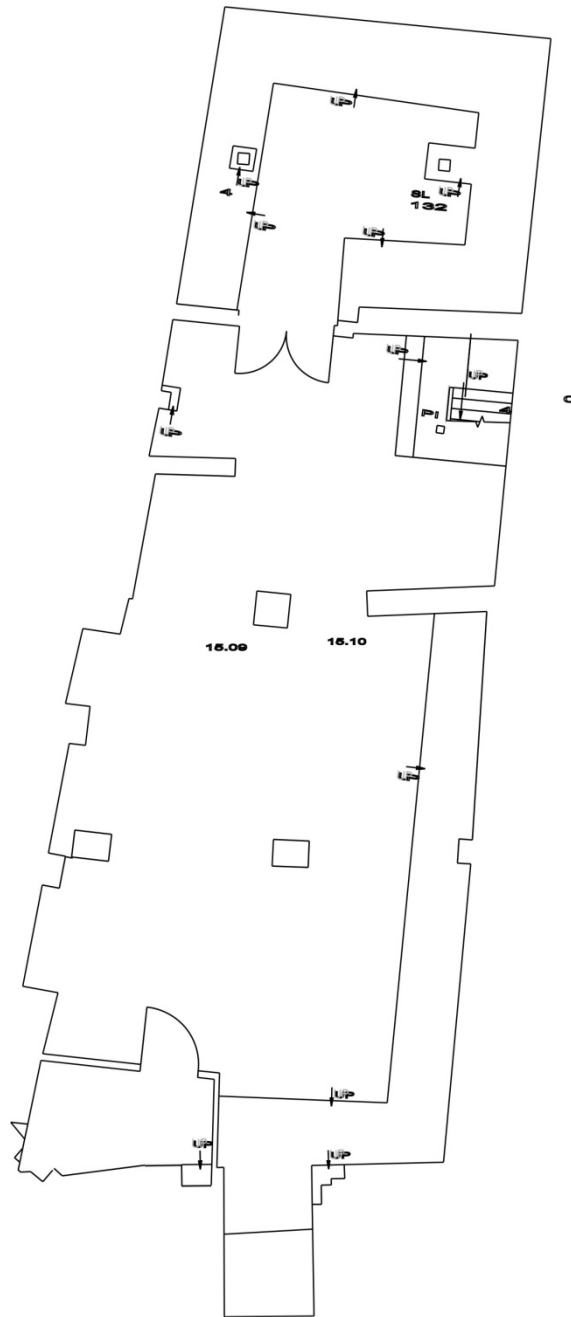


Figure 6: Basement (1:100 @ A4)

4.3 The Date of the Building

The Building is dated by the listing description as c. 1889.

The building is present on the 1872 1st edition 1:2500 Ordnance Survey map and is not present on Horwood's 1799 map. Its construction must therefore have occurred at some point between these years.

The style of building is characteristic of the 19th century.

The types of brick used are hand made and are indicative of a date in the 19th century.

The timbers in the roof are machine-sawn where visible and thus they date the roof to post 1790 and likely to be post 1840.

There are also the following additions to the building: The northern part of the building is a later addition, as are internal partition walls.

5. The Construction Sequence

The following Phases of construction are present:

Phase	Date	Description	How Dated
1 Original	1799-1872	The frontage of the building	Change in floor levels of upper floors, difference noted in style of west wall, present on 1872 OS
2	1799-1872	The northern part of the building	Change in floor levels of upper floors, difference noted in style of west wall, present on 1872 OS
3	Post 1887	Dumb waiter, internal partition walls	Fabric, departing from historic layout, invention of dumb waiter, patented 1887

It is suggested that the initial phase of the building, the southern part, existed as a public house, likely to have consisted of a public bar and a 'snug' at ground floor level.

The building was extended to the north prior to the production of the 1872 Ordnance Survey map, providing more bar space and lavatories. On the first floor, a function room was created, with bedrooms to the south. The second floor is considered to have been domestic accommodation.

The dumb waiter was patented in 1887. At some point after this, one was installed in The Griffin. This is thought to have enabled phase 2 of the second floor to have been used as a kitchen, providing food to the ground and first floors. It is thought that at a similar time to the kitchen being installed, the southern part of the upper floors began to be used as letting rooms, the second floor being further subdivided to create more accommodation.. Ultimately, the Griffin could then offer food to its drinking customers and bed and breakfast to those requiring accommodation.

More recently, the upper floors have been reused as domestic accommodation (hence the second floor bathroom) and latterly, as offices. It is noted that the building does not currently possess a kitchen of any sort, domestic or commercial.

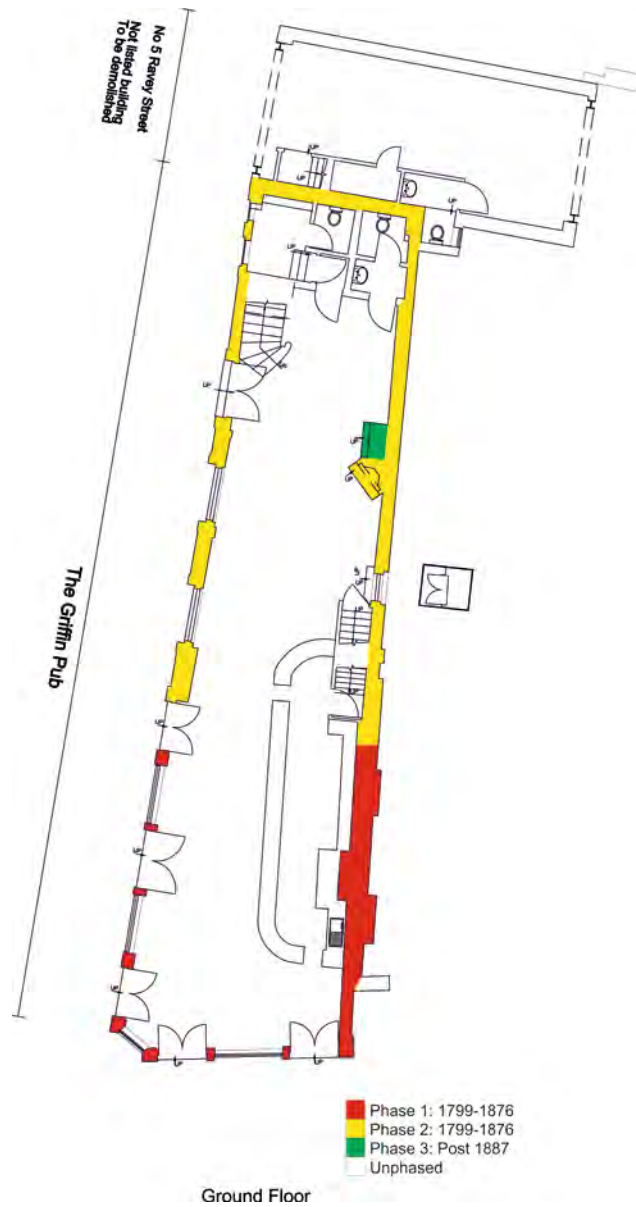


Figure 7: Phase Plan, Ground Floor, 1:200 @ A4



First Floor

Figure 8: Phase Plan, First Floor, 1:200 @ A4



Second Floor

Figure 9: Phase Plan, Second Floor, 1:200 @ A4

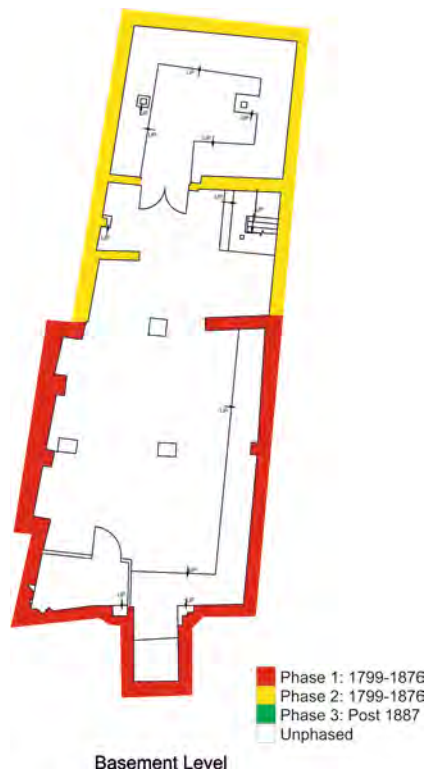


Figure 10: Phase Plan, Basement, 1:200 @ A4

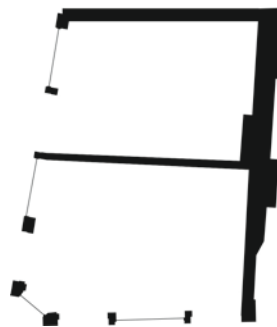


Figure 11: Plan showing phase 1, 1:200 @ A4

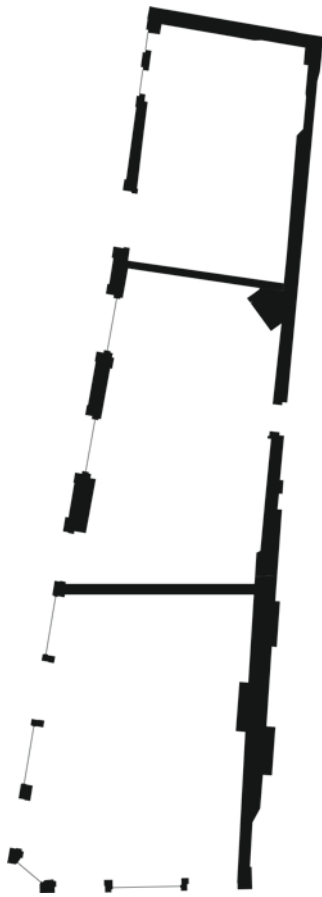


Figure 12: Plan showing phase 2, 1:200 @ A4

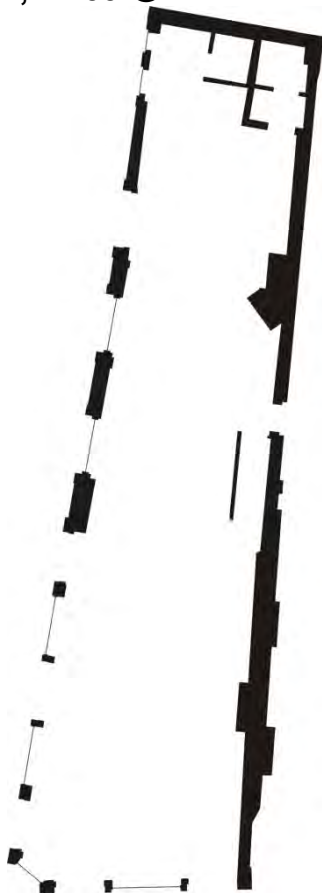


Figure 13: Plan showing modern layout, 1:200 @ A4

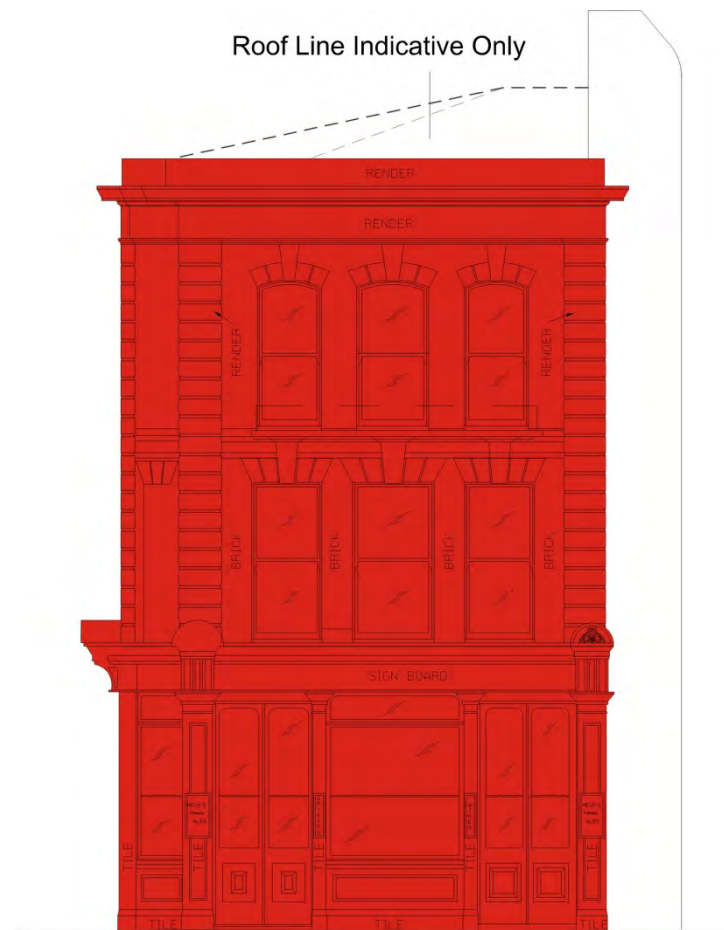


Figure 14: Phased front (south) elevation (not to scale)



**The Griffin Public House
East Elevation**

Figure 15: Phased east elevation (not to scale)



The Griffin Public House
West Elevation (Ravey Street)

Figure 16: Phased west elevation (not to scale)

6. Dating Elements of the Bar Area

6.1 Ceiling



Plate 1: Ceiling, north end



Plate 2: Ceiling, south end

The ceiling is panelled with tongue and groove planks. This is not a historic ceiling form.

