

The Horseshoe Inn,
High Street, Irthlingborough,
Northamptonshire
(NGR 494481, 270507)

Historic Building Record

Planning App. Ref. 17/01370/FUL
HER Event No. ENN108901

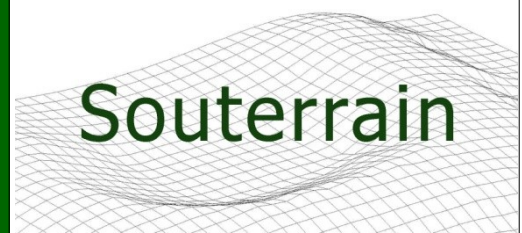


February 2018

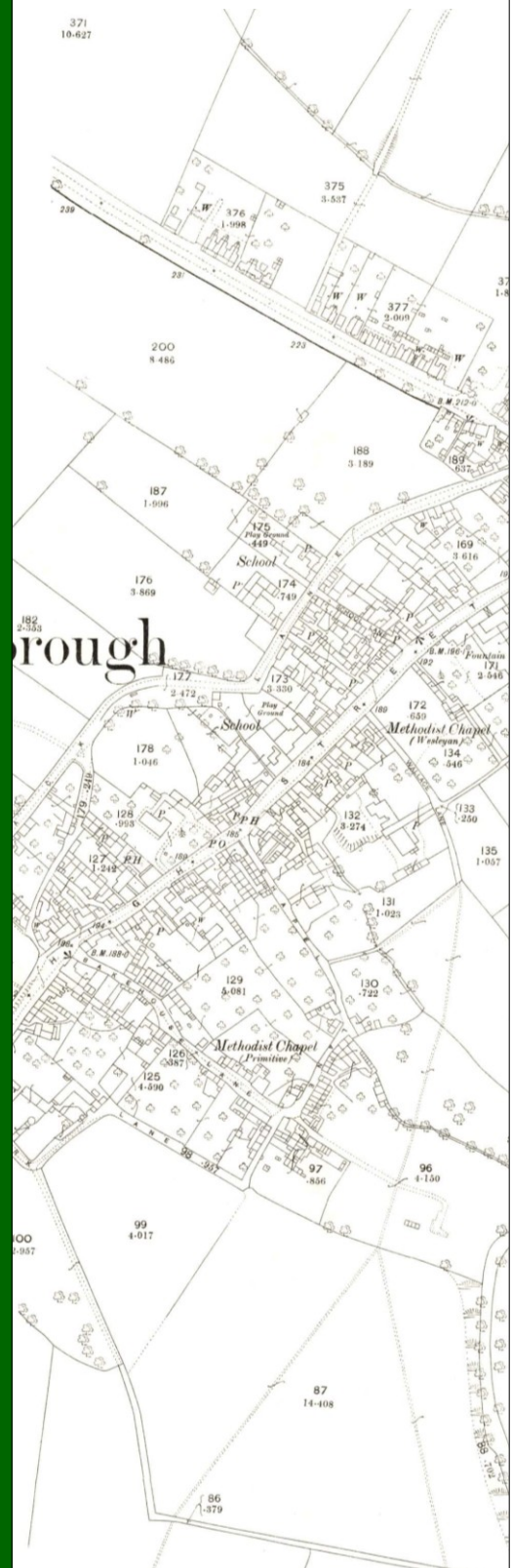
Souterrain Archaeological Services Ltd

for

F & L Group
(Higham Ferrers, Northants)



Archaeological Services Ltd



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NORTHAMPTON HISTORIC ENVIRONMENT RECORD EVENT No. ENN108901

PLANNING APPLICATION REF. 17/01370/FUL

SOUTERRAIN PROJECT SOU17-566

Souterrain Archaeological Services Ltd

February 2018

for

F & L Group
(18, Market Square,
Higham Ferrers, Northants)

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Summary

In November 2017, a historic building record was made of a former public house known as either The Horseshoe, or The Horseshoe Inn, at Irthlingborough, Northamptonshire, prior to its conversion to residential apartments.

The report provides a descriptive and illustrative account of the building in its 'as found' state, by means of archaeological observations, photographs, scaled elevations and plans. Integral to the report is a historical account of the building, which draws principally on primary archive material.

The Horseshoe Inn evolved from a 17th / 18th century house and shop. Documentary research suggests that it was first set up as a beer house in the early 1850s, a social establishment for the consumption of ales. A licence was obtained to sell wines spirits in 1865, its status then changed to Public House. The Horseshoe Inn was a tied-house of the brewery Smith & Co., Oundle, Northamptonshire for at least 87 years (c. 1868 – 1955). Between 1962 and the late 20th century the public house passed through the hands of three of the UK's major beer producers and suppliers, as a part of a tied-estate.

Archaeological observations made during the 'stripping out' phase of the conversion project enabled broad phases of the building's development to be identified. The original structure comprises approximately half of the existing building. Built in the local vernacular coursed limestone rubble, it consisted of two-stories, attic rooms and a cellar, with a buttressed chimney at one end. At some juncture in the early to mid 19th century the premises was given an extensive facelift, extended to twice its original size and modified to provide a Public Bar, Lounge Bar and additional accommodation. Most notably, the front elevation of the building, old and new, was given a brick facade.

Preface

All statements and opinions in this document are offered in good faith. Souterrain Archaeological Services Ltd (Souterrain) cannot accept responsibility for errors of information or opinion resulting from data supplied by a third party, or for any loss or other consequence arising from decisions or actions made upon the basis of statements or opinions expressed in this document.

Historic Building Recording & Report

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1. THE HISTORIC BUILDING RECORD

- 1.1 This document presents an illustrated and descriptive ‘as found’ record of a historic public house building, known as The Horseshoe Inn, at 67 High Street, Irthlingborough, Northamptonshire NN9 5PU. The building is a Non-Designated Heritage Asset (i.e. not a Listed Building).
- 1.2 The Historic Building Record has been prepared by Souterrain Archaeological Services Ltd (Souterrain) on behalf of the Planning Applicant & Developer, F & L Group (Higham Ferrers, Northants) in accordance with a Condition attached to the Grant of Planning Permission. The record has been made during its conversion to residential properties.
- 1.3 The creation of the Historic Building Record is consistent with paragraph 141 of the National Planning Policy Framework¹ which requires a developer to record, and to advance understanding of the significance of heritage assets that are to be lost, wholly or in part, due to development. In addition to which, the Historic Building Record falls within the overarching context of *East Midlands Heritage, Regional Research* objectives.²
- 1.4 The Historic Building Record observes the current national guidance of Historic England (*Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2016)). It comprises:
- a photographic archive (digital images);
 - a descriptive account;
 - measured plans and elevations; and
 - a historic account.
- 1.5 The approach of the Historic Building Record observes the requirements of a *design brief* prepared for this project by Liz Mordue, Archaeological Advisor for Northamptonshire County Council³ and statutory heritage consultant for ENC.
- 1.6 The report provides a comprehensive visual documentation of the former public house building made during the permitted conversion. Integral to the record is a historical account of the building derived from primary archive sources, the aim of which has been to gain an understanding of the building’s historical context.
- 1.7 The historic account draws on material from the following main resources:
- Northamptonshire Archives;
 - The British Newspaper Archive;
 - Secondary sources (scholarly books and articles);
 - The Irthlingborough Historical Society photo archive;
 - World wide web.
- 1.8 The report and archive is to be available as a public-accessible record.

¹ National Planning Policy Framework (NPPF), 27.03.2012

² Objective 9C (Knight, Vyner & Allen 2012)², which is to ‘Investigate the development of social and religious building types’

³ Mordue L. 2017. *Brief for a Programme of Archaeological Building Recording at The Horseshoe, 67 High Street, Irthlingborough, Northamptonshire*, V1 11th Oct., Northamptonshire County Council

2. PLANNING BACKGROUND

- 2.1 East Northamptonshire Council (ENC) Planning Permission 17/01370/FUL was granted (subject to conditions) on the 4th of September 2017 to F & L Group, for the conversion of former The Horseshoe Inn to create two dwellings, and for the erection of five new dwellings in the grounds of the public house with amenity and parking areas. The development is to include some demolition to rear of the public house. The area of the proposed development is defined on the drawings (latest revisions) by Sidey Design Architecture, submitted with the planning application⁴.
- 2.2 Condition 11 of the planning permission requires a historic building record to be compiled prior to alteration or demolition, and submitted to and approved in writing by the Local Planning Authority.
- 2.3 A specific *design brief* was prepared for this project by Liz Mordue, Archaeological Advisor for Northamptonshire County Council⁵ and a *Scheme for a Historic Building Record*⁶ was subsequently prepared by Souterrain on behalf of the planning agent.

3. LOCATION

- 3.1 The historic public house building is located in centre of Irthlingborough town, on the southeast corner of the junction of High Street and Park Road, Irthlingborough. It is centred at National Grid Reference 494481,270507.
- 3.2 The Application Site concerns the public house, its yards, beer gardens and car parking area, overall a broadly rectangular land parcel of about 980 sq.m. The building stands in the north corner of the parcel fronting High Street, occupying about 220 sq. m. The grounds are largely surrounded by low walls of brick and stone. The site is flanked to the northeast by Irthlingborough Library, and to the south by a modern house and garden. Nineteenth century and modern houses face the site on Park Road and on High Street.

4. HISTORICAL CONTEXT OF THE PUBLIC HOUSE

Historic Map Evidence

- 4.1 The earliest known, reasonably accurate map of Irthlingborough township, is a 'Sketch of the Parish of Irthlingborough' dated 1801⁷. When super-imposed upon the first edition Ordnance Survey map it is clear that the sketch was based upon a chain-surveyed map of the township. Figure 3 is a closely redrawn extract of the map with the approximate area of the present development super-imposed. It shows that a building straddled the Application Site boundary at this time.

⁴ Sidey Design Architecture, Drawing Nos. 6-151-05 (Jun 17); 16-151-06A (Aug 17); 16-151-07 (Jun 17); 16-151-08 (Jun 17); 16-151-09 (Jun 17)

⁵ Mordue L 2017. *Brief for a Programme of Archaeological Building Recording at The Horseshoe, 67 High Street, Irthlingborough, Northamptonshire*, V1 11th Oct. Northamptonshire County Council

⁶ Souterrain Archaeological Services Ltd. 2017. *Scheme for a Historic Building Record: The Horseshoe, 67 High Street, Irthlingborough, Northamptonshire (NGR 494481,270507), Planning Ref. 17/01370/FUL*, SOU17-566, 3rd Nov.

