

Historic Building Recording

**Tattershall Lodge
11 Market Place
Tattershall
Lincolnshire
LN4 4LQ**

Change of use to Chinese Restaurant
Planning Approval Reference S/175/01557/08
Grid Reference: Easting 521213, Northing 357863



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1 BUILDING BACKGROUND

The building as it stands today dates from the late 18th century and is of the Georgian style. We have been unable to find out an accurate date of construction. The building is in the Conservation Area but is not listed.

The central village location in the historic Market Place makes it likely that there has been a building on the site dating back a long way before the 18th century.

The building was most likely altered & extended or re-built during the late 18th century as high quality dwelling house - see section 5 'phasing' for evidence pointing to this conclusion. This high quality house could have belonged to a wealthy family or possibly to a family that ran a business from home. They could have had business premises downstairs and lived upstairs.

The building has been in commercial use as a café for as long as the local residents can remember. The following information has been provided by local residents Jean Newholm and Gill Shaw:

In the 1970s Lodge Café was a popular stop for coaches and holiday traffic from the midlands and the 4 rear rooms were used for bed and breakfast for holiday makers and contractors working on RAF sites. It also catered for fishermen coming down from Sheffield for the weekend as well as local trades people coming in for breakfasts and lunches. In the nineties there was a kitchen fire which caused a lot of damage to the kitchen and smoke damage to the café. It was after this fire that the kitchen was re-fitted with stainless steel units and new equipment. The café business changed owners but the new owners didn't stay for long and the building was then sold to a couple who ran a business from home.

Tattershall Lodge has been empty for about 2 years but is now owned by our client Mr Simon Lai for who we have recently obtained planning permission for a change of use to a Chinese Restaurant with staff accommodation above. The restaurant should be opening in the near future.

3 THE SITE LOCATION

The site location is shown on the A4 sized OS Map drawing 19.

2 LANDSCAPE CONTEXT

Tattershall Lodge is located on the South West side of the Market Place, close to the War Memorial and Market Cross. The site is in the Conservation Area.

The next door neighbour to the South (No. 10 on the corner) is a Grade II Listed Building. The listing states that it has a C15 plinth with C18 main building altered in early C19. It is a 2 storey red brick house / shop with sash windows and red pantile roof with raised brick copings to the gable ends.

On the northern side Tattershall Lodge adjoins flats 12, 12a & 12b. According to the local residents No. 12 was once owned by the people who owned No 11. No.12 has been a Fish & Chip shop and a Chinese takeaway but it is now used as a dwelling and is under separate ownership.

Tattershall Conservation area has many historic buildings. A Pro-map search shows there are 15 Listed Buildings or Listed Structures within a 250m radius of the building.

The Market Place provides a good mix of businesses, shops, pubs and residential dwellings. It has the C15 market cross, war memorial and landscaping in the centre with parking spaces and bus stops. It is an attractive, historic and functional village centre.

3 CONSTRUCTION

The building is L shaped and attached to No. 12 next door. No 12 is 2 storeys high, but is lower and subservient to Tattershall Lodge which is the more prominent building in the street scene.

The external walls are constructed of red brick covered externally with cream / ivory painted cement render with an un-even finish (looks like a painted pebble dash) with some unpainted grey areas to the rear. External wall thickness of the old walls varies from 260mm to 400mm (including plaster & render). There is a small area of wall near the gate where render has been removed and brickwork can be seen, however only 2 rows of headers are clearly visible (see photo 15). The brick bond could be English garden wall or it could just be that this area been patched up using mainly stretchers so the brick bond cannot be determined.

The front of the building has a classical façade with projecting boxed eaves supported on decorative brackets with slate roof finish on the front roof slope facing the street. Photos 1-6 show this elevation. The first floor sash windows and the entrance door surround / casing are Georgian style but the ground floor bay windows and front door with top light are modern replacements. According to Robert Walker, ELDC Conservation Officer, the original bays are believed to have been splayed rather than semi-circular, with sash windows, similar to the Fortesque Arms on the other side of the Market Place. The original front door is believed to have been a Georgian 6 panel door but the style of the original top light is not known. The rear of the building has interlocking concrete tiled roofs and basic eaves detail with no overhang, typical of Lincolnshire houses. It is not clear if the rear roofs would have originally been slate (like the roof facing the street) or a cheaper clay pantile.

The front section of Tattershall Lodge (beds 1, 2, 5 & bath) is two storeys high plus an attic, with its ridge running parallel to the frontage. The 2 gable ends have parapet walls and central chimney stacks. The front roof has an attic room accessed by a narrow staircase and there is a small dormer facing the rear and gable end window facing No.10 (dormer just visible on photo 9 behind apple tree branches and gable window shown on photo 16). On the attic staircase is a small opening that could have been an old roof light (see photo 36) It wasn't possible to see any evidence of this roof light from outside standing at ground level.

The furthest rear part of the building is a full three storeys high (beds 6, 7 & upper living), with its ridge running the opposite way to the front roof. The gable ends do not have parapets but they do have central chimney stacks like the front chimneys. The roof space above the 3 storey element is low and has a very small loft hatch therefore inspection of this roof structure was not carried out. (See photos 8, 9, 10, 32, 33, 34 for this part of the building)

Between the above main elements there are two roofs over the first floor living room, bed 4, landing & bed 3. These roofs link back into the front roof just below ridge level. The attic dormer is located between these roofs looking down the valley gutter (see photo 38).

There is also a flat roofed projection to the first floor living room creating a large window flying over a kitchen extension below, also a small flat roofed projection to bedroom 3 containing a window (see photos 10, 11, 12).

On the south side is a very basic modern single storey toilet extension, built half brick thick in stretcher bond, painted cream to match the render with a wiggly tin roof (see photos 13 & 14).

4. FLOOR PLANS

See drawings 20, 21 & 22 (rev A) which show the ground, first and second floor plans on the date of the recording in August 2008. The hatching on the walls indicates the likely phasing of the building and the numbers indicate where each photograph was taken. Drawing 23 shows the location of photos taken outside the building.

5 PHASING OF BUILDING

Looking at the 400mm wall thickness on plan, the sash windows, the rear chimneys that match the front chimneys and the www.old-maps.co.uk website it appears that the building has been L shaped since before 1889 (date of the oldest map).

