

The Talbot Hotel Oundle Northants



Desk-Based Assessment



December 2009

Client: The Bulldog Hotel Group

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The Talbot Hotel, Oundle, Northamptonshire

Desk-Based Assessment

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Summary

In November 2009 Oxford Archaeology East were commissioned by the Bulldog Hotel Group to undertake a desk-based assessment of the Talbot Hotel in Oundle, Northamptonshire. The assessment has been undertaken as part of a pre-planning application to make alterations to the existing Grade I listed former medieval coaching inn.

The Talbot Hotel is located on New Street which lies within the core of the historic market town. It is widely believed that the hotel was redeveloped in 1624 and documented in many historical works as having made use of a staircase and windows from the nearby Fotheringay Castle which had fallen into decline around that time. What is less well documented or researched however, is the existence of an inn, its size or associated buildings on the site prior to this date.

Architects and historians appraisals suggest that a hotel existed on the site prior to the current Talbot and an early timber-framed building located within the south wing may represent the earliest phase due to the nature of construction and the material used which stands out in the local oolitic stone setting.

Despite research and collation of primary and secondary sources this study was unable to find evidence of an earlier building on the site, other than referenced by name, prior to 1624. Many sources were located, mostly in the hands of local collections which are invaluable for the study of the post-medieval site, however only a detailed survey and possible dendrochronology of the existing timber frame would confirm the existence of the coaching inn prior to the mid seventeenth century.

This assessment aims to define the historical development of the site together with the archaeological potential of the land likely to be affected by any below ground development. It has been compiled by the author in response to a request by the current hotel owners prior to alterations.

1 INTRODUCTION

1.1 Planning Background

- 1.1.1 The proposed alterations to the Talbot Hotel in Oundle serve to unify the property as a functioning hotel while being respectful to the buildings history and origins. A key aspect of the proposed alterations is to reinstate features which have been lost or overshadowed in previous alterations, while other aspects of the proposals emphasise existing features which have become confused by its adhoc expansion in the second half of the twentieth century.
- 1.1.2 The proposals can be separated into three key sections: Restaurant, Links and Entrance which are elaborated upon in Horsley Townsend Architects Pre Application Enquiry.

1.2 Location, Geology, Topography and Setting

- 1.2.1 The Talbot Hotel is located in New Street within the core of the historic market town of Oundle in East Northamptonshire (Figure 1).
- 1.2.2 The site lies at 36mOD and is located approximately 400m north of the River Nene. The underlying geology is Great Oolitic Limestone from which many of the local buildings are constructed.
- 1.2.3 The urban topography of Oundle survives in a remarkably intact form; the basic layout of the town changed little over the eighteenth and nineteenth centuries and any changes that did occur have been preserved in the built fabric of the town. The central area of Oundle around West Street, Market Place, New Street and North Street in particular has retained the vast majority of its buildings - most of which are of stone. Buildings in the area include high-status houses (seventeenth to nineteenth century), smaller cottages, religious, educational and municipal buildings. A very large number of the buildings are listed and the area was designated a Conservation Area in June 1970 (Foard and Ballanger, 2002).

2 ARCHAEOLOGICAL AND HISTORICAL SOURCES

This desktop study incorporates data collated during research into the archaeological and historical background of Oundle, generated from the Northamptonshire County Records Office and Historic Environment Record, both departments are within Northamptonshire County Council. An additional site visit with photographs complement the research.

2.1 Historical Sources

2.1.1 Original historical research of Oundle has not been undertaken as part of this study. The historical background and development of Hertford has mostly been drawn from the secondary sources (below);

- The Oundle Extensive Urban Survey (Foard and Ballinger, 2002) provides a good general outline of the history and development of Oundle by period with detailed information about historic and public buildings
- The Victoria County History of Northamptonshire provides a general background to the development of Oundle

2.1.2 Primary sources consulted include photographs, plans and historical maps.

2.2 The Historic Environment Record (HER)

2.2.1 The HER research was conducted within a small radius of the development area, primarily encompassing the buildings and sites around the Talbot Hotel and the junction of New Street, West Street and Market Place. This generated 60 records, summarised in Appendix A, Figure 2. Such a high return of entries is not surprising within the core of a historic town and particularly as the Talbot Hotel is located within the heart of the Oundle conservation area with many listed and protected buildings.

2.2.2 From the HER entries summarised in Table A1 (Appendix A) only one archaeological investigation has taken place on land to the rear of the Talbot Hotel (Tingle, 2003). Eight of the entries relate to sites and events recognised through documentary research such as fairs and markets. Two entries relate to roads and infrastructure and the remaining entries refer to buildings ranging from the medieval to modern period, however the majority are post medieval to modern.

2.2.3 The Talbot Hotel itself accounts for six entries; the Talbot Inn (2416/22), the hotel, mounting block, stables and barn (2416/22/1, 2, 3 and 4) and as a listed building (2416/0/230). The archaeological investigation to the rear comprises three entries; two for the buildings recorded 92416/0/395 and 396) and one for the archaeological investigation Tingle, 2003).

2.3 Cartographic Evidence

2.3.1 A number of historical maps held at Northamptonshire Records Office (NRO) were used in the research for this assessment. The cartographic evidence has proved to be a valuable reference source for assessing the potential survival and development of post-medieval structures. However, the earliest map which depict the buildings associated with the Talbot Hotel was an estate map dated 1725, which only shows very basic

detail. There were no maps which date to the period of construction or which represents the site prior to the existing buildings. The first map to reveal the site in any detail is the town drainage map of 1877.

2.3.2 The maps used for this study were;

- Fisher and Saunders Estate Map 1725 (NRO MAP1725)
- Inclosure Award 1810 (NRO MAP2858)
- Drainage and Sewerage Plan 1877 (NRO MAP5949)
- 1st Edition Ordnance Survey 1885
- 2nd Edition Ordnance Survey, 1901

2.4 Documentary Sources

2.4.1 The Extensive Urban Survey (EUS) (Foard and Ballinger, 2002) makes reference to the Austell Survey of 1565 (with annotations from the eighteenth and nineteenth centuries). A copy of this survey was located in Oundle Museum and is a useful source for the study of the town at the time as the settlement is described in great detail frontage by frontage and includes detailed measurements. This document was very difficult to interpret, however, it was possible to navigate through with the help of museum staff.

2.4.2 The Extensive Urban Survey also makes reference to the Improvement Act of 1825 as a good documentary reference against which the physical surviving remains can be examined, sadly, this document could not be located.

2.4.3 A number of secondary sources were available in the form of history books and historical accounts of the town in certain periods. In particular, the diaries of John Clifton (Osborn and Parker, 1994) provide a good daily account of the town in the eighteenth century.

2.5 Archaeological Excavations and Surveys

2.5.1 There have been no archaeological investigations within the development area itself, however, to the rear of the site, an archaeological investigation and building survey were carried out in 2003 (Tingle, 2003).

2.5.2 The NMR excavation Index (www.heritagegateway.org.uk) contains a list of archaeological interventions which have taken place within Oundle, these are summarised in Appendix B.

2.6 Official Designations

Listed Buildings

2.6.1 There are 173 Listed Buildings within Oundle at the time this study was written (www.lbonline.english-heritage.org.uk), most of which are Grade II or II* listed; a full list of these can be found within Appendix C. Within close proximity of the site there were 17 listed buildings.

- 2.6.2 The Talbot Hotel, stables, barn and mounting block (which stands at the front of the building) are all Grade I listed. The full listing entry is as follows:

18.6.55. The Talbot Hotel, including ranges of stables and barns at rear. Mounting block near main carriage entrance

“Established in 1552 on earlier site and rebuilt 1626. It is popularly believed that stone from Fotheringhay Castle was used in the rebuilding and that the fine C16 staircase was brought from there also. There are some good fireplaces and original C17 panelling, and much work in 'style' of a more recent date. The plan of the main building is roughly L shaped with modern extensions at the rear, and an extensive range of stables and barns reaching back to and along Drumming Well Lane. The New Street block is 2 storeys and attics in ashlar with very steep stone slate roofs with ball finials on the kneelers and apex of all gables including the 3 dormers on the front. Massive chimneys with 6 flues, 2 by 3, with entablature topping. All windows have stone mullions or mullions and transoms except the window over the archway in the main front. The main front is asymmetrical, there being 1 extra window to both main floors at the south end, 3-light to the ground floor and 6-light mullioned and transomed to the 1st floor. Band at eaves and above ground floor openings. Apart from the windows already noted, the rest of the openings are symmetrically disposed. Two 3 storey canted bays with 5-light window to the ground floor, 10-light mullioned and transomed window to the 1st floor with a raised lozenge below, above is a massive gabled dormer with a flush face (not canted) the full width of the bay with deep up-cut and curving shoulders, where it spreads beyond the width of the front face of the bay. The attic windows are 3-light with heavy label and there is a raised lozenge above and below. 3-light window to semi-basement in north bay. In the centre another dormer similar in detail to those above the bays rises flush with the main face; semi-circular headed window with architrave and archivolt to 1st floor, the architrave reaching down to the band above the ground floor; carriageway with a curved head through the ground floor. Lower 2 storey extension to the north end, roughly in style, appears to be a new face on an old restored wing. Also stone mounting block to left of centre carriage archway on main front elevation.”

All the listed buildings in New Street form a group.

Other Designations

- 2.6.3 There are no known Tree Protection Orders (TPOs) on the site and no Scheduled Ancient Monuments (SAMs).

3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

This section draws entirely on the Oundle Extensive Urban Survey (Foard and Ballinger, 2002), which provides an outline of the history and development of the town by period.

3.1 Prehistoric and Roman

3.1.1 Unlike a number of other locations in the county where central places of Roman, Saxon and medieval date lie in close proximity, no Iron Age hillfort site is known in the Oundle area. However, the most defensible location by far is the site of Oundle itself, lying as it does on a narrow spur encompassed by the river on three sides. The most likely location for a hillfort, which might then have been re-occupied in the post Roman period, is then the eastern end of the ridge, close to the site of the later church and manor. No evidence has been recovered of Iron Age activity in this area but there has been very little archaeological work in the town. The small undefended Roman town which lies on the opposite bank of the river to Oundle, in Ashton parish is almost certainly related in some way to the later, Saxon importance of Oundle. The Roman town is discussed in detail in a separate EUS report by Jeremy Taylor.

3.1.2 It appears likely that one of the metalled roads from the Ashton town, after crossing the Nene, ran up onto the spur which Oundle now occupies and then westward to join a road presumed to have run on the west side of the valley. A possible alignment for such a road on the west side of the valley might be provided by the road recorded in the 16th century running from Biggin into the Back Lane on the north side of the town, close to the ridge top, and whose line is projected to the river by boundaries of ancient closes. Between this lane and the church a few Roman sherds and tile fragments were recovered in 1985 and adjacent a few Roman sherds were also been recovered by chance during housing development to the north of the lane in the 1970s and in the 19th century a Samian or Arretine cup was found in Oundle churchyard. This road and the probable associated settlement may have had some impact on the later layout of the Saxon and medieval settlement.

3.2 Early Saxon

3.2.1 There is at present little evidence of either Iron Age or Roman activity in the heart of the medieval settlement to support an argument for continuity between Roman and Saxon periods, at least in the area of the Saxon manor and church. The general association of Roman, Saxon and medieval urban and administrative centre is however very strong, mirroring that seen at the other two major Saxon foci in the county at Kings Sutton and Northampton.

3.2.2 Small quantities of 6th, 7th and 8th century pottery have been found to the north of the present churchyard in small scale archaeological investigations. During the 1985 excavations to the south of Blackpot Lane (formerly Dwell Wong Lane) only a very small area was investigated and no Early Saxon features were identified, but two early 6th century sherds and 100 residual sherds dated from the mid 6th to the mid 7th century were recovered. The sherds recovered would appear to derive from some form of occupation in immediate proximity. Other early Saxon occupation has been recovered just beyond the western edge of the medieval town, less than a kilometre from the church. This may be part of what is expected to be a dispersed pattern of early-middle Saxon settlement. This would extend over the whole of the area of

permeable geology along the Nene valley, but is likely to be completely excluded from the clayland which covers the plateau beyond the valley, much of which will have been wooded in the early and middle Saxon period.

3.3 Middle Saxon

- 3.3.1 It would appear likely that a major royal administrative site and possibly also a monastery existed at Oundle in the Middle Saxon period. One or other of these, most likely the administrative centre, could lie in the area beneath and to the north of the medieval church.
- 3.3.2 The archaeological evidence for Middle Saxon activity in the area around the churchyard may not at first appear to be strong. Three Middle Saxon sherds were recovered from observation of trenching in 1983. Only 6 unstratified sherds of later 7th to early 9th century pottery, including one Ipswich type ware sherd, were recovered from the 1985 investigation. However if the evidence is considered in more detail it becomes apparent that the finds indicate Middle Saxon occupation in close proximity. The investigations have been on a very small scale, they have been located at the very periphery of the area concerned but, most importantly, the quantities of pottery recovered compare favourably with the low quantities of pottery sometimes recovered from sites of the period in Northamptonshire. This is particularly true at the very highest status site, which may be comparable to that being postulated for Oundle, the 'palace' at Northampton.
- 3.3.3 If a monastery existed at Oundle it will have been destroyed in the later 9th century Danish conquest, but Oundle probably remained an important administrative focus, though it was perhaps at this time that it first came to be overshadowed by Stamford.

3.4 Late Saxon/Early Medieval

- 3.4.1 Following the re-conquest from the Danes, which took place in the 920s, Oundle appears to have recovered its ecclesiastical importance for in about 957 archbishop Wulfstan was buried at Oundle. Then, at the time of the great monastic revival, Oundle was chosen as the site for an important foundation and in the 960s St. Aethelwold began to build a monastery there. However, he soon abandoned the work, in 966, in favour of the site at Medeshamstede, which later became known as Peterborough.
- 3.4.2 The site of the present church is a good candidate for the monastery at Oundle, although the archaeological evidence from the adjacent area could simply relate to what was presumably until the 960s an important royal estate centre. High status pottery of the 10th century has been recovered during small scale excavation in the area to the north of the churchyard in 1985. The assemblage recovered from a Late Saxon ditch comprised 103 sherds of which 5 were likely to be continental imports and a further 54 could be imports or Stamford or Northampton wares. Such imported sherds are so far absent from investigations of contemporary sites in Northamptonshire, including the manorial sites in the Raunds area, the royal manor at Brigstock and even the county town itself. Such pottery tends to be found on high status sites including royal sites, monasteries and major urban centres. The assemblage is also unusual in the fact that the usually most common late Saxon types represent only about 50% of the assemblage. High status is also supported by the presence of a copper alloy dress pin, possibly of the 9th century.
- 3.4.3 From the topographical arrangement of the Rectory, Rectory tenements, churchyard, Burystead manor and former parcels of the manor garden, all discussed below, it is possible that in the early medieval or late Saxon period there was a single plot with a

distinct curving boundary which was held by the lord and included all the manorial and ecclesiastical functions.

- 3.4.4 At present it must remain a very strong probability, supported by the limited archaeological investigation which has so far been carried out, that the Middle Saxon provincial administrative centre and possibly also the monastery were located in this same area at the centre of the later town, defined by the curving boundary we have identified as a dominant topographical feature in the layout of the town.
- 3.4.5 Within the estate defined in the charter of circa 970 there was, in addition to Oundle itself, probably also the township of Stoke Doyle which was a member of the manor of Oundle in 1086. Also encompassed was some land in Benefield township, land that would, following large scale assarting in the late 12th century, become the isolated grange of Biggin. It is uncertain whether the hamlet of Churchfield was encompassed by the charter bounds.²⁵ While these two settlements existed in the late Saxon period and are likely to have earlier origins the other two settlements encompassed by the manor were medieval creations.
- 3.4.6 Within Oundle township however there was only one settlement other than the town itself. This was the Wodehouse, a single, possibly moated farm with at some point an associated dovecote. It belonged to the Wakerley manor in Oundle in the 14th century and had been created through the clearance of about 100 acres of woodland to create closes later known as the Stibbings. This clearance had presumably been completed by 1292 when we have the first reference to the site, with William Wasteneys paying 1lb of cummin as rent for the Wodehouse. In 1307-8 the rent was paid by John of Milton but in 1400 la Wadhaus was a tenement held by John Wakerley. In 1565 the area known as Wakerley Closes, included a Dovecote Close and must represent the site of the Wodehouse, though by this time any settlement had been lost.