⁷ *Sketch Map of the Parish of Irthingborough*, NA map 1091, 1801, NA map 1091

- 4.2 The next available map for consultation⁸ is the Inclosure Award map, chain-surveyed in 1813. Building outlines and property boundaries have been rather clumsily inked. Figure 4 shows a closely redrawn extract of the map, again with the approximate area of the Application Site super-imposed; which was part of the curtilage of a larger parcel of land (calculated as 2 Rods and 11 perches; approx. 2, 301 sq.m), held by Henry Harris⁹. The Inclosure Award schedule records 'two houses and a shop'. It is presumed that the buildings stood in a row fronting High Street, and that this row included the northeast half of the existing building. Three other structures were located within the Application Site, including a long rectangular building range along the southeast boundary, which may have comprised outhouses, stables or workshops.
- 4.3 The *Public House* is first shown on the Ordnance Survey map of 1884 (surveyed 1883) (Fig. 5), by which time the building had been extended southwest along High Street. The long range to the rear had been demolished and a new land parcel created, which is very much as it appears today. In addition to the inevitable attendant outbuildings of the public house there were five other building ranges within the land parcel. Some may have been dwellings. The site entrance for deliveries was on Chapel Street, since renamed Park Road.
- 4.4 By 1899, a row of three terraced tenements had been built within the land parcel, fronting Chapel Street (Fig. 6); a row of three smaller buildings were removed in the process. The map shows the location of two water pumps (marked 'P') serving the public house and tenements. On the third edition OS map of 1924 (not illustrated) there are no significant changes shown within the Application Area.

From Beer House to Licensed Premises

- 4.5 By 1847 there were five public houses and inns listed in trades directories for Irthlingborough, together with the names of their publicans or landlords: *Sowe & Pigs* (Charles Groome); *King's Arms* (John Rye); *White Horse* (Samuel Rye); *Railway Commercial Inn and Posting House* (Thomas Smith); and *Bull* (Stephen Sumpter, who was also a farmer)¹⁰. From then until 1862, available historic directories¹¹ list only these five establishments (with occasional change of landlord)¹². In addition to the public houses, *beer retailers* are occasionally mentioned, which could imply either an ale house or a shop selling beer. Under the Beer Act of 1830 any householder was allowed to to sell beer (but not wines and spirits) having first made the one-off purchase of a licence from the Excise. Such premises were known as *beer houses* or *beer shops* and were distinct from public houses, inn and taverns, where a justice's licence was required for the sale of wine and spirits.
- 4.6 On the 29th of September 1865, Wellingborough Petty Sessions granted a Mr. Rooksby 'of *The Horse Shoe Inn, Irthlingborough*' a license to sell spirits¹³. This was undoubtedly the same William Rooksby listed as a 'Beer Retailer and Shopkeeper' in the 1854 edition of *Kelly's Directory of Northamptonshire*¹⁴, and later, as a 'Beer Retailer', in the 1861 edition of *Melville's Directory of Northamptonshire*¹⁵. The listings are distinct from the five public houses, aforementioned. It therefore seems likely that William Rooksby had been running a beer house precursor of The Horse Shoe Inn prior to obtaining a license to sell spirits.

⁸ i.e. at Northampton Archives

⁹ *Irthlingborough Tithe Award Schedule*, 362, NA map 41

¹⁰ *Kelly's Directory of Northamptonshire* 1847

¹¹ i.e. in Northamptonshire Archives

¹² *Kelly's Directory of Northamptonshire* 1847-1861; *Slater's directory of Northamptonshire*, 1862

¹³ *Northampton Mercury*, Sat. 7th Oct. 1865

¹⁴ p.2084

¹⁵ *Melville's Directory of Northamptonshire*, 1861.

- 4.7 It is uncertain as to whether Rooksby owned the premises, or was a tenant landlord, during this period. However, a business opportunity advertised in the *Northampton Mercury* in July 1868, shows that the premises was, by this time, owned by one of the county's major breweries - Smith & Co. of Oundle (established in 1823)¹⁶:

*'To Innkeepers, Publicans, and Others.
TO BE LET, at Michaelmas next,
The excellent Old-established PUBLIC HOUSE and
premises, known as "The Horseshoe", for many years
in the occupation of Mr W. Rooksby, Miller, Merchant,
and Publican, at Irthlingborough, near Higham Ferrers, in
the county of Northampton. –
Enquire of Messrs. Smith & Co. Oundle.'*¹

- 4.8 It is interesting here to note that one of William Rooksby's other occupations was a miller, for it suggests that there may be a link with an earlier property advertisement placed in the *Northampton Mercury*, in October 1861: 'A Capital BAKEHOUSE and BEER-HOUSE, most eligibly situated in the Village of Irthlingborough'¹⁷. Apply to: Mr. H. Rooksby, a Shoe Manufacturer of Higham Ferrers. The advertiser was Henry Rooksby (aged 45) formerly a shoemaker of High Street Irthlingborough, who was, by 1851, a major employer of 61 men and women, and 20 children. But his relationship to William is presently unclear. William Rooksby defies positive identification in the Irthlingborough census returns of 1851 to 1871, which suggests that his residence in the town was fairly transitory.
- 4.9 It would appear that John Alexander Smith succeeded William Rooksby as licensee landlord of The Horseshoe¹⁸, but Smith's tenure was quite short-lived, for he filed a petition to the Court of Bankruptcy in January 1868. Pending Smith's hearing, Wellingborough Petty Sessions in February 1869, found local agricultural labourer William Bugby guilty to the charge of being drunk and disorderly at The Horseshoe public house¹⁹. Evidently discomfited by the course of events, the licence (and tenancy) of the public-house was abruptly transferred from J A Smith to C Perkins²⁰. Smith appeared before the Court of Bankruptcy in April 1869, where, described as 'licenced victualler' of The Horseshoe Inn, he attributed his failure to "Badness of trade, and sale by Sheriff of nearly all my stock and effects". A preliminary estimate of his debt was about £300, but since Smith had not yet filed his statement of accounts, the case was adjourned until June and he was spared from arrest. He may have been fortunate, as the Debtors Act of 1869 greatly reduced the punishment of imprisonment. It is uncertain how long Perkins was licensee of The Horseshoe Inn, for the census return notes only 'Proprietor Absent'²¹. It does however record two male lodgers, George Harris (26) and William Thompson (15), both of whom were serving apprenticeships as plumber and glazier.
- 4.10 By the 1860s, an escalation in drunkenness and associated disorderly behaviour had become a major cause for concern on a country wide scale. In an effort to deal with the problem the

¹⁶ Since 1823; See Richmond L & Turton A 1990 (eds). *The Brewing Industry: A Guide to Historical Records*

¹⁷ *Northampton Mercury*, Sat. 5th Oct. 1861; Henry Rooksby (aged 38) ran a boot and shoe manufactory at Irthlingborough, employing 45 men, 16 women and 20 children (1851 Census Return, 95)

¹⁸ *Kelly's Directory of Northamptonshire*, 1864, 64

¹⁹ *Northampton Mercury*, Sat. 6th Mar. 1869

²⁰ *Ibid.* Note. This could mean either that the license was held by the brewery, or that the brewery quickly sought an tenant landlord with a licence to run the premises

²¹ Census 1871, Irthlingborough, No. 150

government steadily imposed stricter controls on the issue of licences. In the first instance, in 1869, no new licences would be given for beer houses and beer shops. From then onwards, the proprietors of such premises were required to apply annually for a Justice's Certificate. A certificate would be refused if the court considered a beer house to be of disorderly character, or frequented by thieves, prostitutes or persons of notoriously bad character. It was predicted that the average life of a beer house would be four years²². As for public houses, inns and taverns, new legislation was introduced in 1872 which held landlords criminally responsible for permitting drunkenness or selling alcohol to a person who was drunk. Drinking places were henceforth routinely inspected by police officers. But, what actually constituted drunkenness remained subjective²³. The tightening grip of the law undoubtedly set off alarm bells in the breweries, for a chief asset of a brewery was its tied-houses - tenanted public houses in its ownership through which its products could be retailed without competition (naturally, tenant landlords were not permitted to sell the beers or products of other breweries).

A Secure and Sombre Landlord

- 4.11 By 1877, former Irthlingborough master butcher John George Dunsmore²⁴ (aged 59) had become the landlord of The Horseshoe Inn²⁵. Dunsmore and his family had previously lived above his butcher's shop next door (northeast side). He upheld the licence of the public house until at least 1891²⁶. It was during Dunsmore's administration that The Horseshoe Inn had the peculiar honour of hosting at least two coroner's inquests: the first on the body of 70 year old George Tanner, who had fallen to his death whilst thatching (Sept. 1888)²⁷; the second, after the suicide of local chemist George Buxton Howorth²⁸ (Oct. 1891). This melancholic aspect of public house resounded once again in December 1895 when the body of 68 year old Crimean War veteran, George Wright (of Thrapston Workhouse) was removed to the inn, having dropped dead outside²⁹.

Changing Places

- 4.12 In the early 20th century the landlords of The Horseshoe Inn changed in fairly quick succession. Trades' directories list Alfred Herbert Knight in 1903³⁰, followed by John Joseph Inwards in 1906³¹. Inwards had tried his hand at a number of occupations in Irthlingborough - boot upper closer and fishmonger in 1890, and from at least 1903, fruiterer and grocer. The government's Land Valuation of 1910 shows Inwards still in occupation of The Horseshoe, while the premises itself being still in the ownership of Smith & Co. of the North Street Brewery, Oundle. The property is briefly described as '*Stables, House & Brew [sic]*'; its extent given as 813 sq. yards (c. 679 sq. m)³². By 1914, John Joseph Inwards had switched vocation to become a jobmaster. The new publican of The Horseshoe Inn was Ernest Masson who remained in the post until the very early 1920s. Masson was succeeded by George and Florence Wheatley, who ran the pub from at least 1923 to about 1928. By the 1930s, the pub

²² Sheffield Independent - Friday 26 March 1869

²³ In an illuminating and statistical study on the policing of Victorian public houses, Paul Jennings, cites contemporary efforts to define the term and describes the difficulties encountered by landlords and law enforcement alike during the late Victorian period. See Jennings, P. 2013. 'Policing Public Houses In Victorian England', *Law, Crime And History* 3(1), pp. 52-75, <http://www.Lawcrimehistory.Org/Journal/Vol.1%20Issue3%202013/Jennings%20final.Pdf>

²⁴ Kelly's Directory of Northamptonshire, 1869, 64

²⁵ Kelly's Directory of Northamptonshire, 1877, 319

²⁶ Kelly's Directory of Northamptonshire, 1891, 104

²⁷ Northampton Mercury, Sat. 29th Sept. 1888

²⁸ Northampton Mercury, Fri. 2nd Oct. 1891

²⁹ Northampton Mercury, Fri. 27th Dec. 1895

³⁰ Kelly's Directory of Northamptonshire, 1903, 110

³¹ Kelly's Directory of Northamptonshire, 1906, 115

³² Land Valuation, 1910, 49, item 909

was being run by John Charles Inward³³. The Horseshoe once again hosted a coroner's inquest in May 1938 after Emily Jane Scarborough of 37, High Street, Irthlingborough was found gassed at home.

- 4.13 John Charles Inward's son Jack succeeded as landlord. Jack Inward was something of a local celebrity having been a star of silent 'pictures' a few years before the outbreak of the First World War. Most notably, he took the part of aide-de-camp to the Duke of Wellington in the film 'Waterloo', which was filmed in and around Irthlingborough in 1913. During the film shoots, the film's American director, Charles Weston lodged at the The Horseshoe, and subsequently married Jack's sister Alice. The American connection was reinforced again in August 1945, when Joan Inward, the youngest daughter of Mr and Mrs Inward, was married in Irthlingborough to US Army Technical Sergeant Clarence Gunby of Everslade. Florida. Jack Inward ran The Horseshoe until his retirement in 1949³⁴. He was succeeded as landlord by Mr. W. Elson, the son of of a long-establish family of Irthlingborough publicans (The Railway Inn)³⁵.