There is no plaster ceiling beneath this, and there is evidence that the tongue and groove planks abut the cornice rather than run beneath it and therefore postdate the installation of the cornice.

Investigative works have revealed scars from a former lath and plaster ceiling.



Plate 3: Lath & plaster marks revealed beneath tongue and groove

6.2 Cornice, Frieze and Other Mouldings



Plate 4: Cornice and moulding, east wall



Plate 5: Cornice and moulding, east wall



Plate 6: Detail of columns

The eastern wall features a moulded cornice and frieze with further decorative mouldings and columns. These run from the enclosure of the cellar staircase south to the southern wall of the building.

The mouldings are stylistically 19th century in date and where columns are present, they are contemporary with or post date the back bar counter.

A chimneybreast to a former fireplace is present towards the southern end of the bar area. Mouldings surround this suggesting it predates the installation of the mouldings. It is noted that the moulded column south of the chimneybreast differs from those to the north which suggests it may be a more recent insertion.

The cornice spans both phases 1 and 2 of the building and must therefore date from phase 2 or later and thus postdate 1872.

6.3 Iron Columns



Plate 7: Detail of iron column

Two iron columns are present supporting the ceiling / first floor. These have plain mouldings at their heads. The head of the southernmost column appears to be located on top of the tongue and groove ceiling, suggesting the column was inserted after the ceiling was installed.

6.4 Frosted / Etched Glass



Plate 8: Etched glass mirror, southern end of east wall advertising Martell's & Hennessy's Brandies

Both Martell and Hennessy were established in the 18th century and therefore predate The Griffin. The mirrors are considered to date from a period following the First World War when Hennessy and Martell merged for a brief period.



Plate 9: Etched glass mirror, towards southern end of bar area, advertising 'The Griffin Tavern'

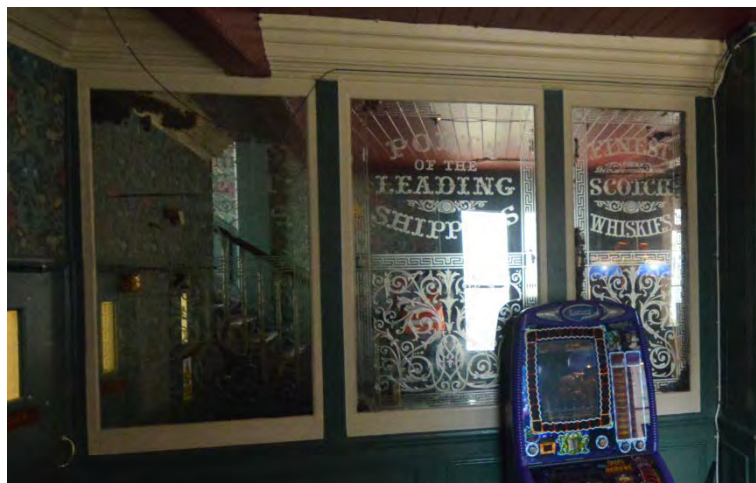


Plate 10: Etched mirrors to the northern end of the eastern wall, advertising 'Clarets of the Finest Vintages', 'Ports of the Leading Shippers' and 'Finest Scotch Whiskies'
No brand names are mentioned, therefore these mirrors cannot be dated, other than stylistically to the same period as those to the south.

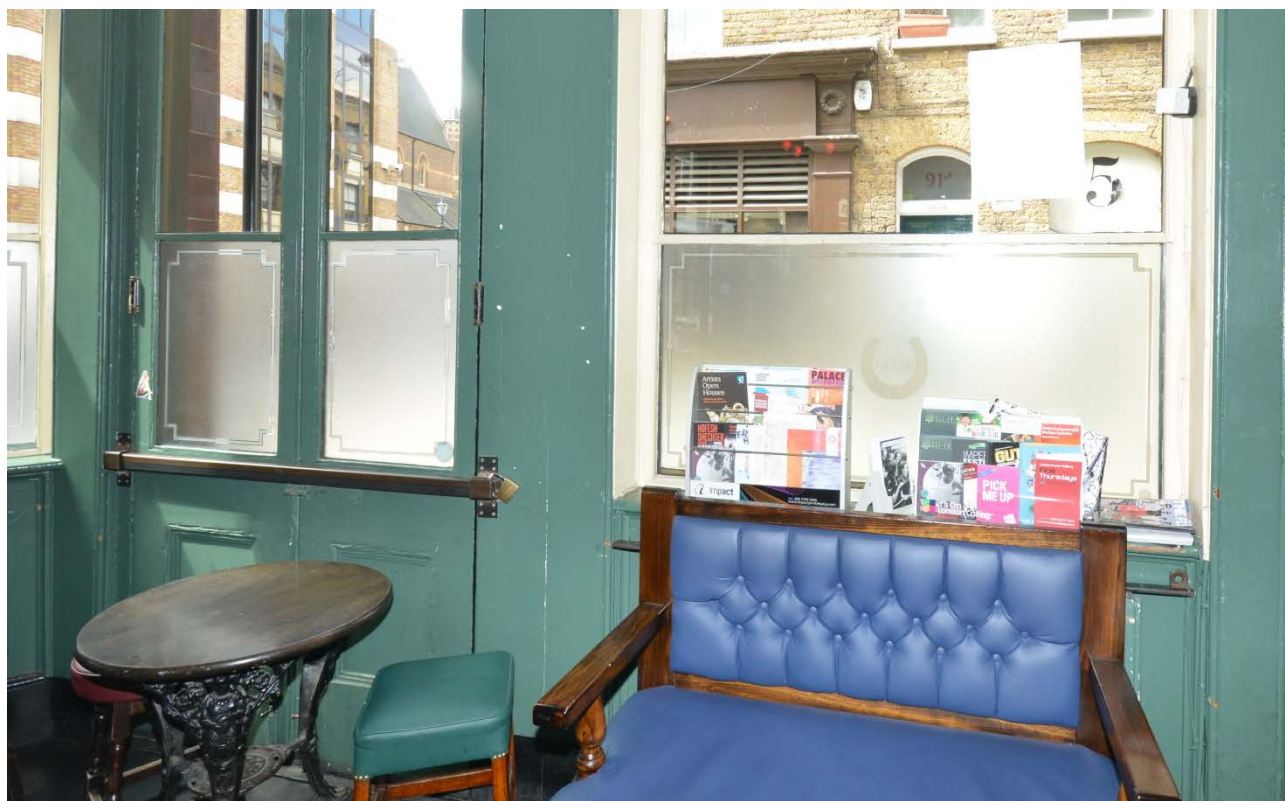


Plate 11: Windows, western elevation, etched with Meux's logo

Meux's Brewery Company Ltd was established in 1878 from the former company, Meux & Co. In 1956, Meux's merged with Friary, Holroyd and Healy to form Friary Meux.

The frosted windows with the Meux's logo must therefore date from the period between 1878 and 1956. As The Griffin was built in 1889, these may be original windows, although are equally likely to be later additions.

6.5 Windows and Doors



Plate 12: Windows, south of west wall



Plate 13: Double door, west wall



Plate 14: Windows and doors, southern end of western wall

The windows and doors at the southern end of the building are stylistically similar, with rounded upper corners. They are considered likely to be contemporary in date.



Plate 15: Windows, northern part of western elevation

The windows to the north of the building are clearly different, with square heads and horizontal glazing bars. These are considered to be more recent than those to the south. They may be original to this phase of the building. The etching on the glass gives no indication as to date.

6.6 Panelling



Plate 16: Panelling on east wall, towards northern end of bar



Plate 17: Panelling of questionable date, west wall



Plate 18: Panelling of possible recent date, east wall

Panelling found beneath the cornice and frieze is considered to be contemporary with or earlier than the mouldings as these are affixed to the panelling. As the mouldings span parts of the building constructed in phases 1 and 2, they, and consequently the panelling, must date to phase 2 or later, therefore must postdate 1872.

The panelling beneath the etched mirrors to the northeast is considered to be of a similar date to these mirrors.

That to the west is, however, known to be modern in construction in one area at least, where recent works have shown it to be formed of modern plywood, boxing in services from the upper floors. It is unknown, therefore, how much, if any, of the panelling to the west is historic as modern decorative finishes obscure any historic detail.



Plate 19: Modern plywood revealed during recent works

6.7 Dumb Waiter



Plate 20: Panelled enclosure for the dumb waiter

The dumb waiter and its panelled enclosure is considered to be contemporary with the second phase of the building and the installation of mouldings and panelling to the southeast, c. post 1872.

6.8 Back Bar



Plate 21: Back bar north



Plate 22: Back bar south



Plate 23: Back bar southern extension

The back bar is considered to be contemporary with or predating the southeast mouldings. The columns from the mouldings rest on the counter top to the north of the chimneybreast.

The southern extension to the back bar, located over the chimneybreast and containing a sink to the south, is considered to be a more recent addition as it does not match the older part of the back bar stylistically and is constructed of more recent, thinner, materials.

Behind the back bar shelves, tongue and groove panelling is present. Through a gap in this, wallpaper can be seen. This reinforces the suggestion that the back bar and mouldings are not original. This is detailed below.

6.9 Bar Counter



Plate 24: Southern end of bar counter



Plate 25: General view, bar counter



Plate 26: Detail of moulding, bar counter

The majority, if not all, of the bar was replaced following a 2003 planning application. It is therefore not a historic feature.

6.10 Fireplaces



Plate 27: Fireplace, eastern wall

The fireplace to the north of the bar counter, against the eastern wall, comprises a mid-late 19th century cast iron insert with early-mid 20th century brick surround.



Plate 28: Fireplace revealed during strip of back bar area

The fireplace depicted above was revealed during stripping of the back bar area towards the southern end of the servery. This form of fireplace is common to the late 19th – early 20th centuries.

6.11 Summary of Dating Evidence

The features of the ground floor can be dated as follows:

Early (Original / Phase 2):

- Post 1872: Cornice, frieze, other mouldings, panelling to east beneath mouldings, dumb waiter
- Back bar counter – similar in date or earlier than cornice, frieze and other mouldings, although not original
- Windows in southern part of building

Later (Post Phase 2):

- Tongue and groove ceiling
- Iron columns – post tongue and groove ceiling
- Etched mirrors and panelling surrounding them – post WW1
- Windows in northern part of building
- Northern fireplace and surround (fireplace – mid-late 19thC, surround, c. early 20thC), southern fireplace (late 19th – early 20th C)

Modern:

- Panelling to west
- Back bar southern extension
- Bar counter

Undated:

- Etched “Meux’s” windows – Any time between 1889 (construction of The Griffin, therefore original) and 1956 (Meux becomes Friary Meux, therefore later).