3.5 Medieval and post Medieval

- 3.5.1 In 1086 Oundle was one of only four settlements with a recorded market, all of which had been important Saxon administrative foci. The layout of the core of the town had probably been established by this date, as an agricultural village attached to the administrative and ecclesiastical centre. By 1086 the settlement had lost its importance as a monastic centre and was probably primarily an agricultural village.
- 3.5.2 The development of the settlement as an urban centre was undoubtedly promoted by the abbots of Peterborough as part of their profit driven capital investment in their estates. There is no record of burgesses in the town in 1086 but by the early 12th century there were a number of tenants holding burgages there. It is likely that the market place was established at this time, outside the gates of the manor and church, but it is possible that it was of earlier origin and related to the existence of the late Saxon market. Oundle grew substantially as the medieval economy expanded in the 12th and 13th centuries. The abbots protected their commercial interests by a series of measures. They extended the limited freedoms, first granted in the late 11th or early 12th century, to additional non agricultural tenants as the town expanded. They also developed the road network through the construction of bridges to bring all traffic through the town. This and the simple factor of being well established at an early date meant that Oundle was able to meet most of the challenges to its local marketing functions from new markets nearby. However in one case, that of Barnwell, the Abbot

had recourse to a legal challenge in order to have the competing new market extinguished. As a result, through the medieval period Oundle remained the main market centre for the middle Nene valley and its environs. However from the 11th century onwards it was always overshadowed by both Stamford and the rapidly growing town of Peterborough, which was developed by successive abbots around their monastery.

- 3.5.3 Oundle rode out the economic recession of the 14th and 15th centuries and is revealed again in the 16th century as the dominant local marketing centre. Unlike Higham Ferrers or Rothwell, Oundle did not have successful nearby 'new towns' which survived the recession to challenge its dominance. As a result, and given the high agricultural wealth and population levels of the townships of the middle Nene valley, Oundle remained in the top level of the small towns of the county throughout the post medieval period. In 1712 it was described by Morton as *'a fair, well built, pleasant and Healthy Town advantageously and Sweetly Situated. Its situation encourages trade.'*²⁶ Thus it continued in use as a market town through the 18th, 19th and early 20th centuries.
- 3.5.4 Although the town had some industrial production, with production of leather goods in the 16th century and brewing and malting in the 18th and 19th centuries, the main basis of its wealth and success seems to have rested on the commercial servicing of its local hinterland. It never developed an industrial specialism which, like boot and shoe production on Wellingborough or woollen cloth production in Kettering, could provide a sound base for its expansion in the industrial era. Although the town was on the Nene navigation and thus its economy was enhanced to a limited degree by the growth of heavy trade that this enabled, it was bypassed by the main rail routes in the mid 19th century and this was undoubtedly a major factor in its relative decline thereafter.
- 3.5.5 The town is focussed on a core around the church and manor, an area with a curving boundary which it appears may have an early or middle Saxon, if not earlier, origin. On the western side this may have originally extended beyond New Street as far as Drumming Well Lane, where there is a distinct break in the plan form of the settlement. This area lies on the spur end mainly on limestone geology. During the late Saxon or early medieval period this area seems to have been subdivided into three, with the church and rectory occupying the eastern half and the manor occupying the western half. The northern boundary of the putative enclosure may also have been restructured as there is distinct step in the boundary against Blackpot Lane between the manor and the rectory plots. The western half of the manorial area may have been re-planned at some point with the insertion of a road running north to join the road to Stamford, which it appears likely did not originally run through the settlement. This may have been at the time of the laying out of the market place, but it certainly at some point enabled more tenements to be established close to the market place by subdivision of the pre-existing plots (see below).
- 3.5.6 This manorial/ecclesiastical focus was occupied at the time of early-middle Saxon dispersed settlement and it seems likely that one or more foci of middle Saxon occupation should also be expected within or extending just beyond the limit of the some part of the medieval settlement. It may be that Oundle was a polyfocal settlement in origin, with the irregular plan form of the area around Chapel End representing another early focus of settlement, with other dispersed settlement of early-middle Saxon date undoubtedly existing in a number of other locations within the township. The middle Saxon occupation, wherever located within or close to the medieval settlement, will be critical to the understanding of the evolution of the settlement but as yet no evidence has been located from this period other than at the manorial focus.

- 3.5.7 On the basis of results from investigations at Raunds, Warmington and elsewhere it is to be expected that the rectilinear plan form of the double row village stretching west from the manorial core was the result of late Saxon re-planning. This area is almost wholly on limestone geology running along the length of the spur on which Oundle lies. On the north side the Backside Road may have early origins, extending north-westward across the township as a headland towards Benefield. On the south side the back lane is said in 1565 to have been a recent creation. The double row of tenements contains the majority of virgate tenements in the town, interspersed with a few freehold and cottage tenements and burgages, the latter undoubtedly being cottage tenements raised in status in the late 11th, 12th and 13th centuries. It is possible that this double row represents the laying out of tenements between two early foci of occupation, one the manor and the other around Mill End (later Chapel End), with its associated water mill which was already in existence by the late 10th century. It is unclear whether the double row was laid out afresh at the same time as the open field furlongs but it seems unlikely that the regularity results from the expansion over pre-existing furlongs, which are generally believed to originate in the county at this same period. It is noted at Raunds and Warmington that there could be a substantial shift in the location of the occupied area during the late Saxon period and so it should be considered possible that some pre medieval occupation in the settlement lies well back within the double row tenements. The Wakerley manor lies at the south west end of the row and comprises a single carucate or hide. The great width of the Wakerley property may prove to relate proportionately to the amount of field land it held. Later in the medieval period there is clear evidence for the longitudinal subdivision of tenements, to accommodate population increase, with the virgate field land being divided into half in proportion. However the spacing of the virgate tenements along West Street, in 1565 and 1400, would suggest that if there had been any subdivision at a much earlier date it was to create cottage tenements from part of the virgate tenements.
- 3.5.8 Whereas the distribution of the burgages and of the virgates reveals a pattern which may indicate the chronology of the evolution of the town plan, the lesser fees and free tenements do not appear to yield a clear pattern, other than the fact that they are concentrated in the double row of West Street. This may reinforce the argument that this was a primary component of the late Saxon village.
- 3.5.9 The late Saxon re-planning of the settlement will be a key issue in the development of the town as it is unclear whether the market place was established at the same time. The market, which was in existence before the 1086, and probably in 971, lay immediately to the south of the manor and church. The expansion over much of the early market place by shops and their conversion to permanent tenements took place progressively from the 11th to 17th centuries. It is conceivable that a large open area existed adjacent to the manorial/ecclesiastical focus from a very early date and that this was used for periodic exchange or simply as a green. Thus the market square may have been simply a conversion of an existing open space. Alternatively a very large market place, comparable in size to the market square in medieval Northampton, may have been laid out at the time of the conjectural 10th century re-planning. If however the market was a slightly later insertion into the village plan then it may have involved the removal of existing peasant tenements, although this seems unlikely given the plan form of the double row to the west of the market place. The conjectural original market extent (see below) would appear to have a similar depth up to the church and manor as the length of the tofts of the northern tenement row along West Street, perhaps suggesting a common origin for the two. There is a clear break between the tenements of West Street and those around the market place, represented

by Drumming Well lane and the small lane on the south side of the street. To the west of this the tenements have a quite different alignment. Whereas on the south side of the street this seems to be a primary topographical division marked by a small lane, on the north side there are two possible origins. Here the tenements may have originally formed an extension of the row on West Street that was reorganised at the time of the laying out of the market, the easternmost tenement(s) being subdivided and the rear area having new tenements created facing eastward onto the market place. Alternatively this may have been part of the original market place, extending north as far as the manorial enclosure, with the tenements representing later encroachments onto the market place. On the east side of the market place there is another complex area with small lanes, Jericho and Duck Lane, which may also represent encroachment onto an originally much larger market place or earlier green.

- 3.5.10 Within the centre of the original market place there is clear documentary evidence demonstrating that the tenements between the present market place, Church Lane and New Street lay on part of the original market. Some at least of these tenements were in origin shops which were only later converted to tenements.²⁷ While some were converted before the 13th century, when one shop in this area of later tenements on the south side of Church Lane is documented as such, the Wool Market remained an open trading area until the mid 16th century, only later seeing a final conversion to tenements.
- 3.5.11 The detailed documentary evidence for Oundle shows that there were separate marketing areas within the market place and a number of separate rows of shops on the market place in the late medieval and post medieval period. The final shop rows on the present market place were only finally removed in the early 19th century.
- 3.5.12 The expansion of the town in the 13th century was accommodated in part by the laying out of new tenements along what is likely to have been a new road running north to the north bridge, a new medieval crossing of the river (see below). The road appears to have been constructed immediately adjacent to the Rectory enclosure and so the expansion, all of burgages except at the northern end, was on the east side of the road, with a back lane behind them on the east side dividing the row from a row of closes. It is possible that these closes represent the remaining part of the open field furlong from which the tenements were cut out, with the closes on the east of the back lane in 1656 generally belonging to its adjacent tenement on the west side of the lane.²⁸ Evaluation in several of these closes has failed to find any evidence of medieval occupation, tending to confirm that these were only ever used as closes. On the west side of North Street it appears that the Rectory manor subsequently laid out new tenements fronting the west side of the road from what was formerly part of the rectory. At the northern end of the row on the east side the tenements also belonged to the rectory, being free tenements not burgages.
- 3.5.13 On the west side of the town there was also clearly a subdivision of the tenements which ran alongside on either side of Mill Lane, creating quite short tofts. The lane itself may already have existed in the late Saxon period as a mill existed on this site by the late 10th century. On the east side of the lane the tenements were created as part of the Wakerley manor, probably from part of the manor site itself. At the southern end of Mill Lane on the east side there were two virgate tenements between the river and the Backside Road. It is unclear whether the tenements along St Sythe's Lane at the south east corner of the town represent a late addition to the town, similar to that seen along North Street, but the opposite side of the street appears not to have been built up. Possibly because this lane was not a major through route.

- 3.5.14 The majority of the growth of the town in the medieval period seems however to have been accommodated by the subdivision of the existing tenements, whether virgate, cottage, burgage or freehold, to create a much large number of tenements. This resulted by 1400 in many tenements with two or even four separate component holdings.
- 3.5.15 The road network was substantially altered in the Oundle area by the Abbott of Peterborough in order to further promote the growth of the town. He built two new bridges, the north and south bridges, in order to bring travellers through the town and to make access to the market from all directions far easier. The river crossing in the Saxon period is likely to have been at Basford, at the end of St Sythe's Lane. The construction of the two bridges brought the main routeway, which had passed along the valley on the east side on the probable Roman route, through the town running up Mill Lane through the market place and up North Street to the north bridge. Stamford road is also likely to have been an important route in the late Saxon or early medieval period. It too seems originally likely to have passed by the town immediately to the west. If so it too was probably drawn into the town with the development of the road network by the Abbots of Peterborough.
- 3.5.16 The reconstruction of the town plan in 1565 from the detailed survey, its projection back to 1400 with the detailed rental and then to 1215-24 using the charter has enabled the earliest and most detailed reconstruction of any town in the county. Although there are many details which will need to be confirmed and elaborated by further detailed documentary research the overall pattern appears secure. There are enough topographical points of reference in the three documents to confirm a high level of stability in the plan form through the medieval period and, with the acknowledged subdivision, the relatively high level of stability in the tenurial pattern. Apart from the encroachment already discussed for the market place, there is very little evidence of encroachment during the medieval and post medieval period elsewhere in the town, though minor examples occur in Duck lane, Jericho and elsewhere.

4 SITE HISTORICAL BACKGROUND AND DEVELOPMENT

Using available sources and historical accounts, this section hopes to provide a chronological development of the site (Figure 3)

4.1 Pre 1626

- 4.1.1 It is widely documented and accepted that the present Talbot Hotel, as viewed from New Street (Plate 1) was built, possibly on the site of a previous inn in 1624. During this study it was not possible to locate any documentary sources or maps which described the site prior to this date. Therefore the background of the site prior to 1624 is derived from secondary sources and accounts. What is of particular interest however, is a two storey timber-framed building, still in use as part of the hotel, which may pre date 1624 and be part of the earlier coaching inn on the site prior to redevelopment.
- 4.1.2 The earliest date suggested for the inn on the site comes from the listed Building description which was presumably written when the current hotel was given its listing status in 1955 (www.lbonline.co.uk). This description begins; “established in 1552 on earlier site and re-built in 1626”. Unfortunately the sources or references for this 1552 date are not given in the report.
- 4.1.3 The earliest dated source consulted for this study was the Austell survey, carried out in 1565. This survey gives an account of frontages within the town at the time, street by street. At the time of this survey, New Street was called Bury Street and a short entry describes a number of buildings there, however, this survey does not reference the Talbot in any detail and simply references “The Tabret” as it was then known.
- 4.1.4 The hotel once belonged to the Guild of Our Lady of Oundle, an association of merchants and traders of the town who united for mutual help and protection. The site was sold at the break up of the guild in 1551 to Thomas Power (notes in Oundle museum) and when Thomas Power died in 1572 the inn was called The Tabbard. Notes collated about the guild properties in the museum state that records of 1613 referring to the message of Henry Denys and an inn called Le Talbot.
- 4.1.5 The main entrance to the Talbot has always been from the street, however, it was recognised early on that a way out was needed. When the guild were in ownership of the inn they arranged for an easement or right of way through the property at the back for “quests to come into this corner field with carts, horses and cattle” (King, 1934). The ground through which this right of way existed was known as Dobs Yard (now Drummingwell Lane)

4.2 The Timber-Framed Range (plate 2)

- 4.2.1 This element of the hotel is located just inside of the entrance arch on the left (with New Street behind), on the southern range (plate 2).
- 4.2.2 This part of the range stands out from the rest of the southern wing and surrounding buildings in the courtyard as it is the only obvious timber-framed structure, the rest are constructed from stone. A report by Dr. Gee from the RCHM in 1963 described this part as the earliest part of the present house. Although this phase of investigation does not include a full internal survey, a brief inspection was made which supports the

description and interpretation made by Gee. His description of this structure is summarised as follows:

"..timber-framed range has posts with enlarged heads supporting trusses with cambered tie-beams, chamfered on the lower sides, principals, collars and king posts above the collars. The purlins rest on the collars and are braced from the ties. The range is of four bays."....."The later roof, based on the older one had Collyweston slates fixed with wooden pegs to the laths."

Gee goes onto describe; "The timber-framed range continues forward into the main range and joins it at the level of the timber wall on the inner side of the main staircase "...the head of the bar on the ground floor and near the inner end of the timber-framed range, is the bressumer of a great open fireplace with stopped chamfered reveals, perhaps the sixteenth century fireplace" (plate 3).

- 4.2.3 Parker suggests that the later construction of the stone building on the street frontage may have shortened this range by two bays (Parker, 1989). It is therefore possible that this timber-framed range is surviving evidence of the pre-1624 redevelopment and pre-dates the second half of the sixteenth century when traditional vernacular buildings were replaced with stone.
- 4.2.4 From the first floor landing level an exposed leaded window with timber frame, plain mullions and jambs is representative of early 16th century window was noted (plate 4). A window in this location also suggests the later addition of this gallery area from where the photograph was taken.
- 4.2.5 It should also be considered that this building may not be in its original location. It is possible that this building was part of the remodelling which took place in 1626 and like much of the interior of the hotel, brought to the site and reconstructed there.
- 4.2.6 To fully understand and accurately date this part of the site, further survey and investigation would be required.