Ownership Changes 1950 - 2016

- 4.14 Property and business records of The Horseshoe were not available for consultation during the present study. However, a succession of ownership changes took place between the mid 1950s and the 1980s, which undoubtedly contributed greatly to the The Horseshoe's subsequent demise. The 1950s and early 1960s witnessed numerous mergers of breweries. The Horseshoe at Irthlingborough was just one of the many tied houses of *Smith & Co (Oundle) Ltd.* (Smith & Co registered as a limited liability company in 1935) throughout the region. The brewery and its tied-estate were acquired in 1955 by Warwicks & Richardsons Ltd of Newark-on-Trent (Notts.)⁵ and, over the next seven years, The Horseshoe probably continued to be supplied with beer from the Oundle brewery. Changes came however, in 1962, when John Smith's Tadcaster Brewery Company³⁶ acquired Warwicks & Richardsons. The merger and centralisation triggered rationalisation of products. Rapidly-produced and ready-for-consumption keg (conditioned) beers were favoured by the new companies as opposed to the traditional cask-conditioned ales which took longer to settle and ferment. Beer brewing Oundle was promptly terminated. Eight years later John's Smith's was taken over by Courage, Barclay and Simonds Ltd, its assets including about 1,800 tied houses (including The Horseshoe Inn at Irthlingborough). At this time Courage, Barclay and Simonds had become one of the so-called 'Big Six' of UK pub-owning beer brewers and suppliers.
- 4.15 The Board of Trade reported in 1966 that the tied-house system was having a detrimental effect on the economy, stifling market competition and reducing consumer choice. A major investigation was subsequently undertaken by the Monopolies and Mergers Commission. Its findings showed in 1967 that brewers owned 80% of all public houses in the UK and that out of a total of 72,400 public houses UK-wide, the Big Six between them owned 37,340 (52%)³⁷. The report recommended that the licensing system be relaxed to allow new competition. In the 1980s a study of the supply of beer in the UK was carried out by the Office of Fair Trade. It led to another major investigation carried by the Monopolies and Mergers Commission. The result was the introduction of the so-called Beer Orders of 1989. These orders restricted brewery ownership to 2000 tied-houses (anything in excess was to be disposed of) and

³³ Kelly's Directory of Northamptonshire, 1936, 118; Market Harborough Advertiser & Midland Mail Friday 14 Jan. 1949

³⁴ Northampton Mercury, Fri. 24th Aug. 1945

³⁵ Northampton Mercury, Fri. 14th Sept. 1951

³⁶ The Brewing Industry: A Guide to Historical Records, Richmond, L. & Turton, A. P, 302

³⁷ Spicer J, Thurman C, Walters, J & Ward S, 2012. *Intervention in the Modern UK Brewing Industry* (Basingstoke)

required the tenant landlord of a premises owned by a large brewery to offer a 'guest ale', essentially to be sourced from elsewhere by the the tenant landlord.

- 4.16 Courage was taken over by Australian giant Elders IXL in 1986, the purchase including more than 5,000 tied public houses³⁸. Two years later the Courage tied pubs were transformed into a property investment with creation of a 'pubco', the Courage Pub Company, in which Elders held a third stake³⁹. The freehold land on which The Horse Inn stands was subsequently entered to the Land Registry on 8th December 1994. Scottish & Newcastle acquired Courage in 1995, apparently without opposition from the Monopolies Commission⁴⁰ and, in compliance with the government Beer Orders, began to sell off hundreds of its tied-houses. Photographs **11** and **12** were taken of The Horseshoe Inn at Irthlingborough between the late 1970s and the 1990s, during its Courage years.
- 4.17 In February 1998, The Innpreneur Pub Company became The Horseshoe Inn's new proprietor. Innpreneur was actually a joint venture between Courage and Grand Metropolitan after a 'pubs for breweries' swap in which Grand Metropolitan left the brewing industry⁴¹. In March of the following year, Unique Pub Company acquired Innpreneur Pub Co.'s UK pub portfolio of around 2600 pubs, most of which were freeholds⁴². The freehold land of the The Horseshoe Inn was thus transferred to Unique on the 10th May 1999. Subsequently, in 2004, Enterprise Inns (now Ei group plc), based in Solihull, Warwickshire, bought Unique's folio of 4,000 + pubs⁴³, one of which was The Horseshoe Inn at Irthlingborough.
- 4.18 But trade at The Horseshoe Inn in seems to have been taking a turn for the worse. If we are to believe a review of the pub, hosted by the website '*Beer in the Evening*' in 2004, The Horseshoe Inn appears to have become a rather dismal watering hole. A visitor known only as Richard wrote: '*unfortunately, a pub that is run down and unappealing. The clientel [sic] are an unwelcoming bunch, the pub is smoky, the paint is peeling and the pub has a general feeling of neglect. One to avoid*'⁴⁴. But it is easy to forget, that prior to the smoking ban in work places of 2007, a smoke-filled bar was quite the norm in an English 'local'.
- 4.19 For a brief period The Horseshoe Inn was given a new lease of life. In May 2013, a limited liability company known as *The Horseshoe Inn Irthlingborough Limited* took over the running of the public house⁴⁵. The next year, The Horseshoe Inn was listed in the CAMRA (Campaign for Real Ale) website guide '*What Pub*', having been recently refurbished under its new leaseholder⁴⁶. The pub served '1 regular beer', Greene King IPA and '1 changing beer'. Opening times were 12 noon -11 p.m Monday to Friday and 11 a.m to 11 p.m Saturday and Sunday. Food was also available between noon and 3 p.m. The new leaseholder evidently did much to modernise and build up the clientele. Described as a quiet pub, both family and dog friendly, The Horseshoe Inn offered '*two L-shaped rooms including a games area*'. Entry was from the street '*where the bay windows en-crouch the walkway, or through the rear car-park and smoking den*'. Listed features included a real fire, a separate bar, disabled access, a

³⁸ Saunders P. 2005. 'Giants, Evolution and Over Regulation in Brewing', *The Journal of the Brewery History Society Online*, <http://www.breweryhistory.com/journal/archive/120/bh-120-002.htm> [accessed 29.01.2018]

³⁹ Op. cit. Saunders P. 2005

⁴⁰ Op. cit. Saunders P. 2005

⁴¹ Vide. Saunders P. 2005. *Brew. Hist.*, 120, pp. 2-19 <http://www.breweryhistory.com/journal/archive/120/bh-120-002.htm>

⁴² Vide. Terraforma <https://www.terraforma.com/investment/unique-pub-company.html>

⁴³ <http://www.eigroupplc.com/en/about-us/our-history.html>

⁴⁴ http://www.beerintheevening.com/pubs/s/14/14951/Horseshoe_Inn/Irthlingborough

⁴⁵ <https://beta.companieshouse.gov.uk/company/08544612/filing-history>

⁴⁶ <https://whatpub.com/pubs/NTH/389/horseshoe-inn-irthlingborough>

smoking area, sports TV and Wifi. Live music was a regular event on the last Saturday and Sunday of the month. In times of clement weather there was a pub garden, covered area and a patio. The car park to the rear had capacity for about 20 vehicles.

- 4.20 Sadly, *The Horseshoe Inn Irthlingborough Limited* was dissolved on the 10th of March 2015. The Design and Access Statement of the present planning application reports: *'There had been several periods when the pub had been closed prior to purchase. There had not been a viable or successful business running from the property for many years hence why it had ceased trading. The former owners sold the property because they had been unable to run it as a successful public house...'*⁴⁷. The premises were put up for sale in October 2016 via property consultants Drake & Company (London)⁴⁸ with potential for development, subject to planning. Interestingly, in the sales particulars, it was described as brick-built. The main internal areas comprised a main bar and a lounge bar on the ground floor, a beer cellar, and WC's. On the first floor there was private accommodation consisting of four rooms and a bathroom. The present owner, F & L Group Limited, purchased the freehold from Unique Pub Properties Limited on 27th October 2016.

5. DESCRIPTION OF THE BUILDING & OBSERVATIONS

- 5.1 In the descriptions below, the numbers in bold refer to photograph numbers (Section 10). The photograph viewpoints are shown on Figures 14 to 17. The metric scales which appear in the photographs are 1 m and 2 m in length with divisions of 0.2 m. For ease of description the rooms are numbered A to I. An additional sequence of photographs was taken by architect Steve Clark (Sidey Architectural Design) shortly after the commencement of the stripping out of fixtures and fittings, while photographs of the exposed historic cellars were taken by John Langley (F & L Group). These are included in Appendix 1. References to these photos are pre-fixed by 'A-'.

External Appearance

Front Elevation

- 5.2 The front of the building has a brick facade in Flemish bond, the entire of which is painted white (**1-6**). A single course of dogs tooth corbel runs beneath the eaves (**10-13**). The base of the facade is skirted in black-painted concrete render rising in height from c. 0.4 m in at the northeast end to c. 0.85 at the southwest end (**1-4**). The southwest end of the elevation is quoined in dressed blocks of Northampton stone. The roof is slated.
- 5.3 The most striking feature of the front elevation is the difference in the level and character of the two pairs of window openings at first floor level (**1-2**), which clearly denote two distinct phases of construction. The two openings in the southwest, which have stone *voussoirs* and sills (e.g. **13**) are likely to be contemporary with the brick facade (*i.e.* 19th century). In contrast, the two openings in the northeast half, at a notably lower level, have extended wooden lintels and no sill (**14, 15**). The latter are more in-keeping with local vernacular stone

⁴⁷ Sidey Design Architecture. n.d. (c. Aug. 2017) *Proposed Residential Development The Former Horseshoe Public House 67 High Street, Irthlingborough For F&L Group Ltd Design and Access Statement (inc Impact & Justification)*, Doc. Ref. 16/151/DA Rev A

⁴⁸ <http://www.drakeproperty.co.uk/img/pics/Irthlingborough - The Horseshoe Inn - Details.pdf> [accessed 26.01.2018].

buildings of 17th to 18th century date, examples being No. 62 High Street (early C18)⁴⁹ and Nos. 64 and 66 High Street (late C17)⁵⁰.

- 5.4 The front entrance to the building is located in the 19th century half (*i.e.* southwest), flanked to the right by a sash window (**1-3**). The door is 4-panel with a fan light, above which is a horizontal 4-pane light (**7**).
- 5.5 Two canted bay windows rise from the ground in the northeast half of the building (**1,2,4**). The bays are different in size. The larger of the two is situated towards the centre of the frontage, with an overall width of 3.3 m and a height of 2.25 m. This has an upper decorative multi-paned section with leaded stained glass (**9, 26**). In contrast, the bay window to its left is 1.65 m wide and 1.65 m high and lacks a multi-paned upper section. Both features certainly post-date the 1894 Building Act which permitted such additions. Neither is recorded on the second edition Ordnance Survey map of 1899 (Fig. 6), which shows only a small, fenced garden, in which they were to be built (*c.f.* Figs. 7 and 8). The smaller bay window respected the position of a barrel chute (**8**). The chute also seems to have been within the fenced enclosure (Fig. 8).
- 5.6 There are three brick stacks, one at either end of the building and one in the centre (**1,2**). The central stack and southwest stack (**11** and **12**) are set at a 75° angle from the front elevation, respecting the alignment of the southwest wall of the 17th / 18th century building. The northeast end of the building preserves a thin segment of a former adjoining house and shop (demolished in the 1960s; *ante*, 4.11). The leftover is stone-built and retains a chimney with brick stack, the latter abutting the end stack the public house (**10**). Now concrete-rendered the remnant acts as an end buttress (**4**). A cast-iron downpipe is attached to the surviving slither of front wall, taking rainwater run-off from the public house roof.