7. Appendix: Bibliography

Tweedie, H. 2012. *61-63 Great Eastern Street & 95 Leonard Street, London, EC2A 3HS: Archaeological Desk-Based Assessment*. Bury St Edmunds: Archaeological Solutions Ltd (Report No. 3545)

Author not specified. 2012. *The Great Eastern Street Hotel, 6-67 Great Eastern Street including the Griffin Pub and No. 5 Ravey Street*. London: Montagu Evans

8. Appendix: Description: Exterior



Plate 29: South elevation

The building is a three-storey Victorian corner public house with a glazed frontage to the ground floor on the south and west sides.

The southern elevation, forming the frontage of the building, features a parapet with projecting canopy. Below, the wall is of pale orange regular bricks.

The south elevation features three windows on each of the upper floors, arranged symmetrically. The windows are horned sashes with single panes, indicating a late Victorian date. The second floor windows feature cambered segmental stone lintels whilst those on the first are straight.

The second floor windows feature a small projecting balcony with ornate cast iron balustrade. The dimensions of this are such that it appears too small to support any great weight and is considered to be a decorative feature. The listing description suggests these are window boxes. There is no reason to doubt this suggestion.

Dressed stone quoins are present at each end of the southern elevation.

Separating first and second floor windows, a course of terracotta tiles with a pattern in red set on a white background.



Plate 30: Detail of second floor windows



Plate 31: Detail of ground floor south

The ground floor features a pair of double doors flanking a central window. An awning is present over the brown and green glazed frontage. Either side, moulded brackets are present.



Plate 32: Detail of decoration on southwest corner

The southwest corner is angled, continuing the pattern of lintels surrounding panels of tiles in a harlequin pattern.



Plate 33: Detail of ornamental bracket, east of southern elevation

The western elevation of the building is divided into two parts. To the north, the roofline is lower than that to the south, and the wall is rendered. This contrasts the higher southern part of the building which continues the pattern of the southern elevation. The glazed ground floor continues across the west wall.



Plate 34: Northern part, west elevation

Four pedimented dormers are present with classical stucco mouldings. At first floor level, four windows are present with stucco arched mouldings. All the upper floor windows are again horned sashes.

Four sets of doors are present along the western wall, interspersed with windows, some etched with advertising for the wares of the public house. Further advertising is present in the tiles either side of the doors and in a large panel to the north.



Plate 35: Southern part of west elevation



Plate 36: Detail of southern door



Plate 37: Detail of tiled frontage



Plate 38: Detail of cast iron balustrade / window box



Plate 39: Detail of tiled advertising hoarding to north of western elevation



Plate 40: Detail of dormers, west elevation



Plate 41: General view, east elevation

The eastern elevation is plain. To the south, a significant portion of the wall is formed by a rendered chimneystack with a large number of chimneypots at its head. To the north, the wall is of plain hand-made brick with a parapet at its head. A single chimneystack is present, and a pair of windows can be seen, one at first floor level, the other on the ground

floor. These have cambered brick lintels. To the south of the ground floor window, a further arched lintel indicates the position of a former large opening.

It is noted that the photographs below were taken on differing dates, both before street art was painted on the eastern wall and when it was present.



Plate 42: Detail of chimneybreast and pots



Plate 43: Detail of chimneybreast and pots



Plate 44: Detail of northern chimney and parapet wall



Plate 45: Detail of parapet wall during works



Plate 46: Detail of first floor window, east elevation



Plate 47: Detail of ground floor window, east elevation



Plate 48: Detail of join between The Griffin and No 5 Ravey Street, west elevation

At its northern end, The Griffin joins to the neighbouring property. It is clear from the above image that the walls are not tied in to each other. Black staining to the east wall of the Griffin (left of Plate 48) is not continued on the wall of No 5 Ravey Street, suggesting this building is a later addition to the rear of The Griffin.

Following the demolition of 5 Ravey Street in 2014, the northern wall of The Griffin was exposed. Photographs of the wall, which was also the internal wall of 5 Ravey Street, follow, taken prior to the failure of the structural stability of the wall, resulting in its demolition and subsequent replacement.

The exposed northern wall included a chimneybreast running from the first floor up. It is thought likely the chimneys served The Griffin as a staircase was present in this location in 5 Ravey St.



Plate 49: The northern wall of The Griffin



Plate 50: Detail of chimneybreast, north elevation



Plate 51: Chimneybreast at first floor level, north elevation



Plate 52: Detail of structural crack, west end of north elevation



Plate 53: Detail of structural crack, west end of north elevation



Plate 54: Detail of structural crack, west end of north elevation

9. Appendix: Description: Ground Floor

The ground floor consists of a long north-south room with lavatories located at its northern end. The bar servery consists of a long 'U'-shaped counter set to the east of the room.



Plate 55: North aspect, bar area, prior to closure of pub

The ceiling is clad in planed planks. East-west beams are present, supported on iron posts. The walls are panelled below dado level.



Plate 56: Southern aspect, bar area, prior to closure of pub

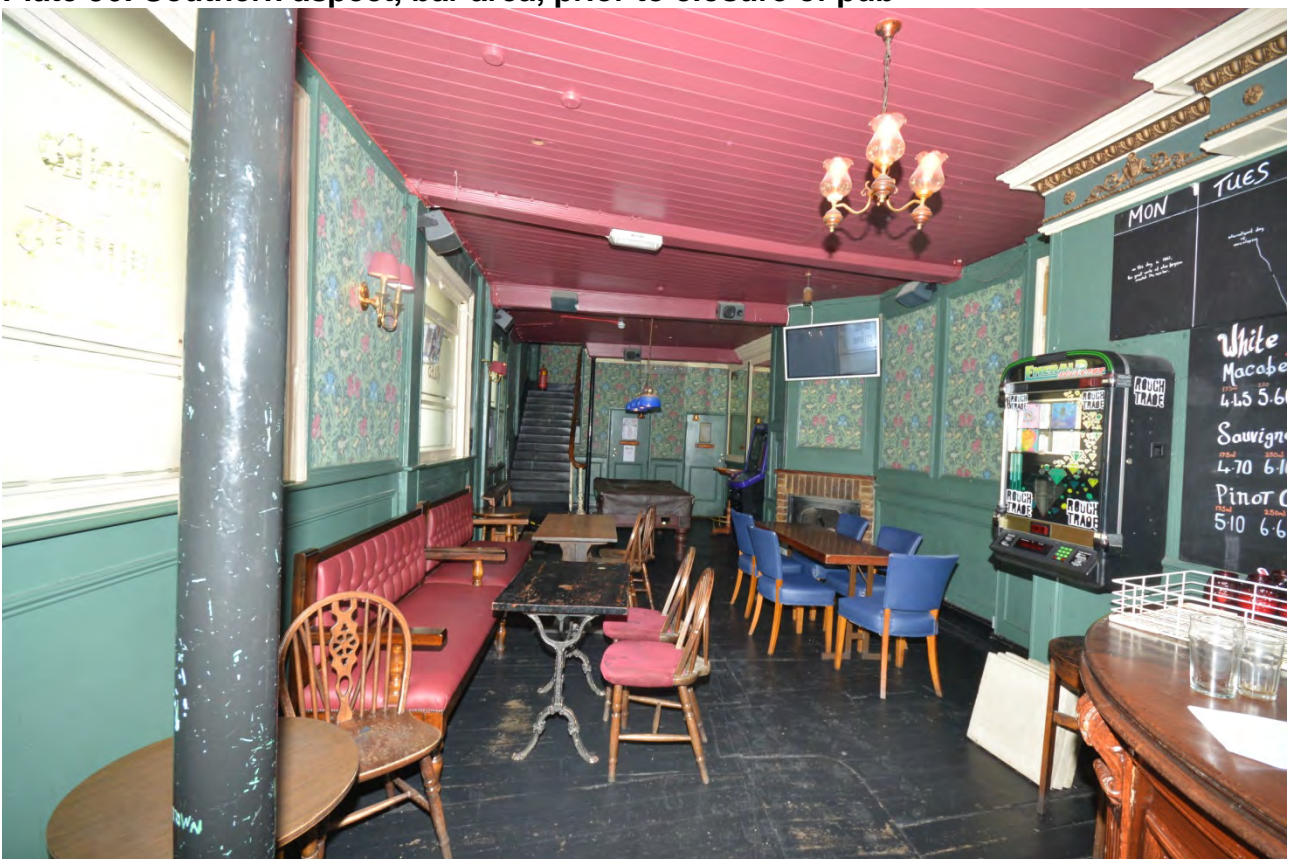


Plate 57: North aspect, rear of bar area, prior to closure of pub

The walls of the rear part of the bar are panelled over their full height. Modern paint finishes obscure any constructional detail.



Plate 58: South aspect, rear of bar area, prior to closure of pub



Plate 59: Detail of fireplace, bar area, prior to closure of pub

A 19th century cast iron insert fireplace is present in the eastern wall of the bar. To its north, the hatch to a dumb waiter can be seen.



Plate 60: Detail of mouldings and panelled ceiling

Ornate mouldings are present around the head of the eastern wall and the bar servery area in 19th century style.



Plate 61: Eastern aspect, servery area, prior to closure of pub



Plate 62: Eastern aspect, northern end, following closure



Plate 63: Ladies' lavatory, prior to closure of pub
The lavatories are tiled obscuring any historic detail.



Plate 64: Gents' lavatory, prior to closure of pub



Plate 65: View behind bar following closure



Plate 66: View of southern staircase following closure



Plate 67: Southern end, easter wall, following closure



Plate 68: Detail of shelving behind bar



Plate 69: Detail of mouldings



Plate 70: Detail of mouldings



Plate 71: Detail of mouldings



Plate 72: Detail of mouldings



Plate 73: Detail of mouldings



Plate 74: Detail of mouldings



Plate 75: Detail of fireplace

10. Appendix: Description: First Floor

10.1 First Floor Room 1 Staircase

Current Function	Staircase
Original Function	Staircase
Phase	2
Plan Form	Unaltered
Windows	None
Historic Features	Balustrade, panelling, planked ceiling
Comments/Description	Exposed lath and plaster on underside of dogleg staircase, cornice



Plate 76: Detail of balustrade



Plate 77: First Floor Room 1 Looking West

10.2 First Floor Room 2 Function room

Current Function	Function room
Original Function	?Function room
Phase	2
Plan Form	Unaltered
Windows	Horned sash
Historic Features	Cornice, panelling, panelled doors, dumb waiter, ceiling roses