4.3 1626 Redevelopment by William Whitwell

- 4.3.1 The main front to the hotel was added during redevelopment in 1626 and has been attributed to William Whitwell. It is claimed by Smalley Law in his book (Smalley Law, 1922) that it was Whitwell who gave the Talbot its name; the "talbot" being the crest of his wife's family, the Griffins.
- 4.3.2 King writes in his account of this phase of redevelopment, that the block formerly occupied by the Talbot was pulled down in 1626 and rebuilt. "The frontage of the inn was increased by six feet". The large corner house which included the Post Office, two shops in New Street and two in West Street with courtyard at the back was probably occupied by Whitwell himself. A panel with inscription WW 1626 is still visible on the southern gable end of this range (although the post office building is clearly later).
- 4.3.3 The main building stone used is Weldon limestone ashlar, sawn and dressed (Oundle Museum Trust) and the roof is covered with Collyweston slate. The chimneys and ball finials at the top of the gables are characteristic of the period.

- 4.3.4 From the front, the building has two storeys and attics in ashlar with very steep stone slate roofs with ball finials on the kneelers and apex of all gables including the three dormers on the front. All windows have stone mullions or mullions and transoms except the window over the archway in the main front. The main front is asymmetrical, there being one extra window to both main floors at the south end, 3-light to the ground floor and six-light mullioned and transomed to the 1st floor. Two 3 storey canted bays with 5-light window to the ground floor, 10-light mullioned and transomed window to the 1st floor with a raised lozenge below, above is a massive gabled dormer with a flush face (not canted) the full width of the bay with deep up-cut and curving shoulders, where it spreads beyond the width of the front face of the bay (www.lbonline.co.uk).
- 4.3.5 Much of the history of the hotel and what makes it attractive to visitors and historians alike is the suggestion that the stairs and windows viewed from the courtyard derive from the nearby Fotheringhay Castle. The stairs (plate 5) have moulded rails, turned symmetrical balusters and square newels with tall shaped finials and similar local examples have been recorded at Apethorpe and Kirby Hall. An architectural drawing was found during the research which shows a section through the staircase (Figure 4). The window facing into the courtyard (plates 6 and 7) has ovolo moulded members and is of the two orders (Gee, 1963). There is debate amongst historians as to whether this window came from Fotheringhay, although, it has almost certainly been re-used and is contemporary with and respects the layout of the staircase.
- 4.3.6 The first floor of this building boasts the “Whitwell Room”, currently used for functions and conferences. This room is panelled throughout and has two impressive fireplaces (plate 8). The panelling is also rumoured to have come from Fotheringhay. This room appears to have once been two separate rooms; one with large lateral fireplace and a smaller one (the solar) with a transverse fireplace; both fireplaces dating to the seventeenth century (Gee, 1963). The panelling is also different, respecting the layout and suggestion of two separate rooms. On the ceiling can still be seen the crossbeams of the original hall confirming it was originally two rooms (plate 8).
- #### 4.4 Seventeenth / Eighteenth Century Coaching Inn
- 4.4.1 Sources of information for this period are few, however, most references and mentions of the Talbot are associated with its function as a coaching inn and the daily service to London.
- 4.4.2 It is likely that it is around this period that many of the additional buildings within the courtyard area and at the rear were built to accommodate more guests, horses, stable staff, servants and associated activities. The first available cartographic source for this study, dated 1725 (Figure 5) is the Fisher and Saunders estate map. This map shows a range of buildings, very similar to the current layout. There are clearly ranges on the north and south side and although the alignments are not exactly the same, this may be due to the fact that it is a representative drawing to show presence rather than a scaled, accurate one to represent detail. This map shows the site appears to be owned or occupied by “Smith Esq”, whether this refers to the John Smiths brewery of Oundle is unclear however, quite likely as it was a prominent brewery and employer in the town at this time.
- 4.4.3 By this period the Talbot seems to have been a busy coaching inn and the extra buildings were likely to have been built around this period if not earlier. There is evidence within the facade of the current Tabret Rooms (plate 9) which extends along the southern wing from the timber-framed building, that this once had wider openings

and different windows to the current horizontally sliding Yorkshire sashes, typically dating to the eighteenth and nineteenth century. This may have been additional rooms for guests. The datestone on this elevation is misleading and explained further in section 4.6.4.

- 4.4.4 Opposite, on the northern range, is another stone building, also covered with Collyweston slate (plate 10). Although internal inspection was not possible at this stage, from the image of the external elevation, it is clear that this building originally had a wider opening and has had replacement windows and doors. Although it is difficult to be certain without further inspection, it is likely that this building stored coaches or carts, especially given its secure location within the courtyard.
- 4.4.5 At the rear of the site, now named “The Westgate Suite” is a two-phase range of buildings with dormers and small replaced windows (plate 11). This range appears to have been former stables. Again, access was not made during the brief site visit, however from this elevation it was clear that there had been much wider openings originally which have been blocked up and smaller windows inserted. If these buildings were stables associated with the inn, they would be accessed from the rear via Drummingwell Lane which was a right of way to the inn from the seventeenth century. Also, evidence has indicated that the inn had more land associated, probably to the rear and may have been the location of further outbuildings and fields.
- 4.4.6 A newspaper advertisement in the Northampton Mercury in June 1790 announces the forthcoming sale of the Talbot Inn at auction. It includes a brief description of the lot which included outbuildings, large garden, stabling for a hundred horses and two acres of land lying in the open field of Oundle. This suggests the inn was very prosperous and busy at this time offering stabling for so many horses.
- 4.4.7 A further article placed in The Oundle Mercury in 1796 advertises a “new light coach” from the Talbot Inn to London, every Sunday, Wednesday and Friday mornings; the service also offered the delivery of parcels. It is not clear if this service supersedes a previous one or whether it's the first from the town, however, it indicates the importance of the hotel in the town as a destination for this service into London.
- 4.4.8 The building to the immediate right of the Talbot which was later incorporated into it was possibly also built during this period, however, further investigation is required to confirm this.
- 4.4.9 Further mention of the site in this period is available from the day books of carpenter John Clifton who makes frequent references to the Talbot when carrying out small pieces of repair work there. The Talbot is also mentioned in Clifton's diaries when events and meetings took place there, suggesting the building had an important function within the town. The Talbot is mentioned as being used for the Duke of Montaus court, for drawing of the names for and for the swearing in of the militia, as well as a venue for local meetings and dances (Parker, 1994).

4.5 Nineteenth Century Development / Cartographic and Photographic Evidence

- 4.5.1 There are more useful and available sources for this period which aid the study of the hotel in more detail, in particular with the introduction of the Ordnance Survey and photography in the latter part of the century. From the sources available it appears that little alteration or construction within the hotel site took place during this period, however, a detailed internal survey would be required to confirm this.

- 4.5.2 The earliest map from the period is the 1810 Inclosure Map (Figure 6). This map is difficult to interpret the layout or boundary division between buildings or land. The accompanying apportionment relating to the number 236 drawn on the site in this map states that it belongs to John Smith Jnr, presumably still as part of Smiths Brewery by this time.
- 4.5.3 The investigations carried out by Northamptonshire Archaeology in 2003 (Tingle, 2003) included a survey of a group of buildings at the rear of the hotel prior to demolition. The site investigated is approximately 50m to the west of the rear of the Talbot and comprised a number of buildings believed to have dated to the late 18th and early 19th centuries. These buildings included a row of four early-mid 19th century stables, a later carhouse and late 17th-early 18th century barn which had been re-roofed in the 19th century. These buildings, within such close proximity may have been part of the out buildings and storage for the hotel.
- 4.5.4 An engraving of the hotel by B. Rudge (Figure 7) is the earliest dated source showing the hotel, it shows the façade almost the same as it appears today. The street and area around the hotel appear bustling and a horse can be seen within the archway. Above the arch is the name of William Reachlou who is known to have held the licence there between 1813 and 1841. the reason for the engraving is unknown and the fact that it was created in the same year the Talbot changed licence holder may be linked.
- 4.5.5 There are many picture postcards from this period which depict the site as it looked around the end of the nineteenth / beginning of the twentieth century (Figure 8).
- 4.5.6 The next available map is the sewerage and drainage plan of 1877 (Figure 9). This map shows many of the present buildings and alignments as well as a row of what appear to be small houses or stables at the rear along Drummingwell Lane, it is unclear however which properties are associated with the hotel. The map shows that there were no existing drains on the site or in close proximity, however, the blue blocks indicate water closets.
- 4.5.7 The next available map is the first edition 25" to 1 mile Ordnance Survey map (Figure 10) dated 1885 which shows very similar detail to the previous map, however it does show more information about the divisions between buildings and also the names of streets and yards. The Second edition map dated 1901 (Figure 11) was only available at a 6" to 1 mile scale. As a result, it shows less detail of buildings and the division between buildings is unclear as are the names of minor streets, yards and lanes which have been omitted due to scale.
- 4.5.8 The Talbot continued to prosper during this century and a regular service to the railway station ran from there. A photograph found during the research (Figure 12) shows a Talbot Hotel horse and carriage. Although undated, the name of Henry Lolan over the door indicates c.1863 – 1903.

4.6 The Talbot in the Twentieth Century

- 4.6.1 A number of alterations were made in the last century, many internally. The addition of three principal parts of the hotel expanded its capacity for the number of guests it could accommodate.
- 4.6.2 Immediately to the north of the 1624 building (plate 12) is a later building which had a shop frontage in the nineteenth century (Parker, 1989). This building (remodelled internally) was incorporated into the hotel with the addition of new windows on both floors and ball finials on the north gable. Architects drawings for the design of this work

were dated 1903 (Figure 13). A picture postcard of the Talbot Hotel (c.1863-1901) shows the building prior to the alterations to the façade (Figure 12) which can also be seen in Figures 7 and 8b.

- 4.6.3 Another addition in this century was a single storey glass extension added onto the north wing, facing the courtyard around 1917. This extension was to form the residents lounge and became nicknamed “the icehouse” as icicles would form on the glass roof during the winter (J. Irving *pers comm.*). This addition on the northern wing, just inside the courtyard (on the right with New Street behind) was made mostly of glass on a brick plinth (Figures 14 and 15) It was later demolished and replaced by the current single storey building in 1949 (plate 13). An undated photograph (Figure 16) shows the corner of another structure (on the left) in the same position which juts forward too far to be the “icehouse” and may be an earlier structure. This image also shows what appears to be a glass shelter against the arch. It is understood that the reception “hatch” was once located on the left as you entered through the archway, where guests would check-in, this shelter may have been erected to offer protection from the rain. Figure 17, an undated image, shows the courtyard prior to any of these additions. Although undated, it was probably taken towards the very end of the nineteenth century, but certainly prior to 1917.
- 4.6.4 During the 1930s a plant room was built within the courtyard. Cartographic sources including the 1885 Ordnance Survey and 1877 drainage and sewerage maps indicate this new building did not replace any pre-existing structures. The extension was later converted into staff accommodation with the addition of bathrooms and bedrooms (client *pers. comm.*)
- 4.6.5 Many of the more recent repairs and alterations are remembered by Jim Irving who was employed by John Smith and Co., an established and important brewery in the town up until the late twentieth century. Mr Irving worked as a manager for the brewery and had involvement with the Talbot hotel from the mid 1950s. Mr Irving recalls a number of alterations and improvements during his time working for the brewery including the relocation of the dining room from the Whitwell room to its present location on the ground floor. He also recalls the placing of the datestone into the wall of the stone building on the southern wing in 1963 (plate 14). The datestone came from one of Smiths breweries on New Street which was demolished in this year and it was placed at the Talbot (an action which appears to have tricked many a historian and architect since!). The datestone reads J S 1775 and has the three barrels symbol of the brewery. Mr Irving also has a letter relating to the placing of the mounting block to its present position at the front of the hotel in 1955 (its original location is not known).
- 4.6.6 A plan of proposed alterations for the hotel dated 1956 (Figure 20) shows an opening within the archway, on the right as entered from New Street) which has been since blocked up in accordance with the architects plan. The re-opening of this doorway is proposed by the existing developers. This plan also shows a revolving door into the residents lounge which has since been removed as well as indicating the function of various ground floor rooms at that time.
- 4.6.7 A photograph in the possession of Mr Irving shows some alterations taking place in 1966 (Figure 18). This work was undertaken to create new toilets and office accommodation in what may be the earliest timber-framed part of the hotel. Alterations also included the insertion of a door into this elevation which was not present on a photograph taken around the turn of the last century (Figure 19).

- 4.6.8 In 1979 (client *pers.comm*) an L-shaped block was added at the rear (western end) of the hotel. This extension provided more rooms and modern facilities to the hotel. Built from the same local stone and covered with Collyweston slate, this building fits in well with the rest of the hotel and local building stock (plate 15)

5 CONFIDENCE RATING

5.1 Historical Sources

- 5.1.1 Original documentary research has not been undertaken for the study of Oundle history in this study, as it lies outside the scope of this report. The Extensive Urban Survey Assessment (Foard and Ballinger, 2002) provides detailed outlines of the history of the town's development and a detailed study of many of its principal buildings.
- 5.1.2 The Extensive Urban Survey Assessment report produced in 2002 provides the most reliable background on the development of the town from the prehistoric period through to the late post-medieval. It draws upon archaeological evidence, historical sources and extant buildings. Its only limitations are that it is focused strongly on the post medieval development, and that further excavations and studies have taken place in the six years since it was written.
- 5.1.3 For the development of the hotel, a number of sources have been identified and consulted, all with various advantages and limitations. There is a clear lack of meaningful sources which relate to the hotel prior to the nineteenth century. For the seventeenth and eighteenth centuries, this report was very much reliant on the historical accounts and histories written by other authors, the accuracy and original data used for this could not be verified. Although an attempt was made, the original deeds could not be located, these may hold more information. The majority of sources for the nineteenth century development came from photographs, many of which however, were undated.
- 5.1.4 On the whole, the information used has been gathered from three locations; the Oundle Museum, Jim Irving and the Northamptonshire Records Office and any further work should make use of these repositories. In addition, further work attempt to locate the deeds and possibly wills and documents of previous owners and licensees.

5.2 The Historic Environment Record

- 5.2.1 The HER of Northamptonshire County Council for Oundle consisted primarily of medieval and post-medieval extant buildings, sites of monuments and the results of archaeological building recording and other works. A search of just a small radius of the site produced 60 records (Appendix A).

5.3 Cartographic Evidence

- 5.3.1 The cartographic sources were a useful and reliable source for studying the development of the town and the development site. The earliest map was 1725 and detail of actual buildings was limited – it identified presence rather than scale, division or function. The first most reliable maps appear with the introduction of the Ordnance Survey in 1885. The Tithe map was consulted, however no detail of buildings or boundaries were shown.

5.4 Archaeological Excavations and Surveys

- 5.4.1 Very few sites within close proximity of the study area have undergone archaeological investigation. Excavations have revealed predominantly post-medieval deposits and some building recording exercises have characterised the built heritage of the area. As such, this information is useful for medieval and post-medieval Oundle in general.

6 DEPOSIT MAPPING

6.1 Prehistoric – Iron Age

- 6.1.1 There is an almost complete absence of prehistoric remains within the town, consistent with the surrounding area. The absence of finds is not necessarily an indication of a complete lack of prehistoric activity, however, as any prehistoric activity may have been destroyed by, or at least masked by, medieval and later development.
- 6.1.2 The Extensive Urban Survey states that the most likely location for a hillfort, which might then have been re-occupied in the post Roman period, is close to the site of the later church and manor. No evidence has been recovered of Iron Age activity in this area but there has been very little archaeological work in the town (Foard and Ballinger, 2002).
- 6.1.3 Given these circumstances it is unlikely that substantial prehistoric remains are present in the development area.

6.2 Roman

- 6.2.1 There have been a number of sites excavated within the town which have identified the presence of Roman activity. Investigations at Glapthorn Road on the northern side of the town have identified a Roman farmstead and field systems and investigations on the eastern side of the town close to Ashton have recorded features associated with a known Roman town at Ashton (SAM no. 169)
- 6.2.2 Between Back Lane and the church a few Roman pottery sherds and tile fragments were recovered in 1985 and adjacent a few Roman sherds were also been recovered by chance during housing development to the north of the lane in the 1970s and in the 19th century a Samian or Arretine cup was found in Oundle churchyard (Foard and Ballinger, 2002).
- 6.2.3 There have been no recorded Roman finds in the study area or the immediate vicinity, however, Roman activity may have been destroyed by, or at least masked by, medieval and later development. The limited number of archaeological investigations in the town may also go some way to explain why little evidence has been found.