Southwest Elevation

- 5.7 The southwest elevation is also concrete rendered (**17**). As early as 1884, a small stone-built cottage was attached to this end, set back slightly from the street (Figs. 5 and 9). A change in roof pitch is observed: 45° at the front, 30° at the rear (**17-18**). Apart from the front quoins of dressed Northampton stone, which have been left unpainted as a distinctive feature (**17**), the only other feature of interest on this elevation is a small three-section casement window flush with the wall, located at first floor level within the extension (**16-18**).

Rear Elevation

- 5.8 Of the rear elevation, only the southwest half of the building was visible (**16, 19** and **22**), built of coursed rubble limestone. Photographs **A-1** and **A-2** depicts the rear of the building shortly before the demolition and conversion works. At ground level there is a large central window opening (1.15 m wide x 1.35 m high) of dressed limestone with *voussoirs* forming a flat arch (**19-20**; **A-1**). The lower half of the roof has a slate variant (**19**). To the right of the window, the rear entrance has a 20th century part-panelled door with steel-reinforced panes (**A-1, A-2**). Above the door is a 4-pane light, glazed in 20th century security panes (**19, 37**). On the first floor (above the door) is three section casement window, flush with the wall (**18, 21, A-1**). This is akin to the southwest side window (*ante*, 5.7). The window opening has a cement-formed surround.

⁴⁹ Historic England Listed Building ref. 1192120

⁵⁰ Historic England Listed Building ref. 1040367

The Building Interior

Note on the 'As Found' Record.

- 5.9 The historic building survey took place in early November 2017, by which time the building conversion work had been underway several weeks. At the time of the survey, all fixtures and fittings relating to the public house interior had been removed. Except for the second floor/attic rooms, the walls throughout the building had been stripped of plaster, baring stonework and brickwork. The preliminary work proved advantageous to confirm an early date of construction for the northeast half of the building (as suspected from archives, and examination of the front facade), although it was unfortunate that some features which may have proved useful to secure a greater understanding of the origin and development of the building, were no longer present. Two cellars had existed, one beneath each half of the building, linked by a passageway. These are now in-filled with concrete. Fortunately, a series of informative photographs were taken of the cellars by John Langley, shortly after their exposure. These are included Appendix 1. All staircases had been removed, as had various internal partitions on the ground floor and first floor, whilst several doorways and historic windows bricked up. In the south western half of the building nothing of the first floor rooms remained. A series of photographs taken by Steve Clark, shortly after the commencement of internal works, are informative here. With respect to safety, it was not possible to examine either the exposed external stone wall of the original (i.e. c. 17th / 18th century) building, or the roof structures of the 19th century extensions.

The Ground Floor

- 5.10 Public access to the public house had been either from the front entrance on High Street or a rear entrance from the back yard. Both doors opened on to a central passageway (Fig. 15). The bar room (Fig. 15, Room C) was situated on the southwest side of the passageway, the lounge bar (Room A) on the opposite side. The public door to the lounge bar was located at the northwest end of the passageway, where it was entered near to the southwest corner of the room. The staff entrance to the lounge bar was midway along the passageway, where it entered from the southwest corner of the room. Both doorways have been recently blocked.
- 5.11 The lounge bar (Fig. 15, Room A; **A-3** to **A-5**) occupied the front ground floor space of the 17th / 18th century building. It was broadly rectangular in plan with a floor space approximately 32.8 sq.m. The outer walls are c. 0.5 m thick and built of roughly-coursed limestone rubble (**27**). The ceiling height was a little over 2 m. Timber ceiling beams and joists, painted black, for the most part appeared to be original (**24**, **27**, **28**). The room was lit by the two bay windows, aforementioned (*ante*, 5.5; **24-26**; **A-3**). It is probable that one of the bay windows occupies the position of the original front entrance (i.e. of 17th / 18th century building). The floor was recently concreted during infill of a cellar which seems to have occupied about 20 sq.m (*post*, 5.24).
- 5.12 The internal stripping of fixtures had exposed two brick-built fireplaces in the lounge bar (Room A). One of these was set within a chimney breast, 0.4 m thick (**24**) in the southwest wall (concealed behind the radiator on photo **A-3**). The other fireplace was set inside the northeast wall breast (**27**; **A-4**). The awkwardness of the brick flue construction in the northeast wall, particularly on the first floor, suggests that it was a later insertion (see. **27**, **39**, **40**).
- 5.13 Within the public access to the lounge bar (see **A-3**) was a short section of brickwork in the northwest wall, bonded to the stone wall (**29**). It denoted that the entrance from the southwest wall had been construction at a later date. Of particular note within this short

section of brickwork is a series of bond timbers. Such timbers were used to hold the brickwork together while the lime mortar gained strength⁵¹. The technique was commonly employed in English brick buildings from the late 17th century, although was being phased out in the 1830s on account of widespread concerns about wood decay caused by mortar constituents. By the mid 1840s its use had generally ceased⁵².

- 5.14 A staircase leading to the first and second floors was located in a back room (Room B) (Fig. 15; **A-6**). Two parallel oak timber beams provided the central support for the staircase at first floor level (**30, 31**). An abutment was detectable in the northeast (outer) wall (**30**), denoting that Room B was not a part of the original 17th/ 18th century building. This implied that the original staircase arrangement had been modified at some point to accommodate the rear extension. A small window (newly blocked) in the northeast wall was located beneath the stairs (**30**), most likely lighting a cupboard or store. The rear extension (Rooms B and F) had an original footprint of c. 21.5 sq. m, with a combined floor space of c. 35.6 sq.m.
- 5.15 The function of the rear extension ground floor room (Fig. 15, room B) is uncertain, having been newly modified and featureless at the time of survey. The architect's pre-conversion plan shows three separate areas. It is possible that the main area was latterly used as a games room. Notably the outer wall (northeast) of this extension comprised coursed limestone rubble (**32**), in contrast to the rough coursing of the original building.
- 5.16 The bar room (Fig. 15, Room C) was rhomboidal in plan (c. 8.3 – 8.45 m x c. 4.1-4.4 m). Nothing of interest could be observed (**33-34**).

The First Floor

- 5.17 The first floor (Fig. 16) provided accommodation, although it is presently uncertain which of rooms were private and which were for guests, in any period. At the time of the survey there were three rooms in the north-eastern half of the building: two at the front, in the 17th / 18th century building (Fig. 16, rooms D, E), the other in the rear extension (Fig. 16, room F). Situated at the front northeast end of the building, Room D is c. 3.75 x c. 3.2 m (12 sq.m) with a ceiling height of c. 2.1 m. It is lit by a sash window overlooking High Street (**40, 44; A-8**). Above the window opening is a wooden lintel. In the southeast corner of the room was a void in the floor where a staircase to the second floor (attic rooms) had been removed, together with a boarded partition wall concealing the staircase (**A-7**). (c.f. Photo **A-9**. This shows the staircase, taken from approximately the same viewpoint as photo **39**). Render stripped from the northeast wall, exposed roughly-coursed limestone rubble and an inserted brick-built fireplace and flue (**39, 41**). Construction of the flue had taken care to avoid a window opening with a wood lintel made from a reclaimed timber. The opening had been bricked up at some juncture in the 19th century. The floor of the room comprised wide wooden planking.
- 5.18 Rooms D and E were divided by a brick nogging partition wall, c. 0.1m thick (Fig. 16; **45, 47**). The rear walls of each room (recently removed) had also been partitions (Fig. 16; **A-7, A-9 to A-11**), but it is uncertain whether were similar in framework, or even contemporary. These had formed a passageway (see **A-9**) which ran alongside the rear wall of the original building from the staircase to the 19th century half of the building (Room G).

⁵¹ See Hurst L. 2006. *The Rise and Fall of the Use of Bond Timbers in Brick Buildings in England*, Proc. Sec. Int. Congress on Construction History (Vol. 2), Queens' College, Cambridge University; and Hurst L & Dutton A. 2015. 'Bond timbers in old brickwork, Conservation Compendium Technical Pt. 8', *The Structural Engineer* Jul.

⁵² *Op cit.* Hurst L & Dutton A. 2015.

- 5.19 The other front room (E) was of comparable dimension (c. 3.75 x c. 3.2 m), plus with a small recess on the northwest side of the brick built chimney breast (Fig. 16; **45-6, 47, 49, 50-1**). The fireplace retained a 19th century decorative cast-iron grate (**52, 53**), the wooden fire surround and mantle having been placed to one side for restoration (**46**; c.f. **A-10**). The room was also floored with wide wooden planking. Removal of the partition wall had revealed an unusual ceiling composition of wattle and plaster (**54**).
- 5.20 The architect's plan of the pre-conversion building shows that the rear extension (Fig. 16, room F), was subdivided into a landing area and two small rhomboidal rooms, each c.2.65 - 2.8 m x c. 1.8-1.9 m. Of note, in the surviving southwest wall, there was a row of empty floor joist sockets (**56**). These belonged to the 19th century building (Fig. 16, room G) on the other side of the wall, where the floor level was c. 0.45 m higher.
- 5.21 Access to the first floor of the 19th century half of the building (Fig. 16, Room G) was solely via the passageway from the north east and a flight of three steps. This access is now blocked and steps removed (**46, 58**; c.f. **A-10** and **A-12**). Beyond the access there had been a short continuation of the partition-walled passageway (**A-12**), with a fairly large room on either side (front: c. 22.5 sq. m; rear: c. 19.25 sq.m) (Fig. 16). In the 19th century half of the building, a very restricted viewing platform of the first floor was obtained from a ladder during the present conversion project (Fig. 16; **57-62**). Nothing remains of the historic interior. Photo **58** shows the blocked passageway access. The viewpoint angle of the photo corresponds approximately to that of **A-14**, which shows the southeast partition wall of the front room (Room G). Photos **A-13** and **A-15** show the arrangement of sash windows. The roof structure was much obscured by the newly constructed ceiling timbers, although it could be observed that both the front purlin (**62**) and that of the rear extension (**57**) were roughly hand-prepared, the trunks, in places, still retaining bark.

The Second Floor

- 5.22 Access to the second level of the original building was enabled via ladder (the staircase having been removed). This was effectively the roof space, containing two attic rooms (Fig. 17, Rooms H and I) divided by a partition wall (**63, 69**) with wattle and daub in-fill on the southwest side (**70**). For the most part, in each room the ceiling height was above 2 m (**64, 68**). The walls were rendered and painted white and floors covered in wide planking. The southwest room (I) was the smaller of the two rooms with a floor space of 13.96 sq. m. It was lit by a window (recently in-filled) in the southwest wall (**66, 67**), on the east side of the chimney breast. Floor space in the north east room (H) was restricted by the presence of the stair case (Fig. 17). Unless the concrete render of the northwest wall conceals a window, it seems to have relied solely on daylight from the window in the the adjacent room (I), via a small opening (blocked) in the partition wall (**69**).
- 5.23 Two roof trusses are extant, one on the east side of the partition wall (**69**), the other at the north east end of the building (**64**). These comprised a motley collection of timbers, many re-claimed, mostly held by square-headed iron bolts, but poorly built. The overall impression is that the entire roof was replaced at some point in the most economical manner using any material to hand.