Comments/Description



Plate 78: First Floor Room 2 Looking North



Plate 79: First Floor Room 2 Looking East



Plate 80: First Floor Room 2 Looking South

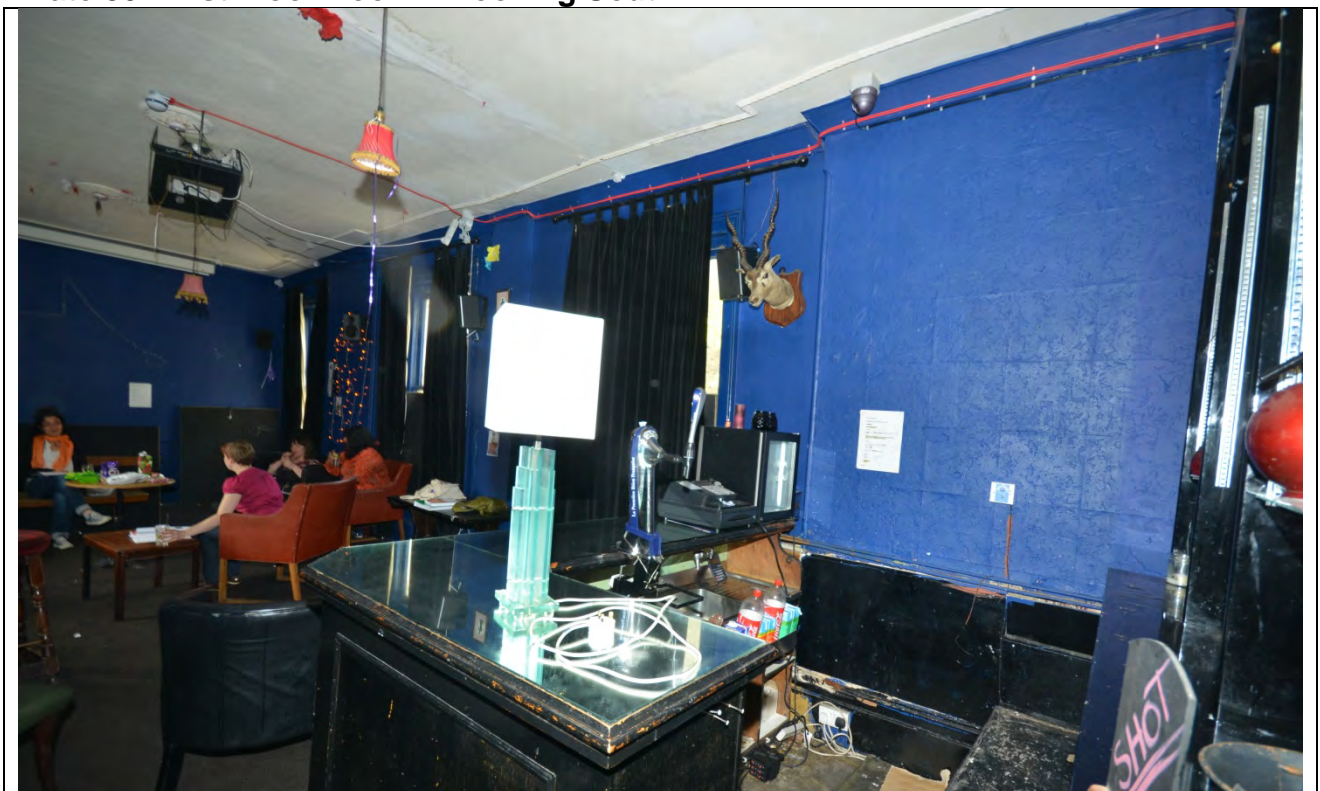


Plate 81: First Floor Room 2 Looking West

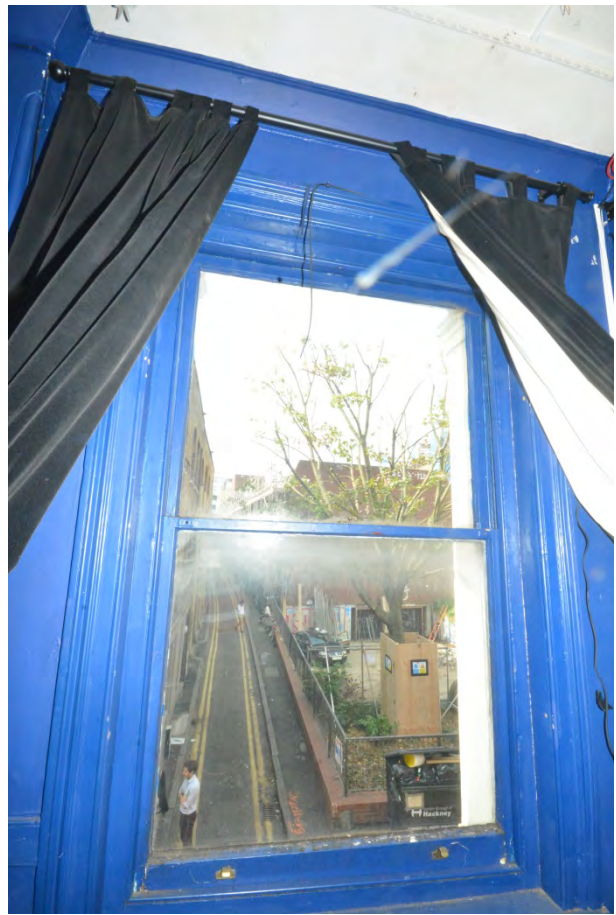


Plate 82: Detail of east (left) and west (right) windows



Plate 83: Function room bar



Plate 84: Detail of cornice / mouldings



Plate 85: Detail of ceiling rose

10.3 First Floor Room 3 Staircase

Current Function	Staircase
Original Function	Staircase
Phase	2
Plan Form	
Windows	Obscure glazed horned sash (internal window)
Historic Features	Balustrade, more utilitarian than that of room 1, light switches on N wall
Comments/Description	



Plate 86: First Floor Room 3



Plate 87: Detail of balustrade



Plate 88: Internal window



Plate 89: West aspect



Plate 90: Detail of light switches

10.4 First Floor Room 4 Store

Current Function	Store
Original Function	Store
Phase	2
Plan Form	
Windows	None
Historic Features	Machine-sawn (post 1790) panelling, panelled door
Comments/Description	



Plate 91: First Floor Room 4 viewed from the east



Plate 92:First Floor Room 4 Looking West

10.5 First Floor Room 5 Lavatory

Current Function	Lavatory
Original Function	?Lavatory
Phase	2
Plan Form	
Windows	Obscure-glazed tall thin sash
Historic Features	None
Comments/Description	



Plate 93: North Aspect, First Floor Room 5



Plate 94: South Aspect, Room 5

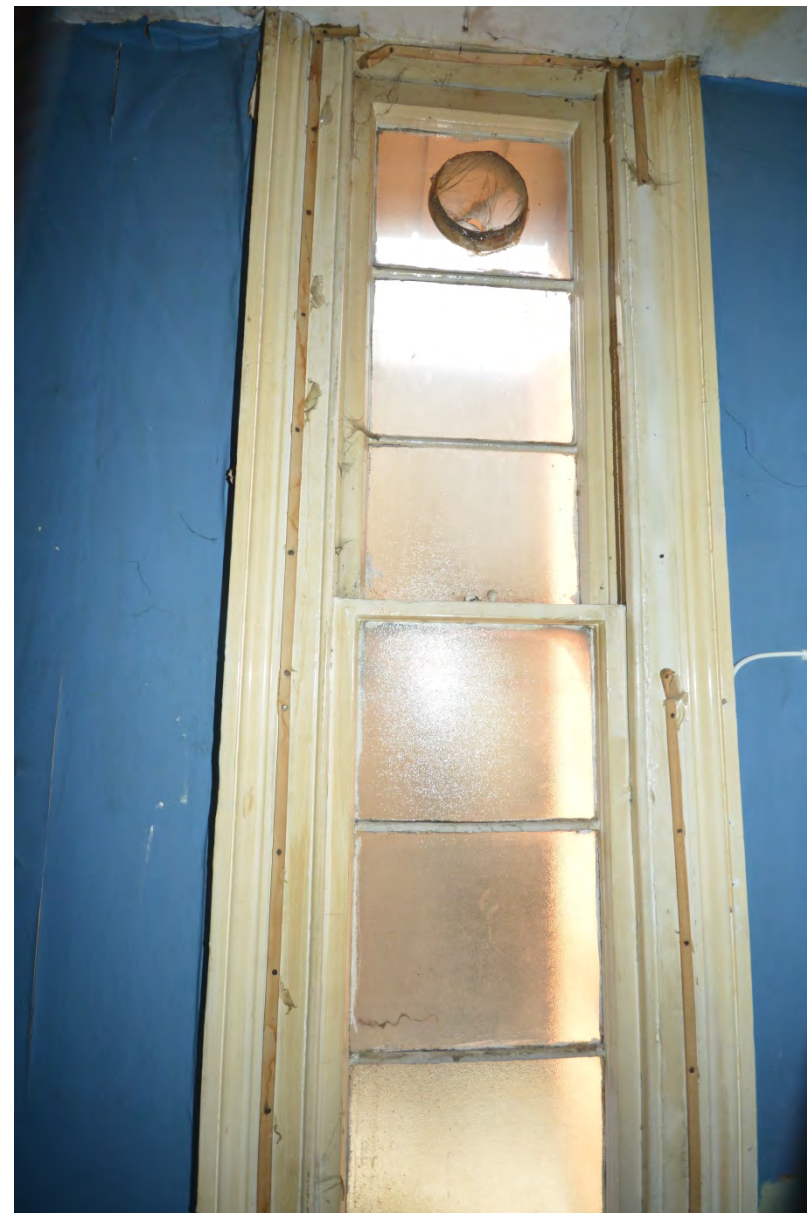


Plate 95: Detail of window

10.6 First Floor Room 6 Store

Current Function	Store
Original Function	
Phase	1
Plan Form	Altered
Windows	Horned sash
Historic Features	
Comments/Description	



Plate 96: First Floor Room 6 Looking North



Plate 97: First Floor Room 6 Looking East

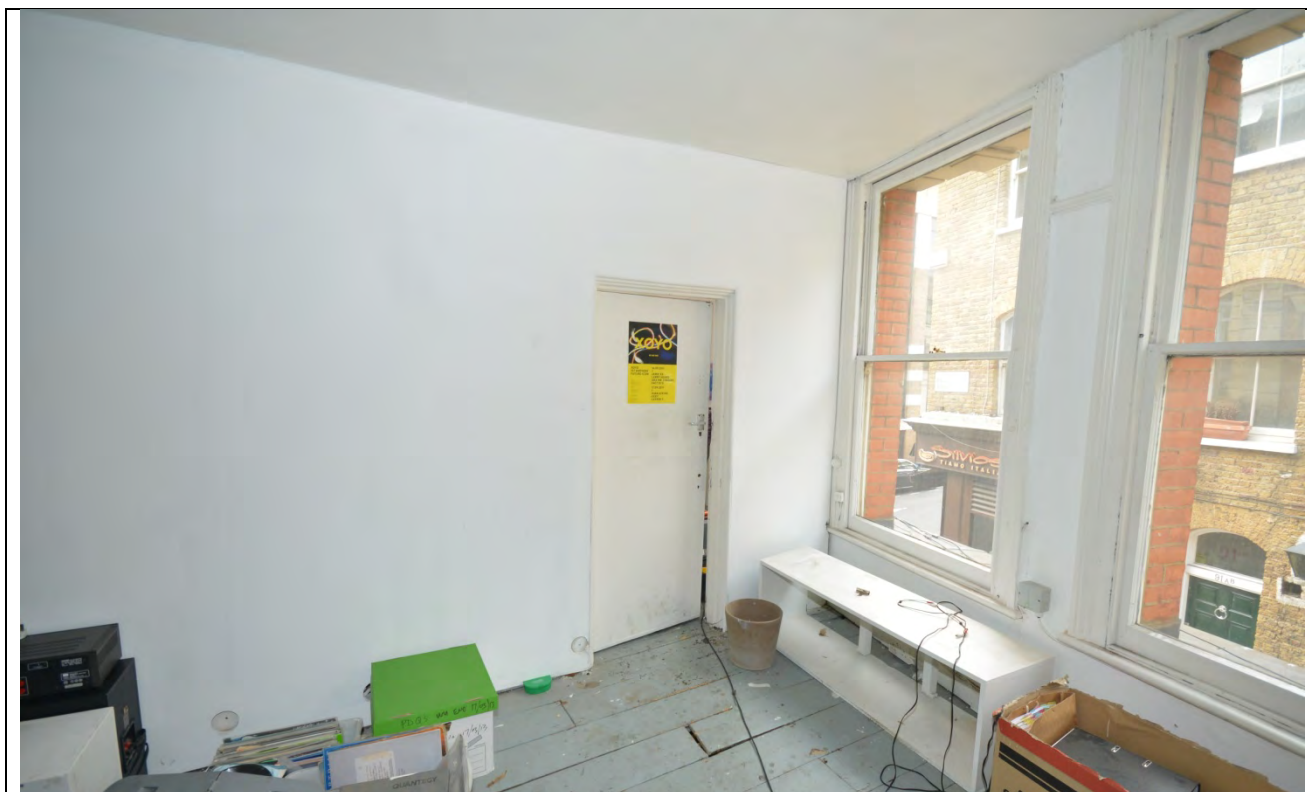


Plate 98: First Floor Room 6 Looking South



Plate 99: First Floor Room 6 Looking West

10.7 First Floor Room 7 Office

Current Function

Office

Original Function

?Bedroom

Phase

1

Plan Form

Windows

Horned sash

Historic Features

Cupboard in northeast corner (not original)