Due to the building being completely rendered on the outside and plastered inside it's not possible to see evidence such as changes in the brick size, or if the brickwork in one part of the building is joined to another. This makes it harder to work out the phasing. If the building was to be re-rendered in future it would be good to take a look at the brickwork and update the historic building recording.

The location in the Market Place means that there would probably have been a building on the site dating back much further than Georgian times, possibly C15 like the building next door and the market cross. The plan form of the front part the building resembles a C17 farmhouse 3 or 4 rooms wide and 1 room deep, 2 storeys with a single storey rear lean-to (phase 1a). This is just a theory based only on observation of the plan form and wall thicknesses. The farmhouse (if it existed) could have then been bought by a family that ran a business from their home in the Market Place, or simply a wealthy family that just enjoyed living in the central village location. Whoever owned it had money as the house appears to have been either completely re-built or significantly altered and extended during the late eighteenth century in the Georgian style popular at the time (phase 1a plus 1b). The following evidence points to this:

- Impressive façade influenced by the Renaissance style, sash windows evenly spaced to achieve a symmetrical balanced appearance, classical door casing with columns supporting a flat roof.
- Projecting boxed eaves supported on decorative brackets with slate roof finish on the front roof slope facing the street.
- Parapet walls to make the building look even more impressive.
- Chimneys central in the gable ends.
- Steep roof pitch, 2 plan deep achieved by the use of the 2 roofs running back into the main roof with a valley gutter.
- 2 storey throughout plus attic
- Late C18 staircase with cut string and plain slender balusters.
- C18 cornices

The 3 storey building at the rear looks to have been built at or around the same time as the late C18 re-build / extensions, it some sash windows of the same proportions and chimneys that match the front building. The 2 storey front building and 3 storey rear building were most likely 2 separate buildings that were then linked up slightly later by the kitchen / living room (phase 1c). Evidence pointing to this:

- The first floor living room floor is at a different level to the front part of the building
- The rear 3 storey building's chimney is orientated to serve the 3 storey building rather than the 'link' and a smaller lower chimney has been built up against the wall of the 3 storey building. This can't be clearly seen on any of the photos but it is shown on the plans.

The 3 storey building must have been altered at some point to create the integral garage as cars weren't around in C18. The owners may have kept horses in this area or may have had separate stabling or even a stable where the kitchen is now. The staircase in the 3 storey building cannot have originally been where it is, as the chimney implies a fireplace was originally on that wall.

Phase 2 of the building appears to be the ground floor extensions to the utility room and kitchen with the first floor flat roofed projections to bed 3 and living room above. The wall thickness downstairs is single brick 225mm and then rendered outside, plastered inside to give 260mm overall. Upstairs there is very little wall, the projections are mainly window. The metal windows in the living room, solid 9 inch brick and the use of flat roofs makes me believe the extensions are early twentieth century, 1910 -1930s.

Phase 3 is the toilet extension, very basic, half brick thick in stretcher bond, painted in the same colour as the render (but not actually rendered) with a wiggly tin roof. Maybe this was done in the 1970's when the building was a café.

6 **CONDITION OF THE BUILDING & FEATURES OF THE BUILDING**

The external render is damaged in places and water has got behind it and made the walls damp. The gable ends are quite bad. Re-rendering is being considered by the owner.

The building appears to be structurally sound, the floors slope in places but it's nothing unusual for a building of this age.

The building and yard are suffering from having been empty for a couple of years with broken glass, peeling paint & wall paper etc. The yard and pavements have weeds growing. These things will all be improved when the building is renovated and brought back into use again as a Chinese restaurant.

The windows are a mixture of materials and styles. Timber sash windows 4 over 4 on the front elevation first floor, and to some rooms in the 3 storey rear part of the building. There are also metal windows with top openers, and various styles of top and side opening casements in timber and PVCu. (See photos 1-16 for windows externally, 29 & 33 sash windows inside)

Rainwater goods are black, a mixture of cast iron and PVCu.

Internally very few original features remain. There are some original cornices but the styles vary and no cornices are complete around the whole room. Some of the cornices project onto the ceiling as well as onto the wall. (See photos 20 – 25)

There are some decorative ceiling roses. (See photos 20, 21 27)

Some of the old internal doors still remain in place. Some are 4 panelled with door knobs, others boarded ledged and braced with latches. (See photos 19, 30, 31, 32)

The staircase is one of the best features of the building but even this does not have the original timber spindles – they have been replaced with metal but they are in the same plain style. (See photos 17, 18, 28).

No original fire places remain. All fireplaces are covered over apart from the upstairs living room which is an open fireplace with an exposed brick chimney breast that looks like a fairly modern re-build. (See photos 21, 29, 31, 33).

7 THE PHOTOGRAPHS



1. Front Elevation from the Market Cross



2. Front Elevation



Photo 3 Front Elevation showing gates & No.10

Note: photo 3 was taken at an earlier date but is used in the report to show how No. 11 relates to No 10 and shows the first floor sash windows quite well.



Photo 4 Semi-Circular Bay Window



Photo 5 **Front Entrance Door**



Photo 6 **Sash Window Front Elevation**



Photo 7 Side Elevation from No. 12



Photo 8 Side & Rear Elevation of 3 storey element from Lodge Park driveway



Photo 9 Rear Elevation as viewed from No. 1 Lodge Park



Photo 10 Side Elevation as viewed inside Yard



Photo 11 Rear Elevation as viewed inside Yard



Photo 12 Rear & Side Elevation as viewed inside Yard



Photo 13 Rear Elevation from inside Yard also showing gates & No. 10.