Cellars

- 5.24 The Horseshoe Inn had two rectangular cellars, one in each half of the building, linked by a passageway. The cellar below the 17th/18th century building was aligned northeast/southwest (**A-16**). It is difficult to be certain of dimensions from the photographs but was approximately 20.sq.m. It appears to have originally been stone-built. In the late

19th or 20th it was brick lined and revetted, supported by at least one concrete beam. The cellar below the (probable early) 19th century extension appears, for the most part, to have been stone-built (**A-17** and **A-18**). It was linked to the original cellar by a brick-lined passageway. A second barrel chute (no longer visible on the pavement outside) had been bricked up at some juncture.

6. CHRONOLOGY

- 6.1 Importantly, the present combined historical and archaeological study has led to a greater understanding of origin and development this historic building in Irthlingborough latterly known as *The Horseshoe Inn*.
- 6.2 Historic map evidence shows the northeast half of the building in existence in 1801, albeit depicted as a simple rectangle, representing perhaps two or three houses in a row. The existing historic building was at the southwest end of the row. Comparable vernacular architecture in Irthlingborough High Street, and elsewhere, denotes that the building was erected in the 17th or 18th century (*ante*, 5.3). Constructed of roughly coursed limestone rubble, it comprised three-stories - ground floor, first floor and attic – and a cellar. The building had a footprint of c. 49.75 sq.m, with a combined internal floor space of c. 96.21 sq. m (excluding the cellar). It is surmised that the original building had a single chimney structure, on its southwest side; the combined thickness of chimney breast and end wall suggesting a buttress chimney (*c.f.* Figs. 14-17). In the 1813 Tithe Award, the property was registered as ‘two houses and a shop’. The northeast half of the existing historic building was certainly one of these, if not a house and a shop.
- 6.3 From 1865, *The Horseshoe Inn* was operated as a licenced premises (public house). Licensee William Rooksby, was a former miller and merchant who appears to have run a *beer house* (and possibly a bakehouse) at the property since at least 1854. If this is the case, then a ground floor room would have been assigned for the purpose. The property included family living quarters above, and, once converted to an inn, lodging accommodation. At the rear were associated outbuildings such as a store, a wagon shed and stables.
- 6.4 The relative chronology of the structure (Fig. 22) has been attained from observations enabled largely as a result of the stripping of internal wall coverings. At some juncture in the 19th century the building was extended to the southwest, effectively doubling its size: a footprint of c. 58.5 sq. m with a combined internal floor space (i.e. ground and first floor) of c. 93.5 sq m. The extension, primarily constructed in coursed limestone rubble, included a brick facade which also encased the front elevation of the earlier 17th / 18th century building. Various other alterations took place, probably during the same conversion project. A brickwork chimney flue structure was inserted to the northeast wall enabling additional fireplaces to be installed on the ground floor and first floor. It is presumed that the front door to the 17th / 18th century house was located where one of the two bay windows now stands. A new front entrance was placed in the extension, where it opened onto a through passage, separating a Public Bar in the new part of the building (Fig. 15, room C) from a Lounge Bar created from the large front room of the original building (Fig. 15, room A). Two doorways were cut through the former southwest external wall to form accesses to the Lounge Bar. Interestingly, during the course of the present building conversion, rounded quoin stones were exposed to a height of c. 2 m in the southeast corner the same wall (**38**). This construction technique, which was to provide extra berth for horse-drawn carriages, denotes a former wagon access along the southwest side of the building.

- 6.5 The date and originator of the 19th century building conversion project remains undetermined. An initial presumption was that it was brought about by the brewery Smith & Co. of Oundle, who owned the premises since at least July 1868. However, as noted above (*ante*, 5.13) the use of bond timbers in the entrance to the lounge bar may point to an earlier decade.
- 6.6 The two front bay windows were added at sometime in the first decade of the 20th century.

7. ARCHIVE & REPORT

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- 1813 Irthlingborough Inclosure Award Plan NA map 41
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- 1102 BL-1 (Fig.9)
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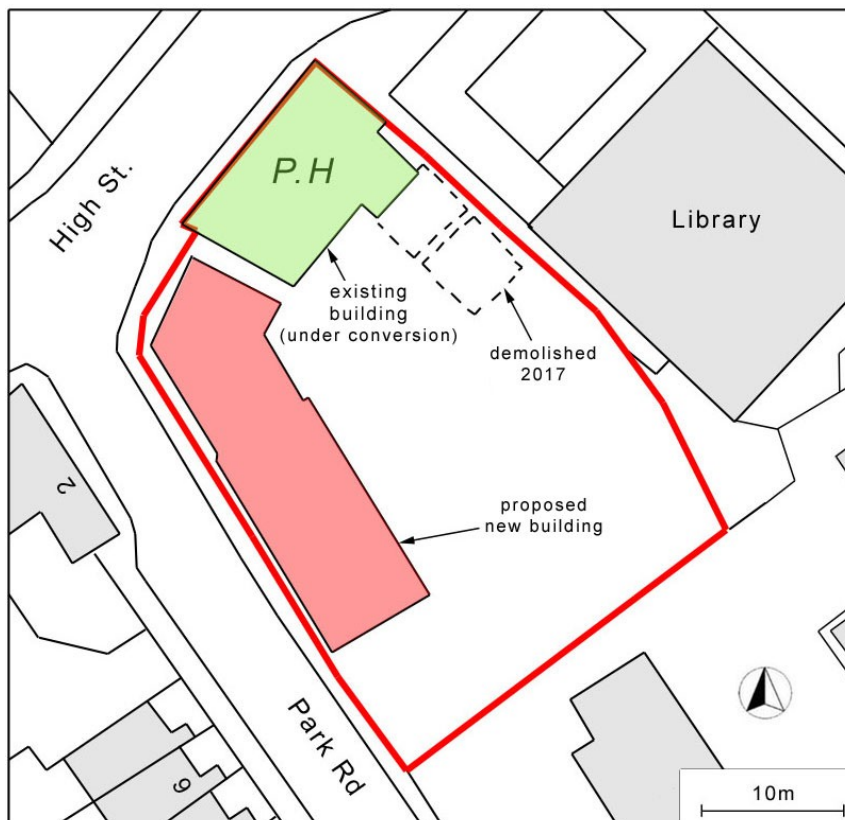
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9. Figures

Figure 1.
Location of Site

(based on
Ordnance Survey
Open Data mapping,
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**Figure 2. Existing and
proposed layout
of the Application Site**

(after Sidey Architectural Design
Dwg. 16-151-09, Jun 2017)

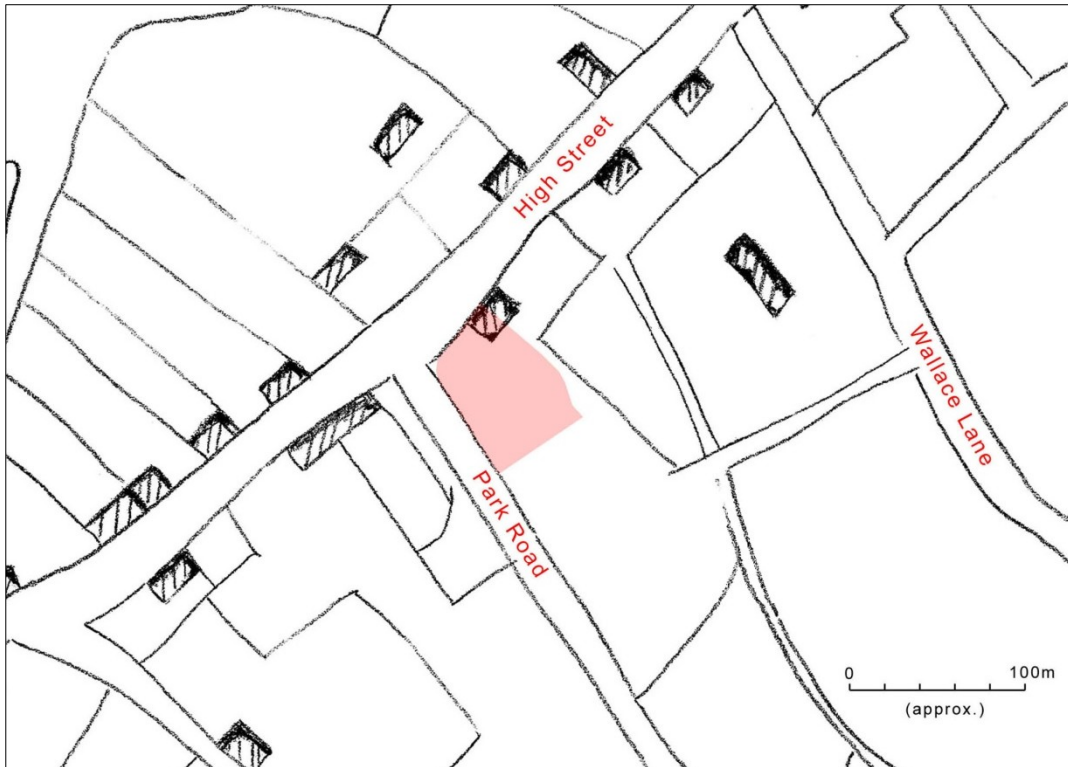


Figure 3. Extract of 1801 Sketch Map of Irthlingborough (NA map 1091), with approximate location of Application Site superimposed. *Redrawn by M D Wilson*

