

HISTORIC BUILDING SURVEY:
THE GEORGE HOTEL, DUKE STREET, SOUTHPORT, MERSEYSIDE
(Updated)

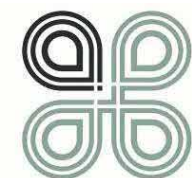
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By
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Executive Summary

DarntonB3 Architecture commissioned Allen Archaeology Limited (hereafter AAL) to undertake a Level 2 historic building survey, prior to submission of planning application DC/2022/00415 for 'Change of use from vacant public house (Sui Generis) to a retail store at ground floor level (Class E) and four residential units at first floor level (Class C3), with partial demolition of existing building and erection of a single storey extension to the side, infill of existing basement and associated landscaping and access' at the site of the former George Hotel on Duke Street in Southport, Merseyside.

Following submission of the planning application (DC/2022/00415) subsequent issues with the conversion plans of the public house require a re-submission for the full demolition and rebuild of the building.

Southport developed in the late 18th century as a popular holiday resort and expanded rapidly in the 19th century. Surrounding the development area are a number of Listed Buildings dating to the 19th century and across the street is Duke Street Cemetery, the oldest cemetery in Southport.

The survey has recognised four broad phases of construction at the former George Hotel. The main building is two-storey, built in a Victorian Italianate style, popular in the 1850s and 60s. The plot of land on which the hotel is situated upon was bought in 1864, around the same time as the land for the Duke Street Cemetery was bought from the Trustees of Mr. Scarisbrick. The area surrounding what was then Snuttering Lane, was undeveloped agricultural land. The hotel was likely constructed in 1866, the year after the cemetery was consecrated and is therefore part of the very early development of this area of Southport. The extension of Duke Street was still under construction in 1865. Mr. Matthew Lee, a former owner of a hotel in Cheadle, had acquired a liquor license for the George Hotel in 1866. He had constructed the hotel with two large bowling greens, ornamental gardens, stabling, coach house and other outbuildings.

During the second phase of development, between 1894 and 1908, the stables and coach house were removed and replaced by two extant, two-storey extensions to the northeast, and the cellar was also extended at the same time. During the third phase between 1926 and 1945, a further extension was added to the southeast elevation, along with outbuildings. During the fourth phase from 1945 onwards, interior changes were made in moving living quarters to the upper floor, redesigning the ground floor for a public bar and adding a staircase to the northeast wing.

The survey has preserved the structures by record prior to demolition.

1.0 Introduction

- 1.1 DarntonB3 Architecture commissioned Allen Archaeology Limited (hereafter AAL) to undertake a Level 2, historic building recording, as part of a pre planning application advice given by Merseyside Environmental Advisory Service (MEAS) at former George Hotel on Duke Street in Southport, Merseyside.
- 1.2 Due to subsequent issues with the conversion plans a re-submission of the planning application is proposed for the full demolition and rebuild of the public house.
- 1.3 All fieldwork and reporting have been undertaken in line with the recommendations of the Chartered Institute for Archaeologists 'Standard and guidance for the archaeological investigation and recording of standing buildings or structures' (CIfA 2020), the Historic England documents 'Understanding Historic Buildings: A guide to good recording practice' (HE 2016) and a written scheme of investigation (WSI) prepared by this company (AAL 2022).
- 1.4 The documentation and records generated by the evaluation will be assembled in accordance with the national guidelines in 'Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation' (AAF 2011). The archive will be deposited with the Museum of Liverpool in accordance with 'Guidelines for the Transfer of Archaeological Archives to the Museum of Liverpool' (National Museums Liverpool 2020).
- 1.5 The digital archive will be deposited with ADS following their guidelines (<https://archaeologydataservice.ac.uk/advice/guidelinesForDepositors.xhtml>).
- 1.6 It is anticipated that the archive for this scheme will be deposited within 12 months of the completion of the report.

2.0 Site Location and Description

- 2.1 Southport is a large seaside town in Merseyside, located 27km north of Liverpool and 24km southwest of Preston. The George Hotel is situated on the corner of Cemetery Road and Duke Street. It is surrounded by a car park to the southwest, an enclosed yard to the northwest, beyond is an area of residential houses, a retailer immediately to the northeast with further residential houses beyond, and it is flanked by Cemetery Road to the southeast. It is centred on NGR SD 33951 15902 (Figure 1).

3.0 Planning Background

- 3.1 Pre-planning application advice has been given by MEAS prior to submission of a full application for 'Change of use from vacant public house (Sui Generis) to a retail store at ground floor level (Class E) and four residential units at first floor level (Class C3), with partial demolition of existing building and erection of a single storey extension to the side, infill of existing basement and associated landscaping and access' of the former George Hotel, Duke Street, Southport and advised "that a programme of archaeological building investigation is carried out to determine the significance of any surviving historic fabric and to mitigate the impact on the non-designated heritage asset. A written scheme of investigation should be submitted as part of any planning application."
- 3.2 Following submission of the planning application (DC/2022/00415) subsequent issues with the conversion plans of the public house require a re-submission for the full demolition and rebuild of the building.

- 3.3 This approach adopted is consistent with the guidelines that are set out in the National Planning Policy Framework (NPPF) (Department for Communities and Local Government 2021).

4.0 Historical Background

- 4.1 The town at Southport grew and developed in the late 18th century as a popular bathing destination. The George Hotel and Public House is situated on Duke Street, which was an important part of the Victorian seaside development of Southport. Towards the beach is what is now called Victoria Park, next to the site of the now demolished Winter Gardens, which were opened in 1874. Lord Street railway station was built in 1884 (Historic England Research Record 499769), providing an alternative line to Liverpool. The station no longer exists but the Ribble Building which was the main station building still stands today.
- 4.2 Situated along Duke Street there are a number of listed buildings dating to the 19th century, which were part of the Victorian development of the seaside town. What is now the Masonic Hall was originally a Methodist Free Church, built in 1878-79 (Historic England Listing 1379581). Located at the far end of Duke Street and on what was up until 1928 the edge of Southport, is Duke Road Cemetery. Duke Street Cemetery is the oldest cemetery in Southport and the chapel buildings date to 1865 (Historic England Listings: 1379578 and 1379579).
- 4.3 The George Hotel Public House is located opposite Duke Street Cemetery and appears on the 1894 OS map. The George Hotel was clearly built as part of the 19th century development of Southport although exactly when it was built is unknown. The hotel is situated away from the central hotel area around Lord Street but appears to have been purposefully built as a hotel and therefore understanding when it was built and why it is located where it is will help to define its purpose within the townscape. For example, was it built in association with the cemetery or is it a later hotel, taking advantage of a large free space within the town? These questions will directly link into the research agenda Ind42: How well understood and protected are architecture designed urban landscapes.

5.0 Methodology

- 5.1 The works were carried out in accordance with the standards and guidance set out in the Historic England document: Understanding Historic Buildings, A Guide to Good Recording Practice (Historic England 2016a) for a Level 2 survey of the hotel. The building survey was undertaken by Tobin Rayner of AAL on 11th February 2022.
- 5.2 Photographs were taken, using high resolution digital photography of at least 12 megapixels and saved as TIF files, of the following: -
- 5.3 Where safely accessible photographs were taken of the following:

All external elevations

All internal elevations, including internal walls and subdivisions

The roof structure of the buildings, internally and externally, where visible

The relationship of the structures to their surroundings

Internal and external architectural details, i.e. windows, doors, decorative brickwork, carpentry marks and other significant features, fixtures or fittings. Generally, a single representative shot will be taken of particular features such as windows or openings of a single type that occur more than once within the structure

A general internal photographic record. Photographs will be taken of each room/discrete internal space from sufficient points to show the form, general appearance and methods of construction.

- 5.4 Metric scales of appropriate length and a tripod were used when required, with all photos annotated and linked to a floor plan (Figure 2-Figure 5). In addition to the photographic record, a full written description and programme of analysis has been undertaken of the structure. As per Historic England's guidance (2016) this will summarise the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners will be given if known. Any identified phasing will also be identified on the site plans (Figure 3-Figure 5) and included in the written narrative.
- 5.5 Measured plan and elevation drawings at a scale of 1:100, supplied by the architect (Figure 2-Figure 6), was checked on site for accuracy using electronic measuring devices and where necessary annotated to illustrate all relevant features accordingly.
- 5.6 Map regression (Figure 7) and the study of readily available documentary sources from AAL reference library and online resources such as heritagegateway.org.uk and britishnewspaperarchive.co.uk has been included to provide a historical context to the site and its development.

6.0 Results (Figure 2 – Figure 6)

- 6.1 The George Hotel is made up of five contiguous structures (Figure 2, Plate 1). The main, two-storey hotel and restaurant (A) is L-shaped in plan with a northeast-southwest wing to the north. It has a two-storey, northeast-facing annex (B). Both the annex and the adjacent north wing (of A) are abutted by a two-storey, northwest-southeast wing (C) to the northeast. Along the southeast elevation of the main hotel, is a single-storey, southwest-northeast pub extension (D) which is joint to a single-storey toilet block (E) situated on the southeast corner of the overall hotel complex. The following section will give an account of the exterior followed by an interior description.



