The Ordnance Hotel
Felixstowe, Suffolk

Historic Building Recording

Client: Premier Inn Hotels Ltd

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The Ordnance Hotel, Felixstowe, Suffolk

Historic Building Survey

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Summary

In late July/early August 2014 Oxford Archaeology East conducted an historical building survey at the Ordnance Hotel, Felixstowe.

This work was carried out in response to a request from Suffolk Coastal Districts Conservation Officer. The work required comprised a survey, equivalent to an English Heritage Level 3, to be carried out on the building prior to demolition.

The hotel lies within the South Felixstowe Conservation area but is not a listed building. Thought to date to the mid 19th century and possibly originating as a smaller house or inn, the survey and background research revealed five main phases of alteration. Its “hey day” would appear to have been in the early 1900s when a boom in tourism brought more visitors to the town which was becoming popular as a seaside resort.

Cartographic evidence indicates that there were several other buildings associated with the hotel, including stables and garages within the rear courtyard in addition to a pavilion, tennis court and greenhouse. These buildings represented the popularity of the hotel in the early 20th century and were only recently demolished as they appear on the 1995 Ordnance Survey Maps. Consequently this survey was targetted on the remaining building – the hotel.

The survey of the fabric of the building revealed that the internal layout of the hotel has changed significantly since its construction in the mid 19th century. Significant changes to the structure took place in the late 19th century, c.1913, c.1927 and in the mid 1950s. The standing building survey, combined with cartographic and photographic evidence, has helped to pinpoint the dates of these alterations. Evidence of an earlier, much smaller building, reputedly built around 1854 was also noted within the current roof structure and first floor corridor.

Background research was undertaken at Suffolk Archives in Ipswich where crucial documents including architects plans, maps and advertisements were found. A number of photographs and postcards which were on display in the hotel also provided fascinating images of the hotel and the facilities it once offered.

Although there are some existing documents and information relating to the hotel, this is the first known survey to comprise a full descriptive report and analysis of the building(s) and materials used in their construction. This information includes details of the ancillary buildings which are now lost but are essential to understanding the hotel’s history and development.
1 INTRODUCTION

1.1 Scope of work

1.1.1 An historic building recording survey was conducted at the Ordnance Hotel, 1 Undercliff Road West, Felixstowe, Suffolk (Figure 1). The work was carried out in advance of the demolition of the hotel and its replacement with a new Premier Inn building.

1.1.2 The building dates from the mid 19th century onwards and is not listed but lies within the South Felixstowe Conservation Area.

1.1.3 The work was undertaken at the request of Suffolk Coastal District Conservation Officer (Robert Scrimgeour), supplemented by a Written Scheme for Investigation by Oxford Archaeology (Gill 2014).

1.1.4 The proposed development will see the demolition of the existing hotel building to be replaced with a new Premier Inn Hotel. The development has gained planning approval (DC140853FUL) with the condition that a programme of building recording is undertaken prior to the works.

Condition 21 of the planning consent states:

‘Prior to the commencement of any development the full site and building shall be recorded to English Heritage Level 3 and that record shall be deposited with Suffolk County Council Historic Environment Record. Written confirmation that the record has been deposited to SCCHER shall be submitted to the local planning authority within one month of the deposition taking place.’

1.1.5 The work was designed to adequately record the structure(s) in their current state before the alteration or demolition work began. The objective of any building recording is to provide a comprehensive visual and descriptive record of the structures including a suitable level of documentary research prior to the permitted alterations, as they represent potential upstanding archaeological/historical remains of local importance. The specific aims were to:

- Undertake a recording of the building to a level corresponding to Level 3 as defined by English Heritage (2006). This should comprise phase plans showing the growth and layout of the buildings and internal arrangements; elevations showing the principal features of the buildings, a written description and photographs.

- The academic objective will be to provide a detailed understanding of the nature and development of the entire building complex to include any associated structures which have been lost and to provide the historical context and significance of the buildings.

1.1.6 On completion of the work a copy of the final report and the associated archive will be deposited with the Archaeological Store of Suffolk County Councils Archaeological Service. This will be undertaken once the reports have been approved and any further stages of investigation which may be required have taken place.

1.2 Site Location and Layout

1.2.1 The hotel is located on the corner of Undercliff Road West and Garrison Lane (Figure 1) within the South Felixstowe Conservation Area, just 300m from the seafront.
1.2.2 The main hotel building is east-west orientated and set back from Undercliffe Road from which there is pedestrian and vehicular access as well as a beer garden and car park (Figure 2). There is also a gated access and access to the bar from Garrison Lane from the pavement. On the north side of the hotel is a large yard which was overgrown and inaccessible at the time of the survey. Additional land is located on the east side of the hotel which was fenced off and also inaccessible.

1.2.3 The principal part of the site slopes from a level of c.5.2 to c.3.1m OD on the southern frontage and comprises an area of c.0.42 ha. The existing hotel has a floor level of c. 4.2m OD with steps up from the garden and car park. The north east quadrant of the site is at a much elevated level and is supported by a retaining wall (Walsingham 2014), this area is also considerably overgrown.

1.3 Acknowledgments

1.3.1 The author would like to thank Premier Inn Hotels for commissioning the work and to the staff at Ipswich Records Office for their assistance. The report was compiled by Taleyna Fletcher with descriptive room text by James Fairbairn who also directed the site recording work, assisted by Michael Webster. The project was managed by Jonathan Gill. Thanks also to Deirdre Forde and Angela Warner from Oxford Archaeology South who created the elevation drawings on site and to Charlotte Davies for illustrations.
2 AIMS AND METHODOLOGY

2.1 Aims
2.1.1 The aim of this investigation was to carry out an historic building survey equivalent to English Heritage Level 3 (English Heritage 2006). The aims were clearly set out in the approved Written Scheme for Investigation (Gill 2014) which was issued in response to a request from Suffolk Coastal Districts Conservation Officer.

2.2 Site Conditions
2.2.1 Only the hotel bar was still trading and open to the public at the time of the survey, and therefore unrestricted access to the rest of the building was possible. Full access to the roof space was not considered safe due to an active wasps nest and a restricted opening, however photographs were taken through the access hatches. The hotel building was the only structure left within the site/development area, all other buildings had been removed within the last 20 years; only the perimeter wall was retained which was recorded. Beyond the car park and the front beer garden, all other outside spaces including the yard were completely overgrown and inaccessible.

2.3 Methodology
2.3.1 All building recording work carried out complied with standards and guidance set out by the Institute for Archaeologists (2001) and was undertaken by an experienced buildings team. Scaled architect's floor plans of the ground floor, supplied by the occupant of the hotel, were used for field notes and were annotated on site and amended during the post-recording phase as necessary. Other floor plans and elevations were created from measured survey on site. There was lighting within the building so additional lamps for photography were not required however internal and external photographs were taken with a high resolution digital camera using a flash where necessary.

2.3.2 Photographic survey was carried out using a 35mm camera (monochrome and colour slide) with additional digital photographs using a high resolution Canon FD90 digital camera. A Medium Format camera was also used to take external photographs of all elevations.
3 Historical Background

3.1 The Ordnance Hotel and 19th Century Felixstowe: The Written Evidence

Despite being a well recognised building within the town and lying the Felixstowe Southern Conservation Area, it appears that there has been very little written about the building or its early history. Through documentary research and cartographic evidence however it has been possible to piece together the development of the building and the names of people associated with it. Section 3.2 discusses the development of the building through evidence mostly found at Ipswich Records Office as well as images displayed within the hotel.

3.1.1 The earliest date for the building comes from a written history from collated evidence by S. D. Wall (undated) who suggests that the hotel was built by J.C. Cobbold in 1854. Cobbold held the position of the Mayor of Ipswich in 1841 and was a dock commissioner as well as a prominent Ipswich businessman who had his own seaside residence in the town and also commissioned the building of many other houses and hotels in Felixstowe (Malster 1992).

3.1.2 The Felixstowe Story (Jobson 1968) suggests that the Ordnance was a house of “little significance” in its early days as it does not appear in Whites Directory of 1855. It held a reputation as a “place for fights which could be watched from a vantage point on the cliff top above”. Jobson suggests that its name derives from the old gun battery which stood where the Pier Pavilion now stands. In Kellys Directory it was referred to as the Ordnance Arms. Jobson also writes that an “open creek along which barges could navigate and people could embark, ran almost up to its doors” (Jobson 1968, 62). This is supported by cartographic evidence in the form of the 1881 First Edition Ordnance Survey Map (Figure 3).

3.1.3 Wall (undated) also references the recollections of a Mr Rattle of Felixstowe who recalls a time when barges, laden with sand, came up Wadgate Creek, to a landing stage not far from the Ordnance Hotel which he remembers being built in 1854.

3.1.4 In the mid 19th century, Felixstowe was a small but established seaside town popular with bathers and the Ordnance Hotel with its proximity to the coastline, would have no doubt been a popular location for visitors. The real boom in the holiday trade came after 1877 with the arrival of the railway and its reputation as a seaside resort was further boosted in 1891 following a visit by the German Empress. Royal recognition was received in 1895 with a visit from the Prince of Wales (later Edward VII) (Malster 1992).

3.1.5 Following the boom in seaside visitors a number of larger hotels began to appear including The Felix in 1903, The Orwell in 1898, and The Cliff in 1906.

3.2 The Ordnance Hotel: Documentary and Cartographic Evidence

3.2.1 As part of the background research, a number of historic maps and documents including architects drawings, pictures and postcards were consulted to assist with providing an understanding of the development of the Ordnance Hotel.

3.2.2 A search of the archives held at Suffolk Records Office in Ipswich was carried out to collate cartographic, photographic and documentary evidence relating to the site. Each document consulted is briefly described and evaluated below in chronological order. Their relevance to the development of the hotel is discussed throughout the descriptive text and in the phasing and discussion sections of the report.
3.2.3 Directories held at Ipswich Records Office were used to compile a list of names associated with the hotel which may correspond to these changes and alterations. This is presented in Appendix A.

*Tithe Map, 1845* (not illustrated)

3.2.4 The Felixstowe tithe map drawn up in 1845 was the earliest map depicting buildings of the area in any detail. The site of the Ordnance Hotel was not depicted on this particular map. This does not mean however that there was not a building in this location at the time, but simply that there was no building of significance associated with the tithable land.

*1878 Town Guide* (not illustrated)

3.2.5 The 1878 Town Guide for visitors to Felixstowe reflects the growing tourism trade to the town as a guide was produced advising travellers where to stay and what to see in the town and surrounding area. A small number of hotels are recommended in the guide, one of which was the Ordnance Hotel which would suggest it was a prominent and respectable place for travellers to stay. The entry in the town guide is as follows;

"THE ORDNANCE HOTEL is at the West end of the Cliffs, on the Government road to the fort. Its charges are--

<table>
<thead>
<tr>
<th>Description</th>
<th>£</th>
<th>s</th>
<th>d</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sitting-room, per day, finding your own board</td>
<td>0</td>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td>Board and lodging each person per week</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
</tbody>
</table>

Children and servants half-price

Single private dinners 2s. 6d. Breakfaests 1s. 9d.

Teas 1s. 6d. Beds 2s.

*First Edition Ordnance Survey Map (25” to 1 mile), 1881* (Figure 3)

3.2.6 The 25 inch First Edition Ordnance Survey of 1881 (Figure 3) is the earliest available map which depicts the building surveyed. This map shows the east-west orientated building set back from what is now Undercliff Road and possibly accessed from what is now Garrison Lane. The building has what appears to be bays jutting out on the south and eastern side and a number of associated out-buildings at the rear (north), a rectangular building against the eastern edge of the site south of the hotel and another rectangular building within the large plot to the east.

3.2.7 If the building had previously been called the Ordnance Arms, by the time of this map in 1881 it was known as the Ordnance Hotel. Hachures at the rear of the building denote a high bank/cliffs and the area to the immediate south (beyond the track now Undercliffe Road) would appear to be undeveloped wet or marshland. A "P" in the yard denotes a pump and "F.S" close to the road junction at the front of the site suggests there was a flag staff in place.