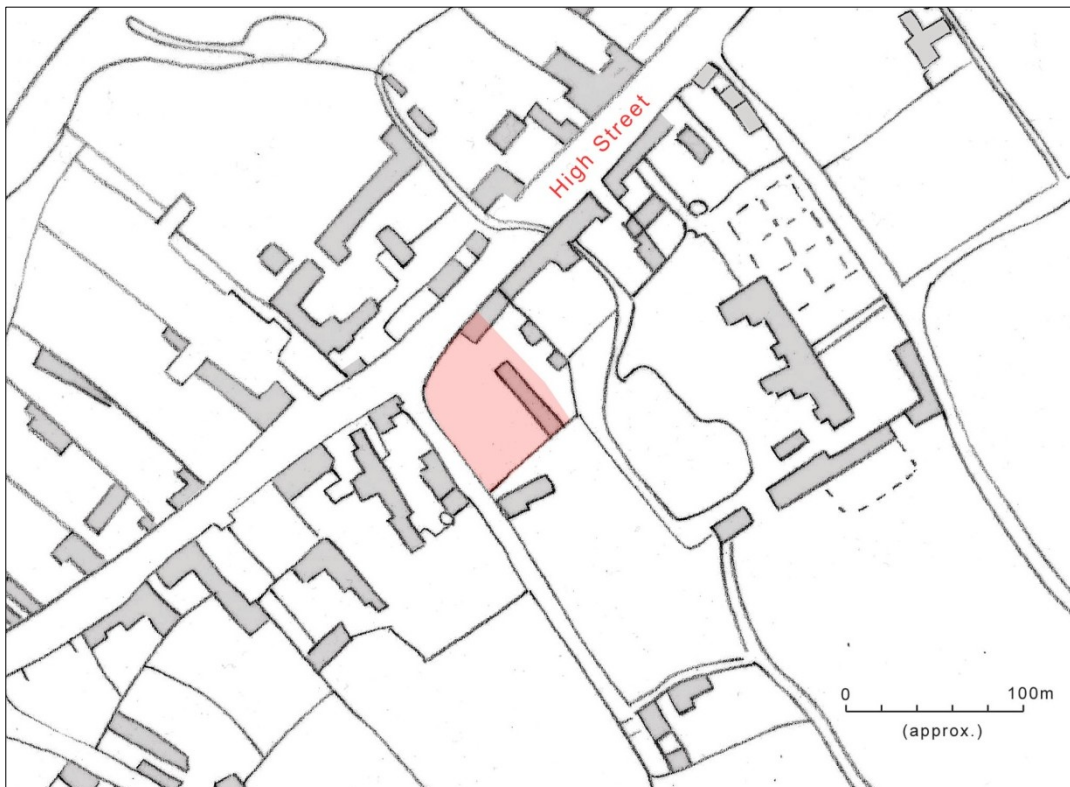


Figure 4. Extract of 1813 Tithe Award map of Irthlingborough (NA map 14), with approximate location of Application Site superimposed. *Redrawn by M D Wilson*

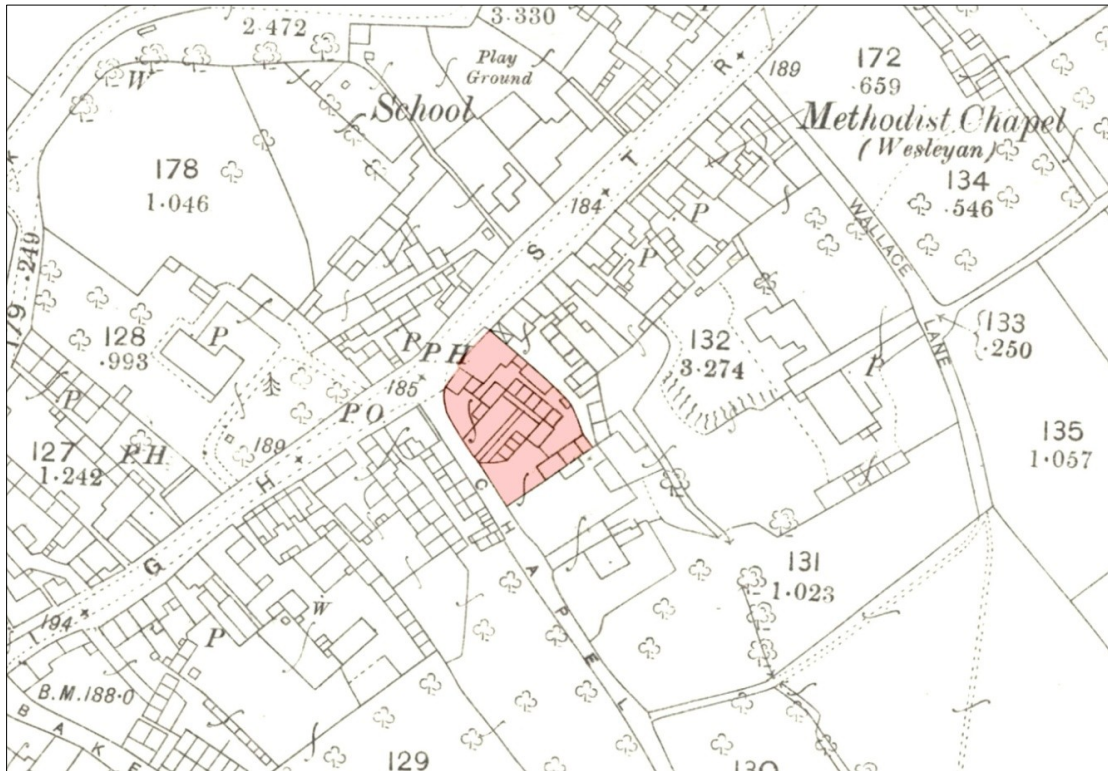


Figure 5. Extract of 1884 Ordnance Survey map, with Application Site superimposed

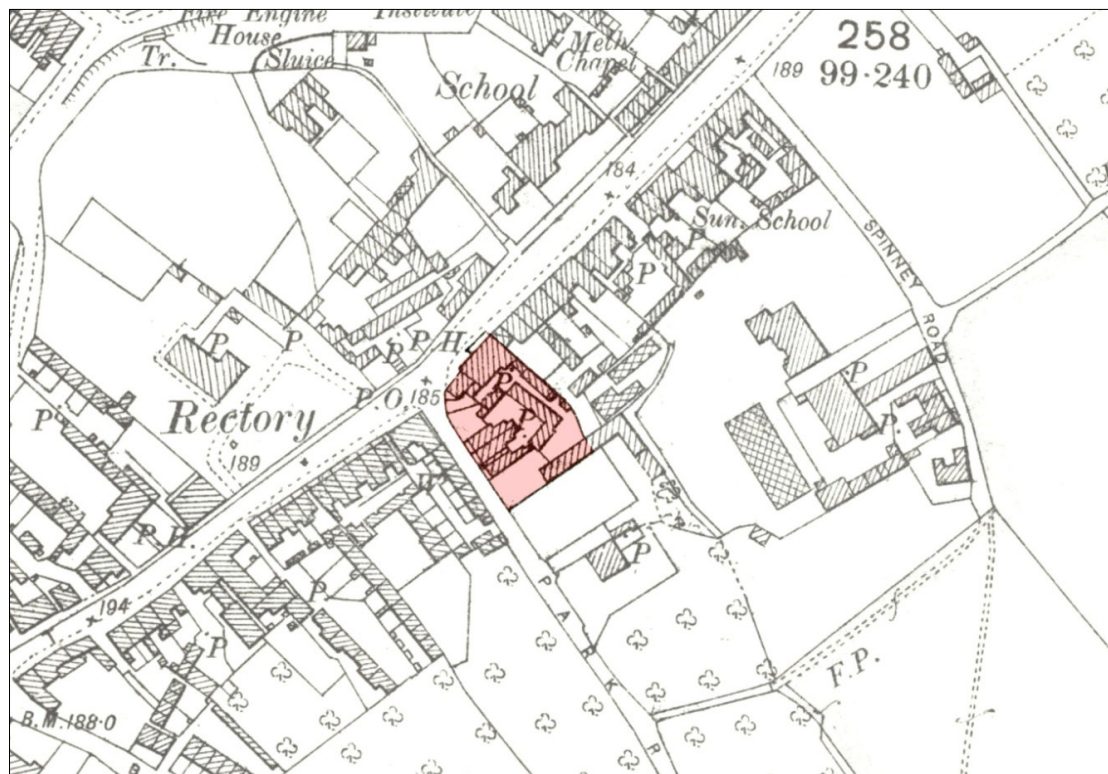


Figure 6. Extract of 1899 Ordnance Survey map, with Application Site superimposed

(base maps: © Crown Copyright. All rights reserved. Licence number AL 100015565)



Figure 7. Edwardian street scene outside The Horseshoe Inn. View from the north

(courtesy of Irthlingborough Historical Society)



Figure 8. The Horseshoe Inn (left). Probably Edwardian era. View from the northeast

(courtesy of Irthlingborough Historical Society)



Figure 9. View northeast along High Street towards The Horseshoe Inn. Circa Edwardian era.

(courtesy of Irthlingborough Historical Society)

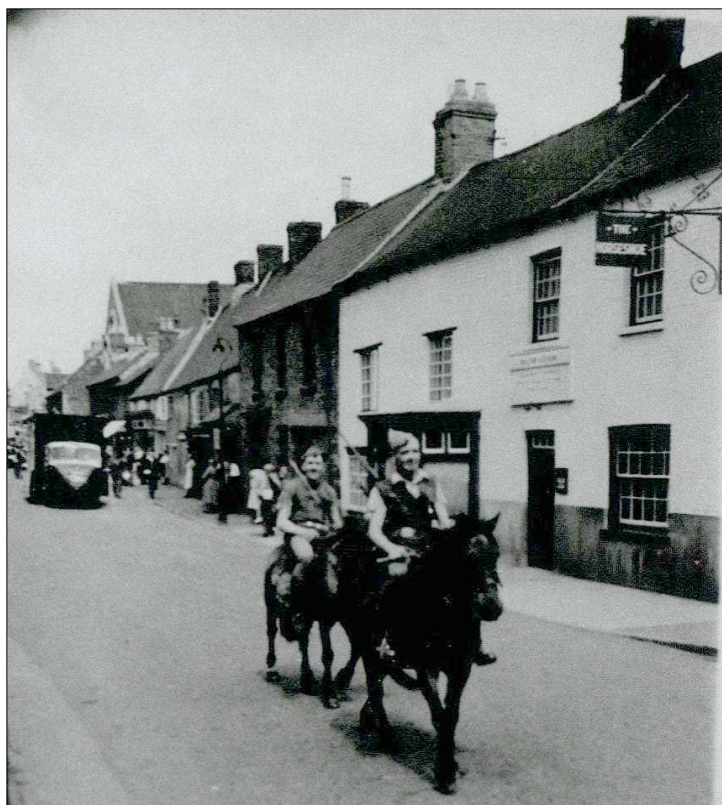


Figure 10.
The Horseshoe Public House (post WWII, ca. 1950s)

(courtesy of Irthlingborough Historical Society)

Figure 11.

The Horseshoe Inn: a Courage public house (c. late 1970s / early 1980s)

(courtesy of Irthlingborough Historical Society)



Figure 12.

The Horseshoe Inn: Courage public house (c. late 1980s - 1990s)

(courtesy of Irthlingborough Historical Society)

Figure 13.