Plate 1 (shot 16): General view of the George Hotel, showing its various extensions. Arrow points to raised roof or incorporating earlier structure into a new extension. Looking west-northwest

Exterior

- 6.2 The main hotel is built in a Victorian Italianate style that was made popular in the 1850-60s. Whilst Flemish bond surrounds the windows in public view, Flemish Garden Wall bond is utilized on the northeast and northwest elevations. The shallow hipped roof, overhanging the eaves, is supported on brackets and the roof is covered in modern concrete pantiles (Plate 2-Plate 3). There are four chimney stacks protruding through the roof, showing up to six, crowned chimney pots each.



Plate 2 (shot 2): View of five-bayed front elevation. Looking northeast, 2m scale



Plate 3 (shot 15): Southeast elevation with a later, ground floor extension carrying the signage. Looking northwest, 2m scale

- 6.3 Elevations facing Duke Street and Cemetery Road have paired round-headed windows. On the first floor these are surrounded by rubbed brick pilasters with chamfered stone capitals. Each round arch, also in rubbed bricks has a chamfered keystone. The ground floor window frames are wooden whilst the first floor window frames are modern uPVC replacements.
- 6.4 Former cellar lights have been capped off (Plate 4) along the southwest wall, whereas a cellar opening was still present from the grounds outside the west corner of the southeast wall.



Plate 4 (shot 3): Capped off cellar lights. Looking northeast, 2m scale

- 6.5 The ground floor of the southwest elevation also has paired, rounded windows, each in a flat roofed bay. The ground floor including the bay windows and arches, the porch facing Duke Street and the modern ground floor extension (D), are rendered and painted grey. The northeast elevation of Extension D shows a raised roof line or having incorporated an earlier elevation into its structure (Plate 1).
- 6.6 The single storey, six-bay flat roof extension facing Cemetery Road has five tall, horned sash windows in late 19th century, Queen Anne style and a door with a transom window at the northeast end (Plate 3).
- 6.7 The two-storey annex (B) has a double pitched gabled roof covered in concrete pantiles. The southeast elevation (Plate 3) displays later sash windows with frosted glass and all have stone lintels, as do the similar styled sash windows on the northeast elevation (Plate 5). Stretcher bond has been used throughout.
- 6.8 The two-storey northeast wing (C) has a similar brick stock to the adjacent annex (B) and is also built in stretcher bond (Plate 5). The double pitched gabled roof is covered in concrete pantiles. It has a shallow, projecting two storey bay window on the southeast elevation, with a chamfered stone lintel above. On the first floor is a horned sash window with no glazing bars. This type of window is repeated on the northeast elevation with three sash windows on each floor and with a smaller window with soldier arch on the first floor, and a doorway with large transom window on the ground floor towards the northeast corner. There are no windows to the southeast where the chimney breast is located. The stacks have been removed from both the southeast corner and towards the north apex of the roof.



Plate 5 (shot 17): General view of the northeast elevations. Looking west-southwest

- 6.9 The toilet block (E) is best seen from the northeast (Plate 5). It is a small, single-storey structure with double pitched gabled roof covered in concrete pantiles. The probably reused handmade bricks are laid in a stretcher bond. There are horned sash windows on the southeast and northeast elevations under a segmental brick arch.
- 6.10 The northwest elevations face a yard/garden. A moulded cornice on the northeast wing (C) creates a pediment on the northwest gable. A horned sash window under a segmental brick arch is seen on the ground floor (Plate 6).



Plate 6 (shot 22): General view of the northwest elevations and yard area. Looking southeast

- 6.11 The northwest elevation of the main hotel has a canted bay window with entrance, on the second bay from the southwest (Plate 7). To the northeast, is a shallow, square bay, which is a later addition. The majority of windows follow the same style as seen on the northeast wing, being

horned sash windows under a segmental brick arch. However, this elevation also has round headed windows on the southwestern bay and a first floor window on the third bay, under a gauged brick arch. A similar opening has been bricked up on the ground floor at the northeast corner. It has been replaced by three, small, windows with top opening casements, each under a soldier brick arch.



Plate 7 (shot 23): Close up of northwest elevation of the main hotel structure (A). Arrow points to blocked opening. Looking southeast, 2m scale

6.12 A later two-storey staircase has been added to the southwest elevation of the northeast wing (Plate 8).



Plate 8 (shot 34): View of added staircase to the southeast wall of the northeast wing. Looking northeast

Interior

6.13 There are three floors within the George Hotel, a cellar, ground floor and the first floor.

Cellar

6.14 The cellar is largely located in two blocks (A, C) with a corridor between the southwest and the northeast areas. The southwest area follows the alignment of the southwest wall and is located beneath the bar and restaurant (A).

6.15 The southwest area has three cells (A0.1-A0.3) with stone flag floors, white-painted brick walls and in some cases a recently plastered ceiling. Pipework for various services is seen running across the ceilings and walls.

6.16 Two bricked up former cellar windows and a fireplace were noticed in A.01 (Plate 9-Plate 10). This room may have served as the original kitchen/scullery.



Plate 9 (shot 162): General view of southwest cell (A0.1), showing two blocked cellar windows on the southwest wall. Looking west-southwest



Plate 10 (shot 164): Bricked up fireplace on the northeast wall in A0.1. Looking east-northeast

- 6.17 Beer kegs and drinks dispensary fittings partially covered the floors and walls in Cell A0.2 (Plate 11). Concrete covered what is likely to be a stone flag floor. As in A0.1, blocked cellar openings were present in A0.2 on the southwest wall (Plate 11). The southeast wall has a double door through which the kegs are delivered from the ground level above.



Plate 11 (shot 156): General view of A0.2 with bricked up openings on the southwest wall, see arrows. Looking southwest

- 6.18 Cell A0.3 is open to and acts as the terminus of the L-shaped corridor, various pipe fittings cover the ceiling and walls (Plate 12).



Plate 12 (shot 153): General view of cell A0.3. Looking southeast, 1m scale

- 6.19 A blocked possible former dumbwaiter is located on the southwest wall between C1 and C2 (Plate 13). Should this be the case then some walls have been removed from the ground floor above as it would have required supporting walls for the lift shaft.



Plate 13 (shot 166): Possible former dumbwaiter. Looking southwest

- 6.20 A former cellar entrance has been blocked on the southeast wall, as has a window on the northeast wall of the corridor before the return to the northwest where it terminates in Cells C0.1-C0.3 (Plate 14). The access stairs from the ground floor are also located in here. The floor is covered in concrete and the walls and ceilings are white painted. There is a slight downward slope from northeast to the southwest in the corridor.



Plate 14 (shot 150): View of cellar corridor, arrows point to blocked openings. Looking northeast, 1m scale

- 6.21 Cell C0.1 has two side walls from a removed fireplace along the northeast wall (Plate 15) and two blocked openings on the southeast wall (Plate 16).



Plate 15 (shot 145): General view of Cell C0.1 Looking northeast, 1m scale



Plate 16 (shot 146): Blocked openings on the southeast wall. Looking southeast, 1m scale

- 6.22 The adjacent cells C0.2 and C0.3 have recently been used as storage facilities with cell C0.3 containing a blocked cellar light (Plate 17, Plate 18).



Plate 17 (shot 169): General view of Cell C0.2, looking southeast



Plate 18 (shot 167): General view of Cell C0.3 with a blocked opening on the northwest wall (see arrow). Looking northwest

Ground Floor

- 6.23 The main entrance leads through two sets of double doors with large glass panels with geometrical tracery (Plate 19). The entrance area between the two sets is covered with white and black tiles (of modern date).
- 6.24 The floors are either covered in modern tiles or carpets.
- 6.25 The main bar and restaurant area is largely open plan. A canted L-shaped bar with fluted and raised field panelling, is positioned along the partition wall between Lounges 2 and 3 and could be of from the 1940s (Plate 20, 7.107.0). Modern panelling over the bar has been fitted with tv screens.



Plate 19 (shot 121): Main entrance from Duke Street. Looking southwest, 2m scale



Plate 20 (shot 115): General view of the main bar. Looking east-northeast

- 6.26 The panelled dado seen throughout this area matches the bar and is likely to be contemporary. Earlier and original features of likely represented by the picture rails, cornices and fireplaces (Plate 21). A fireplace has been retained but modernised in Lounge 1 on the northeast wall.

There was once a fireplace on the opposing wall of Lounge 2, but this has been blocked up (Plate 22).



Plate 21 (shot 108): View of Lounge 1. Looking northeast, 2m scale



Plate 22 (125): Partition between Lounge 1 and Lounge 2, former reception? Looking northeast, 2m scale

6.27 Evidence for a removed staircase was seen in the ceiling of Lounge 1, where a hole in the plasterboard shows a moulded timber resembling that of a closed string on a staircase (Plate 23-Plate 24). It is highly likely the long corridor which runs through the centre of the building, once offered access to the first floor via a flight of stairs but has since been removed.