6.3 Saxon

- 6.3.1 The town clearly has a rich history dating from the Saxon period (see section 3.2 – 3.3). Various investigation within the area of Blackpot Lane, approximately 200m north east of the Talbot Hotel have recorded evidence of a Saxon settlement enclosure as well as evidence of a wattle and daub oven / hearth and ironworking and another investigation in the lane found a large deposit of horncores indicative of Saxon activity. (Appendix B).
- 6.3.2 The site lies within close proximity to sites which have recorded Saxon remains and it is therefore possible that features from this period may be encountered.

6.4 Medieval and post-Medieval

- 6.4.1 There is archaeological evidence for medieval and post medieval settlement in the study area, and the development area lies on a main street, within the core of the medieval town.

- 6.4.2 The site is known to have been occupied by an inn since at least 1626 and it is reputed that an inn was present prior to this date. It is therefore possible that remains relating to a medieval inn and associated activities such as brewing, blacksmithing or baking may be encountered. Maps as early as 1725 (Fisher and Saunders), show what appear to be other buildings facing into the courtyard prior to those constructed in the 1930s and 1970s. Any investigation within the courtyard may also reveal evidence of earlier surfaces, drains or remains which pre date the earliest inn.

7 DEGREE OF SURVIVAL OF ARCHAEOLOGICAL REMAINS

7.1.1 This section broadly assesses the degree of survival of archaeological remains in the areas defined by deposit mapping. The assessment takes the form of a predictive model based on probability and not certainty. It is intended as a guide only.

7.1.2 The degree of preservation of potential buried remains within the study area is likely to have been affected by modern development.

Rating

7.1.3 Based on the distribution of known finds and their degree of survival in the study area, as defined in the previous sections, rating can be summarised as follows:

Period	Distribution	Survival
Prehistoric	low	unknown
Roman	low	variable
Saxon	Variable	moderate-good
Medieval	moderate-high	good
Post-medieval	high	good

7.1.4 It is worth noting that the evaluation carried out in 2003 approximately 50m to the west of the rear of the hotel did not find any evidence of surviving archaeological remains. The depth of topsoil varied and any evidence which may have existed had been disturbed by modern activity (Tingle, 2003).

8 DISCUSSION AND CONCLUSIONS

- 8.1.1 The Talbot Hotel in Oundle is one of the landmarks within the town and known by all who have lived and stayed there. It has an impressive frontage and an equally intriguing and impressive interior comprising of a number of phases. The hotel is described by Pevsner as “the finest building in Oundle” (Pevsner, 1973) and has been used for a number of important functions, meetings and events during the towns long history.
- 8.1.2 Various alterations and repairs have been carried during the life of the hotel both to the interior and exterior to accommodate the changing needs of the business and its patrons. To fully understand where, when and why some of these changes took place can only be fully determined with a more detailed survey of the site supplemented with dendrochronological dating.
- 8.1.3 In the past, the town has always had a number of inns, hotels and pubs which reflect the importance of Oundle as a centre for a range of economic and social activities and the Talbot has always been at the centre of it. Despite having a number of hostilities, the Talbot was used for the most important of these holding meetings, inquiries, dances and celebrations. This latest phase of essential works hopes to see the revival of the hotel to its former glory and its ability to provide facilities for residents and staff for many more years.
- 8.1.4 A wide range of sources have been identified and consulted during the course of this study which can assist in understanding the development of the hotel, particularly within the last hundred years. However, to gain a better and more complete understanding of the building and how it has developed, a more in-depth survey with drawn and photographic record is required. Any alterations made or below ground disturbances should be monitored for evidence which may add to our understanding of this important building within the town.

9 ACKNOWLEDGEMENTS

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APPENDIX A. SUMMARY OF NORTHAMPTONSHIRE HER ENTRIES

Table A1. Summary of HER Entries within Immediate Surrounding Area of The Talbot Hotel (see Figure 2)

SMR No	Record	Site name /	Monument Type	Date	Location	Designation
2416/22	Monument	The Talbot Inn	Hotel	Unknown	New Street	Grade I
2416/0/102	Monument	9 West Street	House	Late C17th	West Street	Grade II
24160/0/103	Monument	1, 3 and 5a West Street	Building	Late Medieval - Modern	West Street	Grade II
2416/0/104	Monument	1, 3 and 5a West Street	Shop	Modern	West Street	Grade II
2416/0/104	Monument	1, 3 and 5a West Street	Shop	Modern	West Street	Grade II
2416/0/107	Monument	Outbuilding west of 5 New Street	Brewhouse	Late medieval – modern	New Street	Conservation Area
2416/0/108	Monument	Outbuilding west of 5 New Street	Coachhouse Stable	Post medieval – modern	New Street	Conservation Area
2416/20/5	Monument	School House, New Street	School House	Modern	New Street	Conservation Area
2416/20/6	Monument	Walls, Gate Piers and Iron gates of School house	Boundary	Modern	New Street	Conservation Area
2416/20/8	Monument	Boundary Walls and	Boundary	Modern	New Street	Conservation Area



2416/22/1	Monument	gate Piers of great Hall Talbot Hotel	Building	Late medieval – modern	New Street	Conservation Area
2416/22/2	Monument	Talbot Hotel	Mounting Block	Unknown	New Street	Conservation Area
2416/22/3	Monument	Talbot Hotel	Stable Blocks	Unknown	New Street	Conservation Area
2416/22/4	Monument	Talbot Hotel	Barn	Unknown	New Street	Conservation Area
2416/0/111	Monument	Barclays Bank, 2 New Street	Bank Building	Modern	New Street	Grade II
2416/0/112	Monument	4 New Street	Bank Building	Modern	New Street	Conservation Area
2416/0/113	Monument	6 New Street	Building	Late medieval – post medieval	New Street	Grade II
2416/0/114	Monument	6 New Street	Shop	Modern	New Street	Grade II
2416/0/115	Monument	8 and 10 New Street	Building	Late medieval – modern	New Street	Grade II
2416/0/116	Monument	8 and 10 New Street	Shop	Modern	New Street	Grade II
2416/0/109	Monument	Post Office New Street	Bank Post Office	Modern	New Street	Grade II
2416/0/412	Monument	The Swann Inn	Inn	Modern	New Street / Market Place	Conservation Area
4216/0/416	Monument	White Hart Inn	Inn	Modern	New Street	Conservation Area
7380	Monument	Peterborough to Wellingborough	Transport and Communication Site	Medieval to Modern	Peterborough to Wellingborough	None



2416/0/443	Monument	Methodist Chapel, New Street	Methodist Chapel	Modern	New Street	Conservation Area
2416/0/442	Monument	Methodist Chapel, West Street	Methodist Chapel	Modern	West Street	Conservation Area
2416/0/468	Monument	Queen Victoria Hall	Commemorative Monument Meeting Hall	Modern	West Street	Conservation Area
2416/0/411	Monument	Drummingwell Lane Smithy	Blacksmiths Workshop	Modern	Drummingwell Lane	Conservation Area
7380/1	Monument	Peterborough to Wellingborough Turnpike Road	Toll Road	Modern	Peterborough to Wellingborough	None
2416/0/304	Building	2 and 4 West Street	House	Post medieval to modern	West Street	Grade II
2416/0/305	Building	6 West Street	House Shop	Modern	West Street	Grade II
2416/0/309	Building	8 West Street	Shop?	Post medieval to modern	West Street	Grade II
2416/0/310	Building	10 West Street	House	Post medieval to modern	West Street	Grade II
2416/0/312	Building	1, 3 and 5a West Street	Building	Post medieval to modern	West Street	Grade II
2416/0/314	Building	5 West Street	Shop?	Modern	West Street	Grade II
2416/0/313	Building	9 West Street	House	Post	West Street	Grade II



2416/0/321	Building	4 New Street (Trustee Savings Bank)	Bank	medieval Modern	New Street	Grade II
2416/0/322	Building	6 New Street	Shop?	Post medieval – modern	New Street	Grade II
2416/0/323	Building	8 and 10 New Street	Shop?	Post medieval – modern	New Street	Grade II
2416/20/9	Building	Oundle School, Coisters, New Street	School	Modern	New Street	Conservation Area
2416/0/315	Building	Outbuilding adjoining West of 5 New Street	Outbuilding	Post medieval	New Street	Grade II
2416/0/2	Building	War memorial at south end of New Street	War Memorial	Modern	New Street	Grade II
2416/0/229	Building	1 and 3 New Street	Post Office	Modern	New Street	Grade II
2416/0/1	Building	Oundle Post office	Post Office	Modern	New Street	Grade II
2416/0/230	Building	Talbot Hotel, Stables, Barns and Mounting Block	Barn Hotel Mounting Block Stables	Post medieval – modern	New Street	Grade I
2416/0/317	Building	School House and Walls of Oundle School	School Wall	Modern	New Street	Grade II
2416/20/7	Building	Great Hall and Wall of Oundle School	Gate Pier Great Hall	Modern	New Street	Conservation Area



2416/0/319	Building	No. 2 New Street (Barclays Bank)	School Hall Wall	Modern	New street	Grade II
2416/0/227	Building	No. 1 Market Place	House	Post Medieval – modern	Market Place	Grade II
2416/0/395	Building	Land at Rear of the Talbot Hotel	Cart Shed Stable	Modern	Rear of the Talbot Hotel	None
2416/0/396	Building	Land at Rear of the Talbot Hotel	Garage? Storehouse	Modern	Rear of the Talbot Hotel	None
07/02/16	Building	Moot Hall/Hall of Pleas	Moot Hall Shop	Medieval	-	-
05/02/16	Monument	Horse Market	Market	Medieval	-	-
2416/60	Monument	North Street Tenements	Tenement	Medieval	North Street	-
2416/46	Monument	Oundle Fair	Fair	Medieval	-	-
09/02/16	Monument	Pillory	Pillory	Medieval	Market Place	-
2416/47	Monument	Market	Market	Medieval	Market Place	-
2416/48	Monument	Extension of North Street tenement group	Market Tenement	Medieval	North Street	-
2416/51	Monument	Tenements south of Market Place	Tenement	Medieval	South of Market Place	-

APPENDIX B. SUMMARY OF ARCHAEOLOGICAL EXCAVATIONS

From English Heritages NMR Excavation Index

Table B2. Summary of Archaeological Investigations within Oundle, Northamptonshire

Site name	Summary
Blackpot Lane	Evaluation following desk-based assessment within the Saxon settlement enclosure revealed a late Saxon wattle and daub oven/hearth and evidence for iron working in the same period.
Land off East Road	Evaluation carried out in advance of the proposed development of the site recorded no significant archaeological deposits.
5 St Osyths Lane	Site code: OOL00. Developer: Midland Co-operative Society. NMR Microfilm Index PRN: 7906
Yokehill Fisheries, Upper Benefield	Monitoring of topsoil stripping for two new ponds recorded medieval ridge and furrow only.
Parson Lathams Hospital	Evaluation in advance of proposed development recorded medieval 'backyard' activity as well as a small pit and burnt spread of Romano-British date.
Blackpot Lane, Area D	Four trial trenches excavated prior to a housing development. Post Medieval quarrying had truncated practically all earlier archaeological deposits.
Oundle School	Evaluation prior to the development of a new Technology Block revealed post medieval quarrying only.
Ashton Roman Town	Salvage recording within the Scheduled Roman town (SAM No 169) recorded finds but no features, suggesting the area may have been marginal to the main focus of settlement.
Blackpot Lane, Areas C and D	Watching brief was maintained on an area of land terracing which was carried out to the south of



	Black Pot Lane & which had exposed an Ealry Medieval ditch. Project funded by Dephurst Ltd.
Blackpot Lane	Watching brief took place during the construction of a conservatory at Gardenways.
Rear of the George Inn, Glapthorn Road	Monitoring of groundworks following an evaluation (Event 1217616) recorded no significant new information.
Oundle Station Yard	Open-area excavation and watching brief following an evaluation and in advance of residential development recorded Roman features associated with the small town of Ashton, as well as later activity.
The Market Place	No Description
Rear of the George Inn, Glapthorn Road	Stage 2 evaluation recorded significant Roman activity indicative of a farmstead and field system. See Event 1335378 for subsequent watching brief.
Land south of Laundimer House, North Street	Evaluation carried out in advance of proposed development recorded medieval and post-medieval finds only.
Land at Lilford Lodge farm	Monitoring of development groundworks recorded Late Neolithic finds and an undated ditch.
Lyndon Old Bield	Monitoring of development groundworks recorded no significant archaeological activity.
"Cobthorne" 16 West Street	Archaeological building recording of the stables in advance of their proposed residential conversion. Funded by Countrywide Surveyors.
Land off Drumminwell Lane	Evaluation carried out in advance of proposed development recorded a post-medieval soakaway only.
Oundle Cemetery	No Description
Blackpot Lane	Watching brief was maintained on an electricity board cable trench located horncores.
Stoke Doyle Road	Watching brief with limited trial trenching & magnetometer survey was maintained during a housing development.
St Osyths Lane	Site code: SOLO 92. Three machine trenches excavated. Project funded by Claymount Properties Ltd. NMR Microfilm Index PRN: 4421.
Laundimer House, North Street	Site code: OLH99. A watching brief undertaken on behalf of Oundle School, near to the Saxon settlement enclosure at Oundle and outside the medieval core of the town, recorded medieval and



	post-mediev...
Land rear of The Talbot Hotel	Evaluation in advance of proposed development did not identify any archaeology.
Oundle Wood	Part of Ancient Woodland Project: Woodland compartments systematically searched for sites & earthworks. (Specific findings from Oundle Wood not at present known to Excavation Index). Supplementary in...
Land at 37 West Street	Evaluation following an assessment recorded no significant archaeological activity.
St Peters Churchyard	No Description
East Road, Oundle	Trial excavation in a close to the east of East Road confirmed the results of adesk-based assessment which indicated that these closes lay outside the medieval town.
Nene Valley Business Park	Evaluation in advance of proposed development recorded an undated ditch and post-medieval quarrying.
Glaphorn Road	Excavation of small Roman farmstead undertaken in advance of housing development. Much of the plan of the farmstead was exposed, including a sequence of overlapping square enclosures, late Iron Age...
64 West Street	Evaluation in advance of proposed development recorded no significant archaeological activity.
Glaphorn Road	Fieldwalking and metal detector surveys undertaken at a proposed development site identified finds ranging in date from the Iron Age to the late medieval periods.
Anglian Water Authority Offices(Areas A and B)	Observations were maintained during the extension of car park facilities in the office grounds.
St Peters Church	Watching brief & limited recording undertaken during removal of existing floors inside the church.
Land at Gardenways, Blackpot Lane	Site code: OBL97. Assessment in advance of proposed development within the Scheduled Saxon enclosure.