Photo 14 Side Elevation from inside Yard



Photo 15 Wall where render removed near gate



Photo 16 Gable End Attic Window

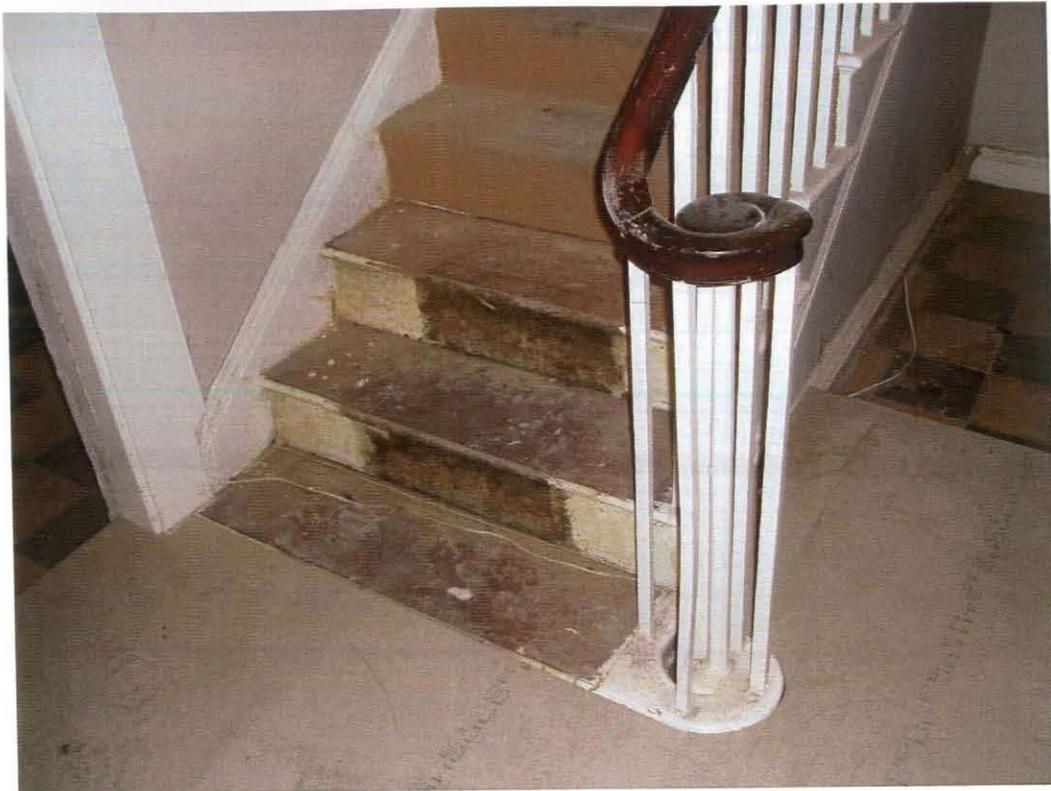


Photo 17 **Staircase**

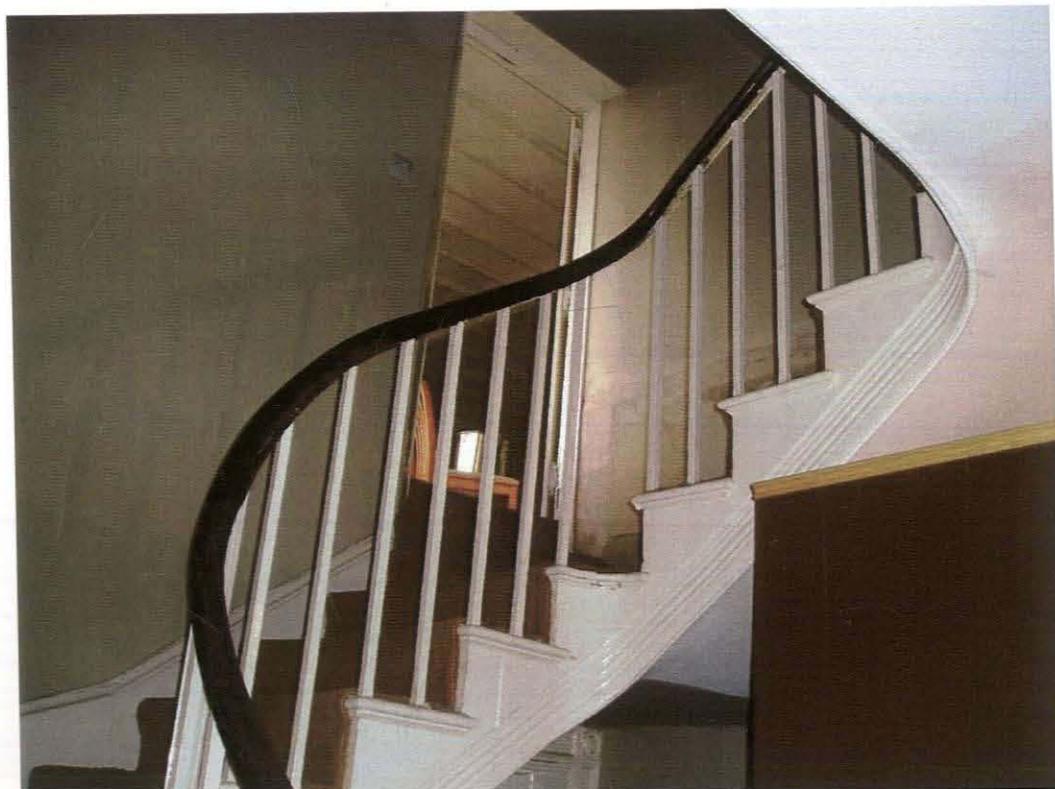


Photo 18 **Staircase**



Photo 19 Internal door at bottom of stairs



Photo 20 Ceiling rose above staircase



Photo 21 **Restaurant Area**