Comments/Description



Plate 100: First Floor Room 7 Looking North



Plate 101: First Floor Room 7 Looking East

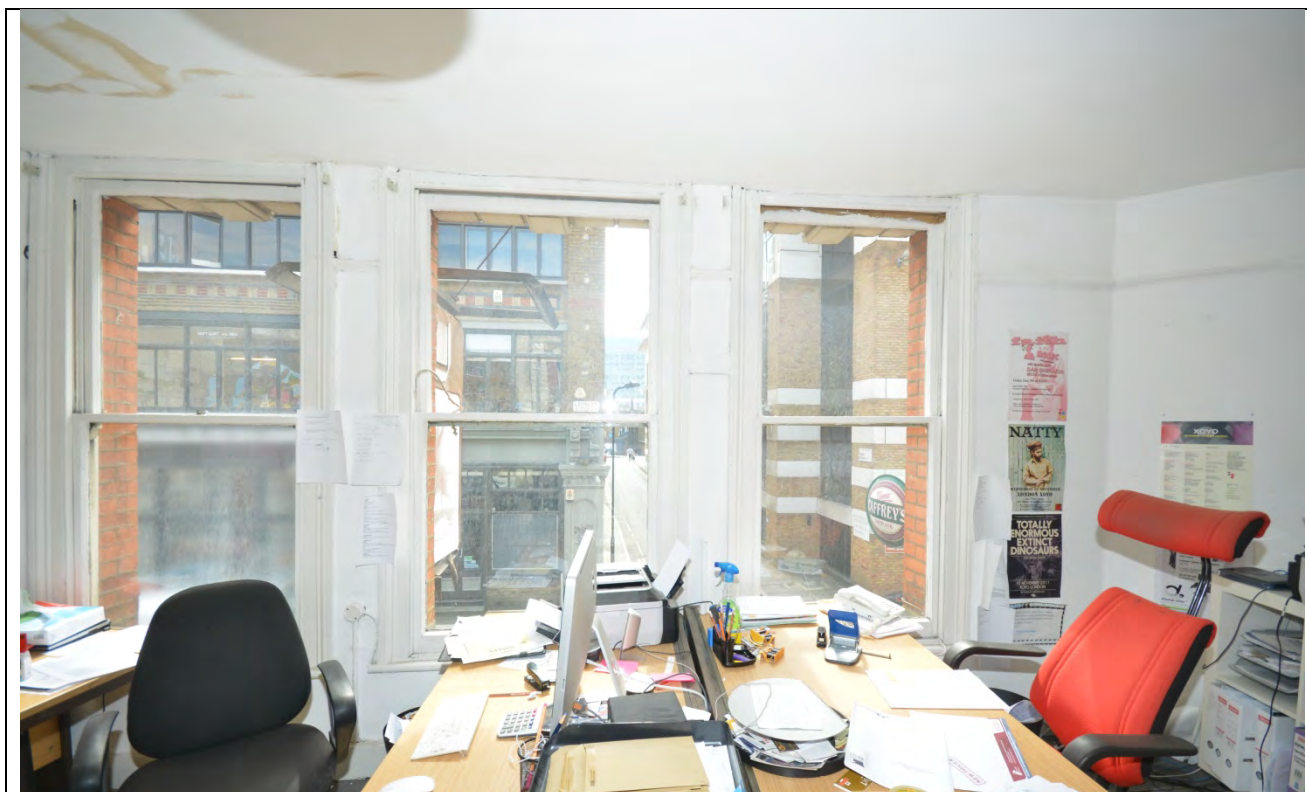


Plate 102: First Floor Room 7 Looking South

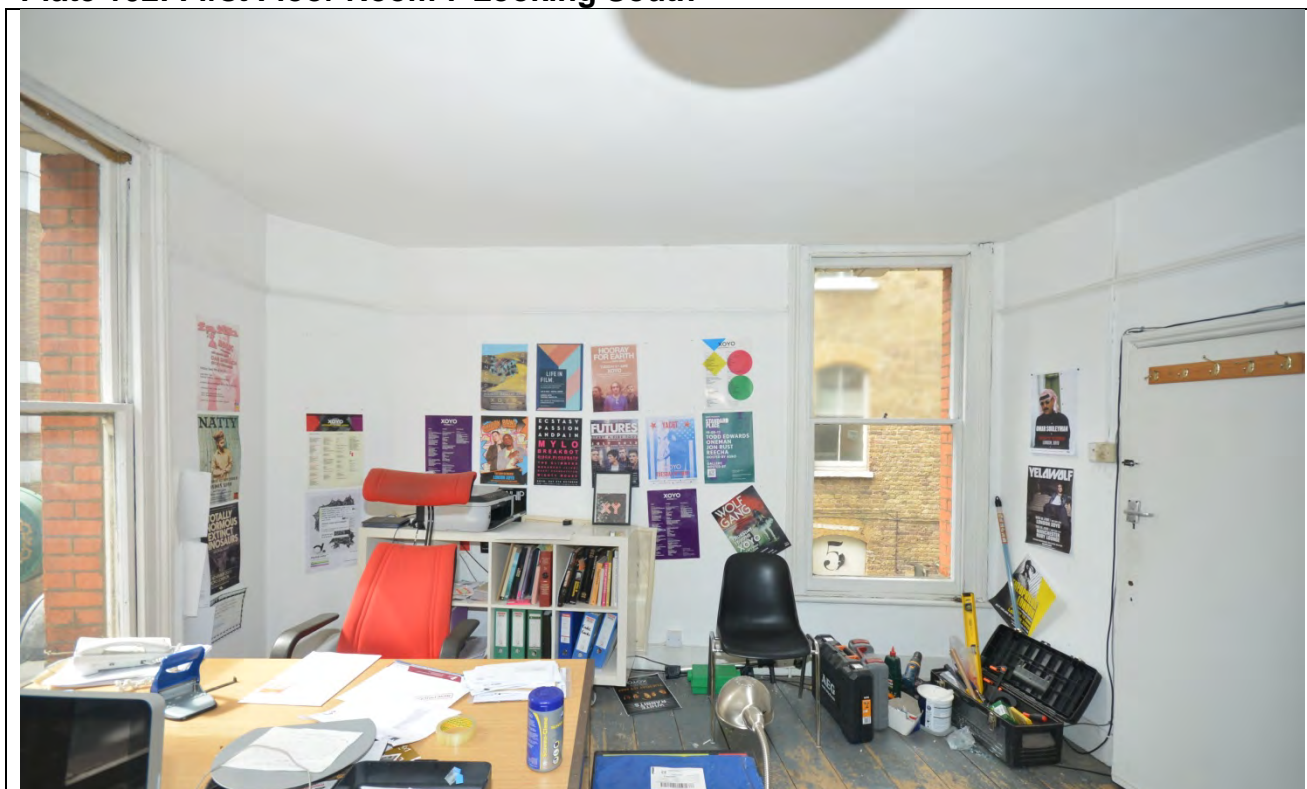


Plate 103: First Floor Room 7 Looking West



Plate 104: Detail of cupboard, northeast corner



Plate 105: Detail of window

11. Appendix: Description: Second Floor

11.1 Second Floor Room 1 Staircase

Current Function	Staircase
Original Function	Staircase
Phase	2
Plan Form	
Windows	None
Historic Features	Balustrade
Comments/Description	



Plate 106: Second Floor Room 1 Looking Northwest



Plate 107: Second Floor Room 1 Detail of staircase



Plate 108: Second Floor Room 1 Looking West

11.2 Second Floor Room 2 Corridor

Current Function	Corridor
Original Function	
Phase	3
Plan Form	Altered
Windows	Velux-style
Historic Features	None
Comments/Description	



Plate 109: Second Floor Room 2 Looking South



Plate 110: Second Floor Room 2 Looking North



Plate 111: Detail of western wall during demolition

The above photograph shows the lath and plaster construction of the wall.

11.3 Second Floor Room 3 Lavatory

Current Function	Lavatory
Original Function	
Phase	3
Plan Form	Altered
Windows	Dormer horned sash
Historic Features	Door surrounds
Comments/Description	Doorway into room 4 now occupied by washbasin



Plate 112: West aspect, room 3



Plate 113: Northeast aspect, room 3



Plate 114: South aspect, room 3

11.4 Second Floor Room 4 Bathroom

Current Function	Bathroom
Original Function	?Pantry
Phase	3
Plan Form	Altered
Windows	Dormer horned sash
Historic Features	None
Comments/Description	The room is thought to have been used as a pantry to the kitchen, room 5



Plate 115: Second Floor Room 4 Looking Southwest



Plate 116: Bathroom following removal of southern and eastern walls

11.5 Second Floor Room 5 Office

Current Function

Office

Original Function

Phase

Plan Form

Windows

Dormer horned sash

Historic Features

Dumb waiter

Comments/Description

The room was used as a kitchen when the dumb waiter was installed.



Plate 117: Second Floor Room 5 Looking North

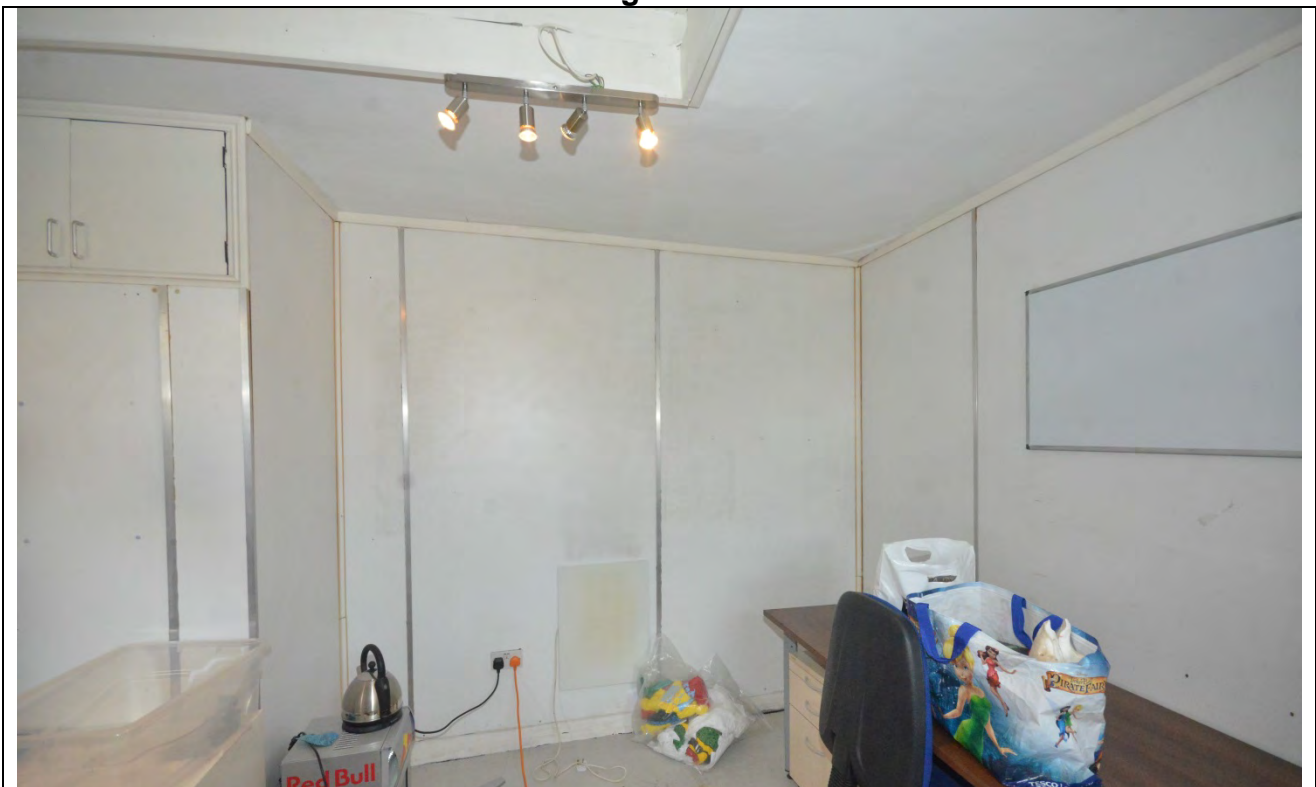


Plate 118: Second Floor Room 5 Looking East



Plate 119: Second Floor Room 5 Looking South



Plate 120: Detail of dumb waiter mechanism



Plate 121: Top of dumb waiter 'carriage' viewed from access doors



Plate 122: Pulley wheel and hatch, dumb waiter



Plate 123: Fireplace exposed as part of alteration works

The cladding over the fireplace was removed as part of the consented alteration works, revealing a kitchen fireplace with gas cooker and solid fuel boiler, both considered to date from the early to mid 20th century.