APPENDIX C. SUMMARY OF LISTED BUILDINGS WITHIN OUNDLE

Listed Building Number	NGR	Building Name	Street Name	Grade
231681	TL0454088922	NORTH BRIDGE (THAT PART WITHIN THE URBAN DISTRICT OF OUNDLE)		II
231682	TL0371687791	SOUTH BRIDGE (THAT PART WITHIN THE DISTRICT OF OUNDLE)		II
231683	TL0348588256	9	BENEFIELD ROAD	II
231684	TL0349388272	11 AND 13	BENEFIELD ROAD	II
231685	TL0349488283	NUMBER 17 (INCORPORATING NUMBER 15) 17	BENEFIELD ROAD	II
231686	TL0346588265	19-25	BENEFIELD ROAD	II
231687	TL0344488273	27	BENEFIELD ROAD	II
231688	TL0336988306	29	BENEFIELD ROAD	II
231689	TL0324988343	63 AND 65	BENEFIELD ROAD	II
231690	TL0324088412	69	BENEFIELD ROAD	II
231691	TL0323188348	73	BENEFIELD ROAD	II
231692	TL0321488349	75-81	BENEFIELD ROAD	II
231693	TL0360888133	6-12	BENEFIELD ROAD	II
231694	TL0358788150	NUMBER 16 (INCORPORATING NUMBER 14) 16, 18 AND 20	BENEFIELD ROAD # S SIDE	II
231695	TL0324288316	BLACK HORSE PUBLIC HOUSE	BENEFIELD ROAD	DL
231696	TL0414488149	LAXTON GRAMMAR SCHOOL (THAT PART TO SOUTH EAST END OF CHURCH STREET)	CHURCH STREET	II
231697	TL0439688217	GARDEN WALL, DOORWAY AND GAZEBO TO NUMBER 16, NORTH STREET	EAST ROAD	II
231698	TL0431087990	4	EAST ROAD	II
231699	TL0434488005	6	EAST ROAD	II
231701	TL0396988347	SCIENCE BUILDING OF OUNDLE SCHOOL	GLAPTHORN ROAD	II
231702	TL0393488376	YARROW HOUSE, OUNDLE SCHOOL	GLAPTHORN ROAD	II

231703	TL0374888587	MAIN BUILDING OF GLAPTHORN ROAD HOSPITAL	GLAPTHORN ROAD	II
231705	TL0380388512	GLAPTHORN ROAD HOSPITAL CHAPEL	GLAPTHORN ROAD	II
231706	TL0417788095	THE TOWN HALL	MARKET PLACE	II
231707	TL0414988108	1	MARKET PLACE	II
231708	TL0412388100	3 AND 5	MARKET PLACE	II
231709	TL0413188101	7 AND 9	MARKET PLACE	II
231710	TL0415888109	ROSE AND CROWN PUBLIC HOUSE 11	MARKET PLACE	II
231711	TL0416788112	13	MARKET PLACE	II*
231712	TL0420288123	17	MARKET PLACE	II
231713	TL0420788127	19	MARKET PLACE	II
231714	TL0411188062	2	MARKET PLACE	II
231715	TL0412588075	4 AND 6	MARKET PLACE	II*
231716	TL0414388074	8-12	MARKET PLACE	II
231717	TL0415488065	14	MARKET PLACE	II
231718	TL0416688070	18, 18A AND 20	MARKET PLACE	II
231719	TL0417988066	22 AND 24	MARKET PLACE	II
231720	TL0418788062	BRANSTON HOUSE WEST WING 26	MARKET PLACE	II*
231721	TL0420088072	BRAMSTON HOUSE CENTRAL BUILDING 28	MARKET PLACE	II*
231722	TL0421588086	BRAMSTON HOUSE EAST WING 30	MARKET PLACE	II*
231724	TL0423288095	30 AND 32	MARKET PLACE	II
231725	TL0422988105	34	MARKET PLACE	II
231726	TL0422888113	36	MARKET PLACE	II
231727	TL0423988115	36A	MARKET PLACE	II
231728	TL0426288124	JERICO	EAST ROAD	II
231729	TL0370288049	1-14	MILL ROAD	II
231730	TL0386088273	GAZEBO IN GARDEN OF ST ANTHONY HOUSE, OUNDLE SCHOOL	MILTON ROAD	II
231731	TL0383388338	OUNDLE SCHOOL MEMORIAL CHAPEL	MILTON ROAD	B
231732	TL0385488746	1	NEW ROAD	II

231733	TL0408988096	WAR MEMORIAL AT SOUTH END OF NEW STREET	NEW STREET	II
231735	TL0407088106	OUNDLE POST OFFICE	NEW STREET	II
231736	TL0406688126	THE TALBOT HOTEL, INCLUDING RANGES OF STABLES AND BARNES AT REAR, MOUNTING BLOCK NEAR MAIN CARRIAGE ENTRANCE	NEW STREET	I
231737	TL0407488175	SCHOOL HOUSE AND WALLS OF OUNDLE SCHOOL	NEW STREET	II
231738	TL0320088300	GREAT HALL AND WALL OF OUNDLE SCHOOL	NEW STREET	II
231739	TL0410488114	BARCLAYS BANK 2	NEW STREET	II
231740	TL0409688131	TRUSTEE SAVINGS BANK 4	NEW STREET	II
231741	TL0409688142	6	NEW STREET	II
231742	TL0409788152	8 AND 10	NEW STREET	II
231743	TL0412488166	THE CLOISTERS, OUNDLE SCHOOL	NEW STREET	II
231744	TL0410888220	THE VICARAGE	NEW STREET	II
231745	TL0419588159	LAXTON GRAMMAR SCHOOL 1	NORTH STREET	II
231746	TL0419988196	PARISH CHURCH OF ST PETER	NORTH STREET	I
231747	TL0421088260	PREMISES OCCUPIED BY WELLAND AND NENE RIVER AUTHORITY	NORTH STREET	II
231748	TL0425888243	EAST WALL TO PREMISES OCCUPIED BY WELLAND AND NENE RIVER AUTHORITY	NORTH STREET	II
231749	TL0425588278	5	NORTH STREET	II
231750	TL0425988284	7	NORTH STREET	II
231751	TL0424788290	9	NORTH STREET	II
231752	TL0426088289	11	NORTH STREET	II
231753	TL0426188301	13 AND 15	NORTH STREET	II
231754	TL0425888304	17	NORTH STREET	II
231755	TL0425488321	25	NORTH STREET	II
231756	TL0426488342	27 AND 33	NORTH STREET	II
231757	TL0426888356	35 AND 41	NORTH STREET	II

231758	TL0423088352	39	NORTH STREET	II
231759	TL0426688370	43 AND 45	NORTH STREET	II
231760	TL0426288375	47	NORTH STREET	II
231761	TL0426488392	49	NORTH STREET	II
231762	TL0426488405	51	NORTH STREET	II
231763	TL0424088139	4	NORTH STREET	II
231764	TL0424288150	OUNDLE URBAN DISTRICT COUNCIL OFFICES 6	NORTH STREET	II
231765	TL0424788156	OLD DRYDEN HOUSE, OUNDLE SCHOOL 8	NORTH STREET	II
231766	TL0425588164	THE WHITE LION PUBLIC HOUSE 10	NORTH STREET	II*
231767	TL0425788183	12	NORTH STREET	II*
231768	TL0426488191	14	NORTH STREET	II*
231769	TL0427888208	BERRYSTEAD 16	NORTH STREET	I
231770	TL0427488228	20	NORTH STREET	II
231771	TL0427688262	22	NORTH STREET	II
231772	TL0428588308	LATHAM'S HOSPITAL	NORTH STREET	II*
231773	TL0428388324	28	NORTH STREET	II
231774	TL0428288330	30	NORTH STREET	II
231775	TL0428588342	32 AND 34	NORTH STREET	II
231776	TL0428588353	38 AND 40	NORTH STREET	II
231777	TL0428488370	42 AND 44	NORTH STREET	II
231778	TL0427788379	46	NORTH STREET	II
231779	TL0429088401	48 AND 50	NORTH STREET	II
231780	TL0427688429	52-58	NORTH STREET	II
231781	TL0428788463	OUNDLE SCHOOL CLERK OF WORKS DEPARTMENT MALTING WORKSHOPS	NORTH STREET	II
231782	TL0423888083	1	ST OSYTH'S LANE	II
231783	TL0424288076	2 AND 3	ST OSYTH'S LANE	II
231784	TL0424888068	4	ST OSYTH'S LANE	II
231785	TL0429588011	21	ST OSYTH'S LANE	II
231786	TL0424688045	BOUNDARY WALL AND GATEWAY OF BRAMSTON HOUSE	ST OSYTH'S LANE	II
231787	TL0378088072	1 AND 2	SETCHELLS YARD	II

231788	TL0427188745	NO 2 AND OUTBUILDINGS 2	STATION ROAD	II
231789	TL0435188806	BOAT HOUSE, OUNDLE BOAT CLUB, TO STATION ROAD	STATION ROAD	II
231790	TL0432088825	PREMISES USED AS WAREHOUSE, OUNDLE BOAT CLUB	STATION ROAD	II
231791	TL0367688060	1	STOKE HILL	II
231792	TL0365588058	THE DAIRY FARM 2	STOKE HILL	II
231793	TL0362188036	NEW HOUSE, OUNDLE SCHOOL	STOKE HILL	II
231794	TL0359088023	5 AND 6	STOKE HILL	II
231795	TL0362988074	7 AND 8	STOKE HILL	II
231796	TL0363988092	9 AND 10	STOKE HILL	II
231797	TL0405088088	1, 3 AND 5	WEST STREET	II
231798	TL0404588094	5	WEST STREET	II
231799	TL0401688090	9	WEST STREET	II
231800	TL0398688098	15	WEST STREET	II
231801	TL0396488093	17 AND 19	WEST STREET	II
231802	TL0394788096	31	WEST STREET	II
231803	TL0393688108	33	WEST STREET	II
231804	TL0391288109	37	WEST STREET	II
231805	TL0390588109	39A	WEST STREET	II
231806	TL0388888105	41 AND 41A	WEST STREET	II
231807	TL0387088108	43 AND 43A	WEST STREET	II
231808	TL0384788113	PAINE'S ALMSHOUSES	WEST STREET	II*
231809	TL0383588120	OUNDLE CONGREGATIONAL CHURCH	WEST STREET	II
231810	TL0381388113	47	WEST STREET	II
231811	TL0379888114	51	WEST STREET	II
231812	TL0378988119	VICTORIA INN PUBLIC HOUSE 53	WEST STREET	II
231813	TL0377288123	ROMAN CATHOLIC CHURCH OF ST WILFRID	WEST STREET	II
231814	TL0372788116	COTTESMERE HOUSE, OUNDLE SCHOOL 63-71	WEST STREET	II
231815	TL0370388118	73	WEST STREET	II
231816	TL0369288117	75	WEST STREET	II

231817	TL0364388132	89	WEST STREET	II
231818	TL0411288077	2 AND 4	WEST STREET	II
231819	TL0408888075	6	WEST STREET	II
231820	TL0408188076	8	WEST STREET	II
231821	TL0406988071	10	WEST STREET	II
231822	TL0405988068	12	WEST STREET	II
231823	TL0405288065	14	WEST STREET	II
231824	TL0403088059	COBTHORNE 16	WEST STREET	I
231825	TL0400588065	STABLE BLOCK AND BARN TO WEST OF NUMBER 16 INCLUDING LINKING WALL AND GATE PIERS	WEST STREET	II*
231826	TL0399488068	SHIP GUEST HOUSE 18	WEST STREET	II
231827	TL0398188070	20	WEST STREET	II
231828	TL0396288074	22 AND 24	WEST STREET	II
231829	TL0394588073	26	WEST STREET	II
231830	TL0393288078	28 AND 30	WEST STREET	II
231831	TL0392488079	32	WEST STREET	II
231832	TL0391788081	34	WEST STREET	II
231833	TL0390988073	36	WEST STREET	II
231834	TL0389188080	42	WEST STREET	II
231835	TL0387888080	44	WEST STREET	II
231836	TL0388988083	46 AND 46A	WEST STREET	II
231837	TL0385688088	52-56	WEST STREET	II
231838	TL0384188092	58 AND 60	WEST STREET	II
231839	TL0382688092	62 AND 64	WEST STREET	II
231840	TL0381088088	68	WEST STREET	II
231841	TL0380588088	72	WEST STREET	II
231842	TL0379488095	74 AND 76	WEST STREET	II
231843	TL0378088093	78	WEST STREET	II
231844	TL0377688095	80 AND 82	WEST STREET	II
231845	TL0376488093	84	WEST STREET	II
231846	TL0375588096	86	WEST STREET	II
231847	TL0375188097	86A	WEST STREET	II
231848	TL0374388096	88-92	WEST STREET	II

231849	TL0372788093	94	WEST STREET	II
231850	TL0370288073	WAGGON AND HORSES PUBLIC HOUSE 96	WEST STREET	II
231851	TL0368388098	HOLY NAME OF JESUS CHURCH	WEST STREET	II
231852	TL0404688107	OUTBUILDING ADJOINING WEST OF NUMBER 5	NEW STREET	II
359895	TL0432088379	HAVELOCK COTTAGES (SOUTH BLOCK) 29	EAST ROAD	II
359896	TL0433188396	HAVELOCK COTTAGES (NORTH BLOCK) 13,14 AND 31	EAST ROAD	II
479935	TL0355987985	DOVECOTE AT DAIRY FARM	STOKE DOYLE ROAD	II
487046	TL0379688274	BOUNDARY WALL TO ST ANTHONY HOUSE GARDEN WEST OF GAZEBO	MILTON ROAD	II
487047	TL0408688347	ENTRANCE AND SOUTH BOUNDARY WALL TO GASCOIGNE BUILDING AND BOUNDARY WALL TO GARDENWAYS	NEW STREET	II

APPENDIX D. LIST OF LICENSEES OF THE TALBOT HOTEL

From notes by Jim Irving held at the Oundle Museum

Year	Name of Licence Holder
1790	Thomas Ellis
1796	Stephen Hodges
1797	Daniel Southwell
1800	No list available
1801	John Priestwell
1806	John Adson
1809	William Henderson
1812	Ann Henderson
1813	William Reachlous
1841	-
1847	Nathaniel Wright
1854	Commercial Inn and Railway Hotel
1861	William Wright
1863	Henry Lolan
1903	William Carley
1922	Managed for Smith and Co
1926	Managed by Evans
1931	Mrs E McCann
1934	Miss B Burt (manager)
1936	Miss C. Clarke
1939	H Leverington
1955	C P H Fisher
1962	O'Malley

Sources include : Alehouse Keepers Recognisances, J Smiths Records, directories and almanacs

APPENDIX E. BIBLIOGRAPHY

Austell??	1565	A Survey of the Manor of Oundle and Bigging in Northamptonshire
Gee, A.E.	1963	The Talbot Hotel: A report of the Royal Commission on Historic Monuments, Clifton, York
Foard, G. and Ballinger, J	2002	Northamptonshire Extensive Urban Survey : Oundle. Northamptonshire County Council / English Heritage
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Horsley Townsend Architects Ltd	2009	The Talbot Hotel Pre-Application Enquiry : Revision Two. 0922/A341/04
King, H.M.	1934	The Talbot Inn in The Olden Times
Osborn, A. and Parker, D.	1994	Oundle in the Eighteenth Century as Recorded by John Clifton in his Diaries
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Oundle Rotary Club	1985	Old Oundle : A Pictorial History
Parker, D.	1998	Oundle in the News
Parker, D	1989	The Talbot
Pevsner, N.	1973	The Buildings of England : Northamptonshire
Tingle, M	2003	Archaeological Evaluation of Land at rear of the Talbot Hotel, Oundle. Northamptonshire Archaeology
Smalley Law	1922	Oundles Story

Victoria County History	1930	A History of the County of Northampton: Volume 3
Walker, W.G.	1951	The History of the Oundle Schools

MAPS CONSULTED

Description	Year	Northamptonshire Record Office (NRO) Reference
Fisher and Saunders Estate Map	1725	NRO MAP1725
Oundle Inclosure Map	1810	NRO MAP2858
Oundle Sewerage and Drainage Plan	1877	NRO MAP 5949
1 st Edition Ordnance Survey	1886	1 st Edition OS Northamptonshire XIX.5
2 nd Edition Ordnance Survey	1901	2 nd Edition OS Northamptonshire XIX.5
Tithe Map	Date unknown	T114

SOURCES CONSULTED

Description	Date	Northamptonshire Record Office (NRO) Reference
Engraving by B. Rudge	1841	P/5503
Sketches of the Talbot Hotel	Unknown	P/987
Picture Postcard "New Street"	1902	P/5246

Picture Postcard "Courtyard Talbot Hotel"	Unknown	P/5245
Picture Postcard "Talbot Hotel"	Unknown	P/5244
Photograph of the Stairs at The Talbot Hotel	1944	P/7263

Description	Date	Source/reference
Photograph of Talbot Hotel	?	National Monument Record : OP.01832

APPENDIX F. OASIS REPORT FORM

All fields are required unless they are not applicable.