Photo 22 **Restaurant Area Cornice**



Photo 23 **Restaurant Area Cornice**



Photo 24 **Inside view of Front Entrance Door, surround & cornice**



Photo 25 Front door surround & cornice internal detail

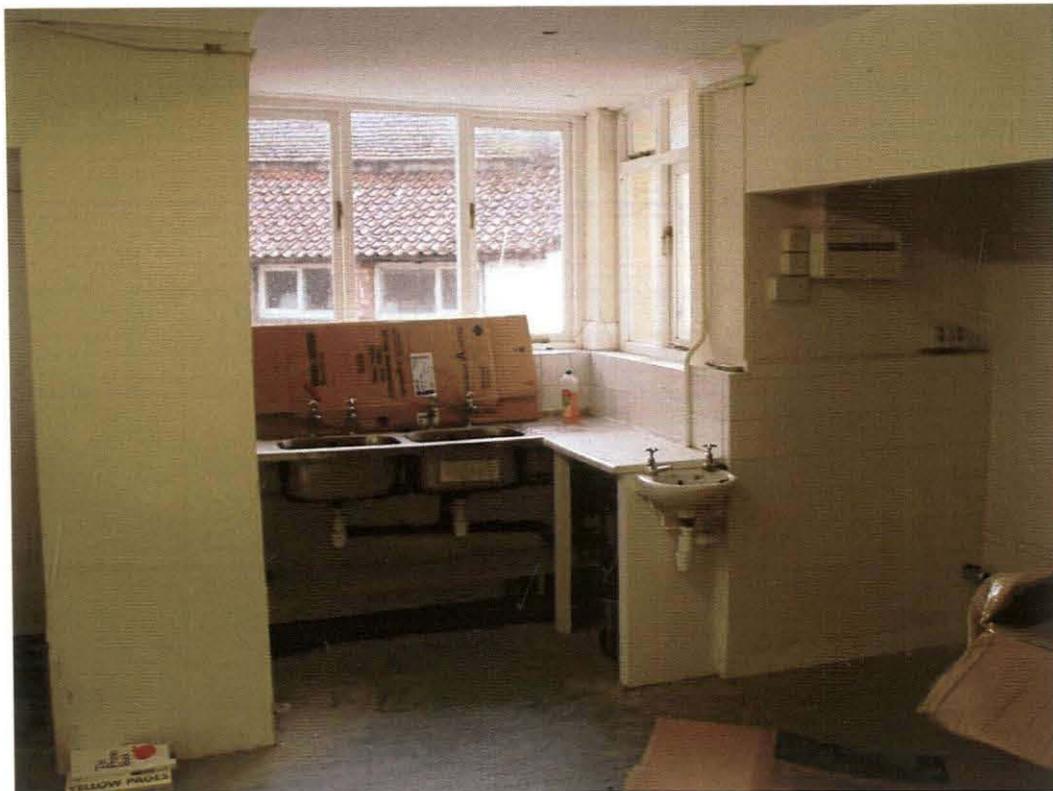


Photo 26 Kitchen Sinks

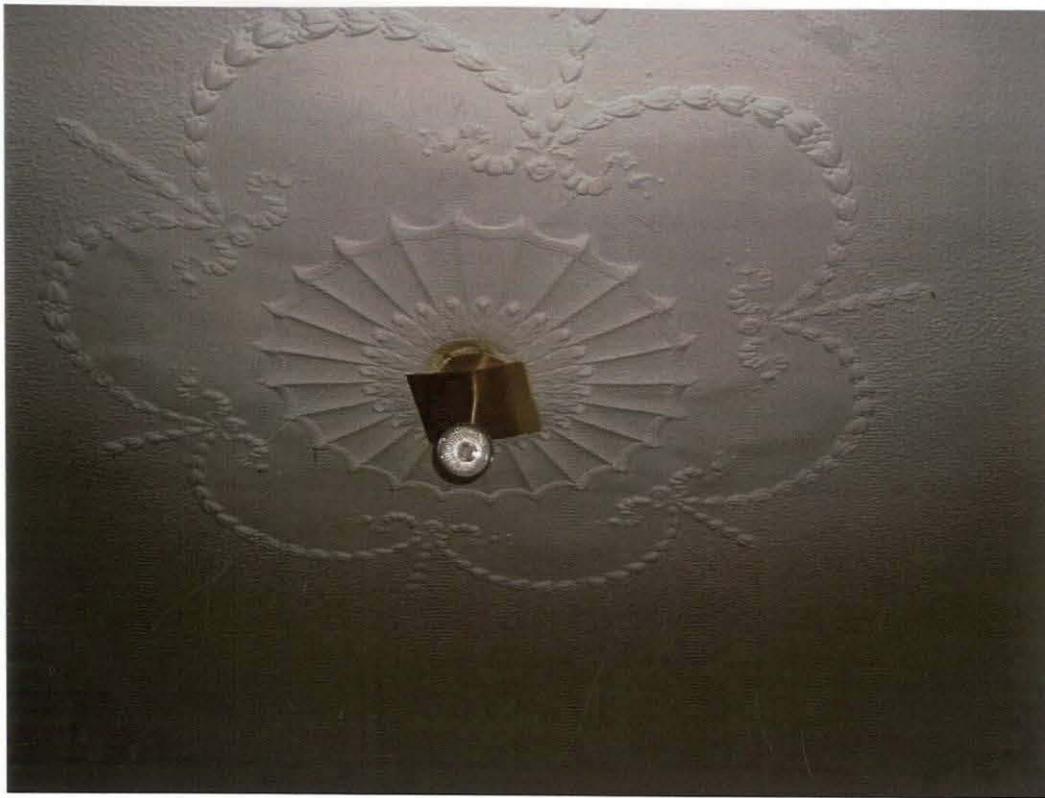


Photo 27 Ceiling Rose detail above stairs