Plate 23 (shot 113): View from Lounge 1, arrow points to possible closed string of a former staircase. Looking southeast, 2m scale

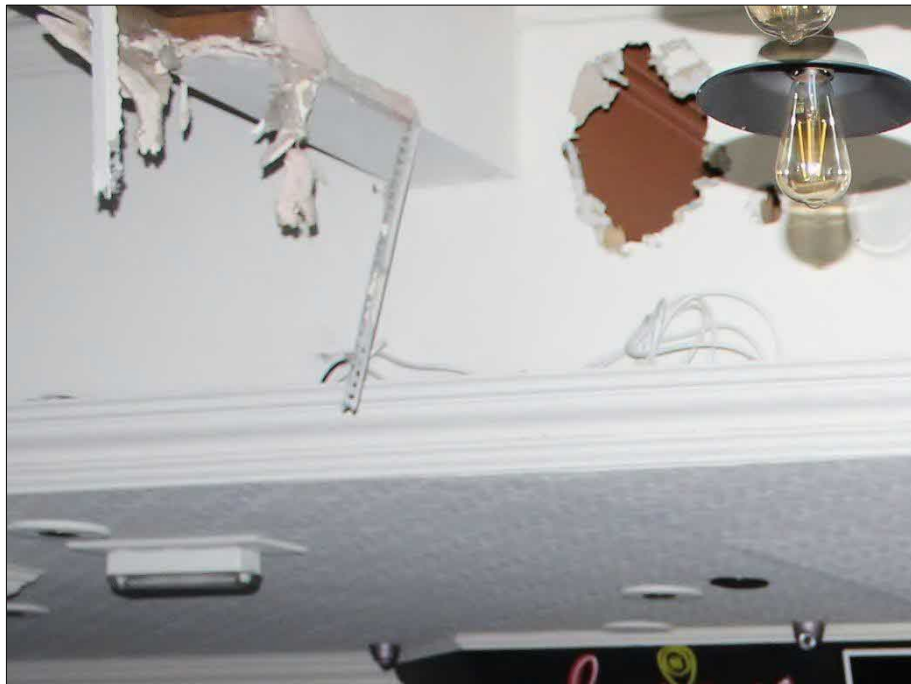


Plate 24 (shot 113): Close up possible string from photo above.

6.28 The fireplace in the southeast corner of Lounge 2 is extant but has been modernised (Plate 25).

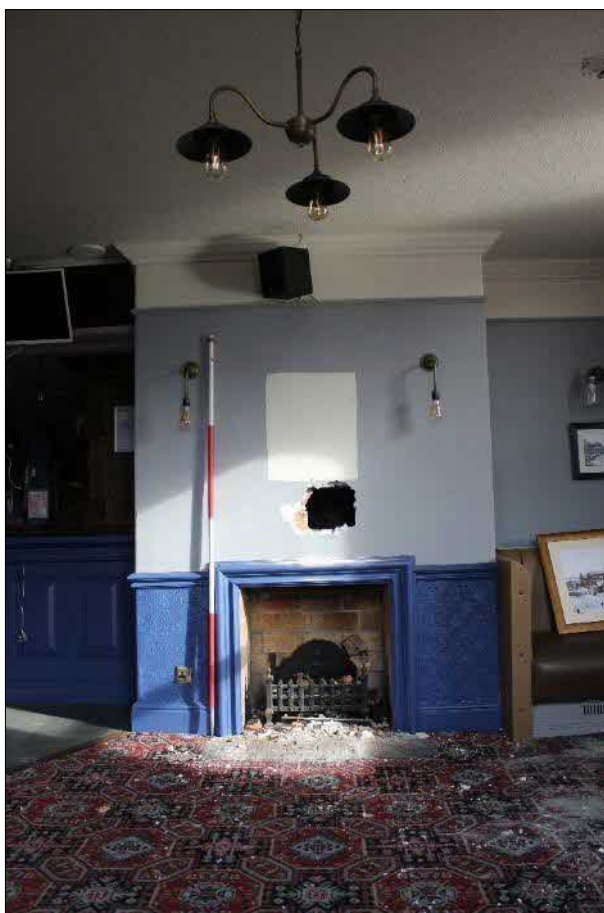


Plate 25 (shot 120): Fireplace in Lounge 2. Looking northeast, 2m scale

6.29 Most of the walls have modern bench seating fitted (Plate 26, Plate 27).



Plate 26 (shot 122): General view of Lounge 2. Looking west-northwest, 2m scale



Plate 27 (shot 119): General view of Lounge 2. Looking northwest, 2m scale

- 6.30 Large parts of Lounge 3 represent a later addition (D) and has of late functioned as a pool room (Plate 28, Plate 29). The upper part of removed walls (a-c) prompted by the later extensions to the lounge to the southeast and northeast are still present. The southeast wall (a) was once the exterior wall of the hotel, presumably there was a doorway in wall (b). The extension allowed for two new windows along the southeast wall. When D was constructed or shortly thereafter access was created by removing the former exterior northeast wall (c) and a column has been added for extra support (Plate 29). The modern timber plank panelling on the walls differs from that seen in Lounge 1 and 2, but an earlier vaulted ceiling has remained. An entrance has also been added to the southeast corner.



Plate 28 (shot 130): General view of Lounge 3. Arrows point to locations of removed walls
Looking southwest, 2m scale



Plate 29 (shot 134): General view of Lounge 3. Arrow point to supporting column. Looking north-northeast, 2m scale

- 6.31 The toilet block E, situated in the northeast corner of the site, can be accessed from Lounge 3 via a short corridor, and has been modernised throughout (Plate 30). The same goes for the former ladies' toilets situated northeast of Lounge 1. Adjacent to toilet block is a later added fire escape.



Plate 30 (shot 140): General view of the toilet block E. Looking northeast, 2m scale

- 6.32 In the northeast wing is a modernised kitchen with tiled walls and concrete floor (Plate 31). The original chimney breast has been removed as indicated by the removed fireplace found within the cellar directly below (Plate 15).



Plate 31 (shot 102): General view of the kitchen. Looking southeast, 2m scale

- 6.33 On the northwest wall of the kitchen is a doorway leading to the pantry, and through that, the scullery. The pantry has an Edwardian style geometric tiled floor in red, black and ochre (Plate 32). Most rooms to be found tiled in the Edwardian period were the hallways and service rooms (Yorke 2008, 77). The staircase to the first floor is accessible via the adjacent scullery and the hotel yard. Apart from the floor, the pantry and the scullery were devoid of any architectural features of note (Plate 33). The fireplace in the scullery has been removed but the hearth remains below the sink.



Plate 32 (shot 97): General view of the pantry. Looking southeast, 2m scale



Plate 33 (shot 96): General view of the scullery. Looking northwest, 2m scale

First Floor

- 6.34 The entire first floor is accessible via the stairs in the northeast wing, although it is likely the main building once had a staircase towards the southwest to access the first floor and the broad central L-shaped corridor (Plate 34).



Plate 34 (shot 62): General view of the first floor corridor of the main hotel. Looking southwest, 2m scale



Plate 35 (shot 67): Close up of moulded architectural features with egg and dart motif and dentil above on the cornice and reeding on the corbels. Looking northwest

- 6.35 The corridor is in an ornate Italianate style. The décor shows thick moulded cornices, depressed arches over pilasters and vaulted, plastered ceilings (Plate 35). The cornices display mouldings of a repeated egg/dart motif as well as dentilation. Corbels as well as capitals on the pilasters have reeded mouldings (Plate 35). The majority of doors on this floor are typical four-fielded Victorian doors with moulded architrave.



Plate 36 (shot 86): General view of room 1.1 with blocked fireplace to the right and later skirting board. Looking northwest, 2m scale



Plate 37 (shot 89): General view of room 1.2. Looking north-northwest, 2m scale

- 6.36 The two rooms facing Duke Street (1.1-1.2) are large and each has a chimney breast with blocked fireplace on the northeast walls. Both rooms have retained some early features such as moulded covings and picture rails. Broad, early skirting boards also survive in room 1.1 with later, narrower skirting in front of the blocked fireplace and in 1.2 (Plate 36, Plate 37). As architectural details such as these were reserved for the best rooms, both rooms 1.1 and 1.2 are likely to originally have functioned as lounges rather than bedrooms.
- 6.37 Adjacent to room 1.2, is a much smaller single bedroom or office 1.3 (Plate 38). It faces Cemetery Road and lacks the picture rail seen in the larger rooms and the covings, although moulded, are not as deep.



Plate 38 (shot 91): General view of room 1.3, looking southeast, 2m scale

- 6.38 Bedroom 1.4 also faces Cemetery Road. The covings in this room are narrower but stylistically similar to those seen in 1.1 and 1.2, there is however no picture rail. The skirting boards are the same as found in room 1.2. The fireplace has been blocked also in this room. In the ceiling, approximately 1m from the northwest wall, is a beam, which may suggest the room has been extended, probably in the 1940s (7.10). If so, then the architectural features seen in the corridor represent a later alteration.



Plate 39 (shot 69): Bedroom 1.4 showing an extra beam in the ceiling. Looking northwest, 2m scale

- 6.39 Former bedroom 1.5 facing the yard has of late been adapted as a kitchen, with modern fittings along the northeast and southwest walls (Plate 40). The door for this room is also modern. The covings and skirtings are the same as in room 1.3. A late Victorian fireplace has been retained on the southwest wall, but the flue has recently been boarded up (Plate 41, Plate 42). The hearth extends well beyond the width of the extant fireplace, indicating it is a replacement of a larger fireplace.