*Photograph of Ordnance Hotel, 1884* (Figure 4)

3.2.8 A photograph featured in Felixstowe from Old Photographs:100 Years a Seaside Resort (Smith *et al* 1991) is the earliest visual depiction of the hotel found during the
background research. It shows a band playing on the front lawn of the hotel and is dated 1884. The photograph shows the building entirely rendered with a slate roof with five chimneys and finials above each apex. There is a covered porch or entrance and two bays, each with bay windows on the ground and first floor. The windows all appear to be 12 pane, vertical sliding sashes apart from those in the bays which comprise 16 panes.

3.2.9 The lawns in front are well kept and small trees are located on the right side of a pathway which must have led up from Undercliffe Road.

*Photograph of Ordnance Hotel, 1888* (Figure 5)

3.2.10 A black and white photograph held at the Ipswich Records Office taken in 1888 is the earliest visual depiction of the west side of the hotel. The photograph was taken from Garrison Lane looking north, with the hotel on the right and the building depicted as Fort House on the 1882 map on the left.

3.2.11 This wing of the hotel (which is still present) has a centrally located door with windows on either side at ground and first floor level. This part of the building is entirely rendered and appears to have a slate covered roof with wooden barge-boards and finial at the apex. There are moulded hoods above the doors and windows and what may be a second door in the recessed part of the building to the immediate south. This elevation has been altered and the doors and windows replaced, yet is still recognisable as that featured in the image. This door may have been another main entrance to the building at the time, before Undercliffe Road was created following the development of that side of the site.

*Second Edition Ordnance Survey Map, (25” to 1 mile), 1903* (Figure 6)

3.2.12 By the time of the 1903 Ordnance Survey Map there appears to have been some alterations taken place to the hotel and the associated buildings. The shape of the building in plan has changed on the southern side with what may be a larger bay added at the western end.

3.2.13 The rectangular outbuildings to the south-west and east are still present, however the buildings to the north-east within the yard have been entirely replaced by an L-shaped range which encloses the yard and possibly created a carriage/vehicular access from Garrison Lane.

3.2.14 The area around the hotel has undergone significant change in the years between 1881 and 1903 with the construction of the new residential properties on the land to the north and south. These new streets appear to still be under development at the time of this 1903 map, with the outline of new plots shown but empty and most significantly, the land to the south (which was previously marsh/wet land) has been drained or filled in for the construction of these new streets. According to Jobson (1968) this area was infilled when the railway was built, however the 1881 map clearly shows the railway in place and the area still underwater.

*Architects Drawings for proposed alterations, 1913* (Figures 7-11)

3.2.15 In 1913, Ipswich-based architect Raymond Cyril Wrinch (1878-1935) was commissioned by Cobbold Breweries to design the plans for major alterations to the hotel as well as a large motor garage and stable block in a three sided courtyard with six bedrooms above garages. It is presumed from surviving evidence that these alterations were undertaken, however, removal of external structures within the yard in the late 20th century has means this cannot be proven.
3.2.16 One of the most useful of the drawings by Wrinch was a ground floor plan of the hotel, as existing in 1913, prior to any alterations (Figure 7). This plan provides not only the pre-altered layout of the hotel's ground floor, but also provides the use of each of the rooms. The principal rooms included a large dining room, billiard room, kitchen, sitting room, kitchen, tap room, smoking room and bar. There was also a small scullery, cupboards and W.C. At the rear, within the yard, was a motor shed, coach house and 13 stalls for horses, along with a coal store, harness room and a urinal, privy and muck bin located in the far north-west corner. The ground surface was concreted and a covered washing space was positioned on the eastern side.

3.2.17 The proposed plan for the ground floor was to add an extension to the rear of the stairs and kitchen area on the north side of the hotel, extending into the yard to create a servery, more toilet facilities and a washing up recess. This extension created a three sided bay addition to the building layout. The plans also proposed a small extension to the bar area, also into the yard, with a curved wall, creating a new seating area.

For the yard area the existing buildings were to be removed and the yard area opened up by building right up to the rear boundary of the site (Figure 8). This included rebuilding the stalls and harness room along the rear boundary and retain the position the urinal, privy and muck bin to just inside the entrance, but with a raised wall and new internal layout. The proposals also included the provision for bays for seven motor cars by extending the north-south orientated range along the eastern side of the yard. At first floor level, the extended range was to include six bedrooms and linen stores (Figure 9).

3.2.18 Major alterations were also planned for the second floor of the main hotel at the eastern end of the building to create a suite of six bedrooms and bathrooms by, it would appear, building into the roof space in this location above the eastern bay window as depicted in the 1884 photograph (Figure 10).

3.2.19 A drawing of cross sections show how the proposed alterations would look structurally (Figure 11).

Pre-1913 Postcards and Photographs (Figure 12)

3.2.20 Several undated images were found during the background research most of which were displayed in the hotel itself, many of which were undated. However, with the alterations to the second floor and the buildings at the rear which were carried out according to the 1913 proposed plans, it is possible to date a number of these being at least pre-1914.

3.2.21 Hanging in the hotel at the time of the survey, an undated photograph shows the front / south-facing elevation. It depicts a number of people gathered outside the entrance as well as on a first floor balcony (Figure 12a). This balcony does not appear on the earlier dated image from 1884 (Figure 4) and must therefore be later in date. Without the 1914 alterations to the second floor, this image can be dated to between 1884 and 1914. The clothes worn and the presence of a horse and carriage would indicate it may be at the earlier end of this date range.

3.2.22 A postcard entitled “Tennis Courts, Ordnance Hotel” (Figure 12b) shows a view taken from the south-east. It shows the hotel building prior to the second floor alterations and the north-south range at the rear prior to the first floor addition. This image depicts the east-west rectangular buildings shown in the 1881 and 1903 maps which is now clearly an open-fronted pavilion. There is a smaller building attached to the immediate west, which does not appear on the 1881 or 1903 map which appears to be a glass building, most probably a greenhouse. The presence and absence of certain structures allow this
image to be dated between 1903 and 1914.

3.2.23 A postcard held at the Ipswich Records Office (Figure 12c) shows a photograph taken from the south-east of the hotel and was taken prior to the 1913/14 alterations. It shows what may be a tree-lined pathway leading up to the entrance and well kept lawns, although not clearly in use for tennis at this time. The words “Ordnance Hotel” have been re-painted onto the side of the building from the earlier image (Figure 12a) and the new entrance and balcony are also shown.

3.2.24 Another image found inside the hotel (Figure 12d) is the only known image of the yard depicting the single storey coach house and motor shed which are depicted on the 1913 architects plans of the ground floor, prior to alteration (Figure 7). It shows horse-drawn carriages outside of the shed with an advertisement above for the “Livery and Bait Stables, Accommodation fo Motors & Cycles”.

Post-1913/14 Postcards and Photographs (Figures 13 and 14)

3.2.25 Following the major alterations from 1913/14 it is likely the hotel owners would want to re-issue postcards and advertisements to advertise the extended size and services offered. One particular image found during the research was a postcard of the hotel as viewed from Undercliff Road (Figure 13a). The style of dress and motor car would suggest a 1920s date. The image clearly depicts the new second floor addition as well as several people enjoying the grounds, especially the pavilion and tennis courts. Above the second floor extension, a new name sign has been added, using single large letters. This is the first image to show gardens with shrubs and plans in front of the hotel where there was formerly grass and this image also clearly depicts the steep slope of the land behind. The balcony area depicted on the previous images prior to 1913/14 has also been altered with the simple railing having been replaced by three arches and a covered roof above.

3.2.26 The postcard/photograph in Figure 13b provides a more close-up view of the eastern end of the hotel frontage.

3.2.27 Two photographs found in the hotel (Figures 13c and d) show another major alteration – the addition of a ground floor extension to the western end of the hotel, at first floor level. With brick pillars/columns and larger windows and doors, these images are believed to date to the mid 1920s. There appears to be an area for cars to park, replacing the shrub/tree lined entrance shown on the earlier images. Both images also depict the post 1913/14 two storey range at the rear of the hotel with an entrance from the front at ground floor level and a window on the first floor.

3.2.28 Two undated images of the dining room are the earliest known photographs of the interior of the hotel (Figures 14a and c). Thought to date to around the very early 20th century, they show a lavish and formal arrangement for diners – either hotel guests or visitors at the time. A piano is depicted in both photographs and both show a large mirror on the left wall and gas lamps suspended from the ceiling.

3.2.29 A photograph found in the hotel dated 1922 shows the gardens immediately in front of the west side of the hotel (as shown in the postcard (Figure 14 b). this image is looking towards the roundabout at the junction of Undercliffe Road and Garrison Lane. The small rectangular building ion the right of this image must be that depicted on the 1903 Ordnance Survey Map (Figure 6).
Photograph of Bomb Damage, 22nd July 1917 (Figure 15)

3.2.30 Felixstowe was very badly affected by bomb damage during the First World War and a bomb is known to have hit the rear of the hotel killing a barman and damaging six houses and two churches nearby (Sutherland and Canwell 2006).

3.2.31 A photograph of the bomb damage taken on 22nd July 1917 (Figure 15) shows damage to the rear boundary wall, however, the boarded-up windows would suggest further, more extensive damage may have occurred. Several army men standing by would perhaps indicate a large clean-up operation.

3.2.32 This photograph shows the raised wall which were part of the proposed 1913 designs and the single storey extension attached to the rear. It is also the only image to depict the second floor extension at the eastern end of the hotel.

1926 Edition Ordnance Survey Map (1:2500) (Figure 16)

3.2.33 By the time of the 1926 Ordnance Survey Map the hotel building has clearly undergone some more changes with the addition of what may be another large bay or extension on the eastern side of the northern elevation.

3.2.34 Within the yard to the north the L-shaped range has been demolished and another constructed further to the north of the plot backing on to Lincoln Terrace. This has created a larger yard area and would have required the leveling of the sloped land previously depicted in this area. Part of the range has been retained (the rectangular building on the eastern side) which has been encompassed by a large square structure or cover. It would seem that the entrance from Garrison Lane had a curved wall and a new structure just inside on the left on entering.

3.2.35 The parcel of land on the east on this map by this time has a square outline in front of the rectangular building which may be the pavilion. It is possible that this is the formal lawn, garden or tennis court area. Three small detached structures have also been added, two to the west and one to the east of the pavilion.

3.2.36 The development of the residential area to the north and south of the hotel had clearly been completed by 1926 and a roundabout added at the junction of Garrison Lane and Undercliffe Road.

1926-8 “Revision” Edition Ordnance Survey Map (1:2500) (Figure 17)

3.2.37 This revised map based on the 1926 OS shows a number of alterations have taken place within the two years since the previous survey. The south-western corner of the building has altered significantly which has been “squared off”. This may be an entire re-build or a single storey extension around the front of the hotel encasing the existing building – it is impossible to tell from this one-dimensional drawing. The north-east corner of the building also appears to have been “filled in” to create a squared-off corner.

3.2.38 The north to south orientated building alongside Garrison Lane has been removed by this time and there has been little significant change to the immediate area surrounding the hotel.

Pictorial Map of Felixstowe, 1929 (Figure 18)

3.2.39 This map, created for tourists and visitors to the town depicts the hotel. Although not considered to be in anyway an accurate depiction of the hotel structure or its appearance at the time, the fact that it has been included in a map for visitors to the
town would indicate its importance and popularity at the time. If anything, this map has shown the hotel to be larger in size when compared to other buildings.

3.2.40 This map demonstrates why the hotel may have been a popular destination for visitors as it clearly shows its close proximity to a bus terminal and that it was located only a short distance from the main attractions of the town along the seafront including the pier, model yacht pond, band stand and putting green.