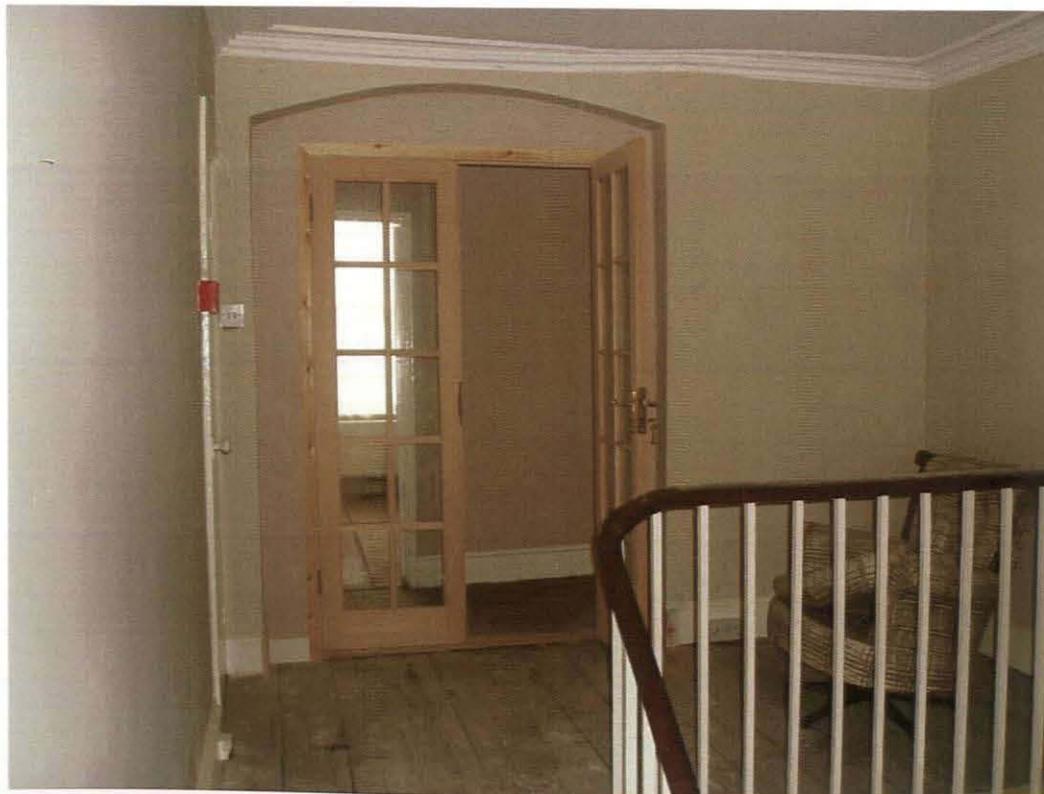


Photo 28 Landing



Photo 29 Bedroom 1



Photo 30 Living Room



Photo 31 Living Room Fireplace

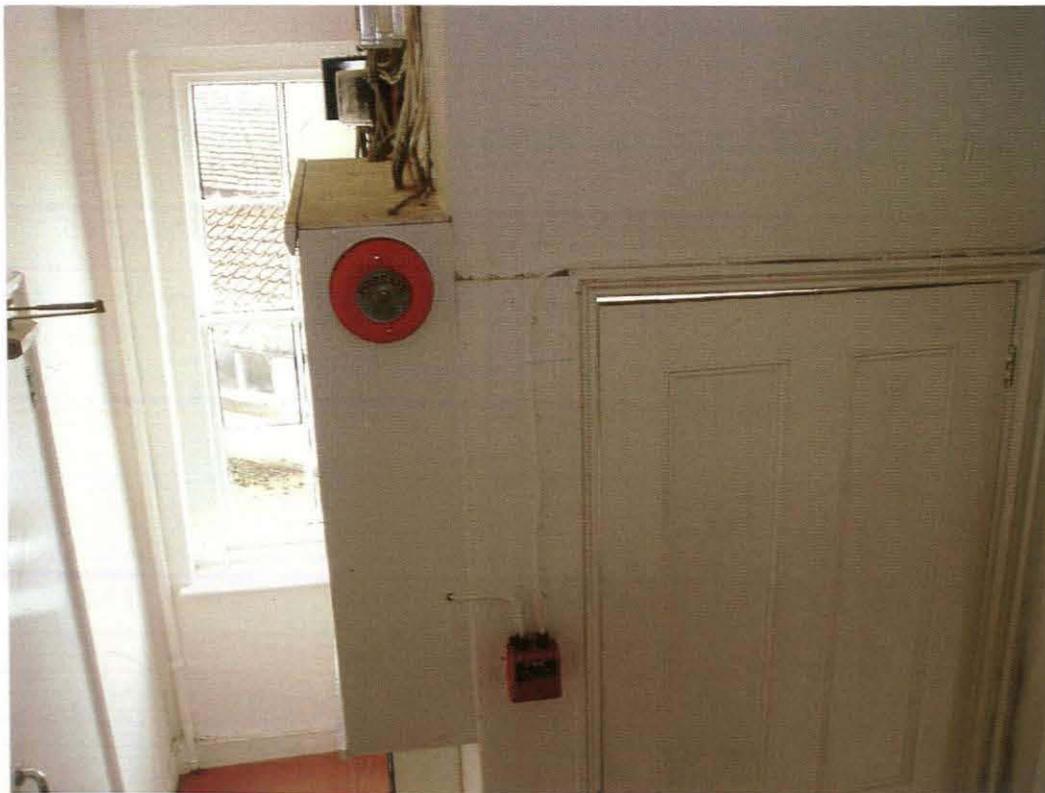


Photo 32 Rear Stair Lobby on First Floor



Photo 33 Upper Living Room



Photo 34 Upper Living Room

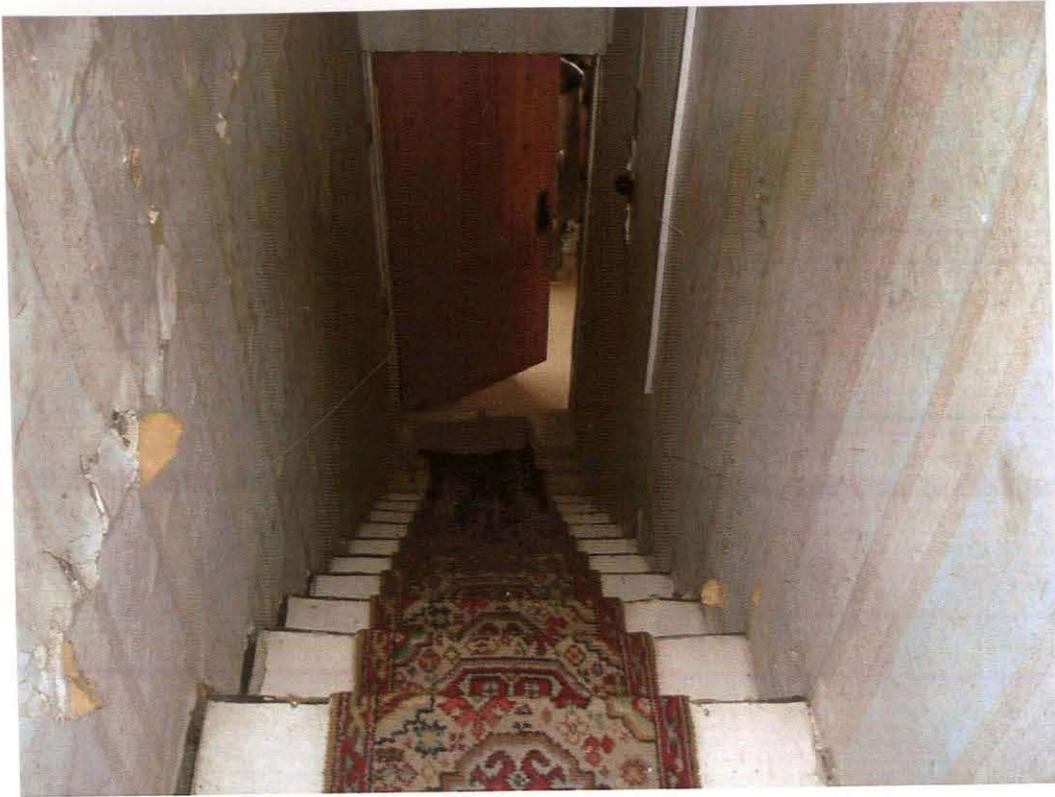


Photo 35 Attic Staircase



Photo 36 Old Rooflight ?