Plate 40 (shot 78): General view of modern kitchen in 1.5. Looking east-southeast, 2m scale



Plate 41 (shot 81): Retained fireplace along the southwest wall in room 1.5. Looking west-northwest, 2m scale



Plate 42 (shot 79): Close up of boarded up fireplace in 1.5. Arrow points to edge of hearth
Looking southwest, 0.3m scale



Plate 43 (shot 72): General view of bedroom 1.6, looking north-northwest, 2m scale

- 6.40 The late Victorian cast-iron fireplace within bedroom 1.6 matches that in room 1.5, once again the flue has been boarded up (Plate 43). The built-in cupboard in the space next to the

chimneybreast is potentially an Edwardian feature (Plate 44). The skirting is similar to that seen in rooms 1.2-1.4 and the covings are the same shallow moulded covings as in 1.3 and 1.5.



Plate 44 (shot 75): View of fireplace and built-in cupboards. Looking east-southeast, 2m scale

- 6.41 Both the northeast-southwest wing of A and the northwest-southeast annex B contain a modern bathroom (1.7 and 1.8). Bathroom 1.7 (Plate 45), contains no features of architectural interest. It is accessed from a later doorway to the northeast facing a corridor in extension C. The original access would have been along a now removed southeast wall. The wall was likely moved to create the extant corridor when annex B and northeast wing C were constructed. Bathroom 1.8, displays covings similar to those found in 1.3 and 1.5 (Plate 46).



Plate 45 (55): General view of bathroom 1.7, in the northwest wing. Looking west-northwest, 2m scale



Plate 46 (shot 59): General view of bathroom 1.8, in the annex B. Looking south-southwest, 2m scale

- 6.42 The northeast wing contains a further three bedrooms (1.9-1.11) and a small storage room (1.12) (Plate 47-Plate 49). All bedrooms contained the same architectural features including sash windows, moulded covings and skirting boards as seen in room 1.5. The fireplace was modified in bedroom 1.9 and there was a blocked fireplace in room 1.11. Bedroom 1.10 was devoid of such a feature.



Plate 47 (shot 52): Modified fireplace in Bedroom 1.9. Looking east-northeast, 2m scale



Plate 48 (shot 48): Representative shot of door (in Bedroom 1.10). Looking southeast, 2m scale



Plate 49 (shot 43): General view of Bedroom 1.11. Looking northeast, 2m scale

7.0 Discussion and Conclusion (Figure 7)

- 7.1 The plot of land upon which the George Hotel sits is located in a former area known as Snuttering Lane, which would later become merged with Southport as the town expanded (Preston Herald 1888). At the time of publishing the Ordnance Survey map of 1848, the land was undeveloped farmland (Figure 7). The area was sparsely scattered with farms on either side of the lane. To the east, Snuttering Lane joined The Trap and East Bank Lane whilst to the west, it meandered its way past Mill House and Birkdale Windmill to join Mill Lane (now Mosley Street and Everton Road) in Birkdale. A former bridle path/footpath, Churchgate also transected the countryside and merges with Snuttering Lane. It was the main road from Birkdale and Ainsdale to St. Cuthbert's Church in North Meols (Southport Visiter 1986). The site became a leasehold in 1864 and the hotel was built within the two following years (Manchester Courier and Lancashire General Advertiser 1869).
- 7.2 The hotel was built at a time when Southport was rapidly expanding, which included Southport falling under the authority of the Improvement Commissioners in 1846. There were requirements for expanding and improving the infrastructure along with more accommodation for the increasing population as well as tourists coming to the seaside. The population increased from 1,790 in the year 1801 to 15,947 in 1861 and by 1881 the population was 42,448 (Preston Chronicle 1852 and 1859, Liverpool Mercury 1888). With the ever increasing population a new cemetery was planned on land purchased from the Trustees of Mr. Scarisbrick. At that time Snuttering Lane was still the main access road although an extension of Duke Street was in planning. After two years of planning the Improvement Commissioners announced in 1864 architects Messrs. Blackwell Son and Booth from Manchester and local architect Mr. Mellor as winners of the proposed plan (Preston Chronicle 1864, Southport Visiter 1865). The new cemetery was ready for consecration in December 1865 by the Bishop of Chester (Wigan Observer and District Advertiser 1865). An article from the time notes that the roads to the cemetery were in an 'imperfect' state. It also describes the view inland as extensive and having a full view of the town from 'the great hotel, in Birkdale, to the new buildings on the north shore' (ibid.). There is no mention of the George Hotel in this view, suggesting this was not yet built.
- 7.3 The plot of land was bought by Mr. Matthew Lee in 1864 (7.5) around the same time the news of the new cemetery broke and opening shortly after the cemetery was consecrated. The Italianate style adopted for much of the building would speak of a construction date around the 1850s and 60s. It is possible that the hotel was deliberately sited here to capitalise on trade brought about by visitors to the adjacent cemetery.
- 7.4 The earliest mention of the George Hotel is from a short notice of transfer of license, where Mr. Lee, the owner and occupier of George Hotel was granted permission to sell wines and spirits (Southport Independent and Ormskirk Chronicle 1866).
- 7.5 Mr. Matthew Lee was the owner of the George and Dragon Hotel in Cheadle, Cheshire which was put on the market in December 1866 (Manchester Courier and Lancashire General Advertiser 1858, 1866, 1867a, 1867b, Leigh Chronicle 1858 and Weekly District Advertiser 1858). This earlier establishment had a history of hosting bowling matches and is likely to have been the inspiration for constructing the two bowling greens at the George Hotel on Duke Street, as seen on the 1890 Ordnance Survey map (Figure 7). The map shows the main hotel as well as earlier outbuildings to the northeast, including a coach house and stables. The hotel was sold at auction in 1869 by Mr. Lee's widow. It stipulates that the hotel had: "ornamental grounds, bowling green, stabling, coach house, and other outbuildings... the site contains 4064 square yards, is a Leasehold for 99 years from 1864 and is subject to a yearly rent of £30 5s."

(Manchester Courier and Lancashire General Adviser 1869). The article was repeated in 1870 with a note that “possession can be given at once” and it is likely a deal was made as further belongings went up for sale two months later as a consequence of a change of tenancy (Southport Independent and Ormskirk Chronicle 1870a, 1870b).

- 7.6 It would seem the new tenancy did not last beyond 1882, when the ‘Valuable hotel’ was to be disposed of due to the death of the proprietor. At this stage the hotel is listed with: “outbuildings... two unfinished dwelling houses adjoining the said hotel, fronting Cemetery road... The hotel has been successfully carried on for many years, and the business which is continually increasing, may be much further developed. The property will be sold either as a whole or in two lots” (Manchester Courier and Lancashire General Advertiser 1882). It is uncertain by the article if the two dwellings are related to the semidetached houses northeast of the bowling green or if they were once situated within the same plot as the hotel. If the latter, they do not appear on the map published in 1890. The main hotel A has remained from the first phase, along with the fireplaces, some of the covings, skirting boards and picture rails seen on both floors.
- 7.7 In the late 19th century the George Hotel advertised dinners and teas provided on reasonable terms and it being located a ten minute walk from St Luke’s Station and two minute walk to the Birkdale tram cars crossing Duke Street (Southport Visiter 1892). As with many contemporary public houses, the George Hotel was also utilized for local inquests of various kinds (Liverpool Echo 1892a, 1892b, Manchester Courier and Lancashire General Advertiser 1893, Liverpool Weekly Courier 1893, Lancashire Evening Post 1894, Liverpool Mercury 1895). The George Hotel otherwise featured little in the newspapers of the time, however in 1898 Albert Howard Fairweather was the licensee. He and the barman Albert Magnus were assaulted by an employee who refused to quit and who reportedly also damaged a glass door (Liverpool Echo 1898).
- 7.8 At the beginning of the 20th century, articles relating to the hotel focused on bowling matches held at the premises (Preston Herald 1906, 1908) and in 1919 there was a burglary reported (Lancashire Evening Post). Despite the lack of local coverage, the hotel did go through a second phase of transformation between 1894-1908, as seen on the Ordnance Survey map published 1911 (Figure 7). The coach house and stables to the northeast were demolished and were replaced by annex B and the northeast extension C. It also appears that A was extended to the southeast slightly, and presumably also the second bay window on the northwest elevation of the main hotel. The cellar below the northeast wing C, was likely constructed at this time, with the downward slope from the northeast to southwest to accommodate the joining of the two cellars on slightly different levels. The original cellar entrance seen on the southeast wall, may have still been open at this stage and blocked during the third phase. A couple of outhouses were also added. It is possible the interior Italianate décor of the first floor corridor was added at the same time as there is a continuous flow of the ceiling and archways between A, B and C, something that may have been hard to maintain had these been features from the first phase. The wall was also moved in bathroom 1.7 to create a corridor, which may be contemporary with increasing the size of first floor room 1.4
- 7.9 The third phase of development is denoted by the addition of extension D and toilet block E, along with another outbuilding situated in the southeast corner of the plot, seen on the Ordnance Survey map of 1928 (Figure 7). This latter outbuilding may still be present on the northwest elevation of E and represented by two extant windows and indication of a former roofline. As mentioned above, the original cellar entrance would have been blocked at this stage.

