

No.10, CORNMARKET, LOUTH, LINCOLNSHIRE

PHOTOGRAPHIC BUILDING SURVEY

Site Code: CMKL 07
LCNCC Acc No.: 2008.140
Planning Refs: N/105/02470/06
NGR: TF 32678 87384
PCA Job No: 07-337

Report prepared for John Stainton (Architect)
by

S. A. Savage

September 2008



Summary

- Prior to alterations to the existing building at 10, Cornmarket, Louth, Lincolnshire, a program of building recording was undertaken for John H Stainton Architect on behalf of Mr & Mrs R Hoyle.
- Alterations will comprise the removal of a chimney stack and the construction of a new dormer window on the rear elevation, and alterations to three existing windows (Planning Ref. N/105/02470/06).
- The building appears to date to the late 18th century. A small area of different brickwork at the north side of the cellars (along with a steel supporting member) suggests that the only significant alterations to have taken place involved the insertion of a new shopfront (of probable Victorian date) incorporating access to the cellars from the street.
- The internal room arrangement of the ground and first floors has been substantially altered according to the various commercial functions performed by the building over a long period. The second and third floors of the property retain much of their original fabric and have remained largely unchanged from their original layout. Surviving original fittings include the door to Room 7 and the oriel windows on the first and second floors.

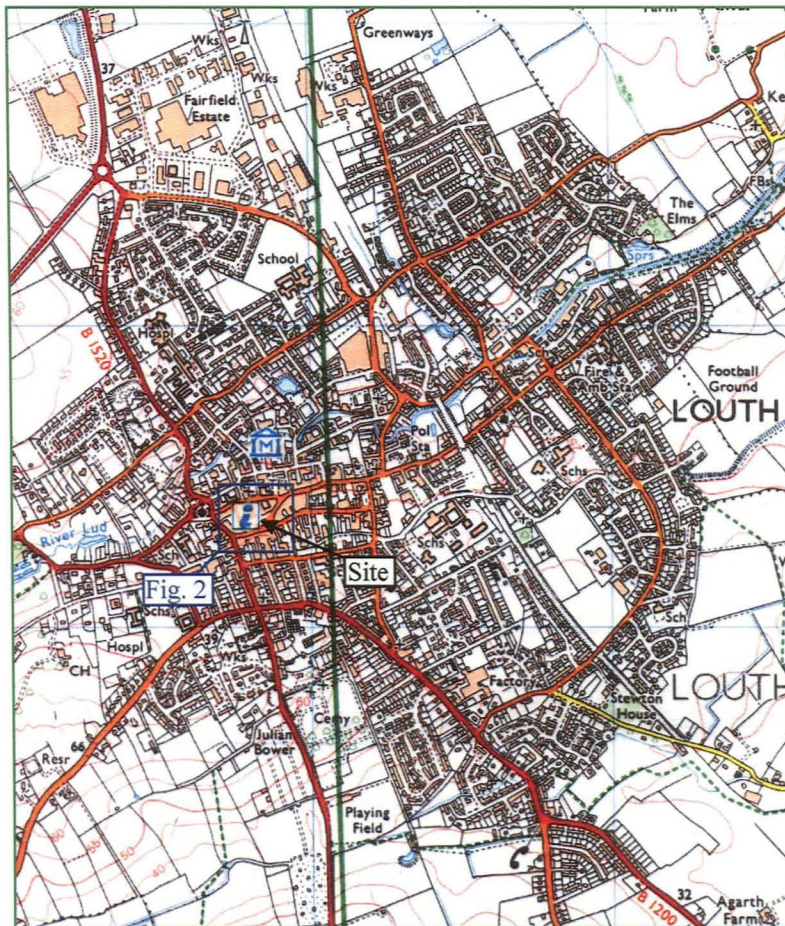


Fig. 1: General Site Location map at scale 1:25000, showing the approximate location of the development site. The area shown on fig. 2 is outlined in blue. O.S. copyright licence no. AL 515 21 A0001

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1.0 Introduction

Pre-Construct Archaeology (Lincoln) was commissioned by John H Stainton Architect to undertake a standing building survey in advance of alterations to the existing building at 10, Cornmarket, Louth, Lincolnshire. This was to fulfil the objectives of an agreed archaeological scheme of work, based on the recommendations of the Built Environment Officer of Lincolnshire County Council.

This approach complies with the recommendations of *Archaeology and Planning: Planning Policy Guidance Note 15: Planning and the Historic Environment*. Dept. of Environment (1991), *Understanding Historic Buildings. A Guide to Good Recording Practice* (English Heritage, 2006), *Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*, IFA (1996), and the *Lincolnshire Archaeological Handbook: A Manual of Archaeological Practice*. (Lincolnshire County Council, 1998).

2.0 Site location and description

Louth lies on the east side of the Lincolnshire Wolds within the administrative district of East Lindsey.

The buildings around the Corn Market are largely 19th century, with some survivals from the 18th century, and some modern replacement. Almost all are listed. The buildings on the north side of the Corn Market are Grade II listed as a group: nos. 1-13a (odd) with the Mason's Arms Hotel and the Corn Market building, although this last had been demolished a year before the listing. No. 1 is a three-storey building in painted brick, with an early 19th century front elevation; no. 3 is also three storeys in painted brick, with an early 19th century front, but a side elevation suggesting a mid-18th century date, while no. 5, also three storeys, is probably of 18th century origin with mid 19th century features. Nos. 7-11 are brick-built, of three storeys with attics, with mid 19th century front elevations; nos. 13 and 13a comprise one early 19th century narrow house of four storeys, rendered at the time of listing. The Masons' Arms public house, near the north-west corner of the Corn Market, has mid-19th century features to its front elevation, while the rear gable indicates a slightly earlier origin. The Cornmarket building originally formed the westernmost building of this group: it was designed in 1853, and is recorded as a three-storey building with a highly ornamented, heavily weathered ashlar front and brick sides (DoE, 1974). The figure of Ceres that formed the centrepiece of the Cornmarket's ornamentation was subsequently mounted on the side of the three-storey brick building that replaced it after its demolition in 1973 (Hawkes, 1993).