Project Details

OASIS Number	Oxfordar3-69051		
Project Name	The Talbot Hotel, Oundle, Northamptonshire		
Project Dates (fieldwork) Start	24-11-2009	Finish	30-11-2009
Previous Work (by OA East)	No	Future Work	Unknown

Project Reference Codes

Site Code	XNNTHO09	Planning App. No.	unknown
HER No.	n/a	Related HER/OASIS No.	n/a

Type of Project/Techniques Used

Prompt	Conservation/restoration
Development Type	Building Refurbishment/Repairs/Restoration

Please select all techniques used:

DBA

<input type="checkbox"/> Aerial Photography - interpretation	<input checked="" type="checkbox"/> Documentary Search
<input type="checkbox"/> Aerial Photography - new	<input checked="" type="checkbox"/> Visual Inspection (Site Visit)

Monument Types & Period

List feature types using the [NMR Monument Type Thesaurus](#) together with their respective periods. If no features were found, please state "none".

Monument	Period
Coaching Inn	Post Medieval (1540 to 1901)
	Select period...
	Select period...
	Select period...

Project Location

County	Northamptonshire	Site Address (including postcode if possible)	
District	East Northamptonshire	The Talbot Hotel, New Street, Oundle, Northamptonshire PE8 4EA	
Parish	Oundle		
HER	Northamptonshire		
Study Area	500 sq m	National Grid Reference	TL 0406688126

Project Originators

Organisation	OA EAST
Project Brief Originator	N/A
Project Design Originator	N/A
Project Manager	Toby Gane
Supervisor	Taleyna Fletcher

Project Archives

Physical Archive	Digital Archive	Paper Archive
Oundle Museum	Oundle Museum	Oundle Museum
XNNTHO09	XNNTHO09	XNNTHO09

Archive Contents/Media

	Physical Contents	Digital Contents	Paper Contents
Animal Bones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceramics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Glass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Human Bones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leather	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stratigraphic		<input type="checkbox"/>	<input type="checkbox"/>
Survey		<input type="checkbox"/>	<input type="checkbox"/>
Textiles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worked Bone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worked Stone/Lithic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
None	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Digital Media	Paper Media
<input type="checkbox"/> Database	<input type="checkbox"/> Aerial Photos
<input type="checkbox"/> GIS	<input type="checkbox"/> Context Sheet
<input type="checkbox"/> Geophysics	<input checked="" type="checkbox"/> Correspondence
<input checked="" type="checkbox"/> Images	<input type="checkbox"/> Diary
<input checked="" type="checkbox"/> Illustrations	<input type="checkbox"/> Drawing
<input type="checkbox"/> Moving Image	<input type="checkbox"/> Manuscript
<input type="checkbox"/> Spreadsheets	<input checked="" type="checkbox"/> Map
<input type="checkbox"/> Survey	<input type="checkbox"/> Matrices
<input checked="" type="checkbox"/> Text	<input type="checkbox"/> Microfilm
<input type="checkbox"/> Virtual Reality	<input type="checkbox"/> Misc.
	<input checked="" type="checkbox"/> Research/Notes
	<input checked="" type="checkbox"/> Photos
	<input type="checkbox"/> Plans
	<input checked="" type="checkbox"/> Report
	<input type="checkbox"/> Sections
	<input type="checkbox"/> Survey

Notes:

DBA carried out at request of client - not in response to a brief

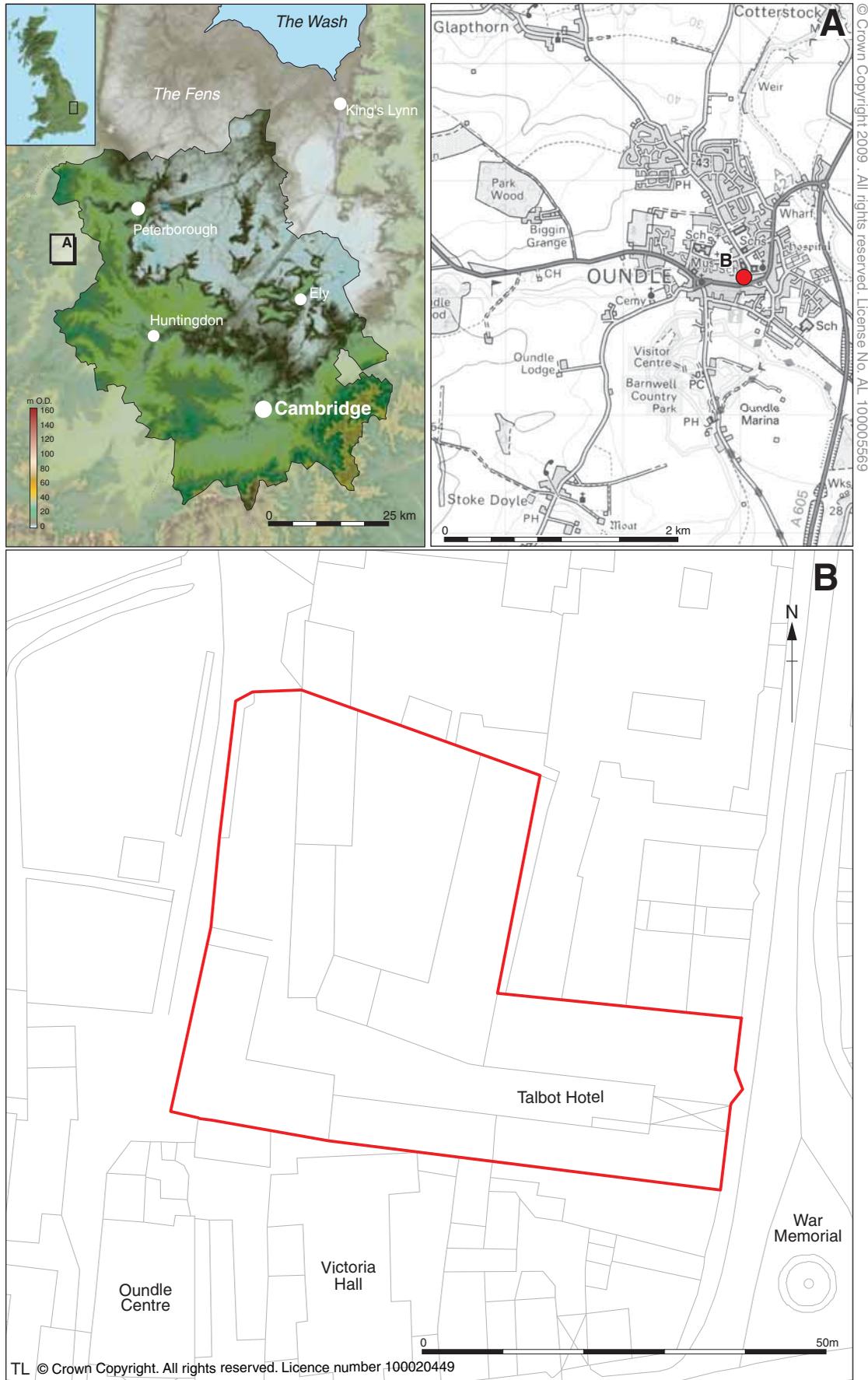


Figure 1: Location of the development area outlined (red)

Figure 2: Plot of HER entries around the study area.

Due to copyright issues, please refer to the HER section of Northamptonshire County Council for this information.



Figure 3: Ground and first floor plans of the Talbot Hotel with suggested phasing (data supplied by client)

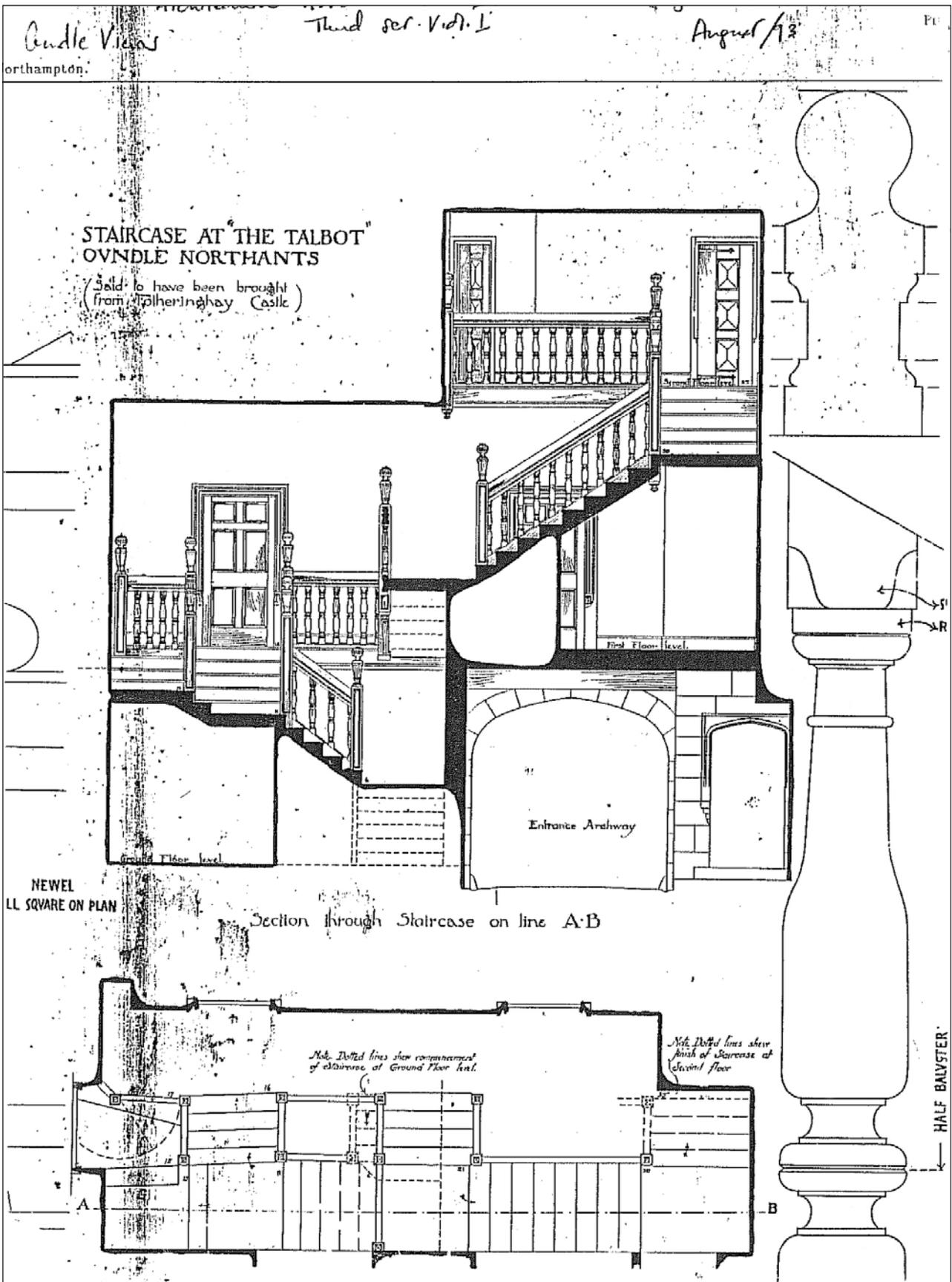


Figure 4: Architectural drawing of the staircase of the Talbot Hotel (from notes held in Oundle Museum), reproduced with kind permission from Oundle Museum

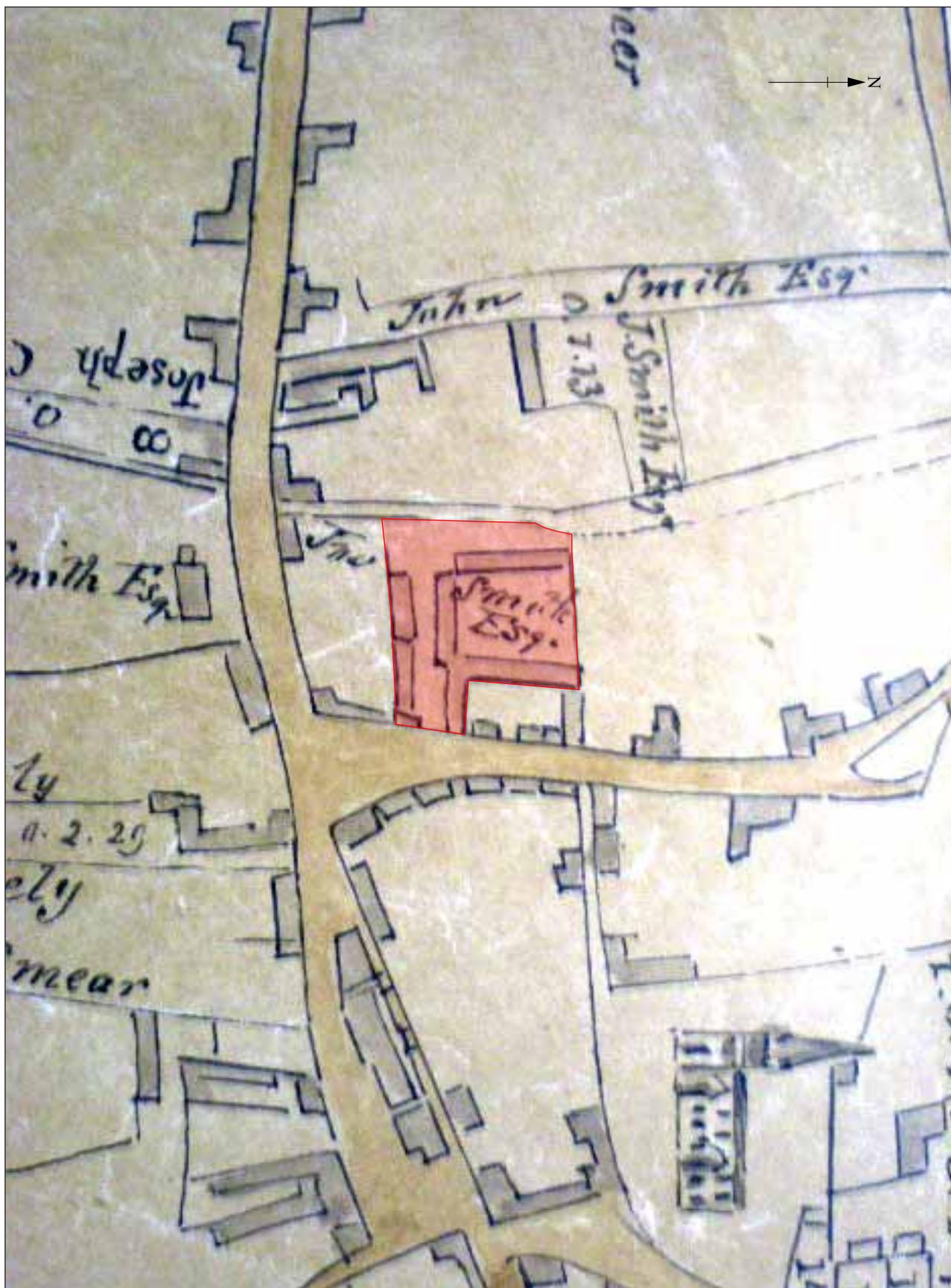


Figure 5: Fisher & Saunders estate map, 1725, showing study area in red (NRO MAP1725)