7.10 In 1945 the Liverpool Echo wrote an article on structural improvements planned for the hotel. Mr. A.V. Cunliffe proposed to convert some small rooms on the ground floor and make a modern lounge and convert the present vaults into a public bar. The living quarters would be transferred to the first floor, and there would be a separate entrance for members of the licensee's family. This marks the fourth phase and an added staircase can be seen on the southwest elevation of the northeast wing. It is possible the original staircase in the main entrance was removed at this stage as well. The announcement of moving the living quarters to the upper floor, highlight the use of rooms 1.1 and 1.2 as lounges prior to this phase and clearly the ground floor has been accommodated for a more open plan pub/restaurant area. Bathrooms and kitchen have been modernised since. There was no evidence that the cellars have been used as anything else than storage of late.

8.0 Effectiveness of Methodology

- 8.1 The methodology was suited for the scope of the project. The survey along with the map regression and study of historical sources has allowed for an historical account of the hotel.
- 8.2 The survey has also allowed for the creation of a permanent record before the proposed demolition.

9.0 Acknowledgements

- 9.1 Allen Archaeology Limited would like to thank DarntonB3 Architecture for this commission.

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Lancashire Evening Post, 1919, Saturday 18th January, p3

Leigh Chronicle and Weekly District Advertiser, 1858, Saturday 28th August, p4

Liverpool Echo, 1892a, Monday 29th August, p4

Liverpool Echo, 1892b, Tuesday 13th September, p6

Liverpool Echo, 1945, Thursday 13th September, p4

Liverpool Mercury, 1888, Tuesday 3rd April, p3

Liverpool Mercury, 1895, Thursday 25th April, p7

Liverpool Weekly Courier 1893, Saturday 12th August, p8

Manchester Courier and Lancashire General Advertiser, 1869, Thursday 30th December, p8

Manchester Courier and Lancashire General Advertiser, 1866, Saturday 29th December, p8

Manchester Courier and Lancashire General Advertiser, 1867a, Saturday 23rd February, p8

Manchester Courier and Lancashire General Advertiser, 1867b, Saturday 9th March, p7

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Manchester Courier and Lancashire General Advertiser, 1893, Saturday 7th January, p14

Preston Chronicle, 1852, Saturday 21st August, p6

Preston Chronicle, 1859, Saturday 8th October, p5

Preston Herald, 1888, Saturday 21st January, p5

Preston Herald, 1906, Saturday 25th August, p6

Preston Herald, 1908, Wednesday 26th August, p4

Southport Visiter, 1865, Tuesday 19th December, p3

Southport Visiter, 1892, Tuesday 12th April, p2

Southport Visiter, 1986, Tuesday 23rd December, p45

Southport Independent and Ormskirk Chronicle, 1866, Wednesday 24th January, p2

Southport Independent and Ormskirk Chronicle, 1870a, Saturday 21st May, p4

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Maps and plans

Ordnance Survey map: Lancashire sheet LXXV, surveyed 1845-46, published 1848. National Library Scotland

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Online Resources

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Appendix 1: Photographic Archive List

Shot Number	Direction Facing	Location	Room/Elevation	Description
1	East	External		General view of hotel
2	Northeast	External	Southwest	Elevation
3	Northeast	External	Southwest	Cast iron basement vents
4	Northeast	External	Southwest	Example of lower ground window
5	Northeast	External	Southwest	Example of first floor window
6	Northeast	External	Southwest	Main entrance
7	North	External		General view of hotel
8	Northwest	External		Oblique view of frontage
9	Northwest	External	Southeast	Example of lower ground window
10	Northwest	External	Southeast	Example of first floor window
11	Northwest	External	Southeast	Cellar hatch
12	Northwest	External	Southeast	Example of lower ground window
13	Northwest	External	Southeast	Side entrance
14	North-northeast	External		General view of hotel
15	Northwest	External	Southeast	Elevation
16	West-northwest	External		General view of hotel
17	West-southwest	External	Northeast	Elevation
18	Southwest	External	Northeast	Elevation
19	West-southwest	External	Northeast	Elevation
20	Southwest	External	Northeast	Example of first floor window
21	South-southeast	External		General view of hotel
22	Southeast	External	Northwest	Elevation
23	Southeast	External	Northwest	Elevation
24	Southeast	External	Northwest	Example of lower ground window
25	Southeast	External	Northwest	Example of first floor window
26	Southeast	External	Northwest	Side entrance
27	East	External	Northwest	Example of lower ground window inside entrance
28	Southeast	External	Northwest	Example of first floor window
29	Southeast	External	Northwest	Example of lower ground window
30	Southeast	External	Northwest	Example of first floor window
31	Southeast	External	Northwest	Example of lower ground window
32	Northeast	External	Southwest	Example of lower ground window
33	Northeast	External	Southwest	Cast iron basement vents
34	Northeast	External	Southwest	Elevation
35	Northeast	External	Southwest	Side entrance
36	Southeast	External	Northwest	Elevation
37	Southeast	External	Northwest	Example of lower ground window

Shot Number	Direction Facing	Location	Room/Elevation	Description
38	Southeast	External	Northwest	Cast iron basement vents
39	Southeast	External	Northwest	Air vent
40	Southeast	External	Northeast	Oblique elevation
41	Southwest	External	Northeast	Rear entrance
42	Southwest	External	Northeast	Example of first floor window
43	Northeast	First Floor	1.11 Bedroom	Window
44	Southeast	First Floor	1.11 Bedroom	Door
45	North-northwest	First Floor	1.11 Bedroom	Chimney breast
46	Southeast	First Floor	Corridor	General view
47	Northeast	First Floor	1.10 Bedroom	General view
48	Southeast	First Floor	1.10 Bedroom	Door
49	Northeast	First Floor	1.10 Bedroom	Window
50	Northeast	First Floor	1.12 Storeroom	General view
51	Southeast	First Floor	1.9 Bedroom	Northwest facing elevation
52	East-northeast	First Floor	1.9 Bedroom	Chimney breast
53	Northwest	First Floor	1.9 Bedroom	Southeast facing elevation
54	South	First Floor	1.7 Bathroom	General view
55	West-northwest	First Floor	1.7 Bathroom	Southeast facing elevation
56	Southeast	First Floor	Corridor	Window
57	Southwest	First Floor	Corridor	Cupboard
58	Southeast	First Floor	Lower Landing	WC
59	South-southwest	First Floor	1.8 Bathroom	General view
60	Southwest	First Floor	1.8 Bathroom	Tiles
61	Southeast	First Floor	Lower Landing	Cornice
62	Southwest	First Floor	Lower Landing	General view
63	Southwest	First Floor	Lower Landing	Cornice
64	Northeast	First Floor	Upper Landing	General view
65	Northeast	First Floor	Upper Landing	Ceiling
66	Northeast	First Floor	Lower Landing	Window
67	Northwest	First Floor	Lower Landing	Cornice
68	South-southeast	First Floor	1.4 Bedroom	Northwest facing elevation
69	North-northwest	First Floor	1.4 Bedroom	Southeast facing elevation
70	South-southwest	First Floor	1.4 Bedroom	Chimney breast
71	Southwest	First Floor	1.4 Bedroom	Beam
72	North-northwest	First Floor	1.6 Bedroom	Southeast facing elevation
73	Northeast	First Floor	1.6 Bedroom	Fireplace
74	Northeast	First Floor	1.6 Bedroom	Chimney breast

Shot Number	Direction Facing	Location	Room/Elevation	Description
75	East-southeast	First Floor	1.6 Bedroom	Chimney breast and cupboard
76	South-southwest	First Floor	1.6 Bedroom	Northwest facing elevation
77	Southwest	First Floor	1.6 Bedroom	Exposed wallpaper
78	East-southeast	First Floor	1.5 Kitchen	General view
79	Southwest	First Floor	1.5 Kitchen	Fireplace
80	Northwest	First Floor	1.5 Kitchen	Southeast facing elevation
81	West-northwest	First Floor	1.5 Kitchen	Chimney breast
82	South	First Floor	1.5 Kitchen	General view
83	West-northwest	First Floor	1.1 Bedroom/Parlour	Windows
84	South	First Floor	1.1 Bedroom/Parlour	Windows
85	South-southeast	First Floor	1.1 Bedroom/Parlour	Northwest facing elevation
86	Northwest	First Floor	1.1 Bedroom/Parlour	Southeast facing elevation
87	South-southwest	First Floor	1.2 Bedroom	Windows
88	Southeast	First Floor	1.2 Bedroom	Northwest facing elevation
89	North-northwest	First Floor	1.2 Bedroom	Southeast facing elevation
90	North-northeast	First Floor	1.2 Bedroom	Chimney breast
91	Southeast	First Floor	1.3 Bedroom/Office	Northwest facing elevation
92	Northwest	First Floor	1.3 Bedroom/Office	Safe
93	Northwest	First Floor	Stairs	General view
94	Southeast	Ground Floor	Stairs	General view
95	East-southeast	Ground Floor	Store 1	Southwest facing elevation
96	Northwest	Ground Floor	Store 1	Southeast facing elevation
97	Southeast	Ground Floor	Store 2	Northwest facing elevation
98	Northwest	Ground Floor	Store 2	Southeast facing elevation
99	North-northeast	Ground Floor	Store 3	General view
100	Southwest	Ground Floor	Store 4	General view
101	Southeast	Ground Floor	Store 2	Floor tiles
102	Southeast	Ground Floor	Kitchen	Northwest facing elevation
103	North-northwest	Ground Floor	Kitchen	Southeast facing elevation