11.6 Second Floor Room 6 Staircase

Current Function	Staircase
Original Function	Staircase
Phase	2
Plan Form	Unaltered
Windows	Internal obscure-glazed horned sash
Historic Features	Balustrade, more utilitarian than that of room 1, planked partition wall
Comments/Description	



Plate 124: Second Floor Room 6



Plate 125: Second Floor Room 6 – detail of balustrade



Plate 126: Second Floor Room 6 Looking South



Plate 127: Second Floor Room 6 Looking West

11.7 Second Floor Room 7 Store

Current Function	Store
Original Function	?Pantry
Phase	3
Plan Form	
Windows	Narrow sash
Historic Features	Shelves
Comments/Description	Formerly pantry when room 5 was in use as kitchen



Plate 128: North aspect, room 7



Plate 129: Northeast aspect



Plate 130: South aspect



Plate 131: West aspect, room 7

11.8 Second Floor Room 8

Current Function

Original Function

?Bedroom

Phase

3

Plan Form

Windows

Velux-stylem and internal obscure-glazed horned sash

Historic Features

19th / early 20th century fire surround

Comments/Description



Plate 132: Second Floor Room 8 Looking North



Plate 133: Second Floor Room 8 Looking East



Plate 134: Room 8 south aspect



Plate 135: Room 8 west aspect



Plate 136: Detail of unblocked fireplace

11.9 Second Floor Room 9

Current Function

Original Function

Phase 3

Plan Form Altered

Windows None

Historic Features Panelled partition walls

Comments/Description Subdivision likely to have been made when building in use for lodging



Plate 137: Second Floor Room 9 Looking South

11.10 Second Floor Room 10 Store

Current Function	Store
Original Function	
Phase	3
Plan Form	Altered
Windows	Horned sash
Historic Features	Machine-sawn roof timbers visible through hole in ceiling

Comments/Description



Plate 138: Second Floor Room 10 hole in ceiling



Plate 139: Second Floor Room 10 Looking North



Plate 140: Second Floor Room 10 Looking East



Plate 141: Second Floor Room 10 Looking South



Plate 142: Second Floor Room 10 Looking West

11.11 Second Floor Room 11 Office

Current Function	Office
Original Function	?Bedroom
Phase	1
Plan Form	
Windows	Horned sash
Historic Features	Machine-sawn roof timbers visible through hole in ceiling, 19th / early 20th century fire surround

Comments/Description



Plate 143: Second Floor Room 11 Looking North



Plate 144: Second Floor Room 11 Looking East



Plate 145: Second Floor Room 11 Looking South



Plate 146: Second Floor Room 11 Looking West



Plate 147: Interior of cupboard



Plate 148: View behind lining, west wall, showing c. 1960s wallpaper

The wallpaper, depicting motor racing, suggests that during the 1960-70s, this room was once a children's bedroom.

12. Appendix: Description: Cellar

The cellar is accessed via a flight of open tread stairs. This is located at the eastern side of the building at the north of the bar serving area.

The walls are of brick painted white. Areas of exposed wall appear to consist of red / yellow hand-made Victorian bricks.

The underside of the ground floor structure is visible, formed of rough machine-sawn timbers which by their nature must post-date 1790 when the sawmill was introduced to Britain. These are supplemented by steel beams. Posts of timber, steel and brick are present around the cellar area.

The cellar space is divided into three areas – north, south and central. To the southwest of the south area, a small partition forms a room in which a safe is located.

Throughout the cellar, stored items obscure the views of parts of the walls and floor.



Plate 149: Door to cellar



Plate 150: Stairs to cellar

12.1 Cellar Central Area

Current Function	Storage / plant
Original Function	Storage
Phase	
Plan Form	
Historic Features	Machine-sawn timbers, staircase
Comments/Description	



Plate 151: North aspect, central area

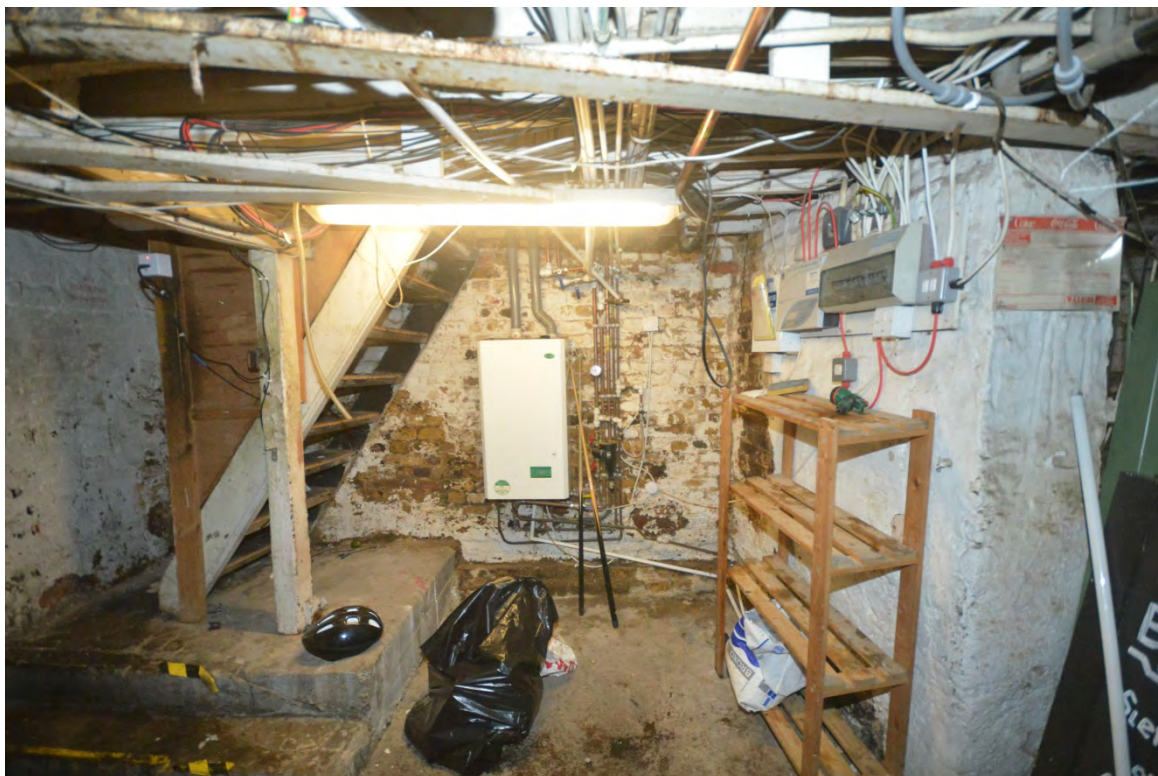


Plate 152: East aspect, central area



Plate 153: South aspect, central area



Plate 154: West aspect, central area

12.2 Cellar South Area

Current Function	Storage / plant
Original Function	Storage
Phase	
Plan Form	
Historic Features	Machine-sawn timbers, barrel ramp to south
Comments/Description	



Plate 155: North aspect, southern area



Plate 156: East aspect, southern area



Plate 157: South aspect, southern area



Plate 158: West aspect, southern area



Plate 159: View into southwest partition room

The southwest partition room is constructed of modern concrete blocks.

12.3 Cellar Northern area

Current Function	Cold store
Original Function	Storage
Phase	
Plan Form	
Historic Features	None
Comments/Description	The ceiling of the room is lined



Plate 160: North aspect, northern area



Plate 161: East aspect, northern area



Plate 162: South aspect, northern area



Plate 163: West aspect, northern area



Plate 164: Detail of cellar ceiling joists

The joists depicted are machine-sawn timber and steel. A steel supporting post is noted to the right of the image.



Plate 165: Detail of corbel, cellar

Above the staircase, a timber post supporting the ground floor is in turn supported on a corbel, projecting from the wall.

13. Appendix: Additional Information from 2015 Works

The information below results from findings made following exploratory works carried out to the ground floor in 2015. This section supplements the information above.

13.1 Back Bar Area



Plate 166: Fireplace revealed during strip of back bar area

The fireplace depicted above was revealed during stripping of the back bar area towards the southern end of the servery. It was covered by a sheet of timber at the rear of a recess in which refrigerators were fitted when the public house was operational.

The presence of this fireplace indicates the bar did not run as far to the south as it currently does, as the fire is more likely to have been located in a public area and used to warm the customers rather than the staff.

A section of original panelling and skirting is visible to the right of the fireplace, which itself features a cast iron tiled insert with plain tiles. The fire basket is missing. This form of fireplace is common to the late 19th – early 20th centuries.

Bare brick to the left and bottles and general refuse bonded in mortar to the right indicates the location of a former fire surround and mantle shelf, considered to have been removed when the fireplace was boarded over. The presence of general refuse forming the wall to the right may indicate the opening was once larger and has been reduced in size using whatever materials were to hand in order to accommodate the insert now present.



Plate 167: Detail of bottles and refuse forming right hand wall of fireplace



Plate 168: Former refrigerator recess showing board blocking fireplace



Plate 169: Early wallpaper revealed on eastern wall

To the north of the fireplace, a gap in tongue and groove panelling at the rear of the under-counter shelving has revealed historic wallpaper with a floral motif of an uncertain date. It is clear, in this area at least, the tongue and groove panelling cannot be original.



Plate 170: Detail of wallpaper pattern



Plate 171: Location of fireplace (arrowed red) and wallpaper (arrowed blue)
The above photograph clearly shows the chimneybreast leading up from the fireplace.

13.2 Western Wall

To the west of the building opposite the northern end of the bar counter, a section of wall has been revealed to be of modern plywood construction, boxing in a soil pipe which runs from the upper floors.



Plate 172: Location of plywood boxing (arrowed)



Plate 173: Plywood boxing in of soil pipe

13.3 Ceiling

Exploratory works to the ceiling of the building have exposed timbers supporting the first floor. These are all machine-sawn and are in varying states of integrity.