The buildings on the south side of the Corn Market are also Grade II listed as a group, from no. 2 to no. 26a (even). Nos. 2-8 are of a piece, early 19th century three-storey stuccoed buildings with a parapet, the upper floors having Corinthian pilasters and the ground floor with the remains of four shop windows. At the time of listing, no. 10 was a café called 'The Coffee Bean': it is described as *'18th century. 3 storeys, rendered. Wood eaves cornice. Pantile roof. 2-storey 3-light curved oriel to both 1st and 2nd floors, reducing in size, hung sashes with glazing bars, plain pilasters. Modern shop front in earlier space with plain pilasters and entablature curved to door'*. No. 12 is



Fig. 2: Plan showing the location of the development site. Scale 1:1250

late 18th or early 19th century, three storeys in painted brick, with a late 19th century shop front. Nos. 14 and 16 have mid 19th century features, possibly with an earlier core; they are three-storey buildings, rendered, with two 19th century shop fronts. Nos. 18 and 20 are of brown brick, three storeys, originally 18th century: no. 18 has an altered early 19th century shop front, and no. 20 a double-fronted early 19th century shop front. Nos. 24, 26 and 26a occupy an early 19th century two-storey brick building, whose ground floor is designed as 5 shops or offices with a continuous fascia (DoE, 1974). These buildings can all be identified in the painting known as the Louth Panorama, painted in 1844 from the spire of St. James' Church (figs. 4 and 5).

At the north-western corner of the Corn Market, no. 17, a three-storey brick building of the early 19th century, is Grade II listed as a group with the west side premises. These comprise the Midland Bank building – early to mid 19th century, three storeys, stuccoed – and the adjacent property, mid 19th century, three storeys in brick (DoE, 1974).

The National Grid Reference for the centre of the site is TF 32678 87384.

3.0 Planning background

Full planning permission was granted by East Lindsey District Council for the removal of a chimney stack and the construction of a new dormer window on the rear elevation, and alterations to three existing windows (Ref. N/105/02470/06). This permission was granted subject to the undertaking of a Level 3 (English Heritage, 2006) standing building survey of the building.

Constraints

No 10, Cornmarket is Listed Grade II as a group with the other buildings on the south side of the Cornmarket. It is also located within the Louth Conservation Area.

4.0 Archaeological and historical background

The Domesday Survey of AD 1086 records Louth as an estate of the Bishop of Lincoln. The taxable population included 80 burgesses: a *burgess* was an inhabitant of a *burh* – a royal or fortified settlement – so this number probably refers to the population of the town, while the other 42 households listed were rural, working the Bishop's extensive farmlands. A market is recorded, rendering 29 shillings per annum in dues to the landowner (Foster and Longley, 1924, p. 53). Towns could only hold markets with specific licence from the monarch, and market charters pre-dating the Norman Conquest are rare: Louth market is one of only seven listed in the Lincolnshire Domesday (Swaby, p. 9).

The medieval market was for all types of wares excluding live animals, and was held twice weekly (*ibid.* p. 83). During this period, the market must have consisted of temporary stalls, as in addition to the tolls paid on goods brought into the town for sale, merchants were required to pay *stallage* – rental of an area within the market place – and *pickage*, a fee to permit the excavation of post-holes in the lord's land in

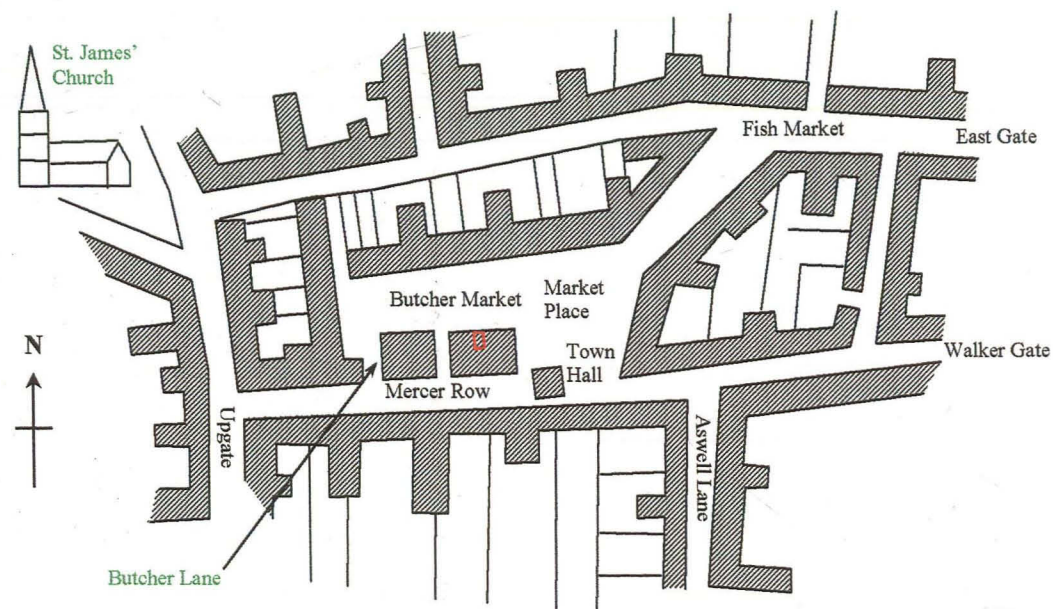


Figure 3a: Extract from a plan of Louth dating to 1778, scale unknown. Original map text is shown in black; author's text in green. (Plan reproduced from Robinson, 1979.)