Shot Number	Direction Facing	Location	Room/Elevation	Description
104	Northeast	Ground Floor	Entrance	Rear entrance
105	Northeast	Ground Floor	Corridor	General view
106	Southeast	Ground Floor	Corridor	Male toilets
107	North	Ground Floor	Corridor	Female toilets
108	Northeast	Ground Floor	Lounge 1	Chimney breast
109	Southeast	Ground Floor	Lounge 1	Northwest facing elevation
110	Northwest	Ground Floor	Lounge 1	Southeast facing elevation
111	Southwest	Ground Floor	Lounge 1	Northeast facing elevation
112	Northwest	Ground Floor	Lounge 1	Side entrance
113	Southeast	Ground Floor	Lounge 1	Bar
114	North	Ground Floor	Lounge 2	General view
115	East-northeast	Ground Floor	Lounge 2	Bar
116	South	Ground Floor	Lounge 2	General view
117	Southeast	Ground Floor	Lounge 2	Northwest facing elevation
118	South-southwest	Ground Floor	Lounge 2	Northeast facing elevation
119	Northwest	Ground Floor	Lounge 2	Southeast facing elevation
120	Northeast	Ground Floor	Lounge 2	Chimney breast
121	Southwest	Ground Floor	Lounge 2	Main entrance
122	West-northwest	Ground Floor	Lounge 2	General view
123	Northwest	Ground Floor	Lounge 2	Southeast facing elevation
124	West	Ground Floor	Lounge 2	Northeast facing elevation
125	Northeast	Ground Floor	Lounge 2	Southwest facing elevation
126	Southeast	Ground Floor	Lounge 2	Northwest facing elevation
127	Southwest	Ground Floor	Bar	Bar
128	Southwest	Ground Floor	Bar	Bar
129	Northeast	Ground Floor	Bar	Bar

Shot Number	Direction Facing	Location	Room/Elevation	Description
130	Southwest	Ground Floor	Lounge 3	Northeast facing elevation
131	West-northwest	Ground Floor	Lounge 3	General view
132	East-southeast	Ground Floor	Lounge 3	General view
133	South-southwest	Ground Floor	Lounge 3	General view
134	North-northeast	Ground Floor	Lounge 3	General view
135	Southwest	Ground Floor	Lounge 3	Beam
136	Northwest	Ground Floor	Lounge 3	Cast iron post
137	Northeast	Ground Floor	Lounge 3	Southwest facing elevation
138	East	Ground Floor	Lounge 3	Side entrance
139	Northeast	Ground Floor	Lounge 3	Window
140	Northeast	Ground Floor	Male Toilet	General view
141	North-northwest	Ground Floor	Female Toilet	General view
142	Northwest	Ground Floor	Stairs	General view
143	Northwest	Ground Floor	Stairs	General view
144	East-northeast	Cellar	C0.1	General view
145	Northeast	Cellar	C0.1	General view
146	Southeast	Cellar	C0.1	Blocked-up openings
147	Southwest	Cellar	C0.1	General view
148	Northwest	Cellar	C0.1	Under-stairs
149	Southwest	Cellar	Corridor	General view
150	Northeast	Cellar	Corridor	General view
151	North	Cellar	Corridor	General view
152	Northeast	Cellar	Corridor	Blocked-up opening
153	Southeast	Cellar	A0.3 Corridor	Northwest facing elevation
154	Northwest	Cellar	A0.3 Corridor	Southwest facing elevation
155	Southwest	Cellar	A0.2/ Corridor	Entrance into cell C.2
156	South-southeast	Cellar	A0.2	General view
157	Southeast	Cellar	A0.2	Northwest facing elevation
158	Southwest	Cellar	A0.2	Blocked-up opening
159	Northwest	Cellar	A0.2	Southwest facing elevation
160	North-northeast	Cellar	A0.2	General view
161	West-northwest	Cellar	A0.1	General view

Shot Number	Direction Facing	Location	Room/Elevation	Description
162	West-southwest	Cellar	A0.1	Northeast facing elevation
163	Southeast	Cellar	A0.1	Southwest facing elevation
164	East-northeast	Cellar	A0.1	Southeast facing elevation
165	Southwest	Cellar	A0.1	Blocked-up opening
166	Southwest	Cellar	Corridor	Opening
167	Northwest	Cellar	C0.3	General view
168	North-northwest	Cellar	C0.2	General view
169	Southeast	Cellar	C0.2	General view

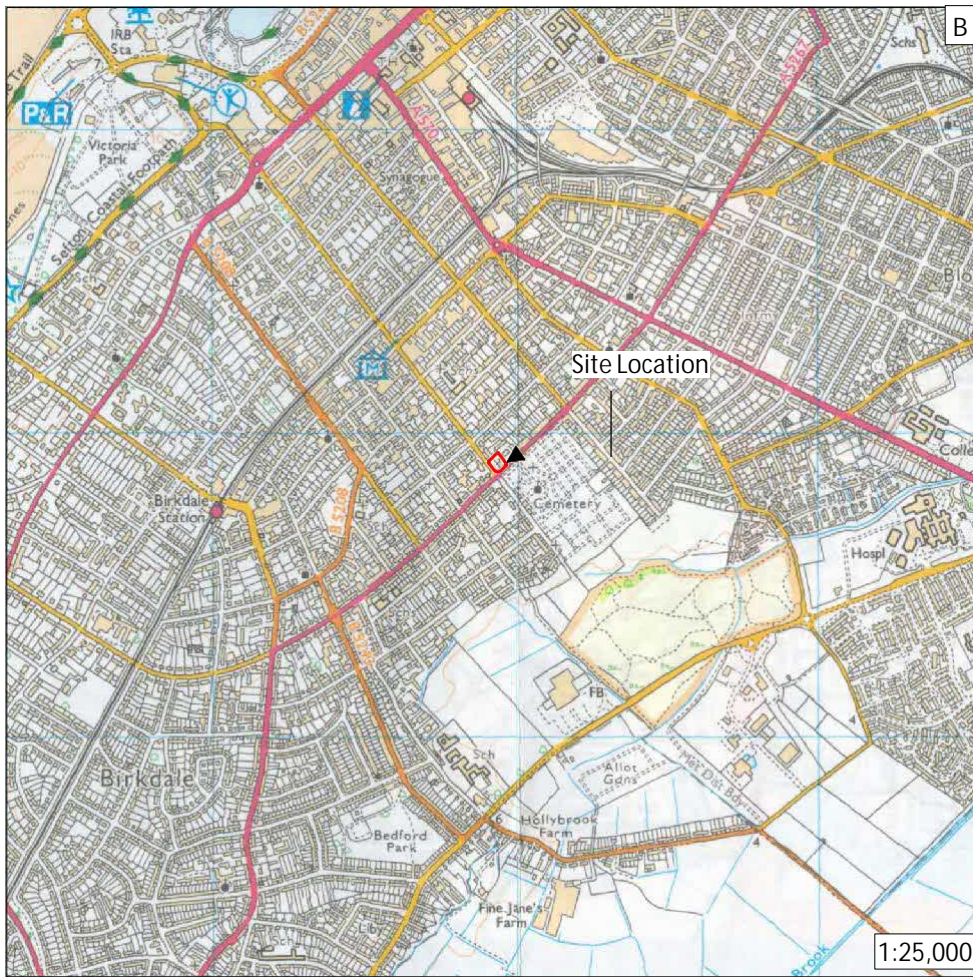
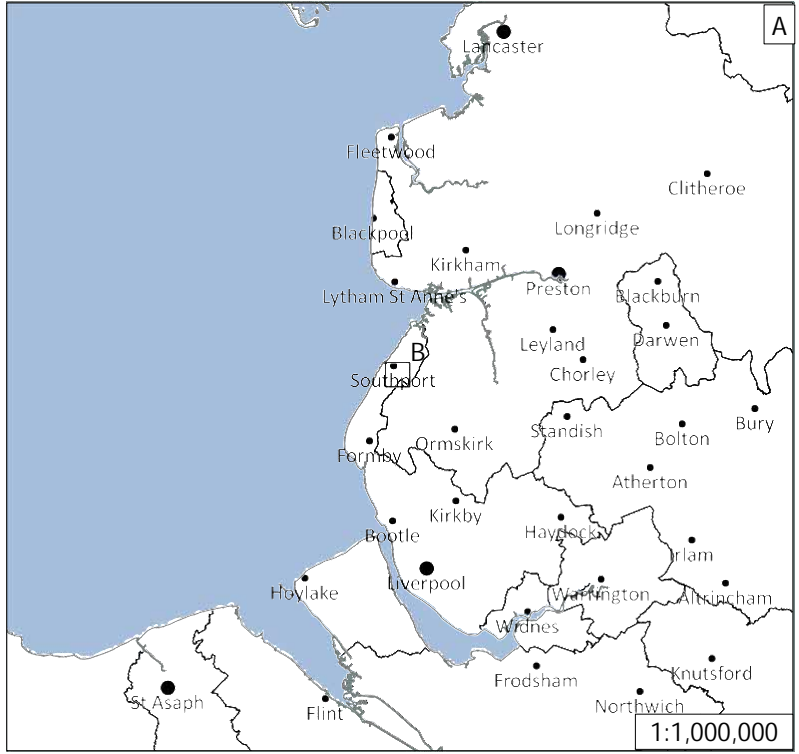
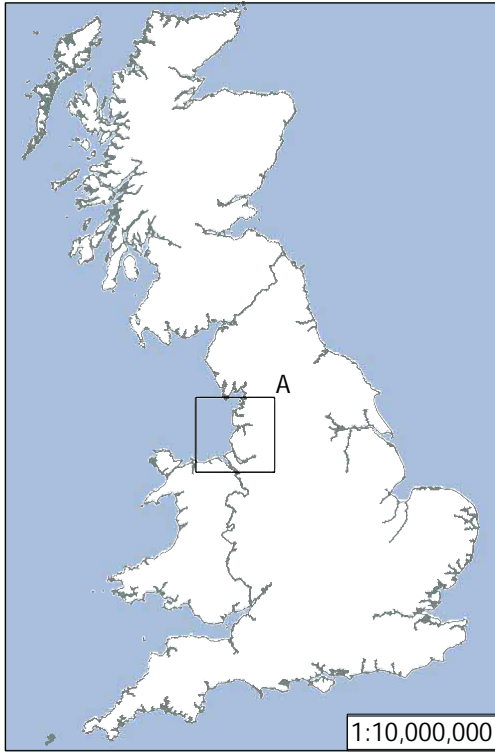