Photo 37 Attic



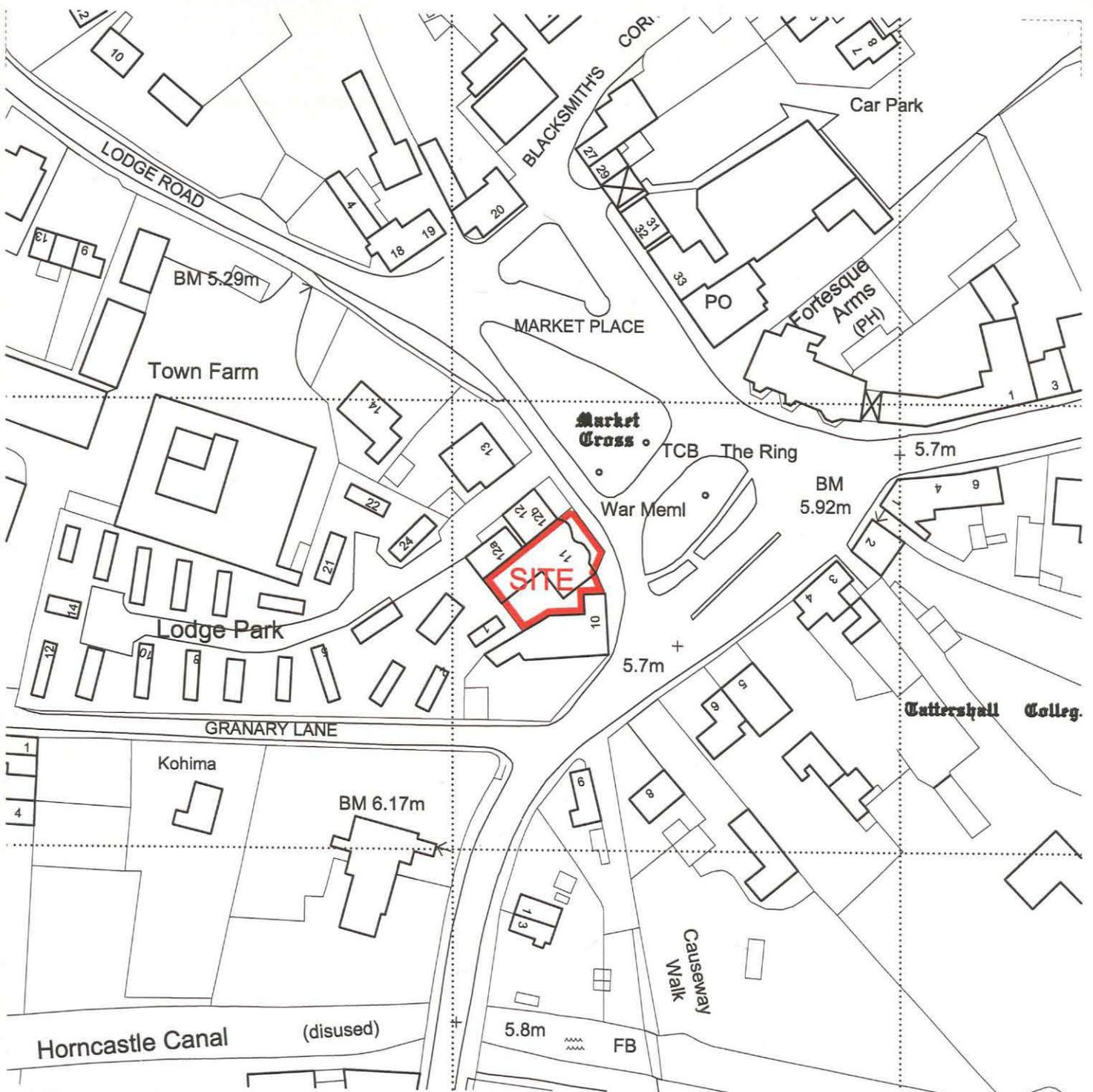
Photo 38 Dormer above valley



Photo 39 Attic Ceiling

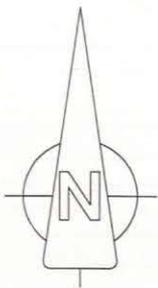


Photo 40 View from attic into roof space above landing



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OS Location Map scale 1:1250



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Project:
Alterations to Tattershall
Lodge, Tattershall, Lincs
to Chinese Restaurant

Client:
Mr S.Lai

Drawing Title:
OS Location Plan

Date:
August 2007

Scale:
1: 1250 on A4

Project No: 07022
Drawn: RWL JM

Drawing No: Rev:

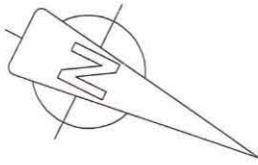
19

Contractors are to check all dimensions on site and to report any discrepancy to the Architect.
Do not scale from the drawing. © 2005