**Town Guides Advertisements** (Figures 19 and 20)

3.2.41 Advertisements from the 1930s (Figures 19 and 20) show what facilities and features of the hotel were considered to be important to guests at the time and also boast the best elements of the hotel. The proximity to the local attractions was clearly a selling point of the hotel at this time, but also its hard surface tennis courts, garage accommodation and appeal to both the family and commercial market. Facilities offered inside the building included cosy saloon bars as well as produce and excellent cuisine from the hotels own gardens served to diners at separate tables with excellent service. The rooms themselves are sold on the modern furnishings, hot and cold water in all bedrooms, electric lights and the latest sanitary arrangements.

3.2.42 An advertisement from 1949 (Figure 20b) depicts the single storey extension on the western side of the hotel frontage while an advertisement from a 1971 (Figure 20c) town guide provides the first image of a single storey extension which appears on the eastern side of the building. This has presumably replaced the pavilion and greenhouse structures previously in this location increasing the hotels capacity for what is described as “facilities for wedding receptions, private parties and conferences”.

**1971 Edition Ordnance Survey Map** (1:2500) (Figure 21)

3.2.43 There is a large gap of 43 years between the last available Ordnance Survey map and the next one dated 1971. However, the only significant change to have occurred in this time appears to be on the eastern side of the building where an east-west extension has been added and encompasses the southern end of the north-south range within the yard.

3.2.44 This extension to the east of the building has resulted in the loss of two of the small structures on the west side of the pavilion and the third one to the east has also been removed. A new small building was constructed to the east of the pavilion against the edge of the plot. The area to the north of the pavilion appears to have been leveled and trees/bushes on the map indicate it may have been gardens or shrubbery etc. “T.C.B.” denoted a telephone box has been installed on the south-west side of the hotel on Garrison Lane.

**1995 Edition Ordnance Survey Map** (1:2500) (Figure 22)

3.2.45 There appears to have been no major structural alterations to the layout of the hotel building depicted on the next map dated 1990 and beyond the hotel the only major changes appear to be the shape of the boundary wall facing onto Undercliffe Road.

3.2.46 Between 1990 and the time of the survey, there is no cartographic evidence of major changes to the layout of the hotel building. However all of the external associated buildings have been removed (Figure 2) including the pavilion and the yard buildings. Only the small structure on the far east of the site was depicted on the most recent Ordnance Survey Map (Figure 2) which was within a fenced off area of the site, not accessible and covered by overgrown shrubs and trees.
4 Building Descriptions

Introduction

For the purposes of this report, the rooms within the hotel have been allocated numbered and prefixed by a letter to indicate the floor for example: G, ground floor, F first floor B basement etc. Figure 2 shows the location of the building surveyed and Figures 26-29 show building floor plans and locations of plates referenced in the report. Elevations of each of the buildings are provided in Figures 23 and 24 and Figure 25 shows a section of the perimeter wall. All photographs will be available via the site archive and plates referenced throughout the report are presented at the end.

4.1 External Descriptions

South facing elevation (Figure 23)

4.1.1 All elements of the building on this elevation are constructed from brick and covered with a white painted render. Windows are described in detail within the corresponding room text. The roof covering is tile and there are red ceramic coping stones and brick chimneys. This elevation is the front of the hotel, it faces onto Undercliffe Road West and comprises the main entrances to the hotel and the bar (Figure 23; Plate 1). There are three main elements to this elevation which are described below from west to east (left to right).

4.1.2 The section of the building on the far left (west) comprises two storeys (Plate 2). At ground floor level there is a single storey block which comprises the entrance directly into the hotel bar. Accessed via steps up onto a raised decked area, this part of the building has a four-pane casement window either side of the door with a contemporary bay window on the far left. The door comprises two parts, both wooden with glass in the upper sections and a two-pane square fanlight above with hood over. There are decorative brick pillars and a flat roof above with interlocking wavy ceramic roof tiles over the eaves. There are two sections to the right of the door which are plainly rendered and painted white. Set back at first floor level is a central gable with bay window and a second floor window within a garret flat above. There are brick pillars on either side as on the ground floor and a second bay window to the left and a 12-pane vertical sliding sash to the right. Within the roof there are two brick chimneys.

4.1.3 The central section of this elevation comprises the main entrance to the hotel (Plate 3). The entrance with “hotel reception” sign above consisted of double wooden doors, each with ten panels and a moulded black painted wooden surround and moulded hood above (Plate 4). There is a gable section which juts forward from the main building which has brick pillars/brick effect quoins on either side and a mansard roof above. There are bay windows on the ground and first floor and three equally spaced vertical 12 pane sliding sash windows above. The first and second floors over the entrance also have 12 pane sliding sashes however that on the first floor is of narrower proportions. There is a moulded band running between the position of the ground and first floor and the elevation is entirely rendered other than a small section of 10 courses of exposed bricks from ground level laid in a Flemish bond.

4.1.4 The section to the far right comprises a single storey wing which was entirely obscured by trees at the time of the survey (Plate 5). Closer inspection was possible for the elevation drawing which revealed a flat roof covering and four equally spaced 12 pane sash windows (Figure 23). This section of the building was also rendered.

4.1.5 There was a large area of overgrown shrubs beyond the perimeter fence within a plot of land to the east also belonging to the hotel (Plate 6). There were no obvious structures
in this location which is the area once occupied by the pavilion, greenhouse and tennis courts as indicated by the background research.

4.1.6 Within the south-west corner of the plot, in front of the hotel bar, there was a lawned area used as a beer garden, with large tree in the centre; a small picket fence marked the perimeter of the garden (Plate 7).

*West facing elevation (Figure 24)*

4.1.7 This side of the hotel fronts onto Garrison Lane and provides access to the bar via a door directly from the pavement (Plate 8). This side of the building has two main elements which are described below from north to south (left to right).

4.1.8 The section on the left of this building is entirely symmetrical and comprises a central double door, both with glass sections over a wooden panel below, with a large square boarded up fanlight and moulded wooden surround (Plate 9). The walls are entirely rendered and on either side have the same brick pillars/quoins as noted on the hotel frontage and also either side of the door up to the roof-line. On either side of the roof there are tri-part bay windows, each with three main panes and leaded sections above. On the first floor are two wooden framed 12-pane vertical sliding sash windows with cills below and moulded hood above. Centrally, between the middle pillars is a covered board which appears to bear the hotel name in white on a black painted background. Above this is a decorative moulded hood. This section of the hotel is that which appears on the right in the 1888 photograph (Figure 5).

4.1.9 The next section on the building is the continuation of the single storey element recorded on the western end of the front of the hotel. On this side there are two narrow leaded windows with tiled cills and wooden frames with a central diamond shaped leaded window with decorative surround created from thin tile edges (Plate 10). To the right there is a five sectioned bay window and on the corner of the building is another bar entrance with double doors and narrow windows on either side. As on the south-facing elevation, there are brick pillars and waved tile eaves. A raised skylight can be seen within the flat roof. At first floor level within the recessed main section of the hotel there are three 12 pane sash windows: that on the right is slightly larger in size.

*North facing elevation (Figure 23)*

4.1.10 The north-facing elevation (Plate 8) of the building faces onto the rear yard area of the hotel and comprises several elements, described below from left to right. Due to the restricted area within the yard, it was not possible to capture this full elevation within one photograph and therefore the elevation drawing provides the most accurate representation of this elevation (Figure 23).

4.1.11 At the eastern end of this elevation is the rear of the mid 20th century extension as noted on the north-facing elevation (Plate 10). Close inspection was hampered by shrubs and trees however it appears that there were no windows in this side and that it was constructed from a beige/buff coloured brick laid in a Flemish bond. This was constructed up against another section of north-south orientated building which has been demolished, leaving behind a small section of the return wall. A RSJ support from the demolished building had been left exposed.

4.1.12 The next section of building comprised a small single storey brick built addition added onto the rear (Plate 11). This is thought to be the addition which features in the 1913 proposed architects drawings to create a washing up recess and servery (Figure 7).
Under a flat roof this extension is constructed in a Flemish bond using burnt brick headers for a decorative effect. This section has not been rendered. There are three wooden-framed 12 pane vertical sliding sash windows and a wooden fire escape door with fanlight over. A set of iron steps provides access to the flat roof and first floor fire escape and another set of steps lead to the second floor. Above this section, at first floor level there are two two-pane vertical sliding sash windows with wooden frames and at second floor level there is a fire escape door and two 12-pane sash windows and one narrow eight-pane sash. This second floor is thought to have been altered and raised on the right in accordance with the 1913 architects plans.

4.1.13 To the right, there is a narrow 12-pane horned sash window at ground floor level, still within the continuation of the post-1913 brick extension (Plate 13). Beneath this is a flight of concrete steps leading into the boiler room (B3). Access was via a solid wooden door with concrete lintel above and a two pane casement window to the right.

4.1.14 The next section along comprises another single storey brick extension with large dark wooden framed leaded bay window on the east-facing side (Plate 14). The rest of this extension has been painted white, but not rendered and has an access door and a four-part casement window on either side. To the right is a three part window; each of these windows has leaded upper panes and black painted concrete cills. The extension here has a flat roof and rectangular skylight and is thought to also be part of the 1913 proposed extension. At first floor level, set back inline with the rest of the main building is what is believed to be the gable end of the earliest phase of the building and is the only visible external evidence of this building phase. It has been entirely rendered and painted, concealing any change in the brickwork which may provide a clue to its earlier origins. It has a moderately steeply pitched roof and wooden barge-board. There is a modern casement window and a fire escape door at first floor level and an iron staircase leading to another fire escape on the second floor.

4.1.15 The western-most section of this elevation comprises a continuation of the ground-floor extension to a curve at the end of the building (Plate 13). Facing into the yard there is a modern window on the left of an external brick arch chimney support and a 12-pane sash window on the right.

*East facing elevation (Figure 24)*

4.1.16 Close inspection for photographing this elevation was very limited due to the overgrown bushes and trees on this side of the hotel. Therefore the elevation drawing provides the principal record (Figure 24).

4.1.17 At ground floor level there was a 12 pane sliding sash window on the left, immediately to the right was the 1950s single storey extension as recorded on the south-facing elevation. Within the recess to the right is the remnant of the north-south range which had been demolished.

4.1.18 At first floor level there are three windows: two two-pane sliding sashes and one central narrow casement window and at first floor were two four-pane sash windows set within the gable of the post-1913 raised roof extension.

*Perimeter Wall (Figure 25)*

4.1.19 At the rear of the hotel's external courtyard, to the north, was a brick-built wall (Plate 15). The section of this wall along the northern edge of the site is thought to be all that is left of the stables which had occupied this stretch of the yard from their construction
just after 1913 until demolition within the last 20 years. The wall was painted white and still retained a number of equally spaced wooden beams which would have supported the roof or the stall divisions. A small section of stand-alone wall in the north-west corner (Plate 18) is all that remains the stables or yard buildings built according to the 1913 proposed plans (Figure 8).

4.1.20 The Felixstowe South Conservation Area Appraisal (Suffolk Coastal District Council 2009) describes the wall as follows: “Rear boundary of The Ordnance Hotel; is formed of an attractive brick and tiled high wall in chequerboard pattern forming a very attractive local feature of historic interest worthy of retention”.

4.1.21 From Garrison Lane, the view of the perimeter wall was painted white on the section to the right which curves round into the yard (Plates 16 and 17). A decorative pattern has been created using darker brick headers and thin tiles have been used to create a border effect (Plate 16 and Figure 25). The photograph of the bomb damage in 1917 (Figure 15) shows a section of this wall was destroyed and was therefore presumably re-built shortly after to the same pattern/design.

4.1.22 The section of wall painted white corresponds with a black painted section as seen internally (Plate 19). This stretch of the wall is thought to have been where the lavatories once stood as built to the design of the 1913 architects plan (Figure 8).

4.1.23 The wall probably dates to after 1913 and was completed by 1917 as the 1913 alterations extended across the whole site to the north and replaced existing structures and walls on the western side, which appears to have been on a slightly different alignment (Figure 7). The existing 1913 plan also depicts a window or opening in the wall corresponding to the muck bin on the interior of the yard. There is no surviving evidence of this opening in the current wall.