Figure 1: Site location outlined in red

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Site Code SODS 22
 Scale 1:10,000,000
 1:1,000,000
 1:25,000 @ A4
 Drawn by V Zoppi
 Date 18/03/2022

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 Lincoln
 Birmingham
 Cambridge
 Southampton
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Figure 2: Site location map showing development area in red, George Hotel in blue and location and direction of exterior photographs. (Base map provided by the client)



Key

- Phase 1 - 1867-1894
- Phase 2 - 1894-1908
- Blocked opening

Site Code	SODS 22
Scale	1:100 @A3
Drawn By	M. Stockdale
Date	04/04/2022

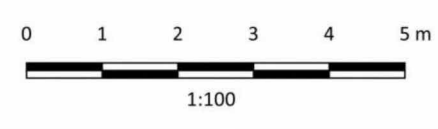


Figure 3: Phased cellar plan showing location and direction of photographs. (Base plan provided by the client)

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- Key**
- Phase 1 - 1866 - 1894
 - Removed wall
 - Phase 2 - 1894-1908
 - Phase 3 - 1926-1945
 - Phase 4 - 1945 onwards

Site Code	SODS 22
Scale	1:100 @A3
Drawn By	M. Stockdale
Date	22/03/2022

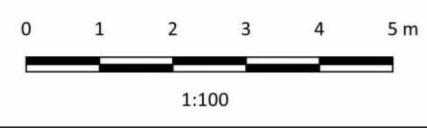
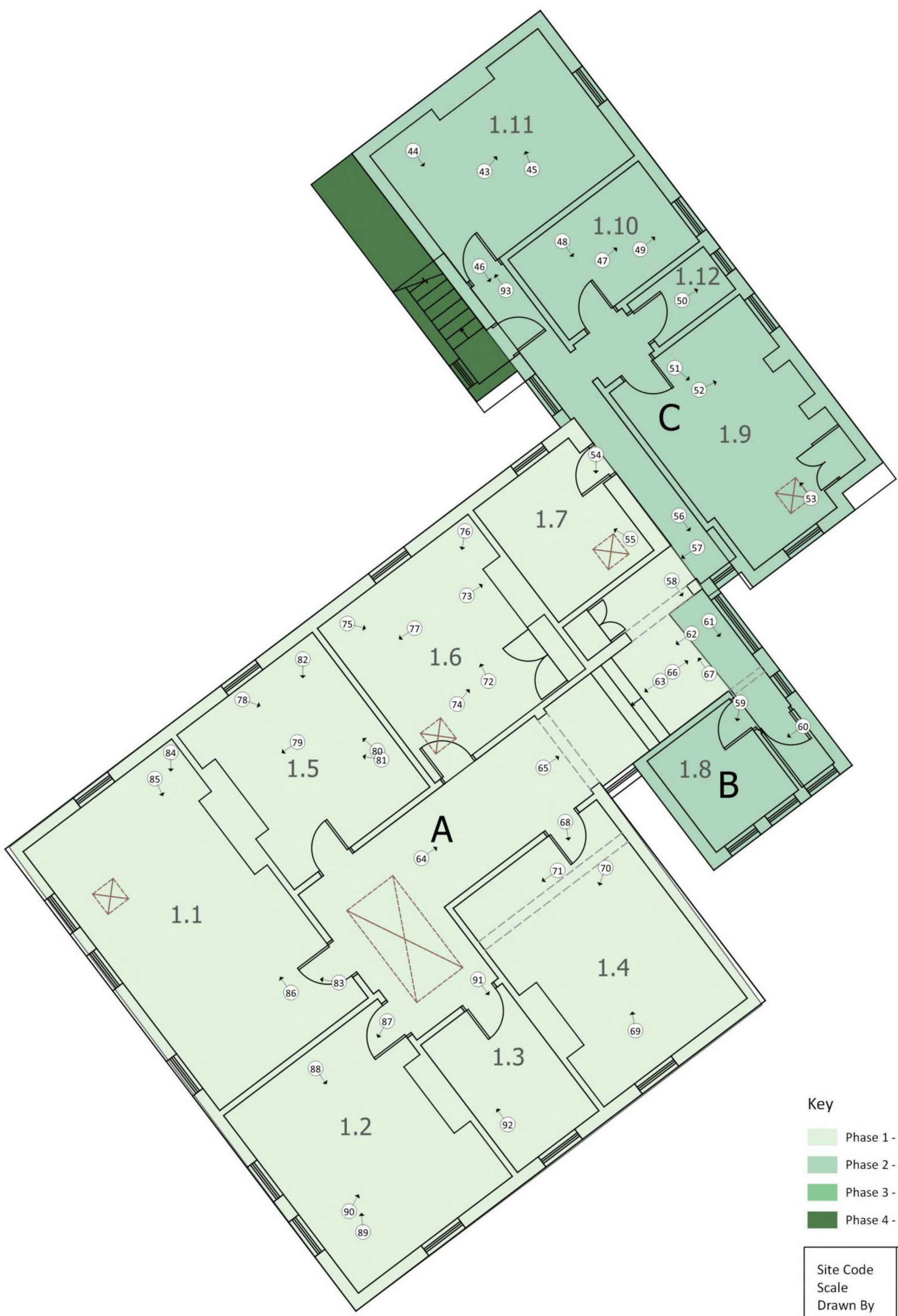


Figure 4: Phased ground floor plan showing location and direction of photographs. (Base plan provided by the client)

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- Key
- Phase 1 - 1866 - 1894
 - Phase 2 - 1894-1908
 - Phase 3 - 1926-1945
 - Phase 4 - 1945 onwards

Site Code	SODS 22
Scale	1:100 @A3
Drawn By	M. Stockdale
Date	22/03/2022

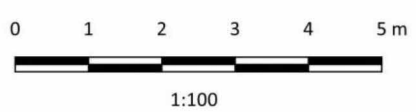


Figure 5: Phased first floor plan showing location and direction of photographs. (Base plan provided by the client)