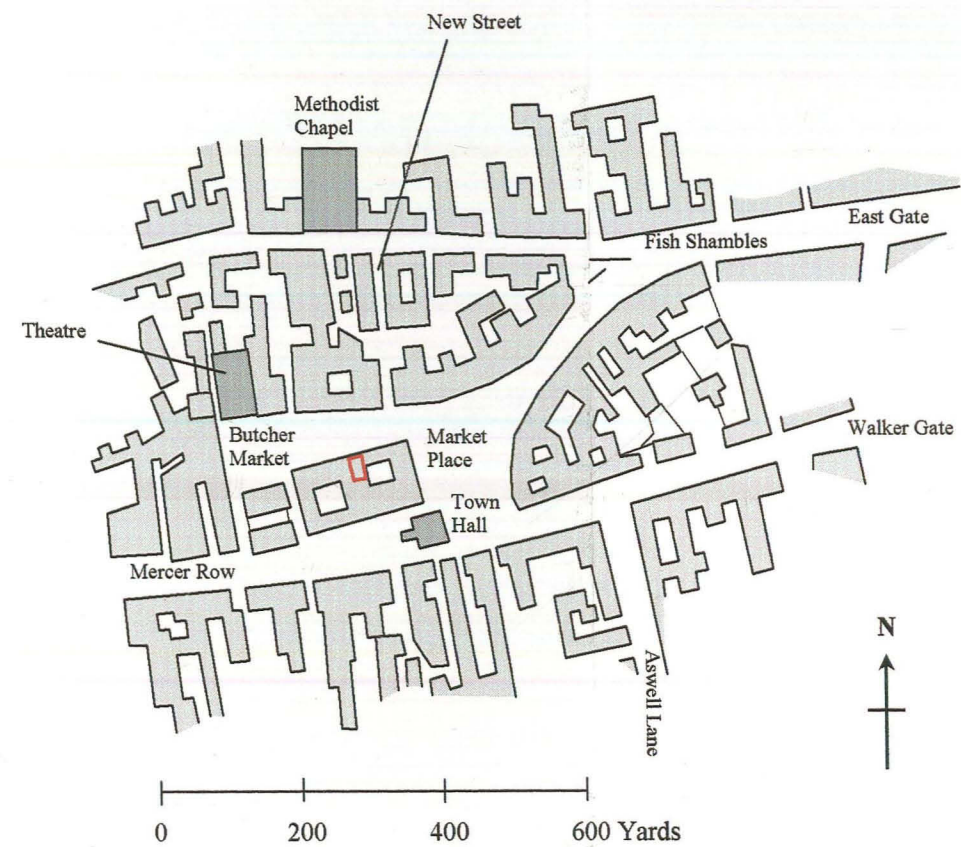


Figure 3c: Extract from a plan of Louth drawn in 1808 from a survey made by T. Espin, master of Dr. Mapletoft's School in Louth; reproduced at twice the original scale. All map text is original.

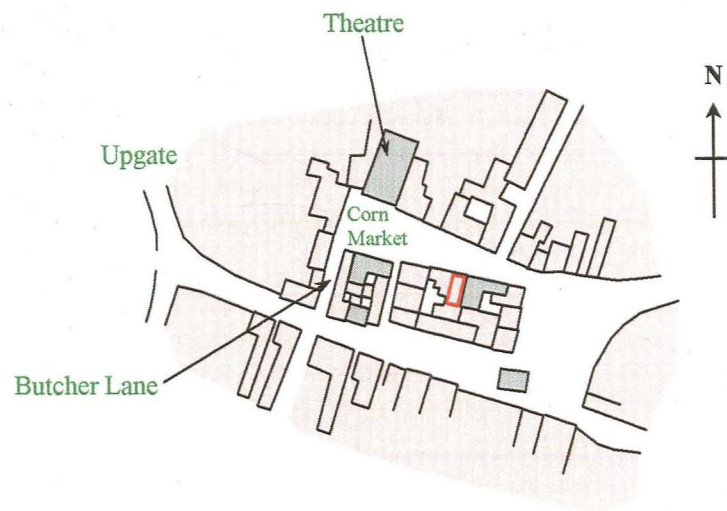


Figure 3b: Extract from the Louth enclosure award plan of 1805, at twice the original scale of 6 chains to the inch. The pink colouring on the original map was to indicate that these areas are privately owned and liable for tithes: the properties shaded grey are not mentioned on the map key, but appear to be public buildings. All text is the author's.

Figure 3: Enlarged extracts from three early maps of Louth town centre. The position of no. 10, Corn Market is marked in red on each map.

The churchwardens' records of St. James' Church account for money paid to workmen *'to the bilyng of the cros in the markitte stede'* in 1521-22 (Dudding, 1941, p. 215). A market hall was built near the end of the 16th century, as the records of Louth Corporation for 1580-81 refer to the construction of *'the market howse wⁱⁿ the market place'* (Goulding, 1891, p. 158). During this period, the western end of the market area was the Butcher Market, and the butchers caused public offence by leaving offal *'in the common way at the south end of the butchers' stalls'*. This common way appears to have been the street still called Butchers' Lane, at the south-west corner of the market place (Robinson, 1979, p. 22).

Prior to the reign of King James VI and I, Louth's livestock market had been held outside the town on an empty piece of land called The Quarry. In 1606, King James granted Louth the right to hold a weekly beast market within the town (Goulding, 1891, p. 10). It seems likely that this initially took place in the Butcher Market, and that live animals had been sold here prior to the granting of the market charter, as court rolls of 1603 fined two men for failing to repair *'the pavements between their grounds in a little lane leading from the Beast Market to the Mercer Rowe'* (*ibid.*, p. 85). This again refers to Butcher Lane, indicating that the lane was already lined by permanent buildings in continuous occupation, rather than market traders' stalls, and thus that at least the westerly block of the two blocks of buildings forming the current south side of the Corn Market was standing by the beginning of the 17th century (Robinson, 1979, p.22) In 1785, the Corporation of Louth decreed that the livestock market should be held *'in the New Markett Place in Upgate, and nowhere else in Louth'*, which also suggests that it had previously been held elsewhere within the town (Goulding, 1891, p. 55).

The earliest available plan of Louth town centre dates from 1778 (fig. 3a). St. James' church is drawn in detail, but buildings are otherwise shown only as shaded blocks. The area now known as the Corn Market is here labelled 'Butcher Market'. Two free-standing blocks of buildings are shown on the south side of the Butcher Market. This probably represents an early stage of the phenomenon known as 'market infill', in which an open market place is encroached on, initially by temporary structures such as stalls; these are gradually replaced by permanent structures, which in turn are extended and connected until the open market place is a fraction of its original size.

The plan accompanying the Louth enclosure award, drawn up in 1805, shows the town in detail: unfortunately, it is at the small scale of 6 chains to the inch, and the area depicting the town centre is very worn, so that individual buildings can only be made out with difficulty (fig. 3b). The shape of the Corn Market/Butcher Market has changed from that shown in the earlier map: the two blocks forming its south side appear to have increased in size (considered relative to the size and position of the Town Hall, which is the same building on both maps), while the built-up areas to the west and north of the market have pushed forwards, to close the market place down to a narrow triangle. The buildings shaded grey appear to be public buildings, as the theatre in the north-west corner of the market place and the old Town Hall are marked in this way. Three such buildings appear within the two southern blocks, but none can be identified: the map is not labelled, and the enclosure award itself makes no reference to the properties within the town, as these were already privately owned. No. 10, Corn Market can tentatively be identified on this map as part of an irregularly