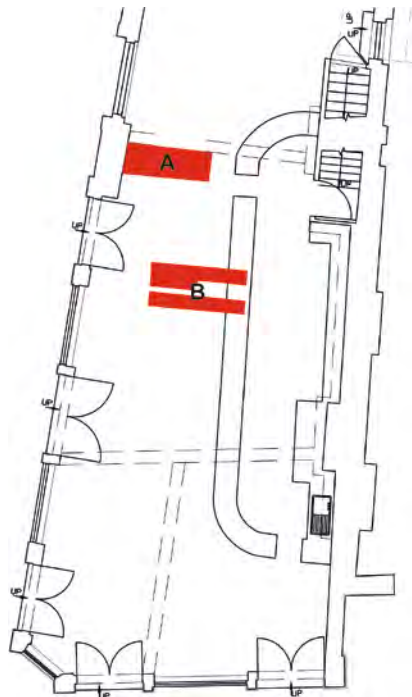


Figure 17: Location of investigative works in ceiling (not to scale)



Plate 174: Exposed ceiling / first floor timbers, area A



Plate 175: Exposed ceiling / first floor timbers, area A



Plate 176: Exposed ceiling / first floor timbers, area B



Plate 177: Exposed ceiling / first floor timbers, area B

14. Appendix: Historic Maps

14.1 Methodology

A variety of maps are presented in the map regression analysis that have been obtained, copied and digitised in a variety of ways and in addition certain conventions have been chosen. The following paragraphs list these conventions.

Map Date

The published map date is used.

Scale

The map has been rescaled to 1:1000 when the map is detailed enough to warrant this. This is achieved by applying a change of scale factor to the published scale. For maps that have been photographed a similar method is used but by measuring a distance on the historic map compared to a measured map. Such scaling is marked "approximate scaling" that is the scaling is within $\pm 10\%$. Where a map cannot be scaled with certainty within $\pm 10\%$ it is marked "not to scale".

For smaller scales the maps are rescaled to approximately 1:2500 or 1:5000.

Distortion

Where a map has been distorted by photography or similar the map is corrected using photo-rectification software where this assists the interpretation of the map.

Locations of the Buildings

It is conventional to mark the location of the building or site by edging the boundaries in red. This convention is not followed, as by definition it will obscure the mapping of the boundaries. Instead there are arrows that point to the position of the building.

GIS corrected Maps

The use of digital historic maps which have been corner corrected so that they fit OS digital data are avoided as far as possible.

Map North

Maps are presented with North at the top of the page. No correction is made so that the maps line up with Grid North not true North.

Errors

We regularly come across errors in mapping. These are discussed in the text and how we have investigated them.

Overlays

Where a map is overlaid onto OS data this is to be regarded as indicative not exact. The maps are adjusted so that the detail that is being considered matches OS data this will include:

1. Correct so that the historic map is orientated on grid north.
2. Scale

No attempt is made to correct for map projection.

The following table lists the maps used, how they have been copied and digitised, and why they are included in the map regression exercise.

Date	Map	How copied and digitised	Reasons for Including	Level of Detail
1799	Horwood	High resolution scan	Early mapping	Fair - individual buildings

				are depicted, albeit symbolically
1872	OS 1:500	Low Resolution Scan	Detailed mapping	High - more or less modern specification
1914	OS 1:2500	Low Resolution Scan	Detailed mapping	High - more or less modern specification
1953	OS 1:2500	Low Resolution Scan	Detailed mapping	High - more or less modern specification
Modern	Digital OS	Digital mapping	Detailed mapping	High - modern specification

Abbreviations

OS Ordnance Survey

14.2 1799 Horwood Map

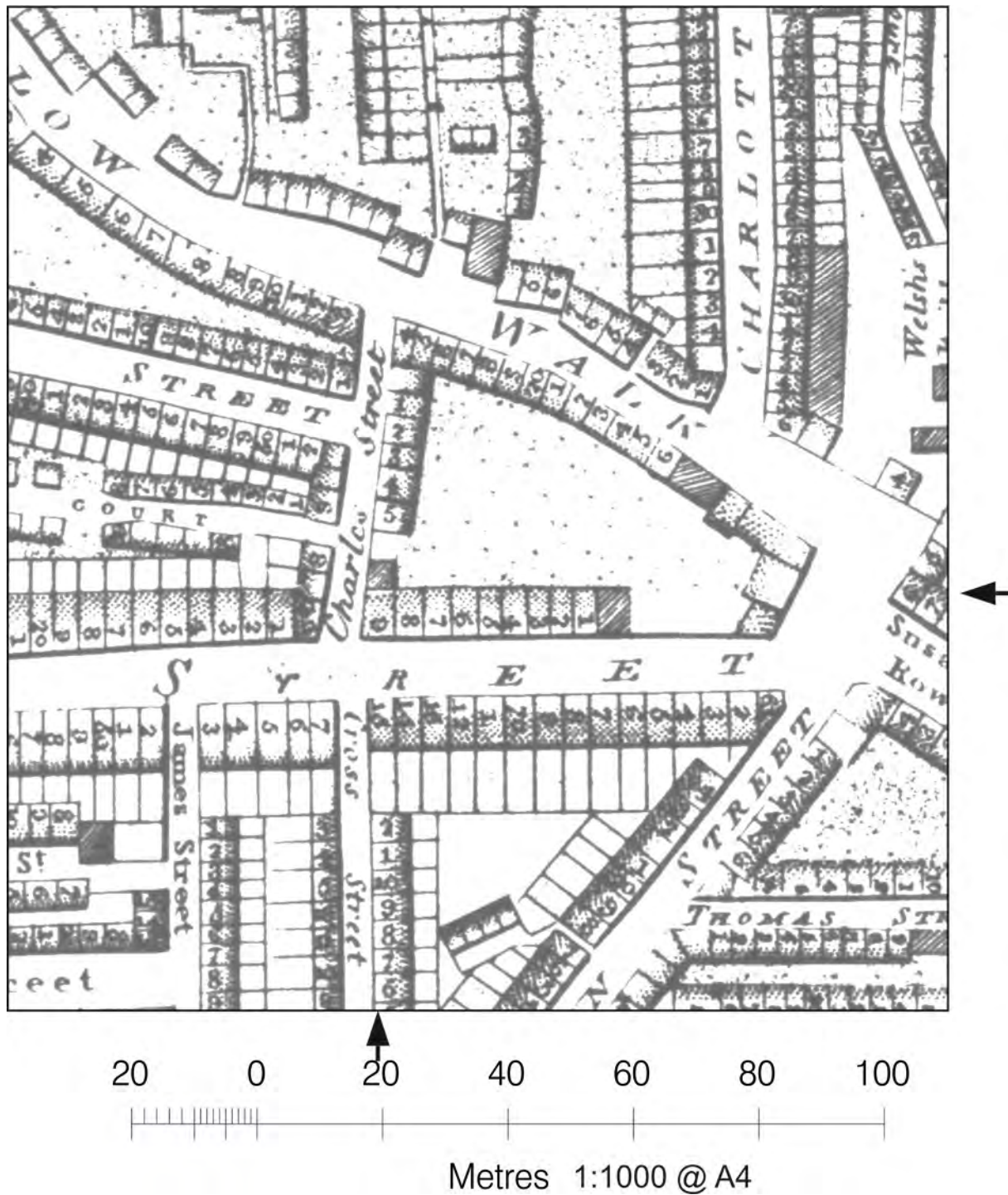


Figure 18: Horwood's 1799 map

The site is occupied by two rows of terraced houses – one along Charles Street (now Ravey Street), the other along Leonard Street.

14.3 1872 Ordnance Survey

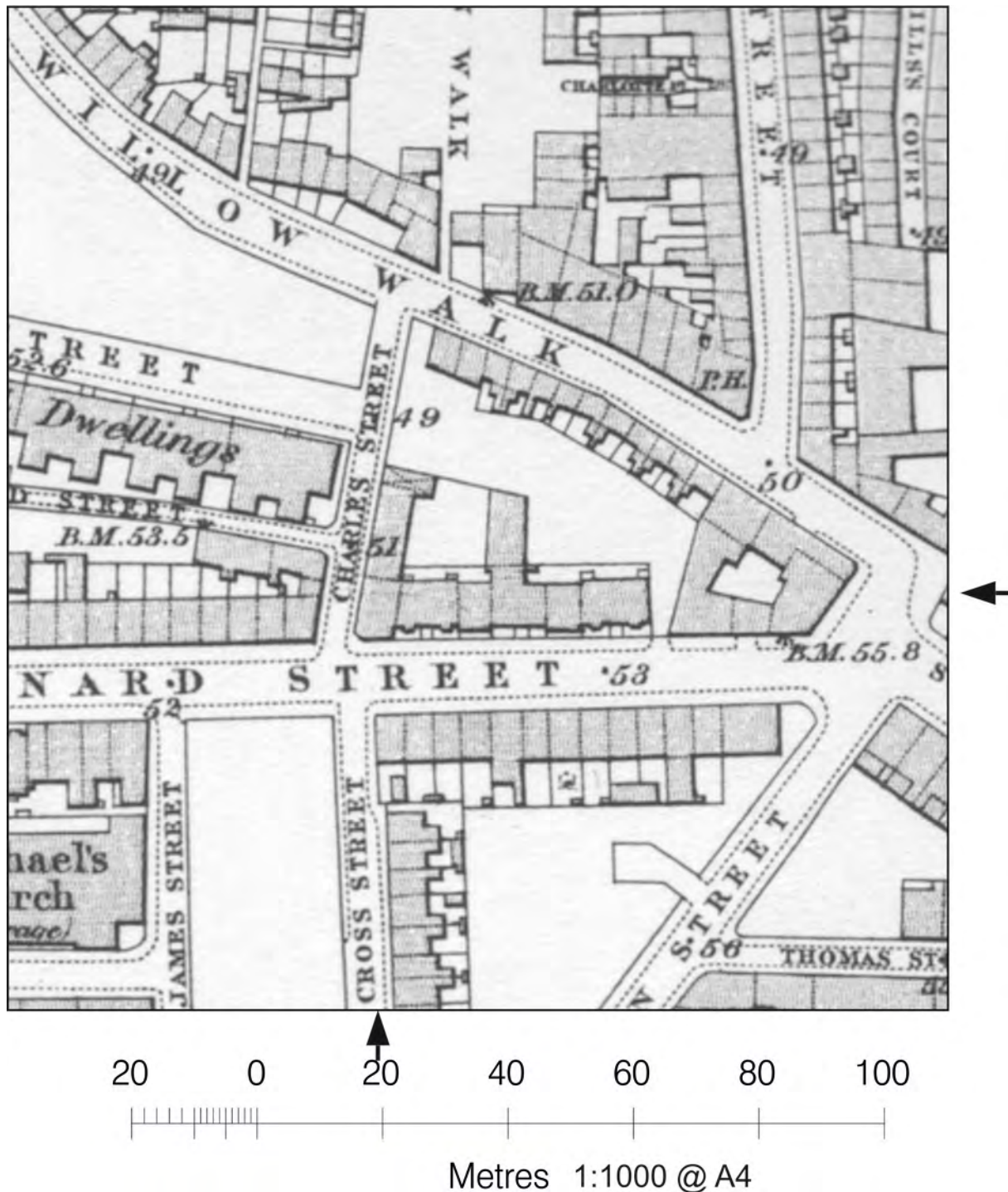


Figure 19: 1872 Ordnance Survey plan

The Griffin and a building to the north have both been constructed. The northern wall of The Griffin is in a somewhat uncertain location.

The eastern wall is depicted as being parallel to Charles Street (Ravey Street) rather than reflecting its true form, tapering to the north.

It is considered likely that this discrepancy is due to the surveyor not being able to access the rear of the building when composing the map, and projecting a straight line from the visible roof line of the frontage.