4.2 Internal Descriptions

Ground Floor (Figure 26)
The ground floor of the Ordnance Hotel consisted of reception, service and function rooms.

G1 (Function Room)

4.2.1 Room G1 is located at the east end of the building and comprised the mid 20th century addition to the dining and function room. It measured 10.72m by 5.72m and had a ceiling height of 3.48m. At the time of the survey the room was being used for storage. It was accessed externally from the east by a double door with evidence of an internal lobby now demolished (Plate 20) and internally from the earlier function and dining room (G2), again via double doors. The room is connected to the main dining room by a large opening cut into the existing eastern wall of G2. Four windows existed on the southern wall and a “mock” fireplace to the northern wall. This room comprises the eastern function room added in the mid 20th century.

4.2.2 The floor of the room had two phases of wooden boards. The earlier flooring consisted of pine boards laid on a north-south orientation and the later smaller oak boards had been laid over the top on an east-west orientation. Where the two rooms had joined the floor pattern changed slightly marking the addition of the new room.
4.2.3 The walls were constructed of brick and originally panelled to a height of 2.25m which would have reflected the décor of the adjacent function room (G2). Most of the paneling had been removed prior to the building recording but a small example did remain next to the doorway on the eastern-most wall (Plate 20). The paneling was of a simple square design not dissimilar to a Quaker or arts and crafts design. The panels measured 0.40m by 0.45m. Where panelling had been removed a series of parallel battens remained.

4.2.4 Above this a simple moulded wooden dado rail ran around the entire room and a painted wallpaper existed to ceiling height.

4.2.5 The windows were all located on the south wall and were of a similar 12 pane single sash design and equidistant (Plate 21). The windows measured 2.34m by 1.23m and were set 0.09m above floor level. All windows were constructed from wood and were glazed with modern glass. The frames were designed in a similar style to the adjoining function room (G2) to give the impression of one continuously decorated large room.

4.2.6 The external doors on the eastern wall which once led to the grounds of the hotel were only accessible from within the building. The doors were set centrally into the wall and consisted of single pane modern fire doors set into the original opening. A fan light of two single pane windows were located above. The combined door and window aperture measured 3.15m by 2.0m.

4.2.7 Evidence of an internal lobby or porch was seen in the form of sawn timbers from a stud wall and an unpainted area corresponding with this was noted on the ceiling. This would have been a later, modern addition to the room.

4.2.8 The fireplace was located on the northern wall of the room, the opening for which measured 2.65m by 2.0m and had a wooden surround (Plate 22). Internally the inset of the recess measured 0.30m and a false stone fire surround was set in a herringbone pattern brick fire-back. No evidence of a chimney exists internally or externally and it seems that this feature was only ever meant to be decorative and has latterly been used as a seating area.

4.2.9 The ceiling was covered in a textured paper that had been painted numerous times. A cornice ran around the perimeter of the room at ceiling height (Plate 23). Three modern light fittings were spaced centrally down the spine of the room.

G2 (Dining Room)

4.2.10 Room G2 was one of the largest of the rooms recorded. It measured 11.85m by 7.2m and had a ceiling height of 3.47m. Storage of large bulky items restricted photography within this room. Originally this area would have been the hotels main dining or function room. This can be seen in an an undated photograph (Figures 14a and c) where the room is being utilised for dining. Oral history suggests that it had one of the last sprung dance floors in Felixstowe. The room was accessed from the main entrance corridor (G8) to the west, the kitchen and service areas to the north (G7) and from the later addition of room G1 to the east. This room forms part of the original mid-to-late 19th century hotel.

4.2.11 The floor was as described in room G1. Thi comprised small wooden oak boards covering an earlier wooden pine flooring that extended throughout the entire room.

4.2.12 The walls of room G2 were constructed in brick and covered in wooden panelling to a height of 2.30m. The panelling here (Plate 24) is earlier than the panelling of room G1. A modern shelf had been added to the top of the panelling. Chimney breasts and fire places exist on the western wall, one of these have been blocked and panelled over.
while the southernmost has retained a modern brick fireplace with a cast iron fire-back and wooden fire surround (Plate 25).

4.2.13 A large wooden bay window was present on the south wall (Plate 26). This measured 4.2m by 3.40m with a recess of 1.5m and consisted of four separate 8-pane, wooden framed vertical sliding sash windows, two to the front and two to the sides. A simple ornamental moulding existed as described in room G1.

4.2.14 The window on the east wall (Plate 27) measured 2.4m by 1.6m and was of a two-part, 12 pane vertical sliding sash construction with similar moulding to the bay window. Another window once existed slightly to the north this and is shown on historical photographs. This would have been removed with the addition of the extension to the east in the mid 20th century.

4.2.15 Originally the doors to the service area on the northern wall would have been used at meal times to bring food into and out of the dining room. One of these doors has now been blocked up and hidden behind wooden panelling, It can however be seen from room G7. The remaining door measures 2.10m by 0.95m and has two reinforced panes of glass to the top.

4.2.16 Two doors situated close together also existed on the western wall which led to the entrance hall (G8). Again only one of these doors remain in use (Plate 24). The left hand door has been blocked from the corridor, G8. Each door measured 2.10m by 0.95m and was paneled to match the rest of the room's decor. Brass door furniture remains in the form of push or finger plates (Plate 28).

4.2.17 The doors leading into extension G1 were modern wooden double doors with a single window to the top. The opening for the doors measured 1.53m by 2.0m.

4.2.18 The ceiling was papered and painted. Two light fittings were located centrally either side of the beam. The northernmost retained a modern black chandelier type light fittings. A moulded plaster cornice ran around the entire room and along the beam (Plate 24).

Rooms G3, G4 and G5 (demolished Service Areas)

4.2.19 These rooms were demolished prior to the historic building recording. The ground floor plan provided by the client shows them as probable service related rooms located to the west of the kitchen.

4.2.20 These rooms extended into what would have formed part of the late 19th north-south orientated range.

G6 (Service Room)

4.2.21 Room G6 was located to the west of the kitchen (G7) and north of dining/ function room G2. It measured 1.95m by 1.95m and had a ceiling height of 2.83m. A blocked doorway which measured 2.80m by 0.92m existed to the east (Plate 29) that would have given internal access to room G5.

4.2.22 Another doorway with three-part fanlight above measuring 2.52m by 0.90m and giving access to the kitchen (G7), existed to the west and a single wooden sash window measuring 2.30m by 1.10m to the north. The floor was concreted and painted and the ceiling was whitewashed and included a single central light fitting.

4.2.23 This room was most recently used for storage of plates and cutlery and it seems likely that this was its historical use also.
G7 (Service Room)

4.2.24 This room was located to east of the kitchen G13 and to the north of the function/dining room G2. It was built according to the proposed plans drawn up in 1913 (Figure 8).

4.2.25 The room was of an irregular shape and measured 3.80m by 3.50m and had a ceiling height of 3.26m. This room was the main service area for the dining and function room and was accessed by swing doors located on the southern wall, which have been described in room G2.

4.2.26 Two further wooden doors existed: one to the east entering storage area G6 and one to the west giving access to the kitchen area G13. This latter door measured 1.97m x 0.90m and had two elongated frosted glass top panels and a simple wooden door architrave (Plate 30). To the right of this a small four panelled wooden cupboard door was located which had been blocked by modern plumbing this door measured 1.80m by 0.90m, again surrounded by a simple wooden architrave.

4.2.27 Windows were located on the northern and north eastern walls both measured 2.40m by 1.10m. They were both two-part, 12 pane sash windows with wooden frames. The lower section in the northern window had been replaced with a single pane of frosted glass.

4.2.28 The walls were painted white with tiles existing on the northern wall to a height 2.70m. The floor consisted of a modern coated surface.

G8 & G18 (access corridor)

4.2.29 These two areas form an L-shape in plan and were accessed from the entrance lobby (G9) of the hotel, providing access to the main dining room (G2), the toilet area (G15 & G16. Historically this would have been the reception area of the hotel, providing access to the first floor by stairs G12. Room G8 measured 6.20m by 2.5m and room G18 measured 4.5m by 2.2m.

4.2.30 This internal arrangement is thought to have been part of the original construction and is depicted on the 1913 architects plan (Figure 7).

4.2.31 The floor in both of these areas consisted of wooden parquet blocks (Plates 31 and 32)

4.2.32 The walls were panelled to a height of 2.2m and were capped by a shallow wooden shelf (Plates 31 and 32). Two doors were located in the western wall accessing the dining room, one of which was blocked by a wooden bookcase. A door to the south acted as the main entrance to the hotel (Plate 31). This consisted of a double swing door with glass panels to the top. The door opening measured 2.5m by 1.5m.

4.2.33 A rolled top half hatch was located immediately ahead on entering the hotel, to the left of the stairs (Plate 33). This small room (G10) which historically had been the telephone box used by the hotel guests was until recently used as the modern hotel reception area. It was not present in 1913 (Figure 7).

4.2.34 On the left on entering, set within the panelling was another hatch (Plate 31) which may have been used as a check-in desk. The architects plan from 1913 shows a small “hall” in this location.

4.2.35 Further doors were also located in the southern and eastern walls of room G18. These accessed the modern toilets, the bar area (G19) and the first floor access (Plate 34). The doors accessing the bar and first floor were wooden panelled with a frosted glass window to the upper section. Both retained some original fittings in the form of brass name, push plates and door knobs. These openings measured 0.95m by 2.2m. These
original fittings are thought to date to the 1920s or 30s. Other fittings were noted in these areas. A cast iron radiator was situated in the entrance hall and other brass door furniture existed on the walls (Plate 35).

4.2.36 The ceiling was painted with central modern light fittings located centrally to G8 and G18. A moulded ceiling architrave existed in room G18.

G9 (Entrance Lobby)

4.2.37 Room G9 was the entrance lobby of the hotel. It measured 2.5m by 1.75m with double doors to the south and north.

4.2.38 The floor of the hotel entrance was covered in a bristle matting, the walls were panelled, boarded and painted white and the ceiling was plastered and painted (Plate 36).

4.2.39 Double doors to the south formed the main access point to the entrance and exterior of the hotel. These were modern wooden panelled doors measuring 1.55m by 1.95m. The doors to the north measured 1.55m by 2.45m and consisted of wooden centrally-opening doors with glass panels to upper sections. A large wooden moulded frame surrounded the door opening. This had thin tall glass panes either side of the doors and a single glass pane situated centrally above the doors (Plate 31).

G10 (reception / former phone kiosk)

4.2.40 Room G10 was a small space located at the northern end of the entrance corridor. Its recent use was as a reception area for the hotel, but historically (and according to staff) this would have been where the public telephone was located, however this must have been after 1913. It was wooden panelled with a hinged counter and a roll top shutter (Plate 37).

4.2.41 A small door was located on the right hand side of the door which accessed under stairs storage. The ceiling of this area was painted plaster and had six modern light fittings.

G12 (Main Stairs)

4.2.42 The stairs were accessed from the northern end of the entrance hall, to the right of the reception (Plate 37) and provided access to the first floor and second floors. These consisted of a flight of six steps leading to a half landing with window and a further six steps to a fire door access onto the first floor (Plate 38).

4.2.43 The stairs were carpeted and walls were half panelled to match the décor of the entrance hall and reception rooms. The staircase consisted of a machine turned balusters and newel post with dark wooden handrail (Plates 39 and 40). This was echoed from the ground to second floor and was most probably installed during the post-1913 refurbishment. The newel post was decoratively carved (Plate 41).

4.2.44 The ceiling was plastered and painted. A modern light fitting existed centrally above the half landing.

G13 (kitchen)

4.2.45 Room G13 had until recently been the hotel kitchen and historically this had been its use. It was built according to the proposed plans drawn up in 1913 (Figure 8). Modern appliances were still in situ along with plumbing and electrical services (Plates 42 and 43). The room measured 7.75m by 6.75m. Doors were located on the northern, western and southern walls while windows were to be found on the northern wall.