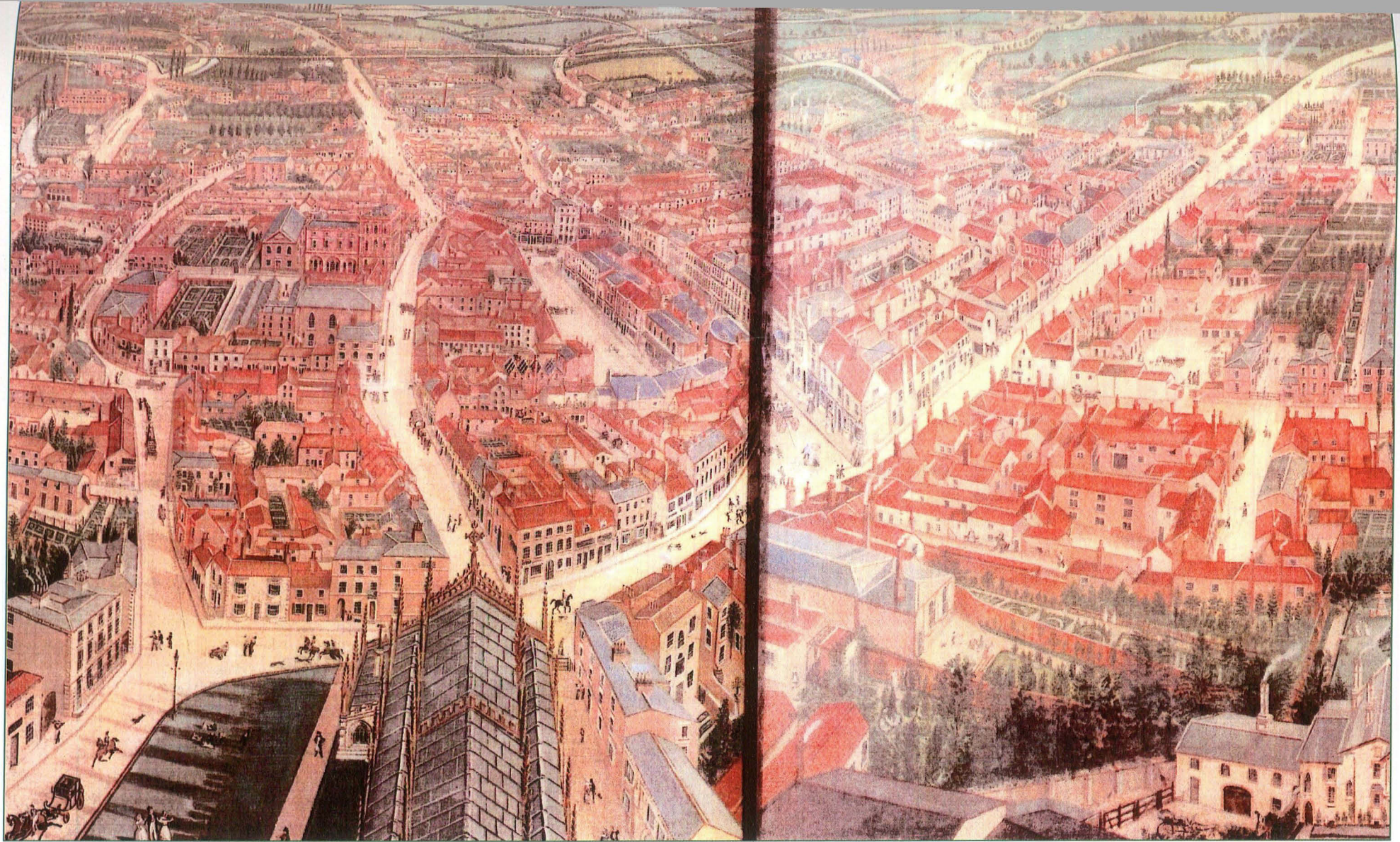


Figure 4: Reproduction of part of the Louth Panorama, painted in 1844 from the spire of St. James' Church, whose roof can be seen in the foreground. The Panorama was painted on two panels: the panels are darkened at the edges, causing the dark vertical line near the centre of the picture. The Corn Market is shown near the centre of the picture: an enlarged detail is reproduced as figure 5.



Figure 5: Enlarged extract from the Louth Panorama, showing the Corn Market in detail. The building in the foreground, with the elaborate frontage and multiply pitched glass roof, is the converted theatre that became the new Guildhall, and was shortly to be demolished and replaced by the Cornmarket.

The discrete groups of buildings along the south side of the Corn Market can be identified from their DoE listings: nos. 2-8 a single stucco-fronted building; no. 10 slightly lower than the surrounding buildings, with a red pantile roof and large oriel window; nos. 12, 14-16 and 18-20 as three narrow structures side by side, and the long, two-storey frontage of nos. 24, 26 and 26a at the near end of the row.

order to erect a booth (Goulding, 1898).

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Figure 6: The 1st edition 6" Ordnance Survey map of 1890, with an enlarged extract (not to scale) showing the Corn Market. The probable position of no. 10 is shown in red.



Figure 7: Extract from the 1906 2nd edition 25" to the mile Ordnance Survey map. No. 10, Corn Market is marked in red.

No. 10, Corn Market can tentatively be identified on this map as part of an irregularly shaped building or group of buildings (the enclosure award shows property boundaries, not necessarily individual structures) on the west side of the building coloured grey in this block.

A plan of Louth drawn in 1808, although still at a very small scale, is clearer and in better condition than the enclosure award plan (fig. 3c). The two blocks of buildings on the south side of the Butcher Market are shown as occupying much the same area and positions as they do on the 1805 map, although the smaller western block has either been extensively altered or radically simplified by the surveyor. It is notable that on both the later maps, these blocks are shown lying at a diagonal to the axis of the market area, indicating that they were positioned to accommodate the Town Hall, while on the 1778 map, the blocks are roughly parallel with the north side of Mercer Row, an alignment from which the eastern block could not have been extended clear of the Town Hall. Assuming that the 1778 map was surveyed rather than sketched, the implication is that these two blocks were completely rebuilt on a different axis in the late 18th century.

The only change shown in the Corn Market area on the 1839 map of Louth in the Brace collection held at the Lindsey Archives is the absence of the old Town Hall at the east end of Mercer Row. The Town Hall had formed part of the market, as its basement contained the Butter Cross (White, 1856, p. 246). It was demolished in 1815: the Corporation originally intended to rebuild it in the same position, and plans for the replacement building had already been drawn up when the Corporation was persuaded that the Market Place would be improved by leaving the space empty. The theatre, shown at the north-west corner of the Corn Market on the 1805 and 1808 maps, was bought and converted into a replacement Town Hall; it was later to become the Cornmarket building (Swaby, 1951, pp. 250-51). As this map is also at a very small scale, showing little detail, and there is so little variation from the layout depicted in the 1808 map of the town, it is not reproduced here.

When the spire of St. James' Church was under repair in 1844, local artist William Brown used the scaffolding as a vantage point to draw the 'Louth Panorama', a wide view eastwards from the spire towards the sea. The completed work, painted on two panels, was first exhibited in 1847 (Robinson and Sturman, 2001, pp. 21 and 35). The frontages of all the buildings on the southern side of the Corn Market are shown, and can be identified from the Listed Building register: no. 10 can clearly be made out, having a red pantile roof while the buildings on either side have slate roofs (figs. 4 and 5).