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Southwest Elevations



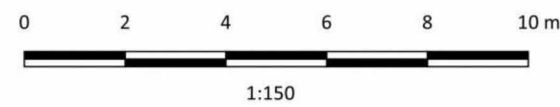
Southeast Elevations



Northeast Elevations



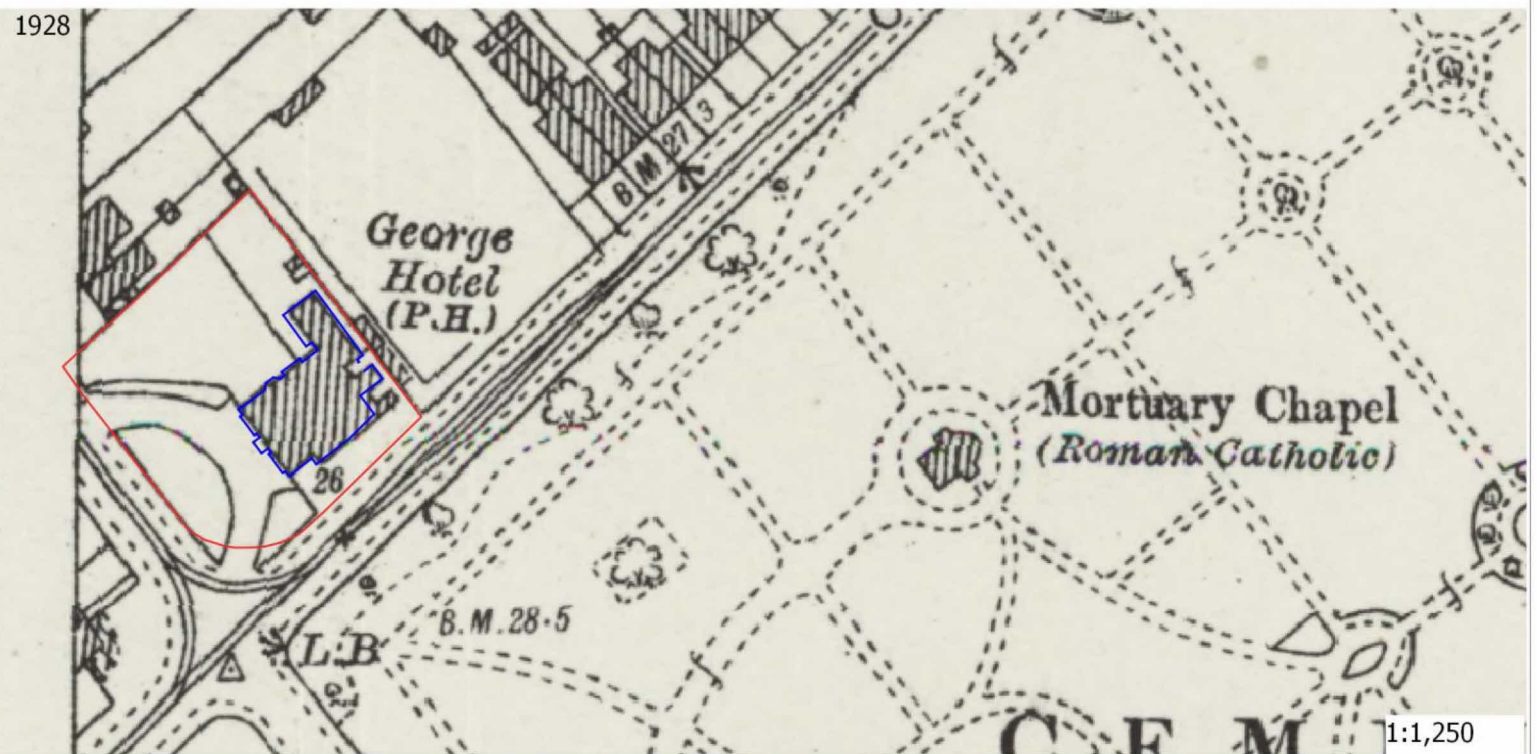
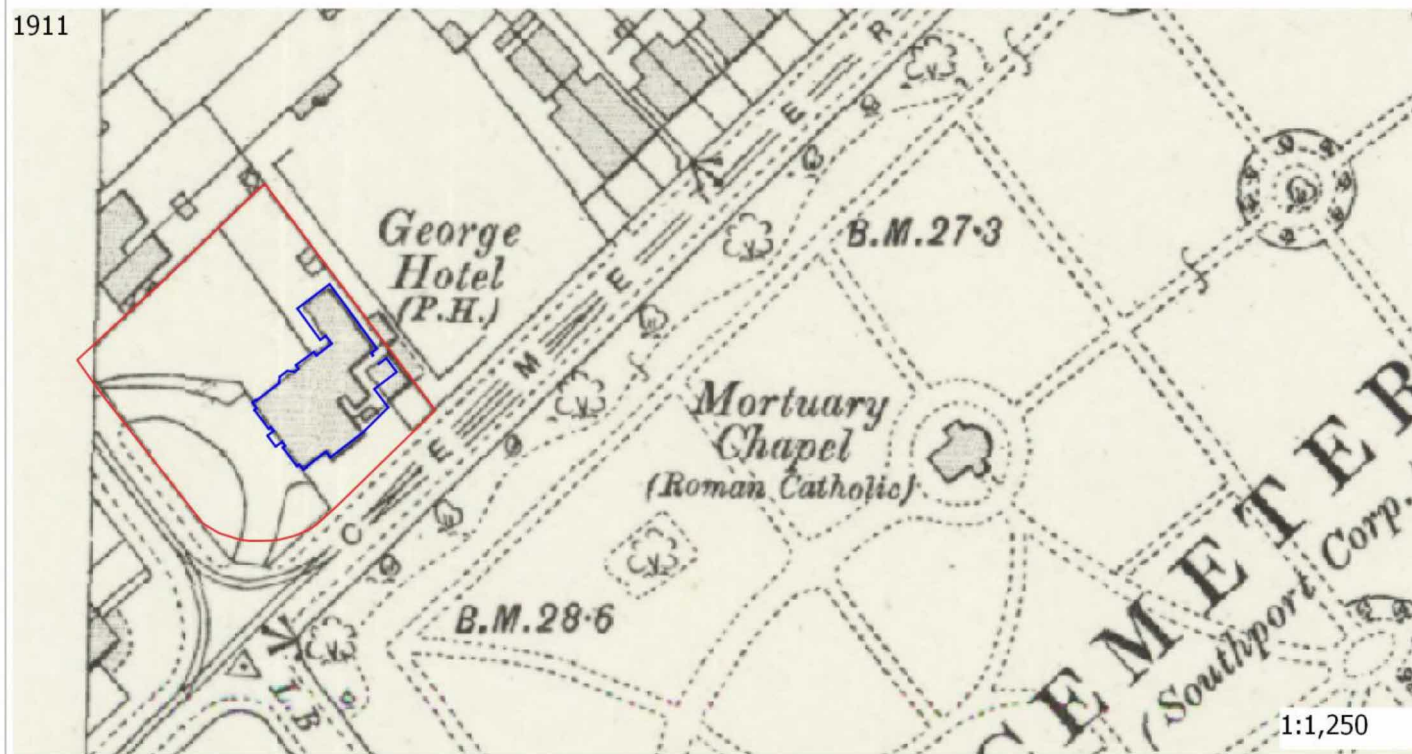
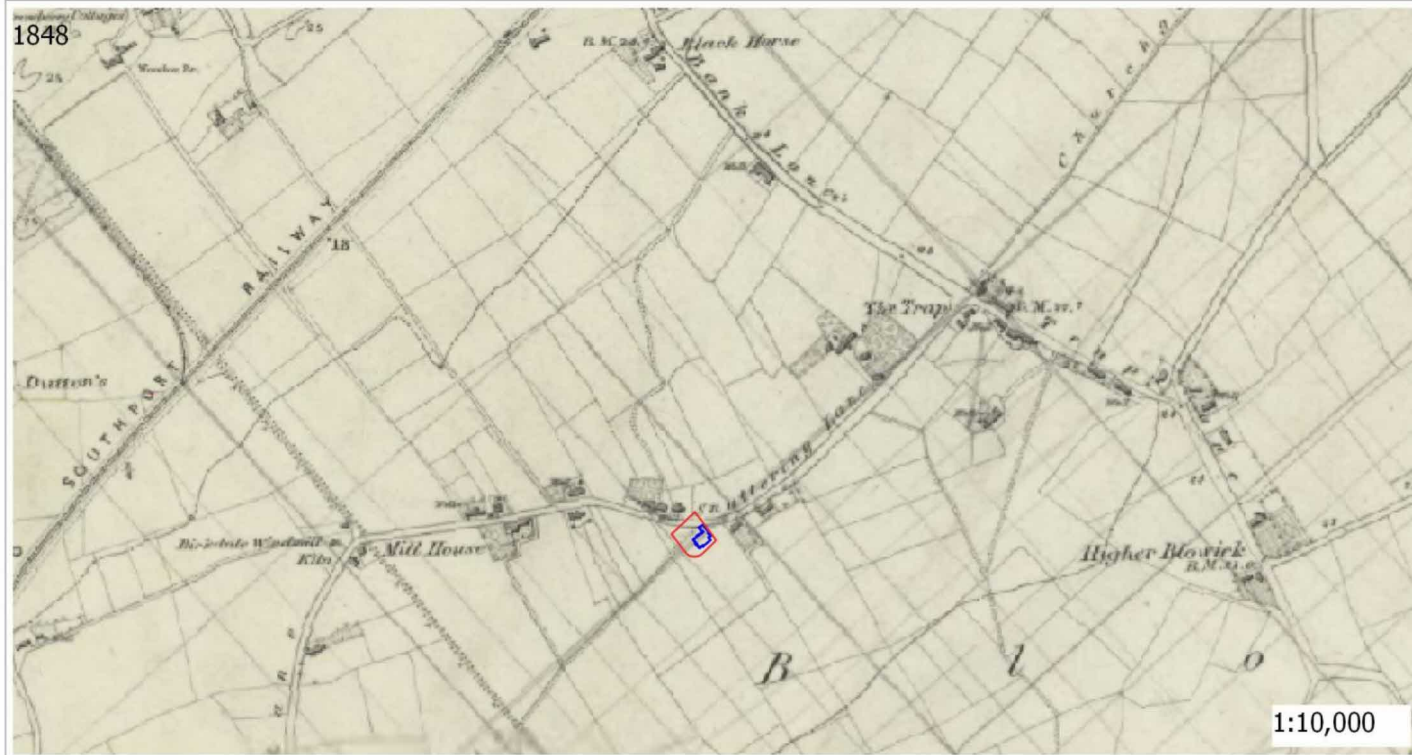
Northwest Elevations



Site Code	SODS 22
Scale	1:150 @A3
Drawn By	M. Stockdale
Date	18/03/2022



Figure 6: Existing elevation drawings provided by the client



Site Code	SODS 22
Scale	1:10,000 and 1:1,250 @A3
Drawn By	M. Stockdale
Date	18/03/2022



Figure 7: Extract from historical maps showing the location of the George Hotel



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