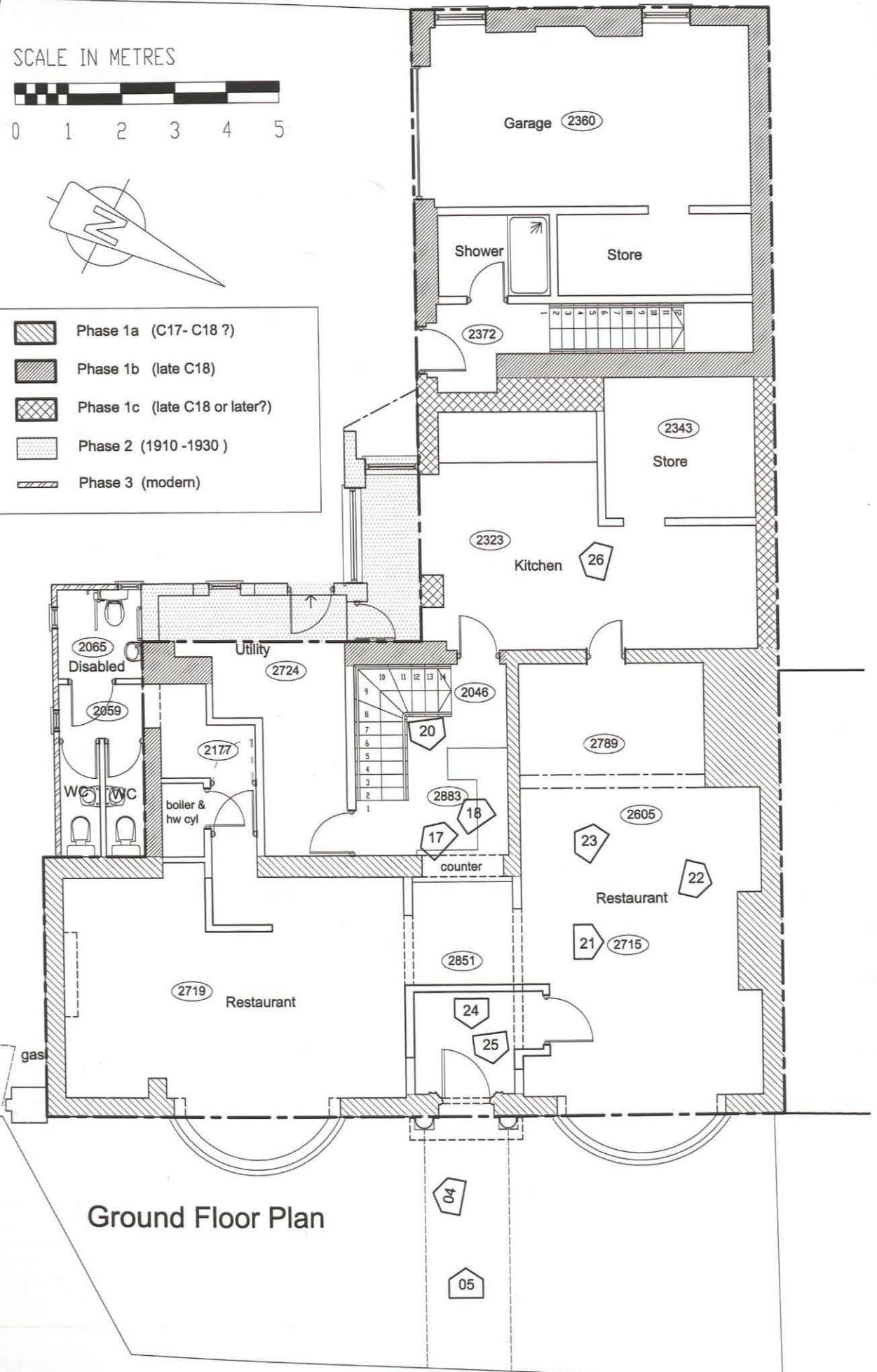
SCALE IN METRES



0 1 2 3 4 5



-  Phase 1a (C17- C18 ?)
-  Phase 1b (late C18)
-  Phase 1c (late C18 or later?)
-  Phase 2 (1910 -1930)
-  Phase 3 (modern)



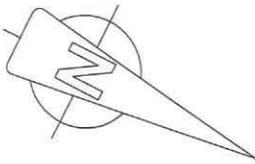
Drawing 20: Ground Floor Plan - August 2008