The 6" 1st edition Ordnance Survey map of 1890 shows the south side of the Corn Market in a very similar pattern to its present form, with a large block of buildings, enclosing small yards or open spaces, to the east and a smaller, solid block to the west, separated by a narrow thoroughfare (fig. 6). However, the position of no. 10 can still only be conjectured. The 25" 2nd edition Ordnance Survey map of 1906 is detailed enough to show individual buildings, and no. 10, Corn Market can confidently be identified: the area is now very close to its modern appearance (fig. 7).

The earliest available business directory of Louth in which most of the addresses are referred to by their number, as well as by the proprietor's name and the street, is in the

White's Directory of Lincolnshire of 1872 (the directory of 1856 lists 42 businesses in the Corn Market, including the Mason's Arms public house, a bank, three butchers, one of whose premises is listed as *'Butcher market'*, indicating that the change of street name was relatively recent, and eleven agents for life and fire insurance, but does not identify the position within the Corn Market of any of these). In 1872, no. 2, Corn Market was the premises of a butcher, no. 4 of a hairdresser, no. 6 of a watchmaker and jeweller, and no. 8 of a printer, bookseller and insurance agent; no. 10 is listed as the premises of Edwin Dodson, gunmaker and shoe manufacturer. The building immediately to the west of no. 10 is not listed, but no. 14 was occupied by a saddler and harness maker, and no. 16 by a tailor and draper.

A firm of *'gunmakers, bell hangers and fishing tackle dealers'* trading as Dodson, E. and F. G., is still listed in the White's Directory of 1892, but they no longer have premises in the Corn Market. No. 10, Corn Market is here listed as the premises of Fox & Isle, corn, cake, seed and wool merchants ('cake' in this context is probably cattle-cake, the residue of crushing rapeseed for oil). The neighbouring buildings are listed as follows: no. 2, an insurance and commission agent; no. 4, a hairdresser; no. 6, a bookbinder and second-hand bookseller; no. 14, the head offices of a corn miller, merchant and baker, and no. 16, an assistant surgeon. The buildings directly on either side of no. 10 are not listed by number: they may have been unused, or among several business premises listed only as 'Corn Market'.

The Kelly's Directories of Lincolnshire from 1900 and 1905 contain no reference to 10, Corn Market: few of the businesses listed as 'Corn Market' are here recorded as being at numbered premises. In both directories, Fox & Isle, corn merchants are among the un-numbered businesses in the Corn Market, so it seems most likely that Fox & Isle remained at this address until the early 20th century. No. 6, Corn Market remained in the hands of Henry Valters, bookbinder and second-hand book dealer, while no. 8 is listed as the central office of the East Lindsey, Louth Division Liberal Association; no other neighbouring buildings could be located. The listing of a separate use for no. 8, Corn Market in these years indicates that it was unregistered in 1892 because it was empty or because the number had been omitted, not because Fox & Isle were occupying the buildings on either side of no. 10 and using a single postal address for all three, as C. B. G. Thomson was to do in the mid 20th century.

The Kelly's Directory for 1913 lists no. 10, Corn Market as the premises of A. Duckering & Sons, seed merchant. This firm continues to be registered at this address in the Kelly's Directories for 1919, 1922, 1926, 1930 and 1933. The building changed hands between 1933 and 1937, as the Kelly's Directory for this year lists no. 10 as being occupied by *'Bentley, Ernest E., L.R.I.B.A., architect and surveyor and surveyor to HM Commissioners of Sewers for Yarborough and Bradley Haverstowe, wapentakes of Louth Eske, Ludborough and Calceworth'*. Ernest Bentley appears in the 1933 and 1926 directories as *'architect and surveyor'* only, registered in St. Mary's Lane, and presumably moved to more upmarket premises on obtaining the more prestigious position. This change of ownership did not necessarily entail a significant change of use, as it is unlikely that any merchandise was physically traded or stored on the premises while Fox & Isle or Duckering & Sons were in possession. The late 19th and early 20th century directories list a number of merchants of bulky, dirty or potentially offensive materials, such as corn, coal, wool and artificial manure, at Corn Market addresses, including one business registered in 1892 as *'manure*

manufacturers, bone crushers, coal merchants and boat builders: it is highly unlikely that any such activities took place among the banks, wine merchants, watchmakers and gilders of mirror frames also trading in the Corn Market, and many of these merchants have subsidiary addresses registered at the railway station or the river front, indicating that their Corn Market premises were offices, in which respectable customers could deal with clerks or managers at a remove from the physical realities of the trade. No subsidiary addresses are recorded for Fox & Isle or Duckering & Sons, but it is still probable that paperwork and money, rather than bushels of corn or seeds, were stored and exchanged in this building.

The business history of no. 10, Corn Market could not be traced through the 1940s and 1950s, as the Kelly's Directories of this period cover only Lincoln and its immediate hinterland. At some point during these two decades, the building was amalgamated with those on either side to form a single property.

Allison and Wilcox's Louth Directory from 1961-62 lists the properties on the south side of the Corn Market as nos. 2-4, the Market Fisheries; no. 6, Robert Elliott, gents' hairdresser and tobacconist; and nos. 8, 10 and 12 all together as the premises of C. B. G. Thomson, motorcycle dealer; nos. 14 and 16 are not listed. These properties appear to have changed hands frequently, and been joined or separated readily, during the 1960s, as an updated directory from 1964 lists nos. 2 and 4, Corn Market together as the Market Fisheries and the National Provincial Bank, while no. 6 remains the premises of Robert Elliott; nos. 8 and 10 are numbered, but otherwise blank, presumably indicating that they were not in use; no. 12 is listed as Johnson's Wool Shop, and nos. 14-16 are occupied by a firm of auctioneers. The Allison and Wilcox Directory for the years 1967-68 lists the same firms in occupation, with the exception that an unnumbered space between nos. 6 and 12 is registered as the Coffee Bean Café.

Although the 1967-68 directory of Louth implies that nos. 8 and 10 together formed the Coffee Bean Café, it appears in the Listed Building document of 1974 as no. 10: it seems unlikely that a business occupying two buildings knocked together would then divide the buildings along their original lines and continue trading in one half of its earlier premises, so it is probable that no. 8 was still out of use in 1967, and that the café always occupied no. 10 only.

5.0 Methodology

The photographic survey was undertaken by S A Savage, on Tuesday 6th February 2007. The survey was undertaken to conform broadly to Level 3 as described in *Understanding Historic Buildings. A Guide to Good Recording Practice* (English Heritage, 2006). In this case, detailed historical research has been undertaken to establish the origin, development and use of the building.