4.2.46 The floor consisted of modern plastic tiles laid over painted concrete.
4.2.47 The windows were located along the northern wall. All three were 12-pane vertical sliding sash windows. The openings measured 2.62m by 1.10m. Frosted glass had been installed in the lower half of each window (Plate 42).

4.2.48 The door located on the eastern wall was described in room G7. The doorway located to the western wall gave access to the bar and dining area G23. This consisted of modern wooden swing doors in an opening measuring 2.0m x 2.0m. A single glass pane was located toward the top of each door (Plate 43).

4.2.49 A door on the southern wall led to a small pantry which measured 3.2m by 1.0m. The door here was a wooden panelled door with six windows to the upper part. The door measured 2.0m by 1.0m and was surrounded by a moulded wooden architrave. The floor here consisted of parquet blocks that had been painted.

4.2.50 The door leading to the external areas of the hotel was located on the northern wall. This had been boarded over and nailed shut (Plate 42). The door opening measured 1.2m by 2.0m. A window or glass fanlight would have existed centrally above the door but had been blocked by modern ducting.

4.2.51 The ceiling was plastered and painted and a skylight existed centrally.

G14

4.2.52 This area was located on the exterior of the hotel and comprised concrete steps which led down to the boiler room. It measured 2.0m by 1.75m (Plate 13). The access door to the boiler room had been removed and there was a casement window on the right comprising three glass panes.

G15 and G16 (W.Cs)

These rooms are now the ladies and gentlemen’s toilets but would probably have originally been the reception/office areas of the hotel. No period features remain or are visible due to the presence of modern partitioning and suspended ceilings, although a covered wooden hatch accessing this area is visible in the panelled wall of entrance room G8 (Plate 31). The area now occupied by these rooms measures 5.2m by 4.0m.

4.2.53 The 1913 architects plans indicate these were originally one room (Figure 7).

G17 (W.C.)

4.2.54 This room is located within the bar area and was still being used as a disabled toilet. It measured 1.5m by 2.3m.

G19 (Hotel Bar)

4.2.55 At the time of the survey, this room/area was still being used as a public bar so access was limited to certain times of the day. This area is thought to have been created in the 1920s when the original frontage of the hotel was altered. Prior to this the existing architects drawings from 1913 (Figure 7) depicts the earlier layout comprising several separate rooms. The earlier building line may be marked by two brick pillars and a beam that remain in the bar and support the upper floor. The room measured 13.5m by 9.5m (at the widest points) and L-shaped in plan with a pool table located within the south-east corner.

4.2.56 Walls were part boarded and panelled, again in keeping with the décor in the dining and entrance areas (Plates 44, 46 and 47). A number of historic photographs were hung on the northern wall. These have been photographed and used within the background section of this report.
4.2.57 A long wooden bar ran along the northern wall (Plate 45) and behind this the cellars could be accessed. This measured 8.0m by 2.48m.

4.2.58 Internally a door to the eastern wall allowed access from the reception area G18. An access door to the disabled toilets (G17) were also located on the eastern wall. Further toilets (G22) were located on the western wall which were entered by a single door cut into a modern partition wall (Plate 44).

4.2.59 A small internal entrance lobby was located on a south-west corner providing access from Garrison Lane. This had external doors to the south and internal doors to the north. Both sets were a modern replacement. This area measured 1.5m by 1.5m.

4.2.60 A partition had been added in the north eastern corner to create a toilet (G22) and to the eastern wall to create a disabled toilet G17. Oral history suggested that there may have been a lavatory below ground level which still existed sealed by the modern floor. This was investigated and revealed on a return visit when a hatch in the floor was lifted. See Section 4.2.180.

4.2.61 Wooden framed casement windows as noted on the external elevations existed to the south and eastern walls with doors to the south and west (Plate 46). External doors were located on the south and west walls. Windows on the south wall consisted of two modern bay windows measuring 3.10m by 1.80m, two casement windows measuring 1.18m by 1.70m and a further two casements measuring 1.75m by 0.56m, the latter being situated either side of the entrance.

4.2.62 The bar area had undergone numerous episodes of modernisation and redecorating. During recent work a fireplace was uncovered on the eastern wall (Plate 47). This is likely to have been related to the 19th century phase of the hotel. It was constructed from buff coloured brick and had a metal fire surround that was recently installed.

4.2.63 The floor of the bar was tiled, carpeted and boarded (Plate 45). A raised area used as a stage along the south wall was also carpeted. Cast iron radiators similar to that in recorded in the entrance corridor (G8) were located on the western and southern walls.

4.2.64 The ceiling of room G19 was plastered and painted with a modern mural. A simple plaster cornice ran around part of the room.

G20 (tap room)

4.2.65 This room was used as a tap room for bars G19 and G23. A small cupboard was located at the western end of the room but access could not be gained. There were no internal features of note. The room measured 9.5m by 1.75m.

G21 (corridor)

4.2.66 This corridor gave access to the cellar area of the hotel and to the rear bar and function room G23. It measured 3.4m by 1.6m. The door accessing the cellar area was located at the top of the stairs leading to the lower levels. There were no internal features of note.

G22 (W.C.)

This room was located in the corner of the bar room G19 and had been constructed with a modern partition to house toilets. The room measured 3.2m by 2.6m. There were no internal features of note.

G23 (function room)

4.2.67 Room G23 was until recently still used as a bar and function room and was extended into the northern courtyard of the hotel as part of the planned 1913 alterations (Figure
8). An area of single storey extension in the northern part of the room is represented internally by brick arches (Plate 48). Prior to 1913, this area included the bar and smoking room (Figure 7).

4.2.68 External access to the room existed on the northern and western walls from the yard and from Garrison Lane. Internal access was from G21 and from the kitchen G13.

4.2.69 As in the bar area G19 extensive redecoration and remodelling had been undertaken relatively recently. The only original feature noted during recording was a skylight with leaded lights located in the roof area close to the bar (Plate 49). This can also be seen on the external photograph of the rear of the hotel (Plate 8).

4.2.70 Walls were painted and a modern skirting board and chair rail had been added, the floor comprised oak boards (Plates 50 and 51).

4.2.71 Casement windows were located on the western and northern walls which were of two sizes. Four measured 2.05 by 1.75m with small leaded lights to the top and two measured 1.75 by 1.10m by 1.75m again with leaded lights (Plate 51). A probable window on the western wall located behind the bar counter had been blocked and mirror tiled.

4.2.72 Double doors were located on the external wall to the west. These were of a reverse panelled type with glass panes to the upper. These doors accessed a small lobby that entered the bar area via a single modern wooden door with a single glass skylight above (Plate 51).

4.2.73 Another external door was located to the north and would have accessed the rear of the hotel. This was a plain five panelled door which had recently been installed as a fire escape.

**Access to First Floor**

4.2.74 The first floor was accessed at two points, one being the stairs located in the reception area (G12) and one at the end of corridor G18. The former has been described in ground floor descriptions.

4.2.75 The latter led to landing F17 and to bedrooms located on the first floor. This less grand stairway would have been used by hotel staff as it gave good access to the kitchens and the service areas. (Plate 52). Fifteen steps led up to a modern fire door. The stairs were carpeted and a simple wooden hand rail and newel post were attached to the right hand side. The walls were plastered and painted. The ceiling was painted and a small modern light fitting was located at the top of the stairs.

**First Floor (Figure 27)**

4.2.76 The first floor was comprised entirely of hotel bedrooms although recently the hotel manager had been using room F11 as an office and living quarters. The interior layout has been significantly modernised, probably within the last 20 years providing bathrooms to each room. This may have occurred in 1990 when the Ipswich Evening Star reported a significant investment in the hotel building to “provide 16 bedrooms, 13 with en-suite facilities” (7th November 1990).

4.2.77 Rooms F1 to F4 most probably formed an inter-connected suite that was sub-divided when the upper floor was added after 1913. The new upper floor was most probably then used as a suite of rooms or as living quarters for the hotel manager.

4.2.78 The same style of door architraves, skirting boards and ceiling cornices on the first floor were found in all of the bedrooms where original features had not been removed.
F1

4.2.79 This was one of the largest rooms in the hotel and had been divided into two separate bedrooms. It measured 6.2m by 3.2m. A door existed to the northern wall (accessing corridor F13) and windows to the south and east. A small modern bathroom was located in the north-west corner of the room. This measured 2.4m by 1.6m. All fittings were modern.

4.2.80 The floor area was boarded and covered in carpet. Walls were painted and plastered. The ceiling was painted, with a central modern light fitting to the centre of the room.

4.2.81 The windows to the south wall were modern UPVC glazed sash units incorporated into original wooden bay frames. Externally the windows of rooms F1 and F2 gave the impression of a single large window, internally the window was seen as a half bay (Plate 53).

4.2.82 The window located on the eastern wall measured 1.57m by 1.90m and again was a modern UPVC unit incorporated into an original wooden frame (Plate 54) which had been truncated by the addition of a modern bathroom.

4.2.83 The frame of the door to the northern wall retained it's moulding but the door itself had been boarded over in asbestos sheeting. It measured 2.0m by 0.95m and had been slightly truncated on the left hand side by the addition of a dividing wall.

F2

4.2.84 Room F2 measured 6.2m by 3.5m. A modern bathroom was located off the north-west corner of the room. This measured 2.5m by 1.6m. All fittings were modern.

The floor, skirting, windows, doors and ceiling were as noted in room F1. The exception to this was a blocked up fireplace on the west wall, which had been plastered over. It measured 1.7m by 0.5m. This would have originally heated one large room before the addition of the dividing wall (Plate 55).

4.2.85 During a return visit to the site in September 2014, an area of tiles had been uncovered in the area of the hearth in front of the blocked fireplace in this room (Plate 55b). The tiles each depicted the same design of a pink tulip on a pale green background. These tiles are typically Art Nouveau (c.1880-1910) and are more commonly found on the fireplace surround itself rather than set in the hearth.

F3

4.2.86 This room may have originally acted as the bathroom for the suite of rooms on the first floor prior to the alterations. The main evidence for this is the existence of a narrow window located on the eastern wall. The subdivisions of rooms on this floor level have resulted in the truncation of door and window frames. This room differs from others in that the wall abutting the window has not had this effect (Plate 56), suggesting that the window and the wall were already present when alterations took place.

4.2.87 The floor area was carpeted over wooden floorboards. Walls were plastered and painted, the ceiling was painted with a modern centrally located light fitting.

4.2.88 The window located to the east measured 1.95 by 1.95 by 0.68m and comprised a two part, two pane sliding vertical sash which retained its original frame.

4.2.89 The door to the bedroom was located on the southern wall and gave access to corridor F13. It was a similar size and design to those in other rooms on this level.
F4

4.2.90 The room measured 3.5m by 4.0m with a modern addition of a bathroom measuring 2.5m by 1.5m to the south-east corner. A door was located on the southern wall giving access to the corridor F13 and a window was positioned centrally on the northern wall. A chimneybreast was also located slightly off centre on the western wall (Plate 57). This had been truncated by the addition of the bathroom.

4.2.91 The décor and fitments in F4 mirrored that of F3 with the exception of the window and fireplace.

4.2.92 The wooden framed window measured 1.19m by 1.15m. It was of a vertical sliding single sash design with three panes of glass to the upper and three panes to the lower half. The window retained its original catch (Plates 58 and 59)

F5

4.2.93 This room was accessed from corridor F17 and measured 4.75 by 3.80m. A bathroom to the west measuring 2.50m by 1.75m was accessed by three steps (Plate 60). The reason for the differing levels is the raising of the ceiling height of corridor G8 below, which would have been part of the interior alterations. Room F5 pre existed this phase of work. A door was located on the northern wall, a window on the southern wall and a fireplace was situated on the western wall.