Rev A - Sept 08 - shading revised

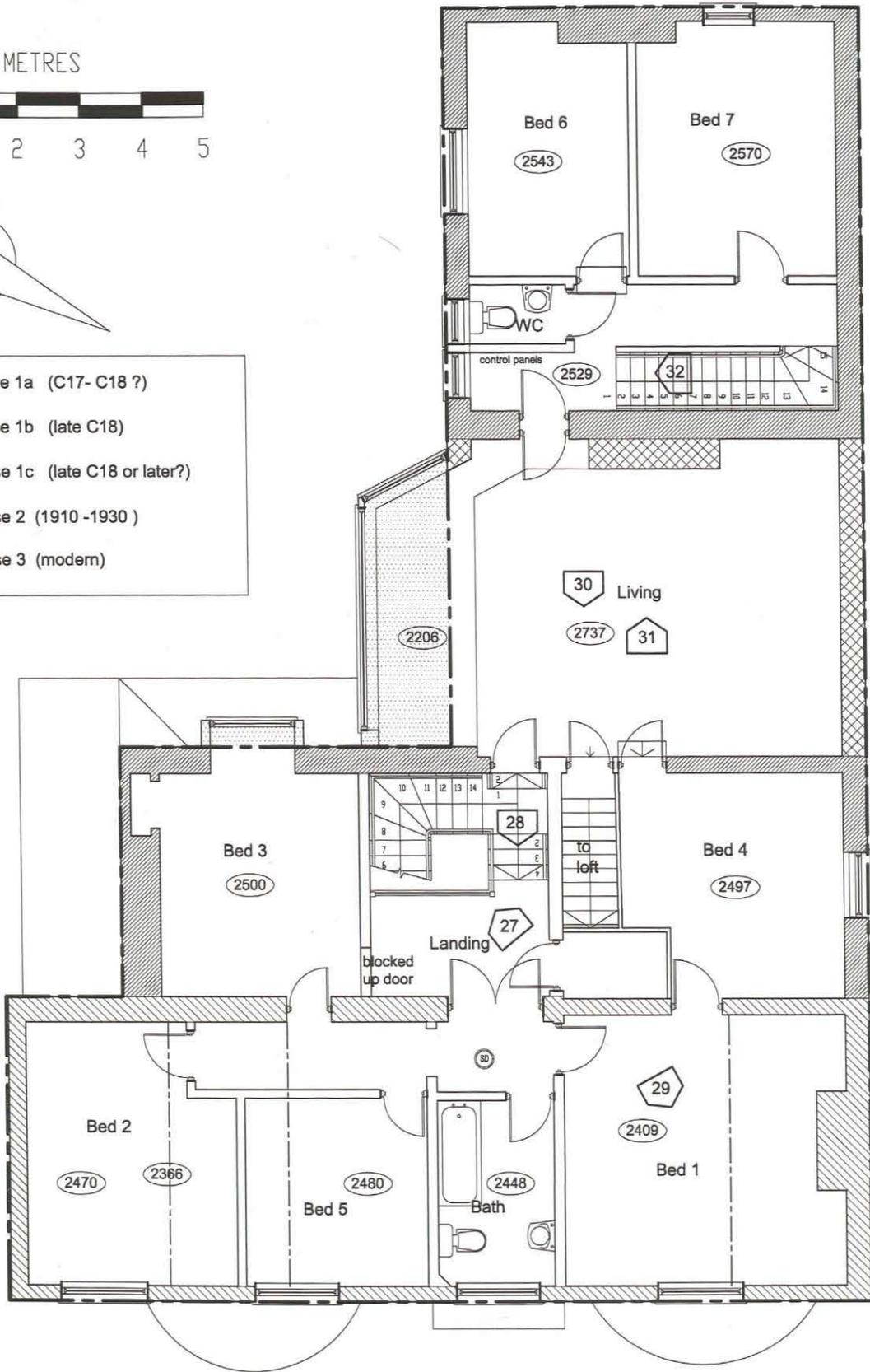
SCALE IN METRES



0 1 2 3 4 5



-  Phase 1a (C17- C18 ?)
-  Phase 1b (late C18)
-  Phase 1c (late C18 or later?)
-  Phase 2 (1910 -1930)
-  Phase 3 (modern)



First Floor Plan

06

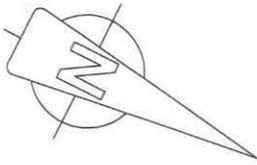
Drawing 21: First Floor Plan - August 2008

Rev A - Sept 08 - shading revised

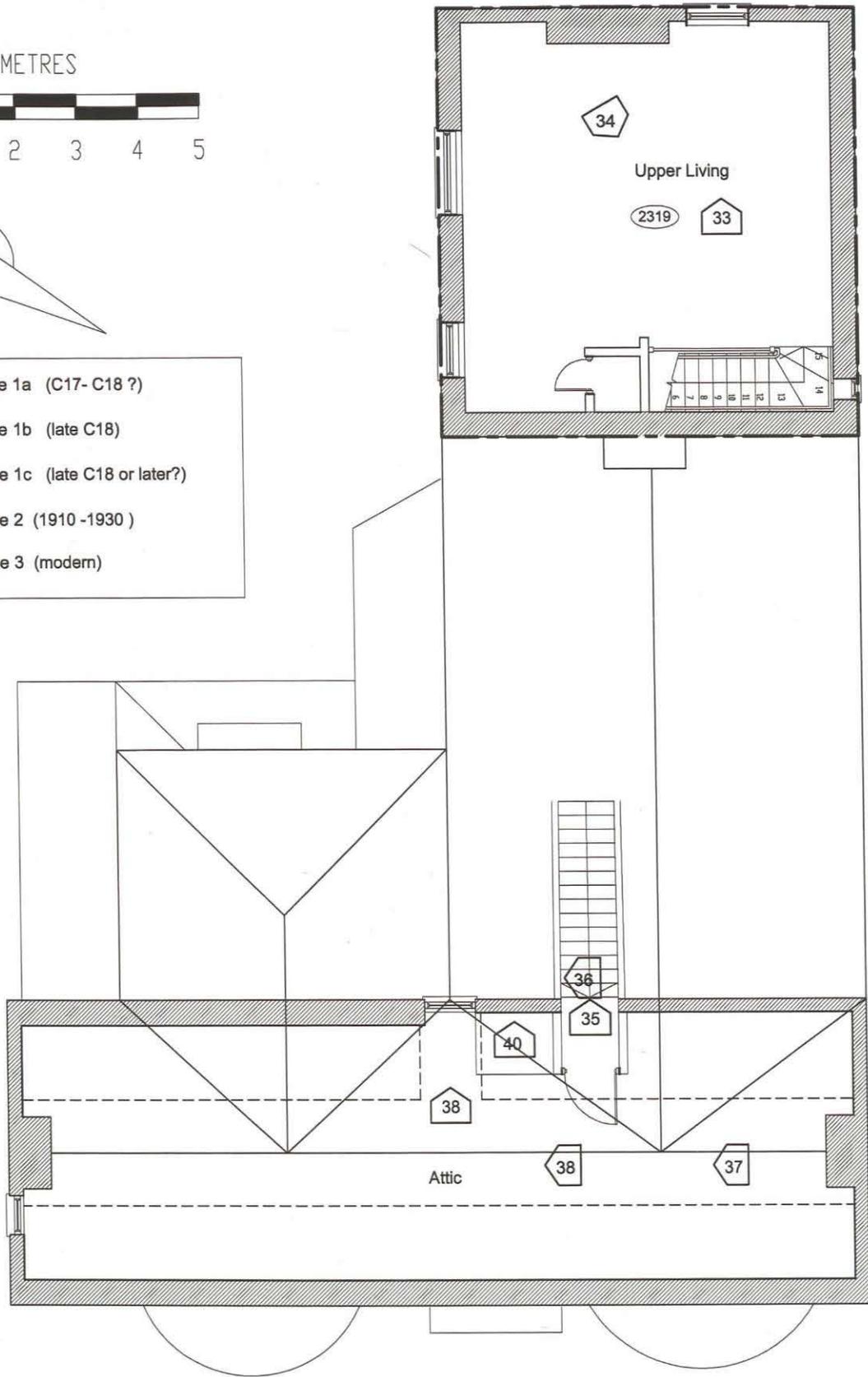
SCALE IN METRES



0 1 2 3 4 5



-  Phase 1a (C17- C18 ?)
-  Phase 1b (late C18)
-  Phase 1c (late C18 or later?)
-  Phase 2 (1910 -1930)
-  Phase 3 (modern)



Second Floor Plan

Drawing 22: Second Floor Plan - August 2008

Rev A - Sept 08 - shading revised



Drawing 23: Site Plan showing external photograph locations - August 2008