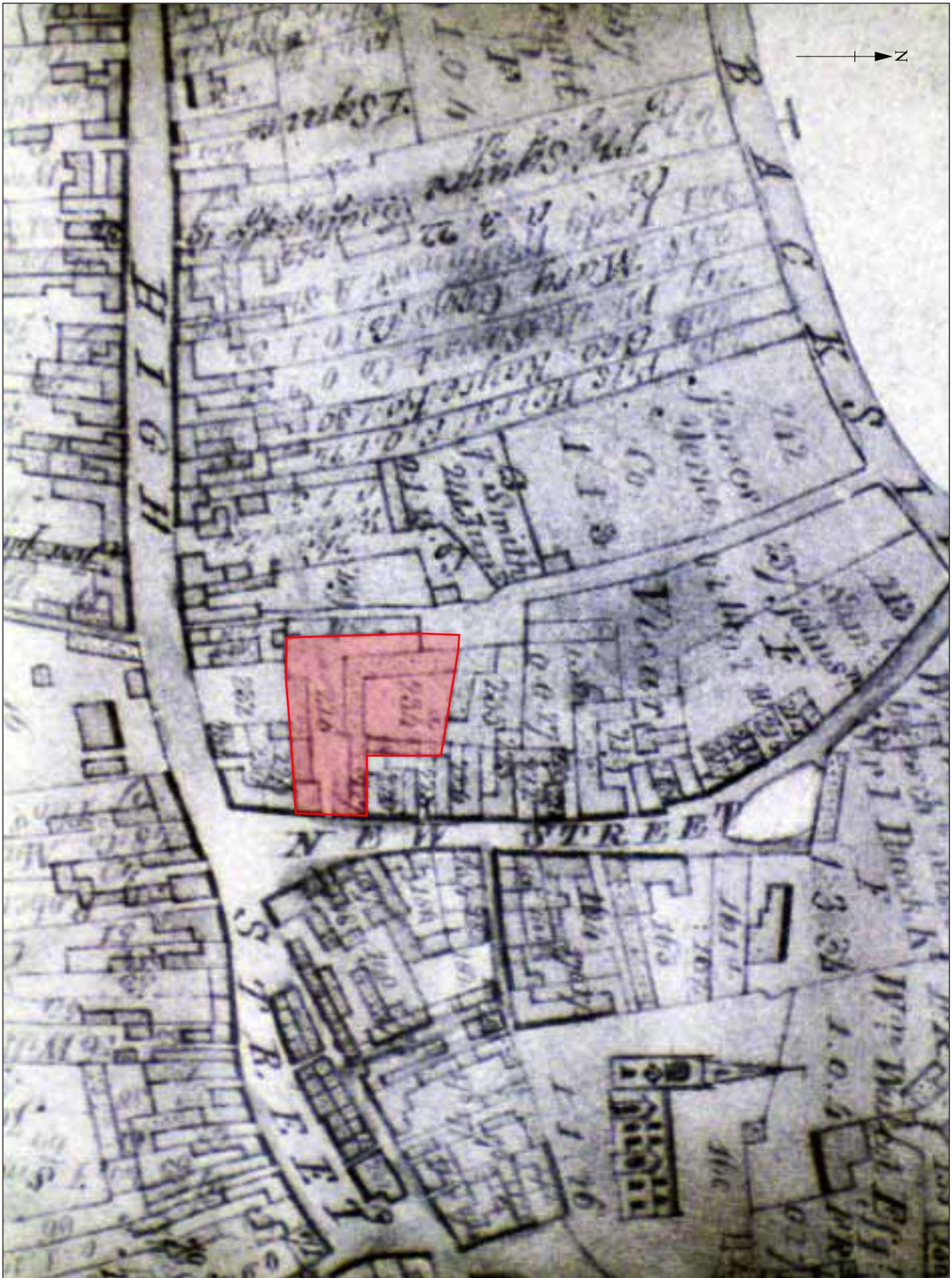


Figure 6: Enclosure map, 1810, showing study area in red (NRO MAP2858)

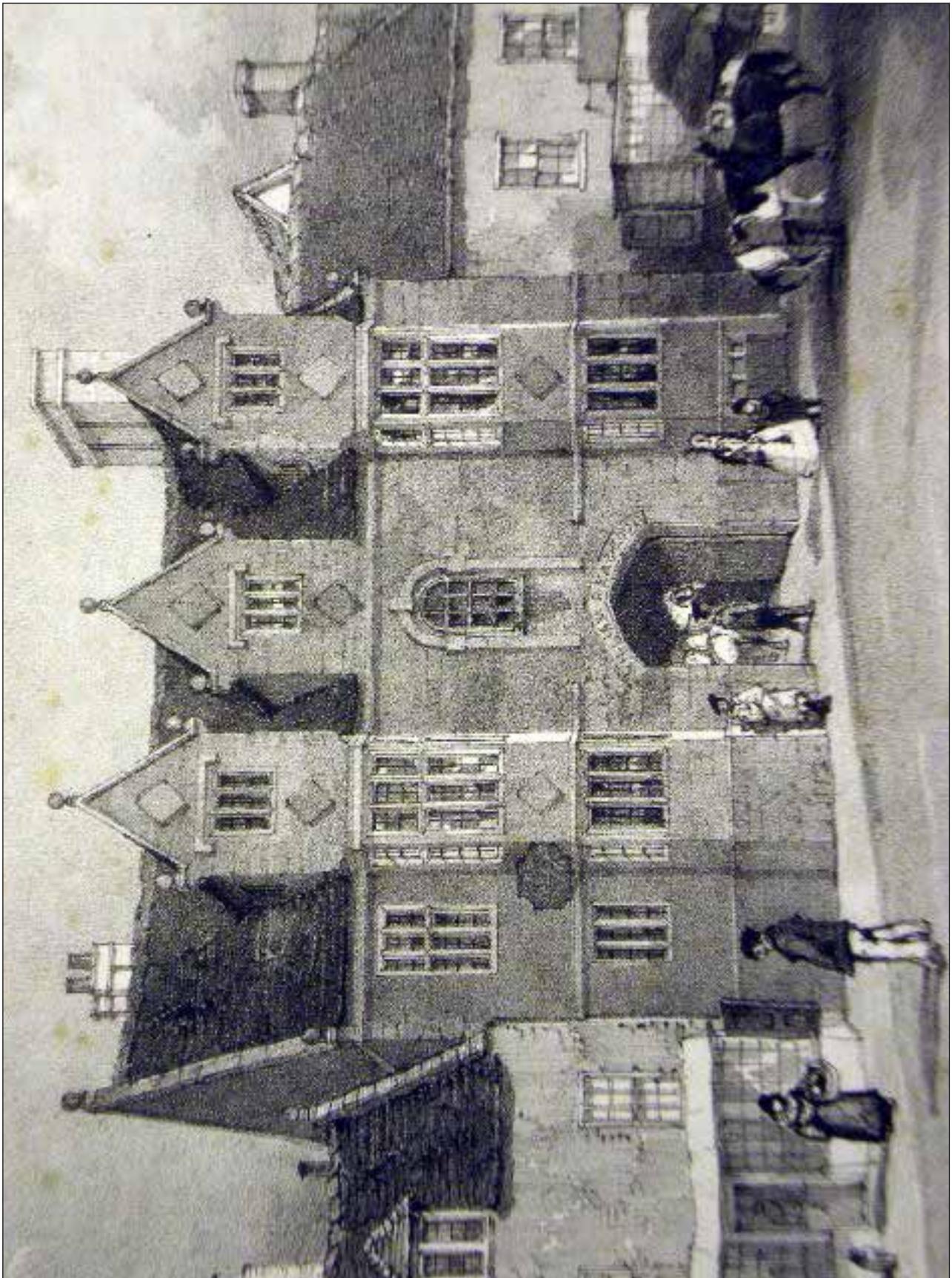


Figure 7: Engraving of the Talbot Hotel by B. Rudge, 1841 (NRO P/5503)



Figure 8a

Figure 8b



Figure 8: Picture postcards of the Talbot Hotel, dates unknown (NRO P/5246 and P/5244)

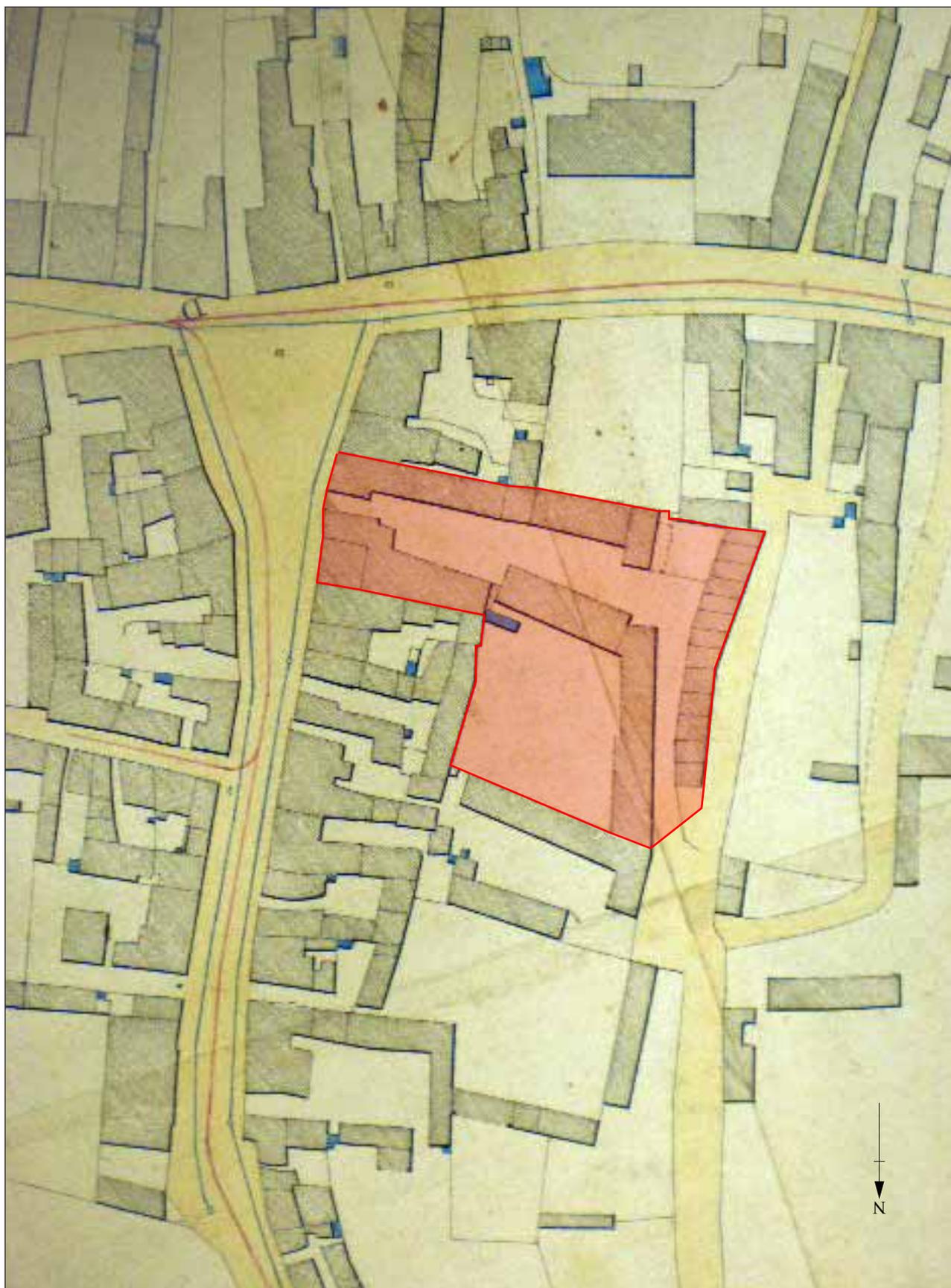


Figure 9: Sewerage and drainage map, 1877, showing study area in red (NRO MAP5949)



Figure 10: First edition Ordnance Survey map, 1885 (25" to 1 mile), showing study area in red

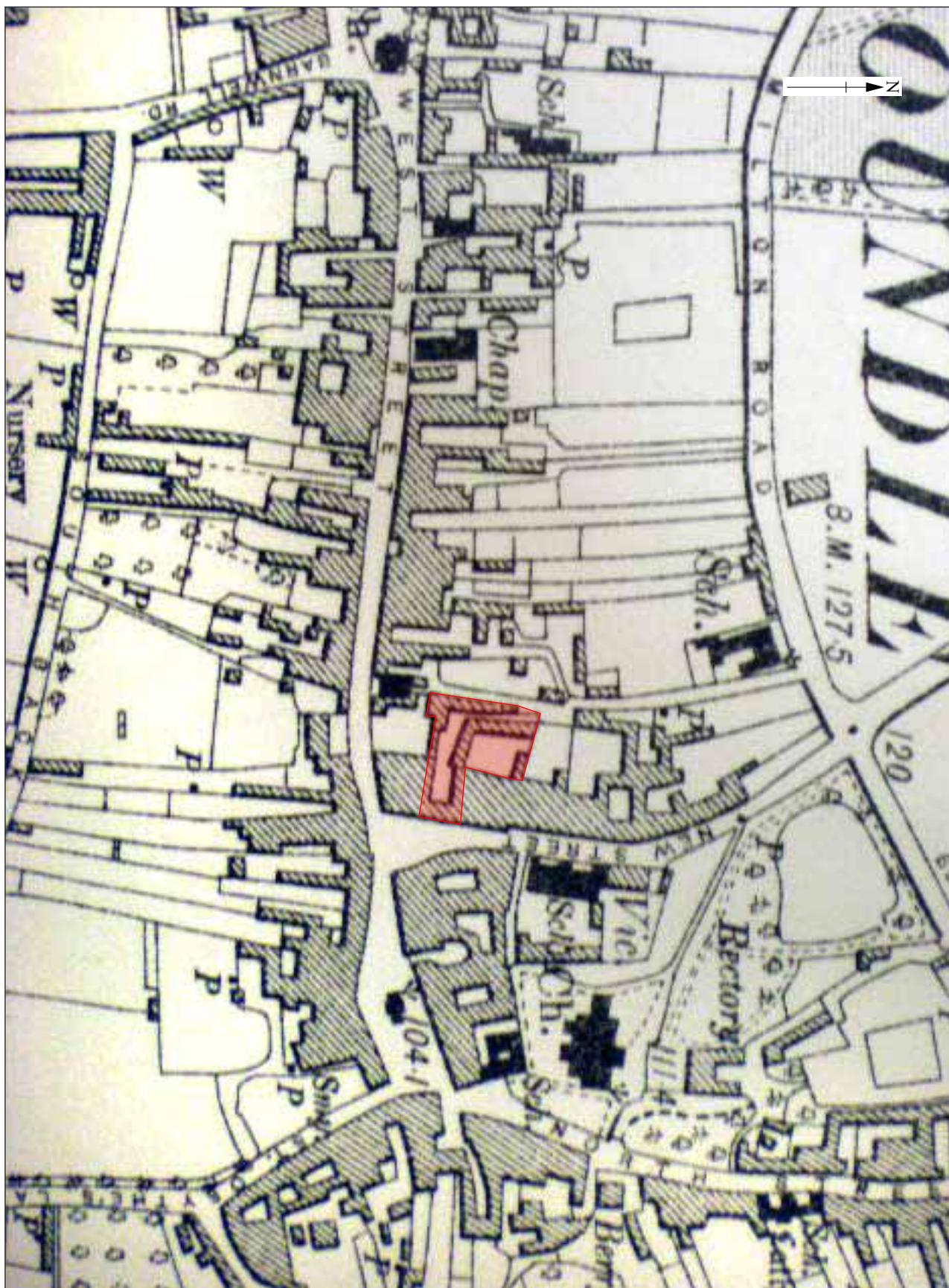


Figure 11: Second edition Ordnance Survey map, 1901 (6" to 1 mile), showing study area in red



Figure 12: Photograph of Talbot Hotel with horse and carriage, c.1863 (from client)