4.2.94 The floor was boarded and covered in carpet.

4.2.95 The walls were plastered and painted, a picture rail existed at a height of 2.65m and was slightly more ornate than those found in other rooms on the first floor (Plate 61).

4.2.96 A window existed centrally in the southern wall. It was of a single sliding sash design measuring 1.78m by 1.07m and retained its original frame and incorporated a modern upvc unit. Another window of similar design was found in the southern wall of the bathroom.

4.2.97 The doors, as with others on this level had been boarded in asbestos sheeting.

4.2.98 The fireplace which was positioned centrally on the western wall measured 1.68m wide and had a depth of 0.35m (Plate 62). Although no longer in use the tiles from the base of the fireplace still existed underneath the carpet (Plate 63).

4.2.99 The ceiling was plastered and painted. A crown moulding existed at a height of 2.5m. A modern light fitting was located centrally.

F6

This bedroom originally measured 5.5m by 3.75m but has been sub-divided by the addition of a bathroom accessed from within the room and a small cupboard housing electrical services and a boiler that are accessed from corridor F8. A door is located on the south wall leading to corridor F17 and a window was sited centrally on the northern wall. All fittings and fitments to the bathroom were modern.

4.2.100 The floor was boarded and covered in carpet and walls were plastered and painted, and a plain skirting with a picture rail at 2.5m.

4.2.101 The window measured 1.78m by 1.07m and was a replacement upvc unit within a plain wooden frame which was probably original to the room. The door was covered in asbestos sheet and measured 2.0m by 0.95m. The ceiling was plastered and painted, with a centrally placed modern light fitting.
F7

4.2.102 Room F7 measured 5.5m by 4.2m. A window was situated on the southern wall, a
door accessing corridor F17 was located on the northern wall with a fireplace
positioned centrally on the western wall. A bathroom had been added internally in the
south east corner of the room. Fitments and fixtures within the bathroom were all
modern.

4.2.103 The floor was carpeted over wooden floorboards and walls were plastered and
painted, with a skirting board. A picture rail was positioned at 2.4m. The door to the
north was covered in an asbestos sheet and measured 2.0m by 0.95m and the ceiling
was plastered and painted. A modern light fitting existed centrally.

4.2.104 A blocked fireplace was situated centrally on the western wall and measured 1.5m by
0.30m (Plate 64).

4.2.105 The window in room F7 consisted of a modern upvc bay type with double doors to the
centre (Plate 65). A photograph from the 19th century shows this to have been a
doorway leading out onto a roof terrace (Figure 12a). The modern version occupies the
same position. The bay measured 2.4m by 2.25m.

F8

4.2.106 Room F8 was an irregular shaped corridor that gave access to rooms F9, F10, F16, a
fire escape and two service cupboards. All doors accessing the corridor were boarded
with asbestos sheeting. The only architectural features of note were a plain skirting
board and picture rail as well as a sash window located in the southern wall (Plate 66)
with an iron radiator located beneath.

F9

4.2.107 Rooms F9 and F10 were interconnecting rooms that had the appearance of a suite or
self-contained flat which had more recently been altered by the insertion of a dividing
wall in the northern room forming two bathrooms.

4.2.108 Room F9 measured 3.2m by 4.4m. Two doors were located on the western wall and a
doors/fire escape was sited on the northern wall. The bathroom contained modern
fittings and fixtures.

4.2.109 The floor was boarded underneath carpets and the walls were plastered and painted.
A picture rail existed at 2.48m and a skirting board at floor level. The ceiling was
plastered and painted with a single light fitting existing to the centre.

4.2.110 The wooden door/ fire escape situated on the northern wall was of a different design
to those recorded elsewhere on the first floor (Plate 67). It consisted of a single door
with a fixed window to the right hand side with a small opening above the door. It
measured 2.25m by 1.75m.

4.2.111 The bathroom window was another 12 pane vertical sash with wooden frame and
housing bars with frosted glass to the nine panes. It had its original swivel lock-catch
and measured 1.95m by 1.17m (Plate 68).

F10

4.2.112 Room F10 was the westernmost room on the first floor of the hotel and measured 5m
by 2.75m. Doors were located on the east and north walls. The eastern door leads to
corridor F8 and the northern door to a bathroom measuring 2.5m by 1.6m. Windows
were situated on the eastern wall.
4.2.113 The room which now includes a bathroom was previously significantly larger, originally measuring 3.75m by 2.5m. This has been subdivided to form two bathrooms with the easternmost one having access from F9.

4.2.114 The floor was wooden boards covered by carpet. The walls were plastered and painted, with a picture rail positioned at 2.48m and a skirting board at floor level. The ceiling was plastered and painted, with a modern light fitting to the centre.

4.2.115 Windows were situated equilaterally on the western wall: one in the main room area the other in the bathroom. They were both wooden sash windows measuring 2.8m by 1.15m. The bathroom window had frosted glass to the lower panes.

F11

4.2.116 This was an L-shaped room used until recently as the hotel manager's flat. A small bathroom measuring 5.5m by 1.75m was constructed with the addition of a modern partition wall. A door existed to the northern wall accessing corridor F17.

4.2.117 The floor was boarded and covered by carpet. The two windows to the main room were modern UPVC and of a sliding sash design measuring 1.81m x 1.27m. A door built within the bay window, exiting onto the roof terrace was as described in room description F7 (Plate 69). The bathroom window was smaller at 1.74m x 0.70m. Again this was made from modern UPVC.

4.2.118 The walls were plastered and painted, with a skirting board at floor level and a picture rail at 2.48m. The design of the door architrave reflected that of all doors on the first floor. The ceiling was plastered and painted, with three modern light fittings, one at each end of the room and one located centrally on the bathroom ceiling.

4.2.119 A blocked fireplace was located on the eastern wall. This measured 1.5m by 0.30m.

F12

4.2.120 Room F12 was accessed from corridor F17. It measured 4.5m by 3.5m and had a modern partition creating a bathroom in the north-west corner. Two windows existed on the northern wall with one of these now incorporated into the modern bathroom

4.2.121 The floor of the room was boarded and carpeted and the walls were plastered and painted. The ceiling was plastered and painted and there was a modern light fitting, centrally placed.

4.2.122 The window in the north wall of the main room was a wooden sliding sash design measuring 1.78m by 1.07m. It was a 12-pane sash with six frosted panes in the lower section. The bathroom window was also wooden but of a different design. This was a two part, four pane sash (two panes to the upper and two to the lower). It measured 1.23m by 0.77m.

4.2.123 The door to the room was identical to the others on the first floor which have been previously described. The bathroom door was a modern wooden single panel door.

F13

4.2.124 This corridor gave access to rooms F1 to F4 and landing F15. It also gave access to the upper floor at landing F15 and westward to corridor F17 which is on a slightly lower level (3 steps). It measured 1.0m by 10.0m.

4.2.125 The floor was boarded and covered in carpet. The walls and ceiling were plastered and painted and a single iron radiator was situated on the southern wall.
4.2.126 A single window was located at the eastern end of the corridor (Plate 70). This also acted as a fire escape leading onto the single storey extension added after 1913 to the eastern end of the hotel. The window measured 1.89m x 0.71m. The door measured 2.12m by 0.80m and was a modern fire door that opened outward. The UPVC frame and architrave indicated that this replaced an earlier door.

F14

4.2.127 This area comprised a small stretch of corridor located between F13 and F17. There was a difference in levels of corridors F14 and F13 of three steps. This can be explained by the fact that the ceiling height of the entrance and reception corridor below F13 was raised.

4.2.128 Walls at either end of F14 were more substantial than other parts of the hotel, evidence also exists that openings may have been cut into existing walls at the western end of the corridor. This is better represented on the floor plan (Figure 27).

4.2.129 The corridor measured 5.0m by 1.45m, while the floor was carpeted and the walls and ceiling were plastered and painted. The doors to F12 and F5 were as others on this floor and have been previously described.

4.2.130 The ceiling was plastered and painted, with a centrally located modern light fitting.

F15

4.2.131 This area comprised the landing and corridor leading up to the second floor and was as described in G12.

F16

4.2.132 This area was occupied by a large cupboard used for the storage of heating equipment and cleaning materials. It measured 1.2m by 1.3m.

F17

4.2.133 This corridor was situated on the first floor of the hotel and gave access to a garret flat (S8) located on the second floor and to the service staircase leading to the ground floor and kitchens. Doors leading to rooms F11 and F7 were located on the southern wall and access to corridor F8 and the western range of buildings was also found at the western end.

4.2.134 The corridor measured 7.5m by 1.35m with a wooden partition with lights to the top that separated the stairs to the garret flat and the corridor. The wooden panelling separating the corridor from the stairs to the garret flat seems to be a relatively recent addition (Plate 71). Small windows in the upper section contained fixed panes.

4.2.135 The floor was carpeted over boards. The walls were plastered and painted, with an iron radiator existing to the southern wall.

4.2.136 The doors were as other rooms on this floor that have been previously described.

Second Floor (Figure 28)

Rooms on the second floor consisted of two separate areas: a range to the east was created after 1913 when a large scale alteration took place, the roof level was raised and an extra suite of rooms was added. To the west a set of small rooms formed a self contained flat, created within the existing roof-space.
Eastern Range

4.2.137 This group of five rooms was accessed from a staircase from the first floor and positioned around a T-shaped corridor forming a self-contained top floor living space. It is presumed that it was built to the designs created in 1913 (Figure 10) and was added to provide an additional six bedrooms and a bathroom.

S1

4.2.138 This room appears to have been extended to incorporate the W.C. as depicted on the 1913 plan. The floor was boarded and covered in carpet and the walls and ceiling were plastered and painted. Doors were located on the southern and western walls. A blocked chimney, measuring 1.4m by 0.5m, and a window was located on the northern wall and a further window was on the eastern wall. A skirting existed at floor level and a picture rail was recorded at 2.15m.

4.2.139 The wooden sliding sash window on the northern wall measured 1.63m by 1.12m and had six clear panes to the lower and six to the upper (Plate 72). The window on the eastern wall was located within the bathroom. Here the window was of the same design but with four panes of frosted glass.

4.2.140 The doors measured 2.14m by 1.84m and were covered with asbestos sheeting. A simple moulding existed around the door.

S2

4.2.141 This room measured 3.0m by 4.4m and was located north of corridor S7. A small bathroom had been added in the north eastern corner of the room measuring 2.0m by 1.2m. The bathroom with a single window contained only modern fitments. A modern door leading to a fire escape was located on the northern wall. This room appears unaltered from the original 1913 plan.

4.2.142 The floor was boarded and carpeted and walls and ceiling were plastered and painted. The chimney breast on the western wall measured 1.14m by 0.35m. A white painted cast iron fireplace was located centrally on this wall and measured 1.28m by 1.11m. (Plate 73).

4.2.143 A single wooden sash window measuring 0.4m by 1.5m was located on the eastern wall of the bathroom. Frosted glass was present to both the upper and lower panes.

S3

4.2.144 This was the central of the three rooms on the western side of the upper floor. This L-shaped room measured 5.3m by 3.2m. A small bathroom measuring 1.7m by 1.5m was located to the north of the room. This partition wall was constructed from brick. Doors were located on the western and northern walls. A blocked chimney and a window were located on the eastern wall. This room has been extended since 1913 to incorporate part of a previous bathroom (Figure 10).

4.2.145 The walls of room S3 were plastered and painted, with a skirting at floor level and a picture rail at 2.4m. Details of mouldings and door frames are similar in all rooms on this level. The chimney breast measured 1.2m by 0.30m and had been blocked (Plate 74).

4.2.146 Room S3 had a single wooden window on the eastern wall of the main room. It measured 1.63m by 1.12m. It was a two part, four pane vertical sliding sash with wooden frame and bars (Plate 74).
S4

4.2.147 This was the southern-most room of the upper floor. The absence of a fireplace within here may suggest that rooms S3 and S4 would have been a single space when the these rooms were first added after 1913. The entrance to the room was located on the northern wall, the bathroom to the south-east corner and windows were located on the southern wall. This room has been altered since the original plan, to create a bathroom.