14.4 1914 1872 Ordnance Survey

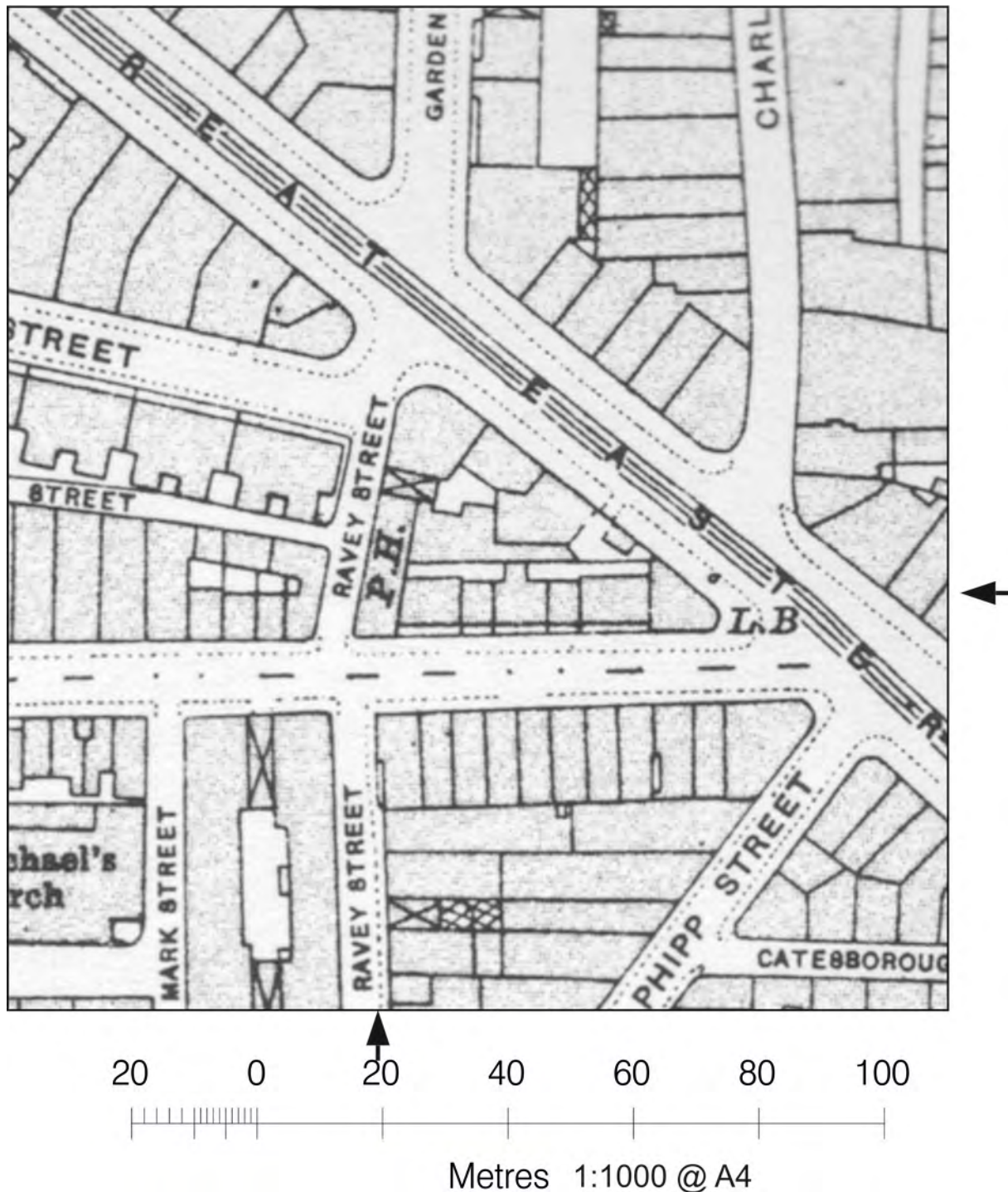


Figure 20: 1914 Ordnance Survey

The buildings are shown in their current form. The northern wall appears further south than in the former map, more akin to its current position.

14.5 1953 1872 Ordnance Survey

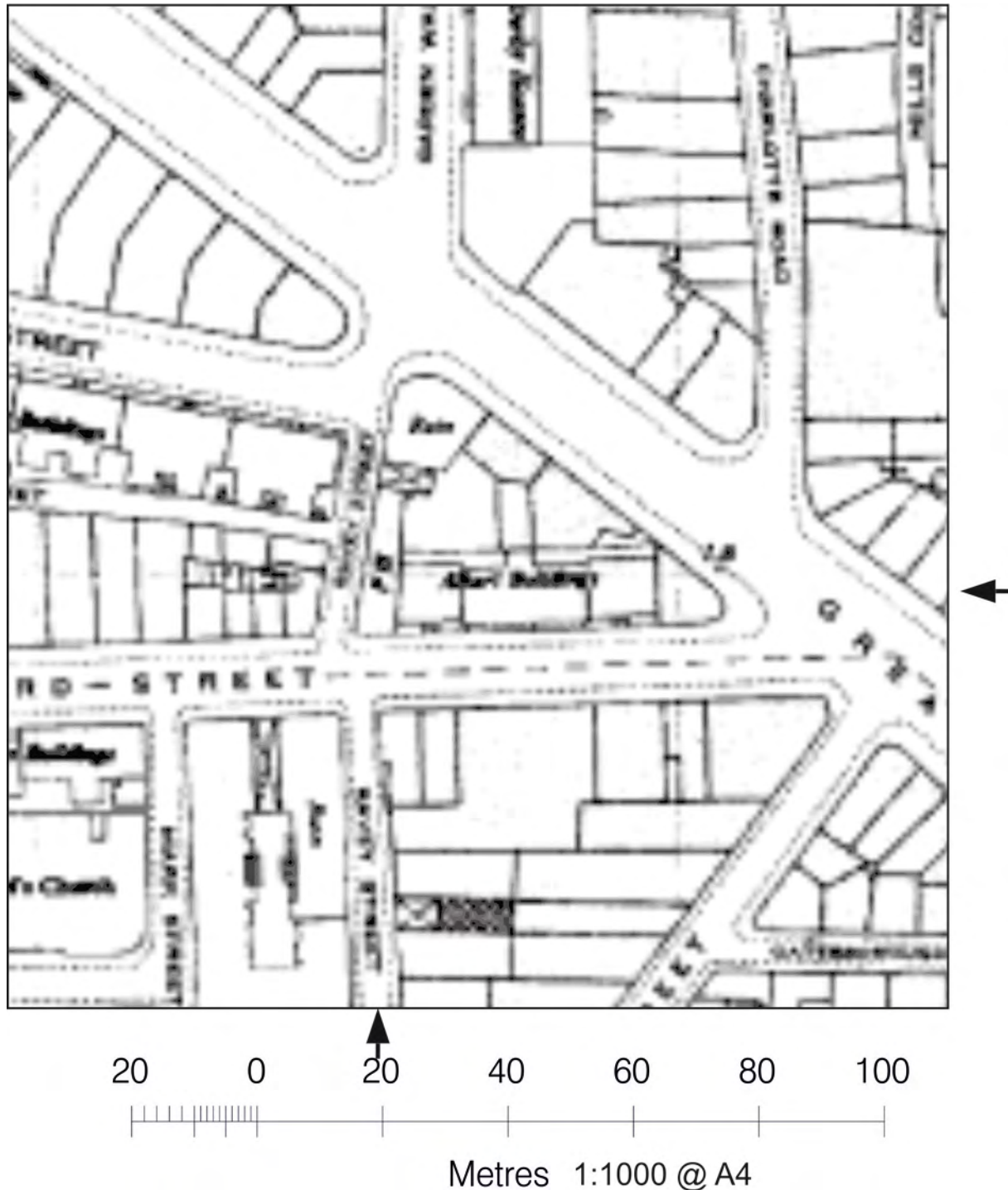


Figure 21: 1953 Ordnance Survey

The building is shown in its current form with the tapering east wall. The change in wall line is not thought to reflect a change in the building itself, rather in the post-Second World War era, the Ordnance Survey had extensive air photography coverage from which accurate boundaries could be derived.

14.6 Current Ordnance Survey

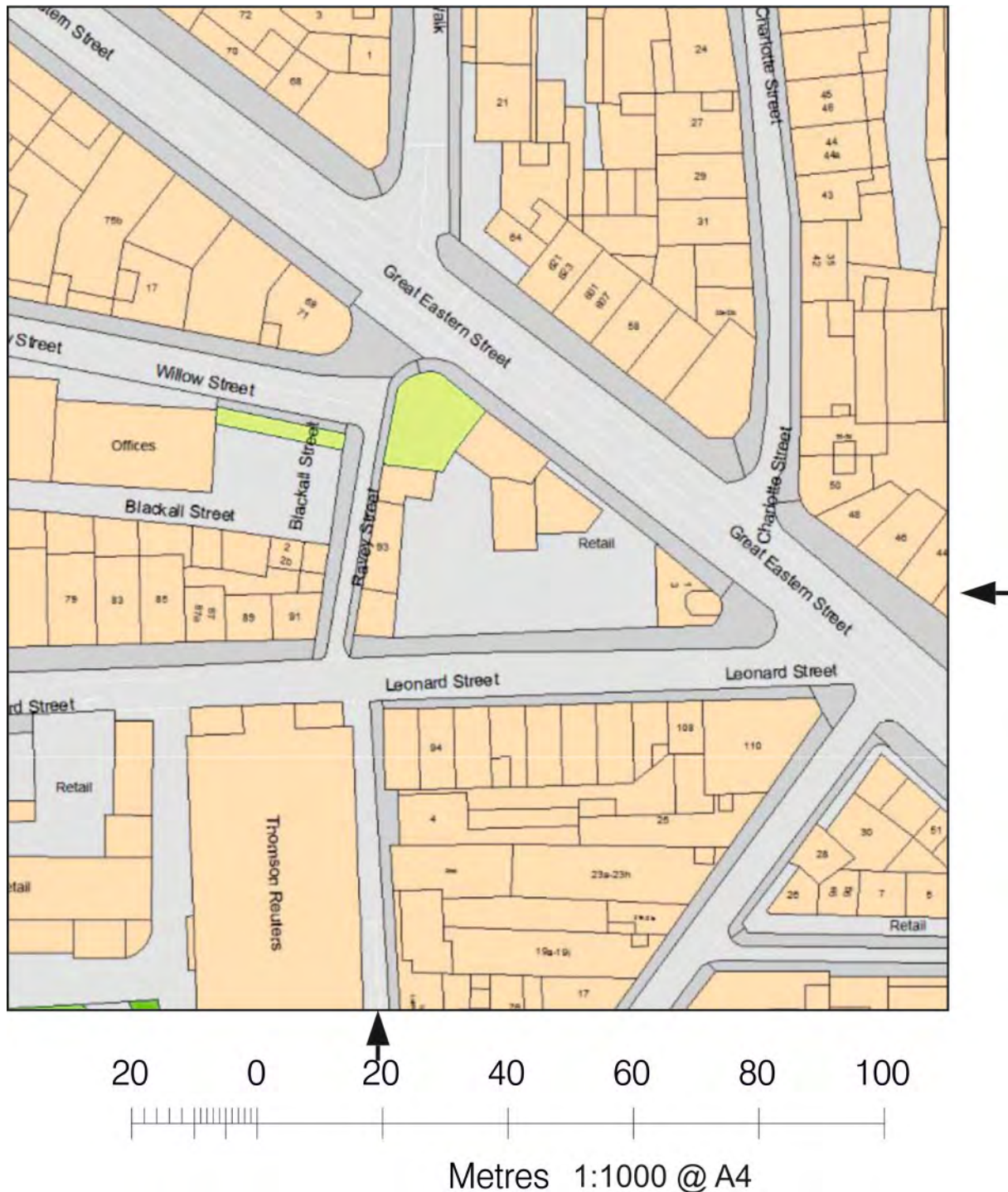


Figure 22: Modern Ordnance Survey

The building has its current footprint and is shown subdivided at the point at which the roof level changes from phase 1 to phase 2.

The northern boundary of the building is located somewhat further south than its actual location, making the building to the north 'L'-shaped. This is not the case, and therefore the accuracy of the northern wall as depicted by the Ordnance Survey cannot be relied upon.