Photography was undertaken in 10.4-megapixel digital format and 35mm monochrome (using Ilford FP4 plus ISO125 film stock) for archival purposes. It included general shots of the site and detailed photography of room arrangement, main elevations and constructional details such as window and door openings, and fixtures and fittings. Weather conditions were bright, but required the use of flash in

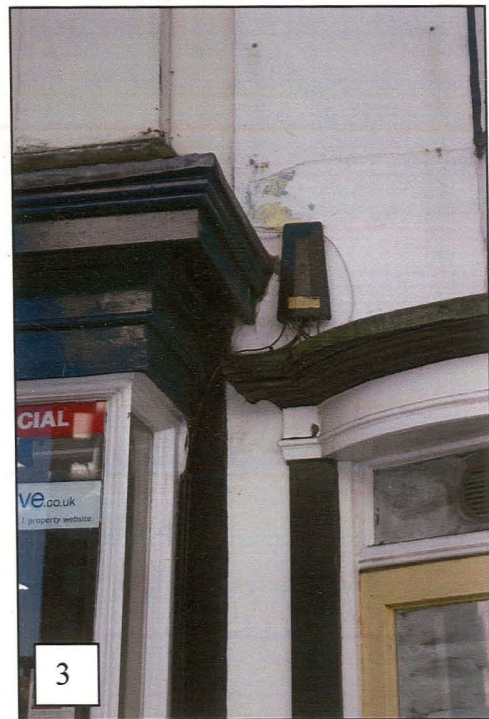
When I visited the site the architect,
who had lived in Lincoln his
whole life, said that this
indeed was a business with no
8 and they were knocked together.
And they did divide back up
again.

nearly all interior situations. The photographs were further supplemented by Room-based Record Sheets and Brickwork Recording Sheets.

Photo Survey – Exterior

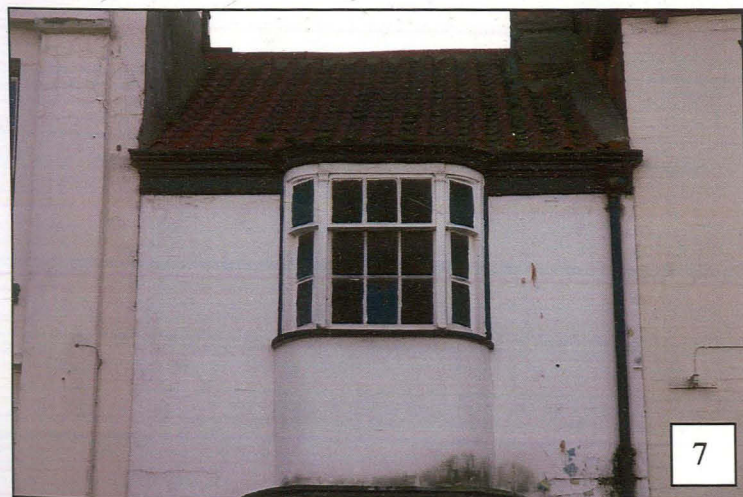
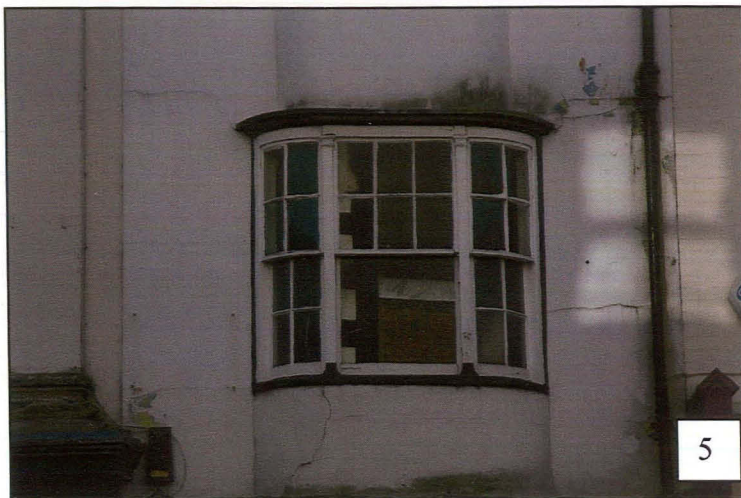
10, Cornmarket, Louth occupies a street front position on the south side of the Cornmarket. It is of narrow appearance when seen in the context of the neighbouring buildings and, in fact occupies an area of only 7.5m x 3m. It is Listed Grade II as a group with the other buildings on the south side of the Cornmarket and is also located within the Louth Conservation Area.

The building was of three storeys, with a pitched pantile roof, and was constructed of brick (the street front is rendered). It had a double-flue chimney stack at the ridge, with a single flue stack to the south, both stacks on the west wall of the property. The street frontage was characterised by the 2-storey, 3-light curved oriel to both first and second floors, reducing in size and retaining hung sashes with glazing bars and plain pilasters.



The ground floor had a modern shop frontage, probably constructed in place of an earlier one, with plain pilasters and entablature, plate glass windows (the western window divided as a service hatch, now reglazed) with a modern door with fanlight on the east side.

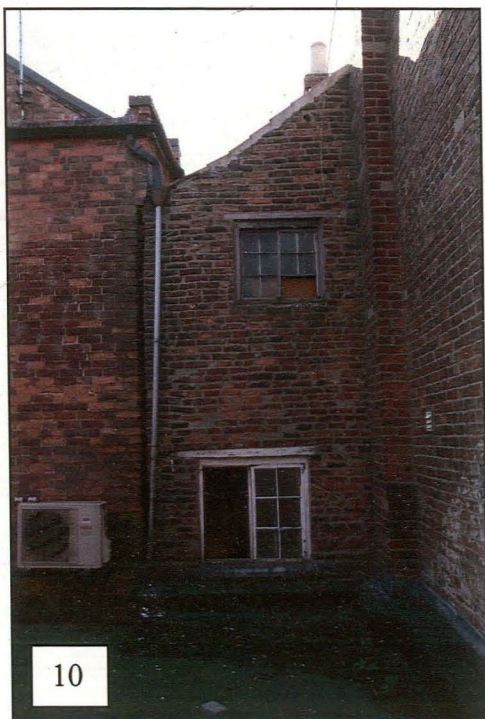
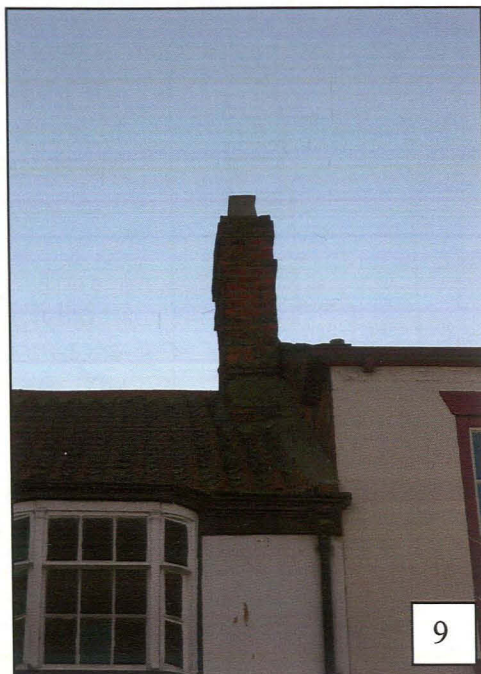
The first floor oriel window was of three lights, with a central double hung sash flanked by two curved sashes. These were separated by plain pilasters with simple capitals. These windows had no sill, the base of the capitals being chamfered, but the bay had a simple ovolo cornice.