4.2.148 The floor was boarded and carpeted and the walls were plastered, with a skirting board at floor level and a picture rail at 2.14m

4.2.149 The windows were modern UPVC replacements and located on the eastern and southern walls. Each was of a sash design and measured 1.62m by 1.10m.

4.2.150 The ceiling was plastered and painted. The hip of the roof was visible along the eastern side of the room.

S5

4.2.151 This room has been altered since its original design and construction to add a bathroom into S4. It comprised two separate areas: a main room measuring 3.0m by 5.0m and a bathroom measuring 3.2m by 2.5m. Unlike other rooms in the east range the bathroom was separated by a wall rather than a partition. Doors were located to the north, accessing corridor S7 and to the west entering the bathroom.

4.2.152 The floor comprised wooden boards covered by carpet and the walls were plastered and painted. A skirting board existed at ground level and a picture rail at 2.14m. The alteration to the roof extension and hip was visible on the western wall. A large chimney breast was also located on the western wall. This measured 2.4m by 0.4m.

4.2.153 The window located in the south wall of the room was a modern replacement unit as described in room S4. The doors were covered in asbestos sheeting. The dimensions were as previously described elsewhere on this floor. A modern light fitting was located centrally to a papered and painted ceiling.

4.2.154 A large blocked fireplace was located on the western wall. During the early stages of stripping-out of the hotel's fixtures and fittings in September 2014, an area of small, plain, cream coloured tiles in front of the fireplace was revealed (Plate 74b).

S6

4.2.155 S6 was a small landing area located at the western end of corridor S7. This measured 2.5m by 2.5m and led down to the first floor by a dogleg stair case. This staircase mirrored that as described in room G12 and is thought to be original to this 1913 phase of construction.

4.2.156 The floor surface was carpeted and walls were plastered and painted. A skirting board was noted at floor level and a triple casement window was located high on the western wall. This measured 1.63 by 0.17 and was 1.84m from floor level. The central pane of glass was fixed.

4.2.157 A modern fire door was located at the top of the staircase and there was a doorway in the western wall which accessed the corridor S7 (Plate 75). Although no door now existed there were signs that in the past a door had separated this group of rooms from the rest of the hotel. The doorway frame leading to the corridor measured 2.04m by 0.79 with a arched fanlight.
4.2.158 This area consisted of a T-shaped corridor leading to all second floor rooms in the eastern range. It measured 8.1m by 1.0m north to south and 3.0m by 1.0m east to west. The floor was carpeted. Walls were plastered and painted, with skirting board at floor level.

4.2.159 A small modern roof space access was located in the ceiling adjacent to room S5.

Western Range

4.2.160 This small garret flat had been formed within the roof space of the existing building. Some features relate to the 19th century but when viewed through an external roof space cut and sawn timbers suggest that this could be part of an earlier building.

4.2.161 The rooms in the western range comprised a self contained unit. This range had been formed in the roof space of what is considered to be the original part of the building. It consisted of three small rooms with lathe and plaster walls. The eaves of the roof truncated this space somewhat giving a cramped feel. This area would not have been used by a guest of the hotel, more likely by one of the employees.

4.2.162 The area was sub-divided into three living areas: a bedroom to the south (S8), a central living area (S9) with kitchen and access from the first floor, and a bathroom and storage area to the north (S9).

S8

4.2.163 This room, measuring 4.0m by 4.0m, was located at the southern end of the garret flat. The floor area was boarded and carpeted and the walls were formed almost entirely by the steep pitch of the roof (Plate 76). These were plastered and painted. The northern wall of the room consisted of a wooden partition that had a blocked door-way measuring 1.82m by 0.65m to the centre and another opening immediately next to it which led into the kitchen area (S9).

4.2.164 A modern casement window measuring 1.20m x 1.20m was located centrally on the southern wall.

S9

4.2.165 This area measured 5.5m by 3.0m and consisted of the kitchen and access areas (Plate 77).

4.2.166 The floor was boarded and covered in places by linoleum and walls were plastered and painted, with modern dormer windows situated in the western and eastern eaves. All fitments and fixtures to the kitchen and living area were modern.

4.2.167 Access to the roof space was located at floor level and it is here that truncation can be seen in the pre-existing roof timbers suggesting that this roof space was the earliest part of the building to survive.

4.2.168 The ceiling area was as described in S8.

S10

4.2.169 This area was located at the northern end of the garret flat and consisted of a bathroom and storage area measuring 5.5m by 2.0m.
4.2.170  The floor in the bathroom was slightly raised and covered in ceramic tiles. The wall to the north was tiled and those to the south, east and west were boarded and painted. The pitched ceiling was plastered and painted, with a centrally placed light fitting.

4.2.171  A panelled door measuring 1.82m by 0.68m wide gave access while a small cupboard door to the east measured 1.45m by 0.16m, this was strip panelled and painted.

4.2.172  The window to the northern wall was a modern wooden casement measuring 1.10m by 1.00m. This also acted as an access point to a fire escape.

**Basement (Figure 29)**

At the western side of the hotel a series of rooms existed below ground level. These comprised a boiler room (B1) two beer cellars (B2 and B3); the latter being sub-divided into a spirit store. An external delivery chute was accessed from the rear yard of the hotel.

A second phase visit to the site during the removal of the floors revealed another sunken room (B4), although not at basement level, accessed from below the disabled toilet in the pool table area in the bar (G19). This is thought to be a toilet which was heard about by staff at the hotel but never actually located or seen, thought to have been filled in and covered over due to flooding.

**B1 (boiler room)**

4.2.173  The boiler room could only be accessed from the rear yard of the hotel by means of concrete steps (G14). The room measured 4.0m by 3.7m and contained a coal fed boiler (Plate 79) that would have provided hot water for the hotel. The last known use of the boiler system was in the mid 1980s.

4.2.174  The boiler was manufactured by Beeston Foundry Company Ltd and was called “The Robin Hood”. The company was founded in 1885 in Beeston, Nottinghamshire and provided radiators and heating systems for service buildings (www.beeston-notts.co.uk). Although a few cast iron radiators remained within the hotel no manufactures mark could be seen but it is not unreasonable to assume that the radiators were also manufactured by the same company.

4.2.175  The door to the boiler room had been removed and the walls and floor were rendered. A small hatch was located on the eastern wall. This would have been used to clear the chimney flue.

**B2 and B3**

4.2.176  These were cellars used for beer storage. Room B2 measured 7.0m by 9.0m and room B3 measured 7.0m by 8.5m The access to the ground floor was by a flight of stairs located on the southern wall. Beer was delivered by means of a drop located on the northern wall.

4.2.177  The rooms were divided by a partition wall with double swing doors. A spirit store was positioned in the north-west corner of room B2. The floor was concrete with channels cut into the floor. These led to a drain on the eastern side of room B2. Walls were concrete rendered and painted (Plate 80) with a single concrete buttress located close to the access point. A Belfast sink was located on the eastern wall.

4.2.178  Plain wooden doors were located to the access of the beer drop, the partition and to the entrance to the cellar.

4.2.179  The ceiling of the cellar was constructed from a super-structure of metal girders and wooden boards. The girders were probably put in place when the bar and function room
(G23) were extended. A makers name was seen on two of the steel beams, one being Colvilles British Steel and the other Dorman Long & Company No6 Ltd of Middlesborough England.

B4 (sunken toilets)

4.2.180 This was once an external toilet that was accessed by steps on the southern side of the hotel. It seems that the toilet was never below ground but partially sunk into the existing floor level. The area was sealed by the floor surface of the modern bar and the disabled toilet. A trap door in the floor of the disabled toilet accessed the area (Plate 81). It measured 5.25m by 3.25m and the floor level was recorded 1.0m below bar floor level.

4.2.181 Access was difficult due to rubble and modern service pipes but a red tiled surface could be seen covering the floor area. A set of steps divided by a brick division, possibly for an entrance and exit or male and female toilet separation, were located on the northern wall. These had been heavily truncated by the construction of the modern floor (Plate 82).

4.2.182 Black and white ceramic tiles could be seen on all walls. These were sealed in most parts by the wall constructed for the bar area (Plate 83). A yellow brick was used in the construction of the original sunken toilet room and a more recent red brick wall had been constructed against this to form the perimeter wall of the modern bar area.

*Roof Structure (not illustrated)*

4.2.183 Access to the internal roof areas were very restricted and only a few digital photographs could be taken. Roof space 2 above the western garret flat proved to be the most interesting with evidence of an earlier building structure being noted.

4.2.184 Photographs show what appears to be an earlier roof structure which has been encompassed by a later roof, Plate 84 shows a section of this earlier roof with batons which would have supported the tile or slate roof covering. This section was north-south orientated and sits directly above F6 and F7. This may be evidence that this part of the roof structure was once part of an existing north – south orientated building which has been subsequently extended in an easterly and westerly direction. This building is likely to have been on the site prior to the construction of the main hotel, in the mid-late 19th century.

4.2.185 An opening in the a former external wall on the eastern side of the post 1913 garret had been blocked when the garret flat had been constructed (Plate 85). It is uncertain what the purpose of the opening might have been, it may have been an access point onto the roof or possibly a window.
5 PHASING AND DISCUSSION

This section provides a discussion and suggested main phases of construction and alteration for the building surveyed. Figures 26-29 provide suggested phase plans for all floors. Directories held at Ipswich Records Office were used to compile a list of names associated with the hotel which may correspond to these changes and alterations. This is presented in Appendix A.

Early-mid 19th century / 1854?

5.1.1 The earliest phase of building that stood on the site appears to have subsequently been encapsulated within the current hotel building. The original structure was probably a house or small inn, rectangular in plan comprising two floors: structural evidence in the form of an earlier roof surviving within the current hotel roof indicates it was north to south orientated. Other possible evidence found during the survey is the thickness of some of the internal walls and what appears to be a significant “cut” through the eastern external wall, recorded in the first floor corridor.

5.1.2 This earlier, smaller building may have been the Ordnance Arms as described by Jobson (1968), however English Heritage's comments on the proposals speculates that the building 'may have originated as a house in the earlier 19th century (David Eve, Inspector of Historic Buildings and Areas to Suffolk Coastal District Council, 12 May 2014).

5.1.3 The building is located on the historic route that served the historic Landguard Fort and it is possible that there may have been buildings in this location for considerable period of time.

5.1.4 A construction date of 1854 is suggested by S.D.Wall although it did not appear in the 1855 Whites Directory. The earliest date it is referenced in any original source is The Ipswich Journal. This states that Maria Payne took over the Ordnance Hotel on Fort Road in 1868. It is therefore suggested that a building dated to around 1854 was present and extended soon after, having been acquired by a new owner in 1868. This is further supported by the earliest census return data stating that the building was occupied only by a joiner, George Lambert, in 1861 – who was presumably on the site and involved in the construction/extension of the hotel.

Mid-late 19th Century (1854-1881)

5.1.5 Cartographic evidence shows that the main hotel was completed by 1881 (Figure 3), and it is suggested based on the evidence from directories and census data that any pre-existing smaller hotel was encompassed by this building after the late 1850s, possibly once taken over by Maria Payne in 1858.

5.1.6 It is assumed that this mid-19th century structure encased any earlier one and formed the layout as seen on the earliest map evidence of 1881 (Figure 3) and as depicted on the earliest known photographs of 1884 and 1888 (Figures 4 and 5). Alterations and extensions to the ground floor have resulted in the loss of the original layout which is most likely that depicted on the 1913 architects drawings (Figure 7) and the original layout of the upper storeys has also been lost through modernisation at first floor level (Figure 27).
5.1.7 If the layout had not been drastically altered between the time of construction and the
time of the 1913 architects drawings, the plan of the existing ground floor in 1913
(Figure 7) provides evidence for the use of rooms which included public areas
comprising a dining room, billiard room, smoking room, sitting room and tap room. The
private/functional areas included a kitchen, private room and a scullery. Unfortunately
no plans were created for the first floor to indicate the layout and use of these rooms in
the early days of the hotel. Modernisation to include bathroom facilities has resulted in
the loss of the first floor layout, however the positions of fireplaces aids the
interpretation of some of the rooms which would have been larger than those now
present. The discovery of the Art Nouveau tiles, dating to around the 1880s, may be
one of the few surviving original features in the hotel building.