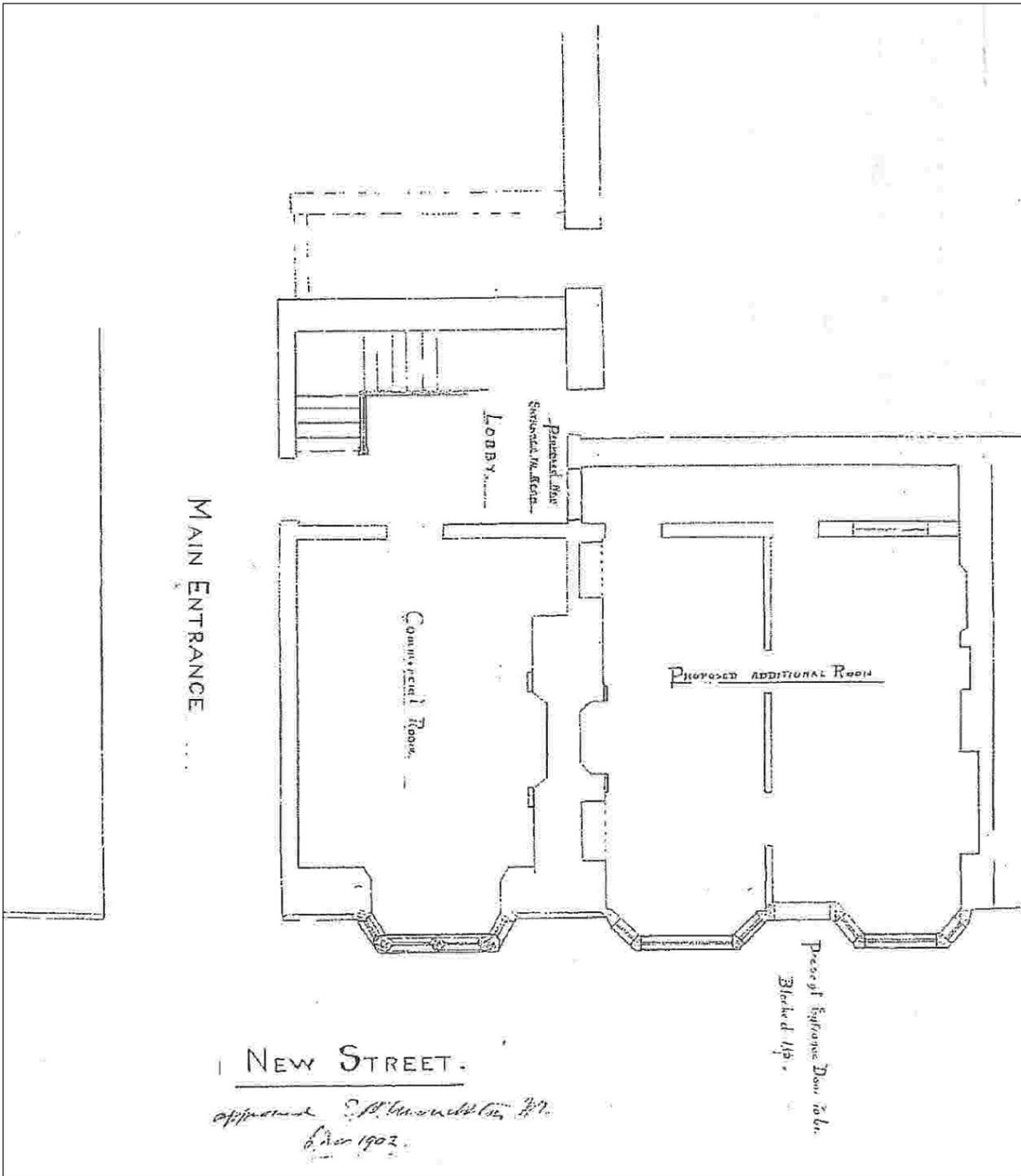


Figure 13: Architects plan for extension, 1902 (from J. Irving)

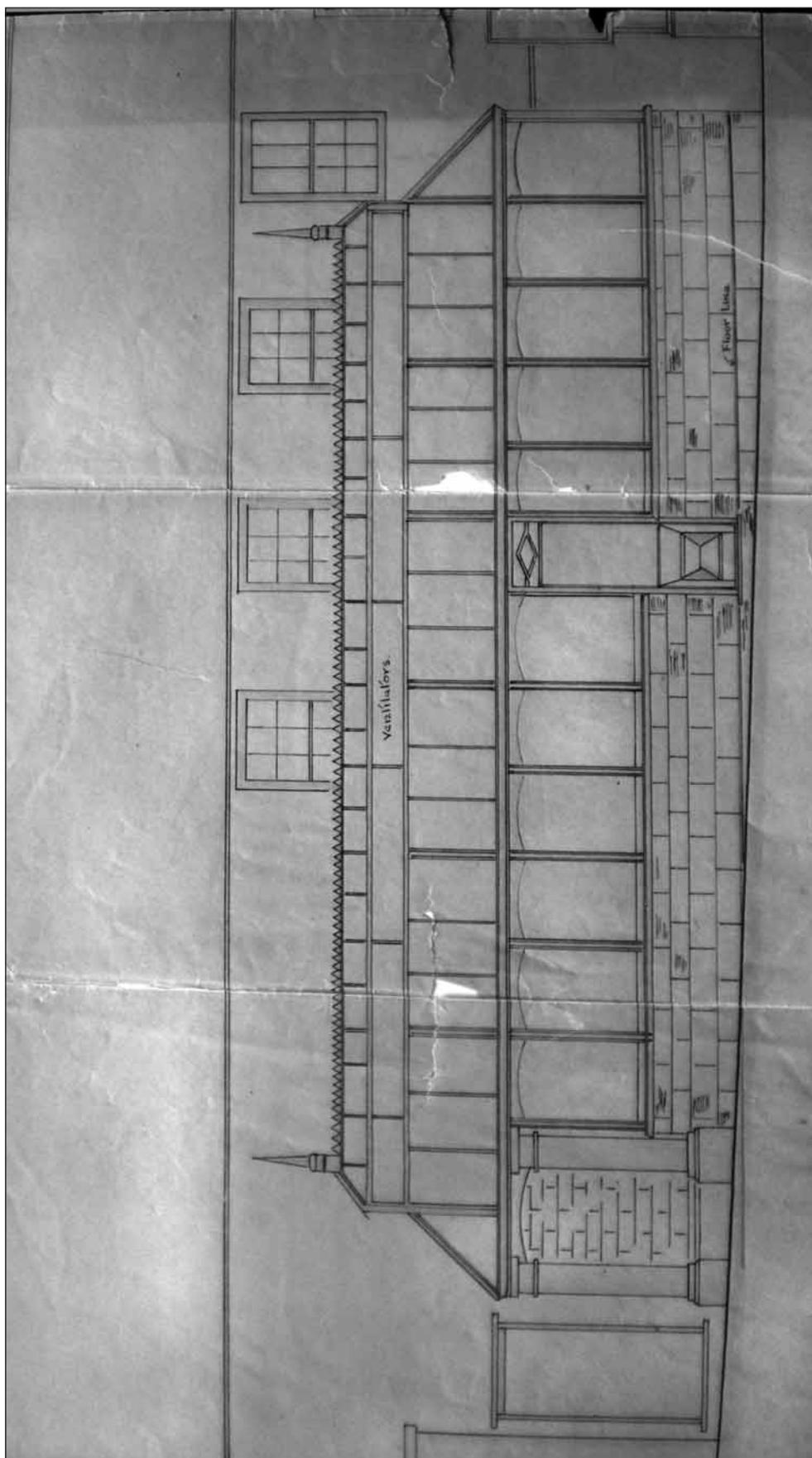


Figure 14: Architects drawing for extension to north wing within courtyard, 1917 (from J. Irving)



Figure 15: Photograph of the courtyard of the Talbot Hotel with “Icehouse” on left, undated (from client)



Figure 16: Undated photograph of courtyard showing “shelter” inside archway and corner of a conservatory building (left), prior to construction of 1917 “icehouse” (NMR OP.01832)

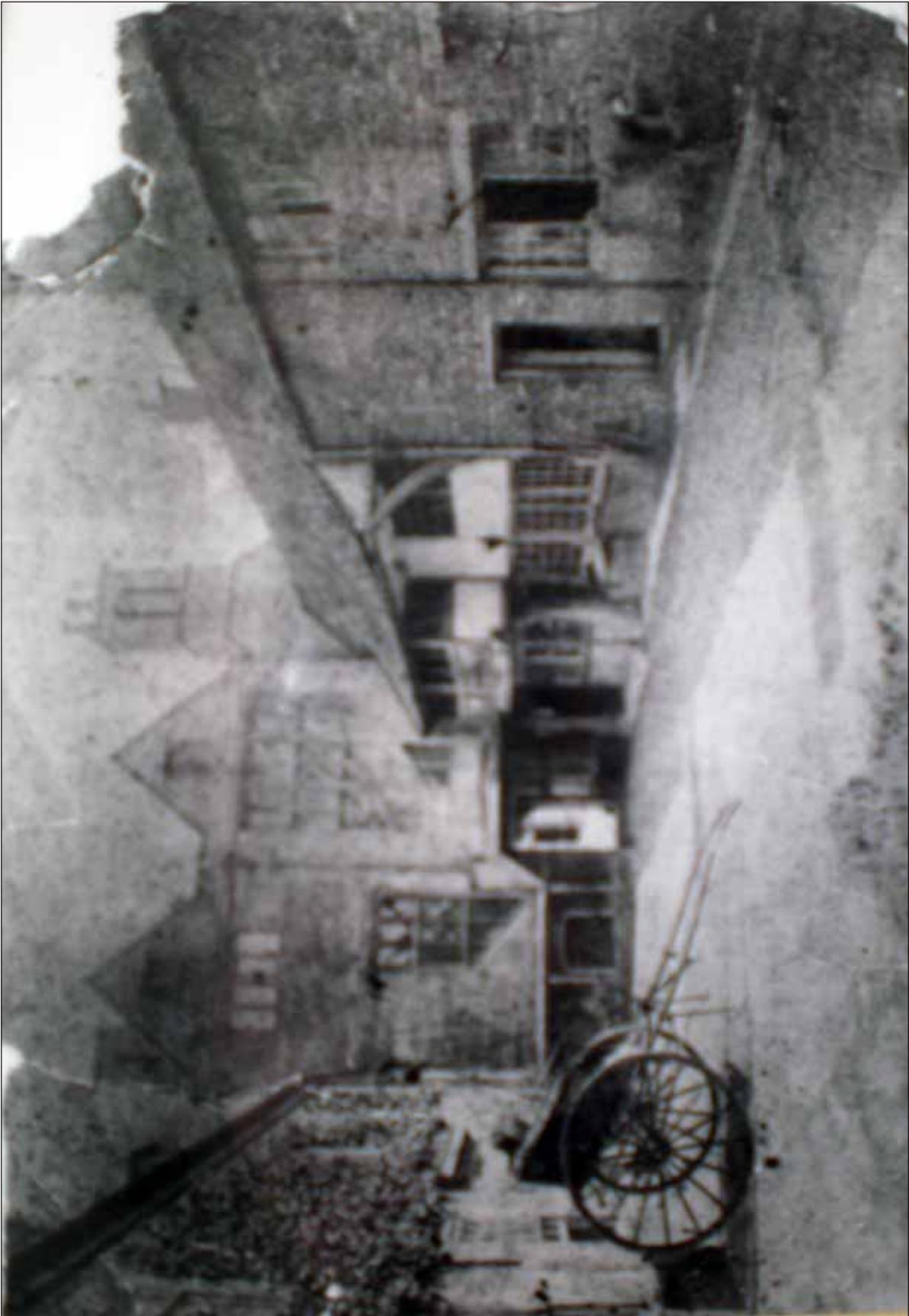


Figure 17: Undated photograph of the courtyard of the Talbot Hotel (from J. Irving)



Figure 18: Photograph of building alterations taking place, 1966 (from J. Irving)



Figure 19: Photograph of the courtyard at the Talbot in the late 19th/early 20th century (from client)

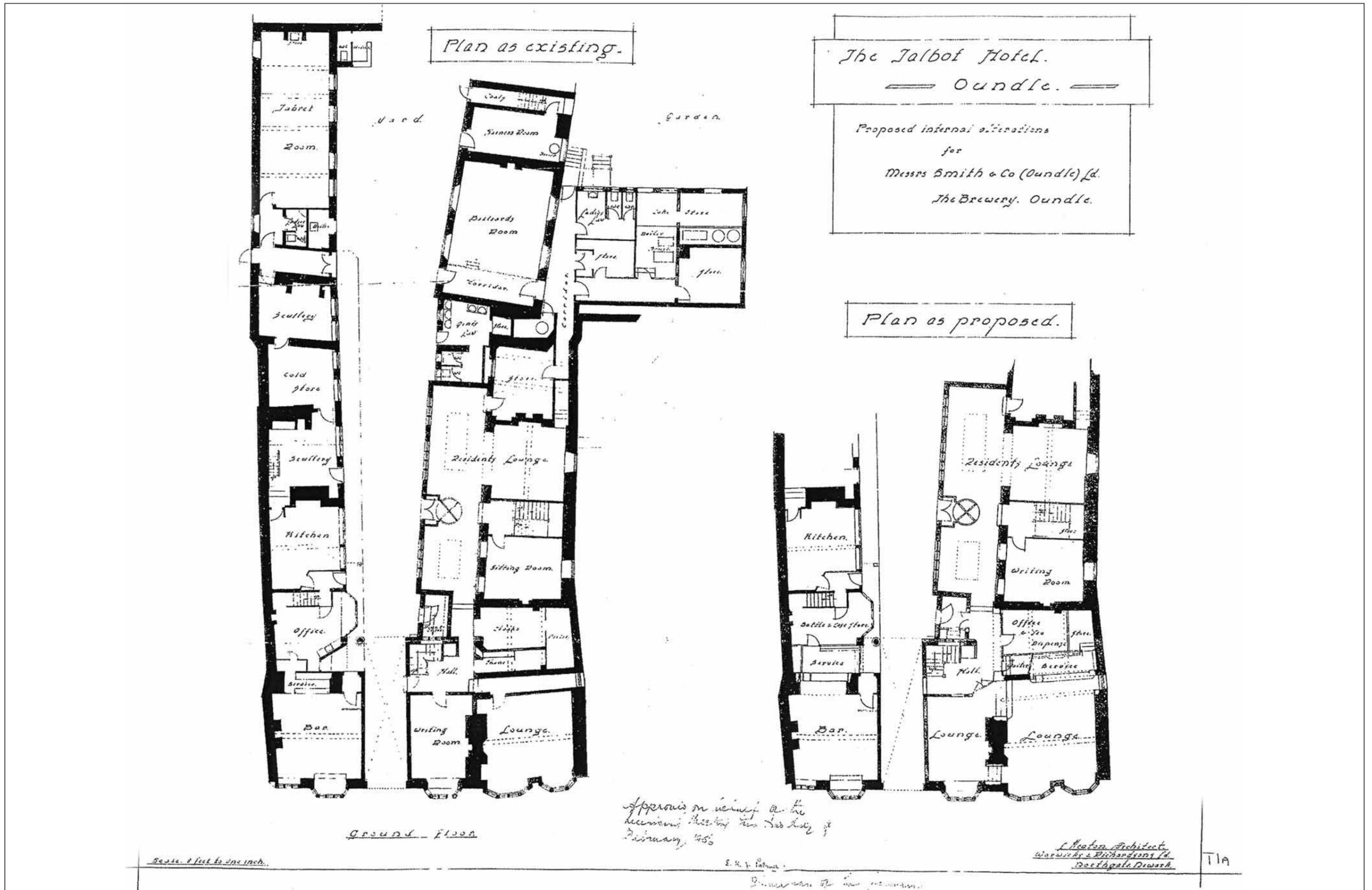


Figure 20: Architects plans of proposed alterations to the ground floor, 1956 (from client)



Plate 1: The Talbot Hotel, from New Street



Plate 2: Timber-Framed building on southern wing (from courtyard)



Plate 3: Large bressumer, viewed from front bar



Plate 4: Window within the timber-framed range



Plate 6: Window, from staircase



Plate 5: Staircase, thought to have derived from Fotheringhay Castle



Plate 7: Window, from courtyard



Plate 8: The Whitwell Room, first floor



Plate 9: The Tabret Rooms



Plate 10: North wing, a former coachstore?



Plate 11: The Westgate Suite, former stables



Plate 12: Building on north side of hotel, from New Street



Plate 13: Hotel Entrance, 1949



Plate 14: Datestone reused from Smiths Brewery in 1963



Plate 15: 1979 L-shaped building, from Drummingwell Lane



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