The Horseshoe Inn refurbished (ca. 2013 - 2015)

(courtesy of Irthlingborough Historical Society)





Figure 14: Ground floor plan with direction of photographs (1-23)



Figure 15: Ground floor plan with direction of photographs (24-38)

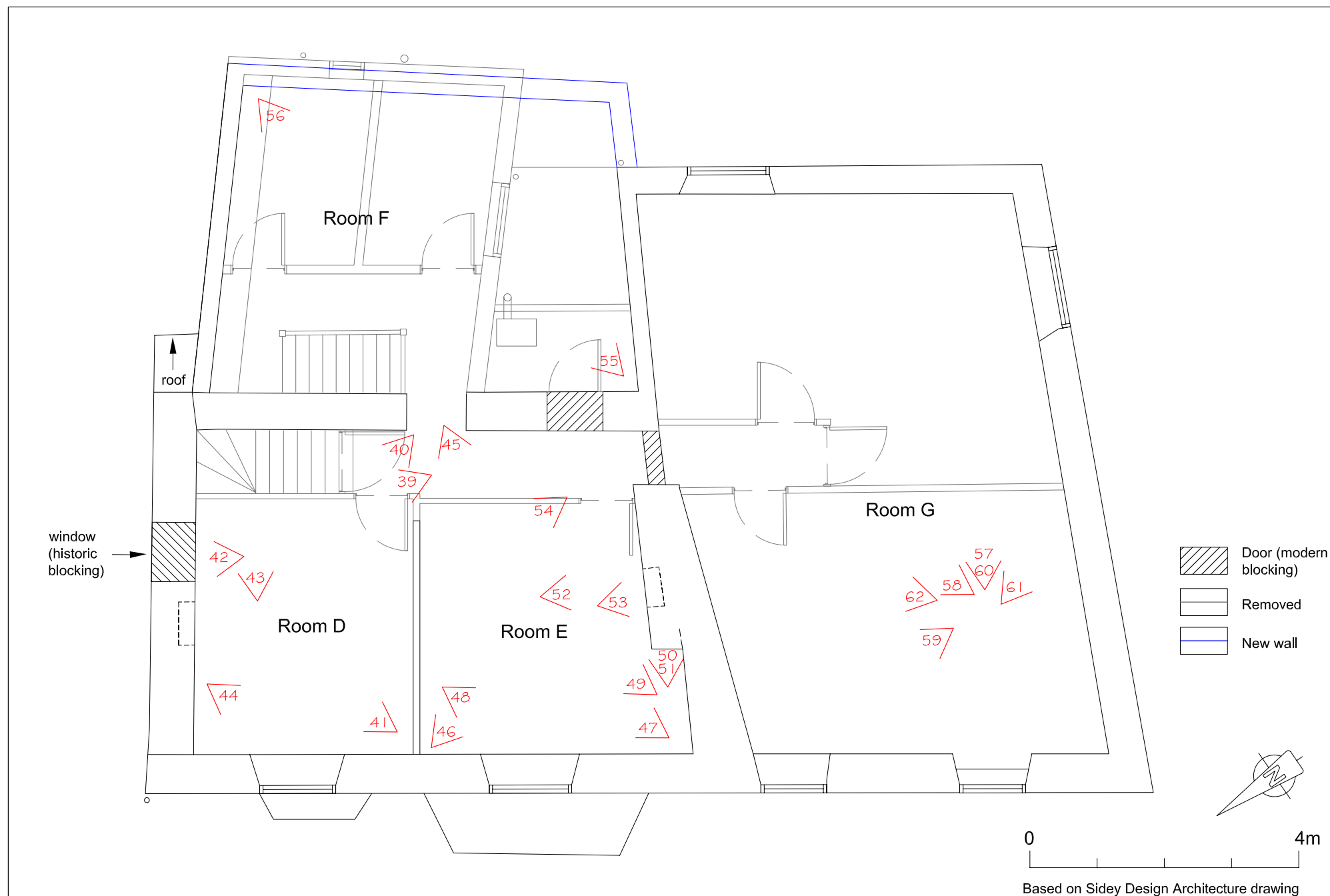


Figure 16: First floor plan with direction of photographs (39-62)



Figure 17: Second floor plan with direction of photographs (63-70)