5.1.8 The second floor garret flat at the western end of the building was probably used for the
hotel manager/owner and their family.

5.1.9 The 1881 Ordnance Survey Map (Figure 3) also indicates that there were two large
structures to the north of the building, which may have been stabling or shelters for
carriages. The only evidence of these structures surviving above ground today is the
perimeter wall.

5.1.10 As also depicted on the 1881 map, the area to the immediate south of the hotel was
marsh/wet land, however the present Garrison Lane would have been a main road
adjacent to the hotel and it is possible that access from the west side of the building
was more common.

Late 19th century (1881-1903)

5.1.11 It appears that a number of structural changes were carried out at the hotel around the
turn of the 20th century. Analysis of the First and Second Ordnance Survey Maps
indicates that these occurred between the years 1881 and 1903 (Figures 3 and 6).

5.1.12 The main alteration to the hotel building itself would appear to have been the addition
of a new entrance on the west end of the front of the hotel with a first floor balcony. This
addition is clearly shown in a photograph of the front of the hotel (Figure 12a). This
single storey extension created a new entrance with billiard room behind as depicted on
the 1913 architect's drawing of the ground floor arrangement.

5.1.13 At the rear of the hotel a new east-west range of stables with coach house, coal store,
harness room as well as lavatories and a motor shed were constructed. This created a
more organised yard into which carriages could enter from Fort Road (now Garrison
Lane) via an opening at the rear of the hotel. The black and white photograph from
around the turn of the century shows what the coach house and motor shed looked like
(Figure 12d).

5.1.14 Within the grounds to the east of the hotel building a pavilion was built, replacing a
smaller structure in this position previously. This offered new facilities to guests and
was clearly shown in a postcard from around the time to advertise this (Figure 12 b).

Post 1913

5.1.15 Substantial alterations were made to the hotel and external buildings soon after 1913.
Physical as well as documentary evidence in the form of the architects drawings both
exist. It is assumed that all the proposed alterations were undertaken.
5.1.16 The alterations to the hotel comprised an extension to the existing bar at the rear to create a seated area within a curved wall – this was a ground-floor, single storey alteration only. A small three-sided bay was added onto the rear of the kitchen, dining room and main stairs to add a servery, washing up recess and lavatories. The balcony area depicted on the earlier images prior to 1913/14 was also been altered with the simple railing having been replaced by three arches and a covered roof above.

5.1.17 Another major change to the hotel was the conversion of the attic space at the eastern end of the building into a suite of six bedrooms and a bathroom. A fireplace noted in one of the bedrooms is probably an original feature to this phase of the build.

5.1.18 At the rear of the hotel, the former stables were demolished and the back of the plot extended where new stables and harness room were built along the east-west boundary. The buildings within this area were entirely re-modelled or re-built and with additional bedrooms at first floor level, this would have been a substantial investment in the hotel at this time. The addition of more rooms and food preparation facilities within the hotel indicates that this was either a period of increased popularity of the hotel or an investment to attract a growing market by offering better amenities. Storage/lock-up facilities for motor cars and better facilities for food preparation would have improved the appeal of the hotel and it is likely that interior re-decoration and modelling may also have taken place. This may have included the addition of the wood panelling throughout the entrance/reception area and throughout the dining room.

1926-1928

5.1.19 In the 1920s more investment was made to improve the public facilities which can be pinpointed to sometime between 1926 and 1928 using revised Ordnance Survey maps (Figures 16 and 17). This phase witnessed the extension of the ground floor bar area by creating a single storey extension wrapping around the western side of the main façade and replacement of the entrance which formerly had the balcony above. This created a larger, open bar area behind. This wall/extension continued right up to the hotels main entrance on the right and continued around the western side of the building onto Garrison Lane, in-filling a former recess on this side of the building. Grand pilasters in brick quoins were added to the gable end on the east side of the south facing elevation to match and between the two entrances, the wall enclosed a small area formerly used as a lavatory. This area was re-discovered during the early stages of demolition in September 2014.

Mid 20th century (c.1955)

5.1.20 The final significant change to the hotel building was witnessed during the mid 20th century with the addition of an east-west wing built on the eastern end of the hotel incorporating the north-south section of the stable range. These works had been completed by the time of the 1964 Ordnance Survey Map (not illustrated) and features in the advertisement in the Town Guide from 1973 (Figure 20c). This addition would have allowed the hotel to cater for events within an extended dining area with the sliding doors as noted between G1 and G2. The advertisement from 1973 boasts facilities for wedding receptions, private parties and conferences and may reflect the need for the hotel to seek revenue beyond the availability of holiday accommodation.

5.1.21 The planning statement issued in support of the demolition of the hotel in March 2014 suggests this extension was added in 1955 (Walsingham Planning 2014).
Late 20th century

5.1.22 According to a newspaper article in the Ipswich Evening Star dated 7th November 1990, there was another significant investment in the hotel building following a £250,000 modernisation plan to “provide 16 bedrooms, 13 with en-suite facilities ready to cater for the hotels predominantly commercial trade as well as a Bistro and function rooms”.

5.1.23 At some point after the Ordnance Survey Map of 1995 (Figure 2), the buildings at the rear of the hotel were demolished. Rather than a period of continued development, this probably represents a period of decline for the hotel. This was unlikely to make room for car parking as this was available at the front of the hotel, but was possibly due to low occupancy or maintenance costs. Early reports of the demolition of the hotel appeared in the Ipswich Evening Star in December 2008.
6 Conclusions

6.1.1 The building recording survey has revealed the survival of a mid 19th hotel which is representative of a time when the town enjoyed a booming tourist trade as a popular seaside resort. The different phases reflect periods of change in the hotels trade and investment in order to meet the needs of its customers and to take advantage of times of prosperity. The hotel should continue to be remembered as a building of local interest which has played an important role in Felixstowes seaside heritage.

6.1.2 The survey of the Ordnance Hotel has successfully achieved the initial objectives. A permanent record of the structure in its present state has been created and an understanding of the historical development of the site including buildings lost has been also achieved. The survey will preserve by record the character, state, preservation and architectural and historic significance of the site. This report brings together a full and comprehensive visual internal and external description of the whole site to hopefully provide a full and thorough record of the site for future generations once its gone.
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<tr>
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<td>Canwell, D.</td>
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1926 Ordnance Survey Map 1:2500 1926 IRO Sheet Suffolk (east) XC.5
1926 Ordnance Survey Map 1:2500 with edits 1926 IRO Sheet Suffolk (east) XC.5
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Photograph of Garrison Lane Coach Park 1951 K684/69
Photograph of Ordnance Bus Park, Garrison Lane 1951 K684/68
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1990 Ordnance Survey Map 1:2500 1990 Map TM2934 SE
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Postcard of The Ordnance Hotel undated IRO K408/1/65

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### APPENDIX A. OCCUPANTS OF THE ORDNANCE HOTEL

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APPENDIX B. OASIS REPORT FORM

Project Details
All fields are required unless they are not applicable.

OASIS Number: oxfordar3-189678
Project Name: The Ordnance Hotel, Felixstowe, Suffolk
Project Dates (fieldwork) Start: 
Finish: 
Previous Work (by OA East) No
Future Work Unknown

Project Reference Codes

Site Code: FEX 319 Planning App. No. DC140853FUL
HER No.: FEX 319 Related HER/OASIS No.

Type of Project/Techniques Used

Prompt: Planning condition

Please select all techniques used: Building Survey

- [x] Annotated Sketch
- [ ] Photogrammetric Survey
- [ ] Dendrochronological Survey
- [ ] Photographic Survey
- [ ] Laser Scanning
- [ ] Rectified Photography
- [x] Measured Survey
- [x] Survey/Recording Of Fabric/Structure

Monument Types/Significant Finds & Their Periods
List feature types using the NMR Monument Type Thesaurus and significant finds using the MDA Object type Thesaurus together with their respective periods. If no features/finds were found, please state "none".

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Project Location

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<td>Parish</td>
<td>Felixstowe</td>
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<td>HER</td>
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Project Originators

Organisation: OA EAST
Project Brief Originator: 
Project Design Originator: Jonathan Gill
Project Manager: Jonathan Gill
Supervisor: Taleyna Fletcher and James Fairbairn

Project Archives

Physical Archive: SCCAS/CT
Digital Archive: OA East
Paper Archive: SCCAS/CT

FEX 319: FEX 319

Archive Contents/Media

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Digital Media

- Database
- GIS
- Geophysics
- Images
- Illustrations
- Moving Image
- Spreadsheets
- Survey
- Text
- Virtual Reality

Paper Media

- Aerial Photos
- Context Sheet
- Correspondence
- Diary
- Drawing
- Manuscript
- Map
- Matrices
- Microfilm
- Misc.
- Research/Notes
- Photos
- Plans
- Report
- Sections
- Survey

Notes: none
Figure 1: Site location.
Figure 4: Photograph of the Ordnance Hotel, 1884 (from Smith et.al. 1991)

Figure 5: Photograph of the Ordnance Hotel, 1888 (IRO Ref. K684/75)
Figure 8: Proposed Alterations to Ground Floor, 1913: Architects Drawings by R.C.Wrinch,
(IRO ref. EF12/3/5/Box 45/Plans 2610-19)
Figure 9: Proposed Alterations to First Floor, 1913: Architects Drawings by R.C.Wrinch, (IRO ref. EF12/3/5/Box 45/Plans 2810-19)
Figure 10: Proposed Alterations to Second Floor, 1913: Architects Drawings by R.C.Wrinch,
(IRO ref. EF 12/3/5/Box 45/Plans 2610-19)
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Figure 12: Pre-1913 Postcards and Photographs

a) b) c) d)
Figure 13: Post-1913 Postcards and Photographs
Figure 14: Post-1913 Postcards and Photographs

a)  
b)  
c)
Figure 16: 1926 Edition Ordnance Survey Map (1:2500)

Figure 17: 1926-28 Edition Ordnance Survey Map (with edits) (1:2500)
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a) Cowells Directory 1934

b) 1934 Town Guide

b) 1934 Town Guide

Figure 19: 1930’s Advertisements

c) 1937 Town Guide
Figure 20: Advertisements from Felixstowe Town Guides (1939, 1949 and 1973)

a) 1939 Felixstowe Town Guide

b) 1949 Felixstowe Town Guide

c) 1973 Felixstowe Town Guide
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Figure 22: 1995 Edition Ordnance Survey Map (1:2500)
Figure 23: South and North facing elevations showing suggested phasing
Figure 24: West and East facing elevations showing suggested phasing
Figure 25: Elevation of section of the perimeter wall at rear of hotel
Figure 26: Ground floor plan showing suggested phasing

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Report Number 1665
Figure 27: First floor plan showing suggested phasing

Mid-late 19th Century
1854-1881

Key

Plate Number & Location
Plate, looking upwards

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Report Number 1665
Figure 28: Second floor plan showing suggested phasing

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Report Number 1665
Figure 29: Basement plan showing suggested phasing

See Figure 26 for location

Key
- Plate Number & Location
- Plate, looking upwards

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Report Number 1665
Plate 13: Steps leading down to basement boiler room, from yard

Plate 14: Western end of north-facing elevation, from yard

Plate 15: View of yard as viewed from first floor fire escape, looking north

Plate 16: Perimeter wall, from Garrison Lane
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Plate 70: Corridor F13 with fire escape on eastern wall

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Plate 84: Former external roof within roof-space over F6/F7

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Director: Gill Hey, BA PhD FSA MIFA
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