The second floor oriel window was of three lights with a central lower six-pane sash flanked by two two-pane sashes, with a row of fixed panes above. These were separated by plain pilasters with simple capitals, similar to those of the first floor. These windows shared a simple ovolo timber sill, and the bay had a projecting timber cornice, of the same profile as the timber eaves cornice from which it sprang.

The only exposed exterior brickwork was at the rear of the property above ground floor level. This was 4" in thickness, and of a mixture of bricks, whose size varied considerably (average brick size: $9\frac{1}{2}" \times 4\frac{1}{2}" \times 2"$, 3 courses = $8\frac{1}{4}"$), in stretcher bond.

Two horizontally sliding sash windows were present in this elevation, one on the first floor and one on the second.

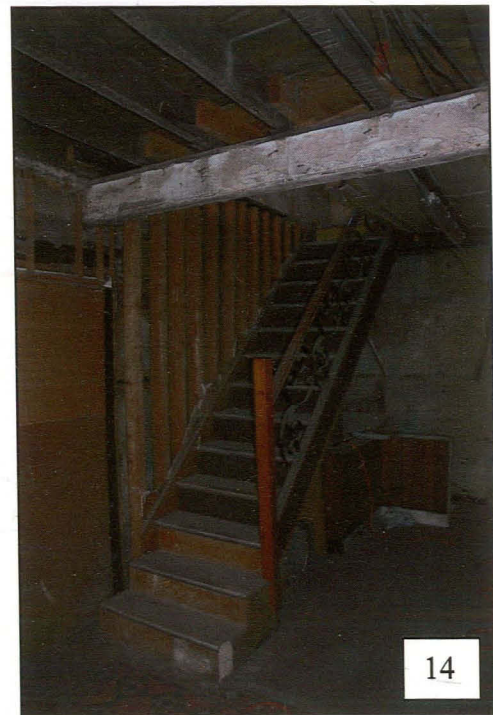
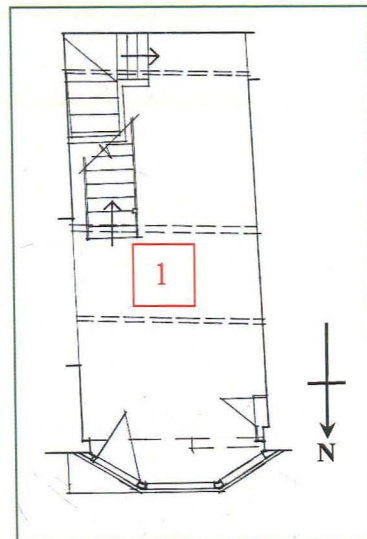


Interior – Ground Floor

The ground floor was entirely open, and at the time of the survey had been entirely soft-stripped, with the exception of some of the battens of recent dry-lining, and the plasterboard ceiling in the southern half of the room.

Room 1

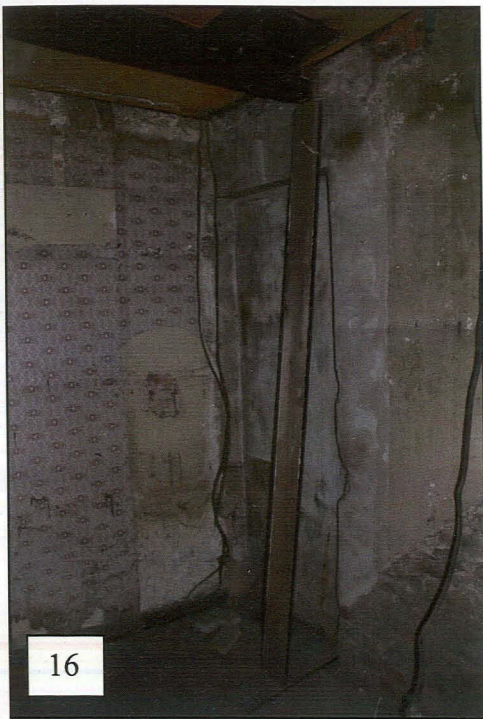
The room was dominated by a modern staircase, which led to the first floor. This was re-used, falling onto a 2-step custom-made plywood block at its base, with a 3" x 2" carcass. The staircase had 12 stairs (of 8" treads and 7½" rise) with a modern wrought-iron baluster panel and handrail.



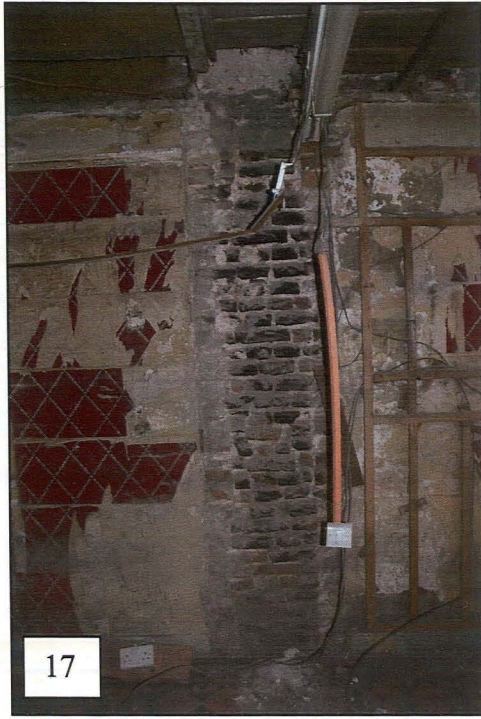
At the foot of the stairs, a large opening into the adjacent property (no. 8) had been blocked in hardboard below an inserted 6" x 4" steel beam. To the north of this, the scars of three wooden shelves were present in the plaster.