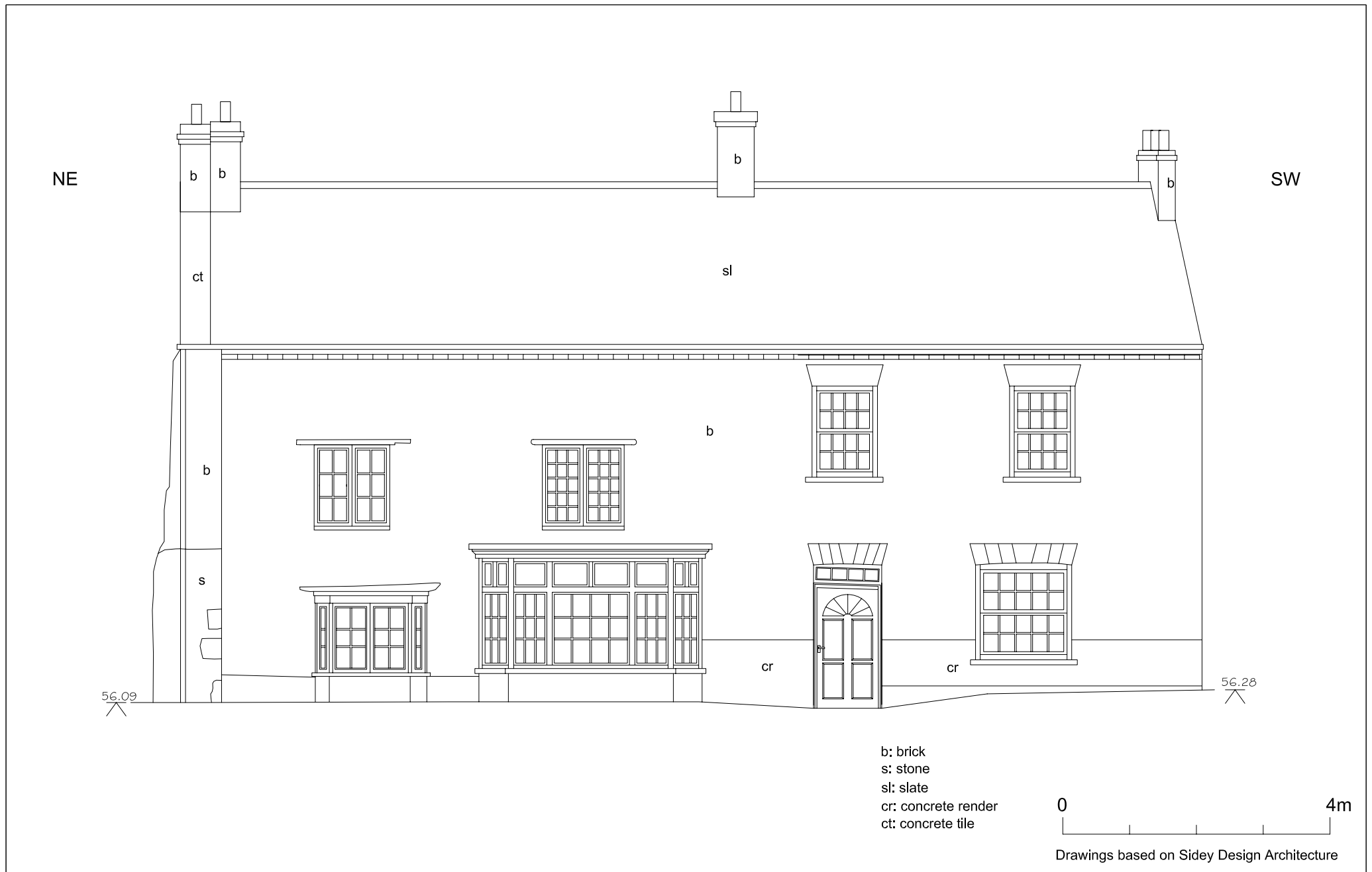


Figure 18: Front elevation

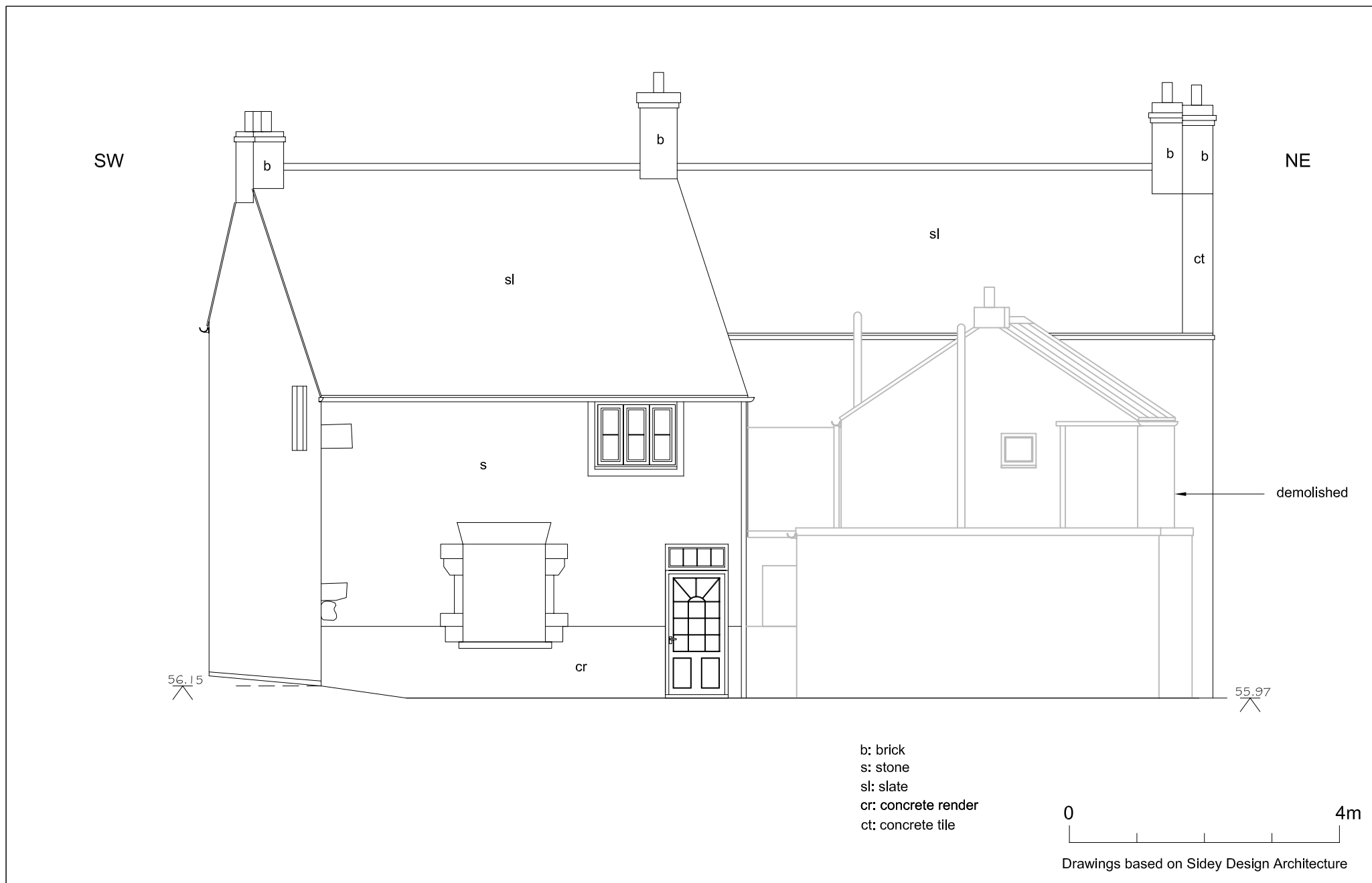


Figure 19: Rear elevation

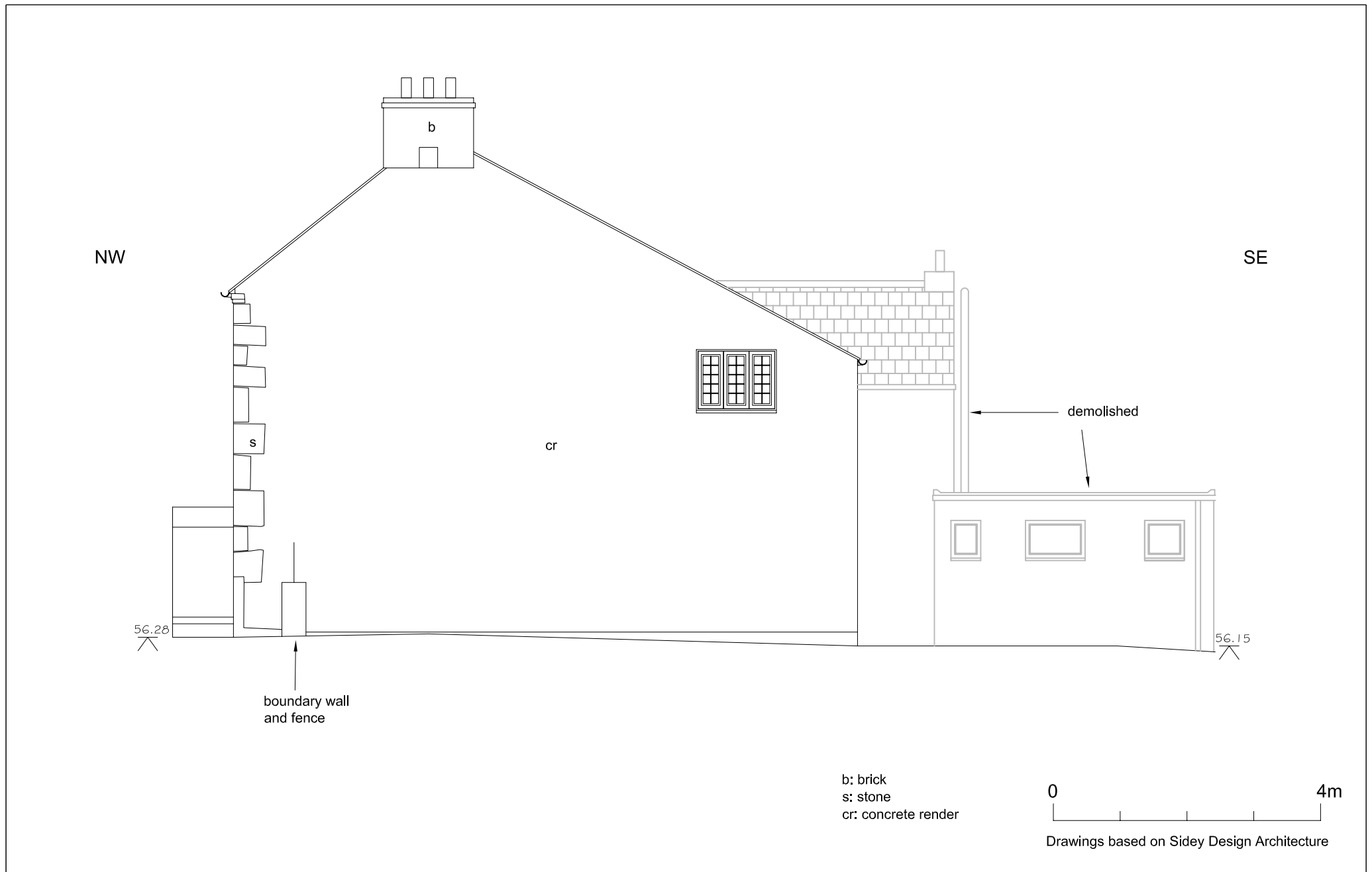


Figure 20: SW elevation

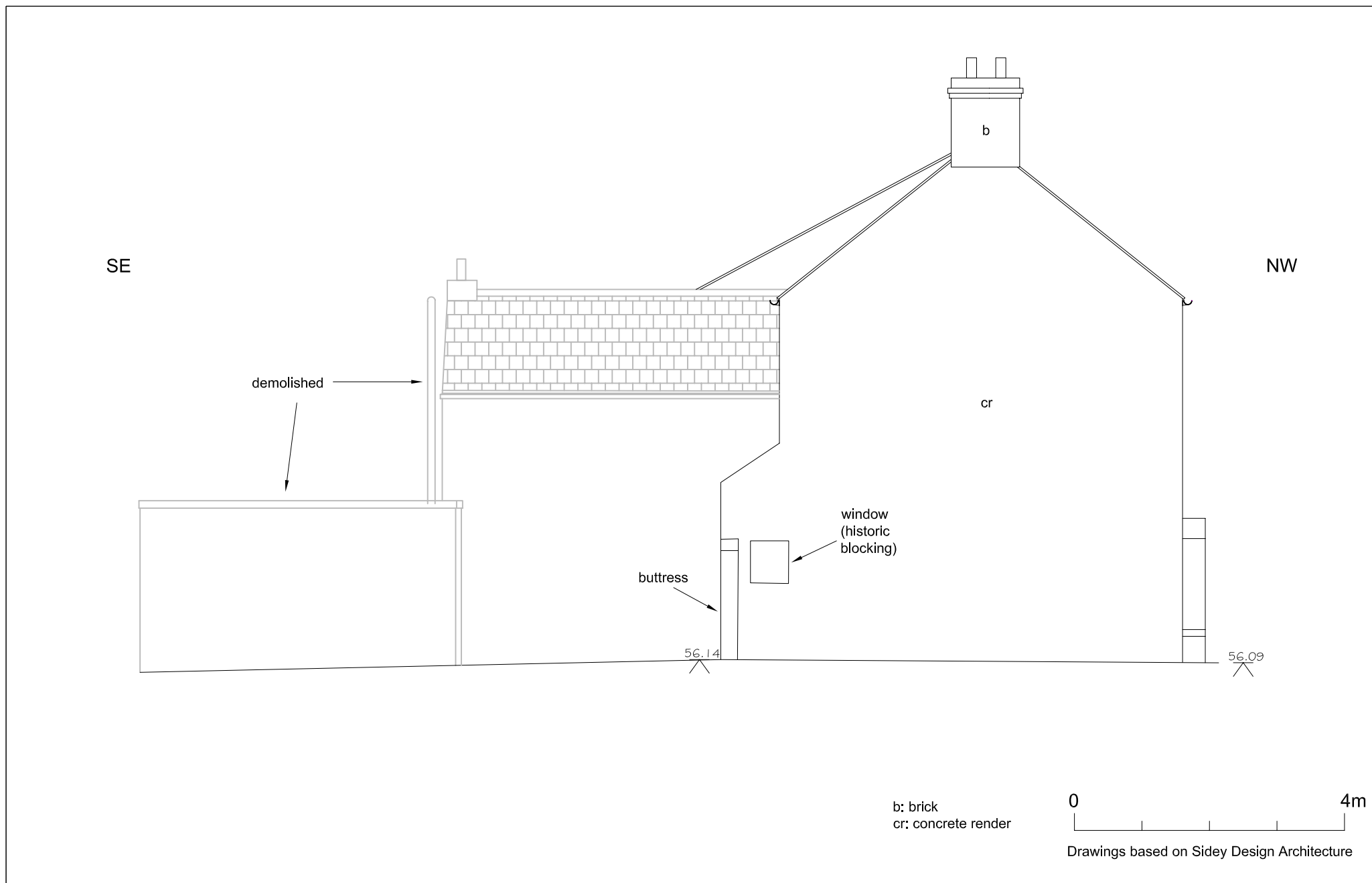


Figure 21: NE elevation

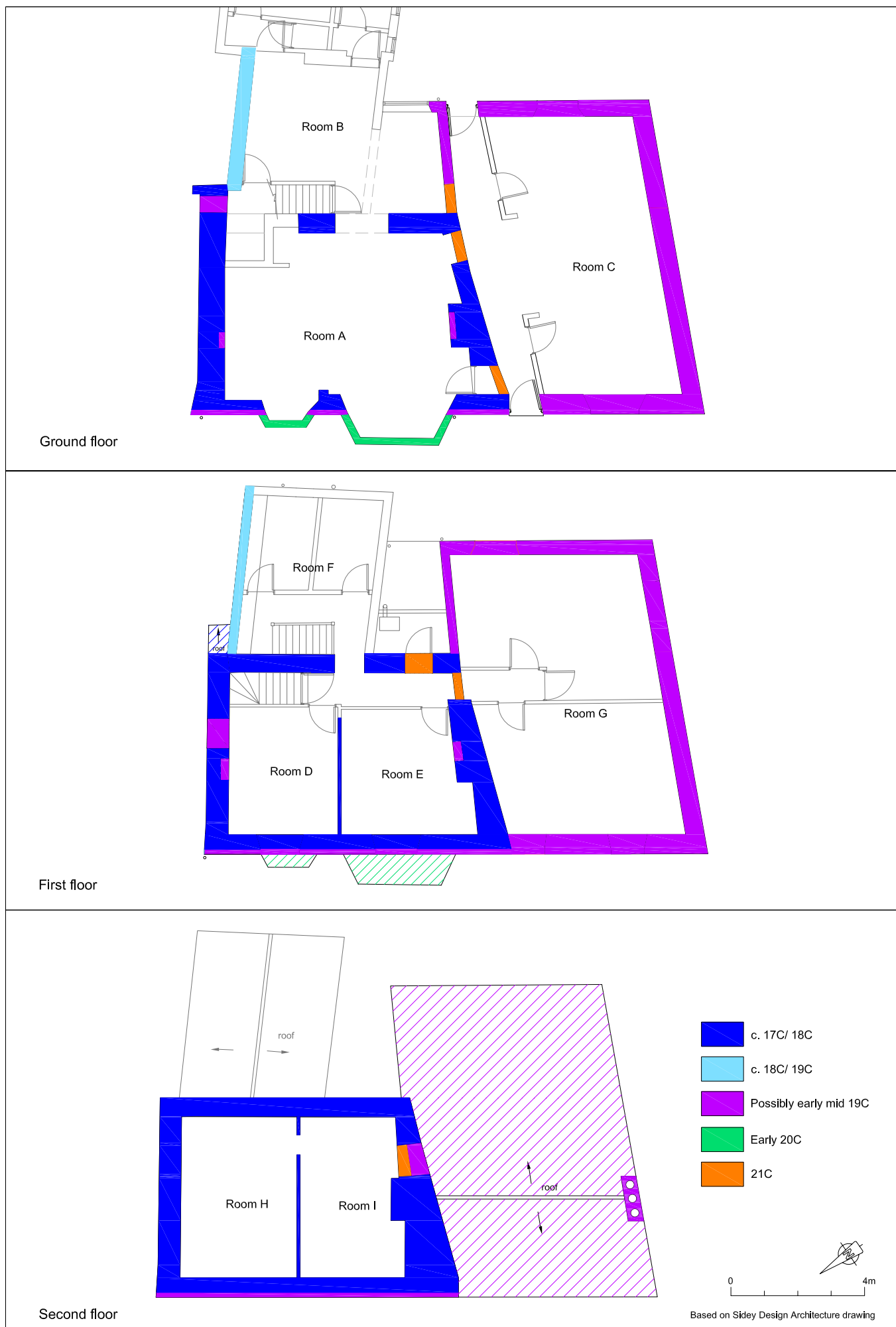


Figure 22: Phase plans