On the west wall, a maroon wallpaper with a broad cross-hatched pattern survived behind the battens of the dry-lining. This had clearly been put up between shelving which once occupied the majority of this wall.

The bricked-up flue of a chimney breast was present on this wall in the northern half of the room.



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In the south west corner, a blocked doorway in the west wall showed that there was an opening into the adjacent property to the west (no.12); this had been bricked-up and plastered.

Immediately to the north of this blocked doorway, the scar of the original staircase was present on the west wall, rising to the north.

The bay shopfront had modern beaded glazing: that of the western panel showed where a serving hatch to the street was once present. The main (glazed) door was of modern construction and had a rectangular plain glass fanlight.



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The wall above the opening for the shopfront was supported on two differently sized steel box girders, joined with a riveted plate. The soffit of the bay to the north of this had been infilled with tongue and groove pine boards and varnished.

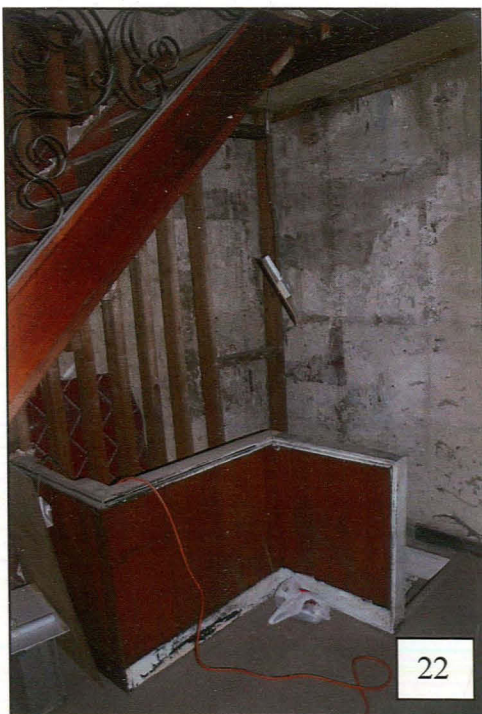


In the northern half of the room, the plasterboard ceiling has been removed, revealing the joists and floorboards of the first floor. These are supported on several larger east-west beams, the central one of which (probably in the position of an original partition) has a beaded stop-chamfer on its lower edges. In the southern part of the room, the plasterboard ceiling survives at the level of the upper face of the supporting beams and has been covered with textured wallpaper. A mild-steel extraction hood also survives on the west wall and would have vented into the southern chimney stack (which is only present above this level).



The floor in the northern half of this area is of patterned mosaic tiles, while that of the southern half is of hardboard over the original floorboards.

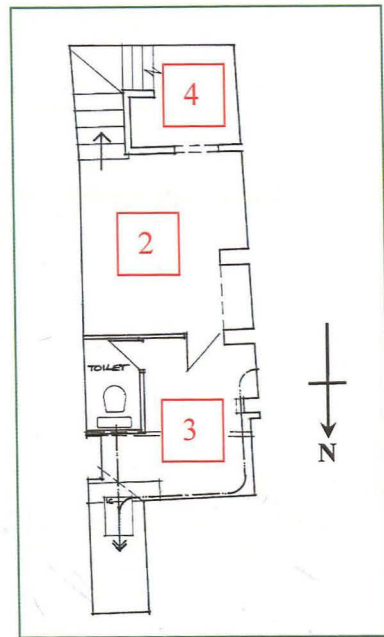
In the rear of the property, in the south east corner, a flight of stone steps leads down to the cellars. The banister here has been boxed in with plywood.



Interior – Cellars

The cellars were accessed down steps at the rear of the building as described above. They occupied the entire footprint of the building, and were partitioned to make three rooms.

Ten steps afforded access to the cellars. They were 28" wide, with stone treads 2" - 2 ½" in thickness, with treads of 9" and a rise of between 7 ¾" - 8". As infill between the treads, a row of edge-set stretchers was present, with the exception of the lowest step, which was set on a row of edge-set headers.

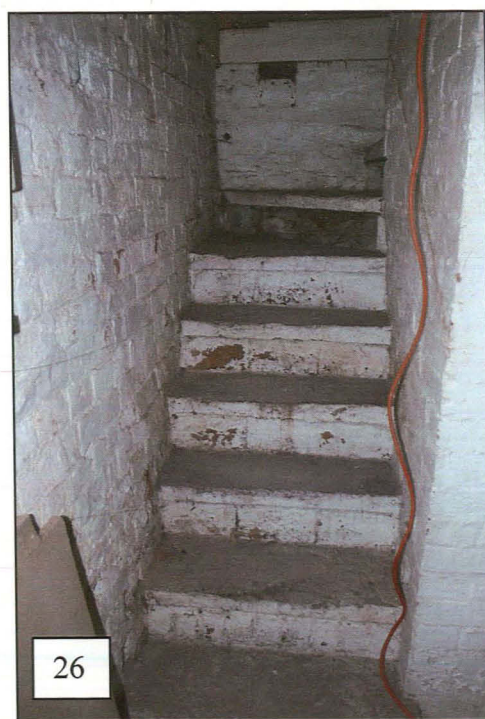
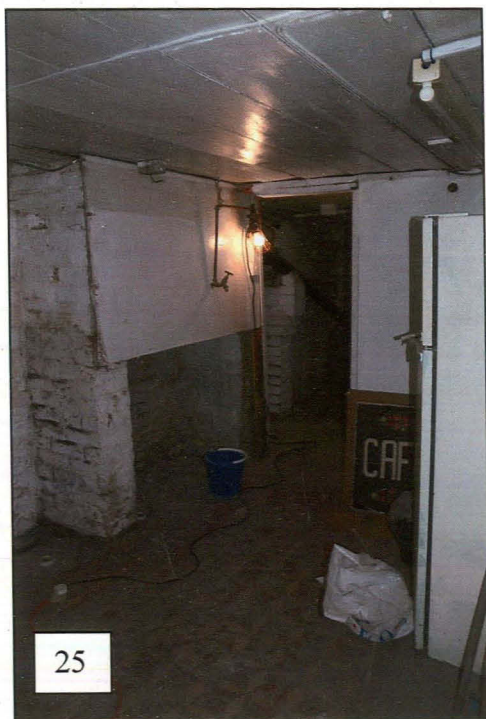


Room 2

Room 2 had whitewashed brick walls and a ceiling of 10½" tongue and grooved boards, ½" thick, running N-S. Flooring consisted of linoleum over a 3" thick poured concrete floor.

A modern hardboard door was present in the 5" thick stud partition separating this area from Room 3. The door had a Bakelite handle and a lever lock.

A brick-built fireplace in the west wall was 43" wide and 37½" high with a shallow arch reaching 39" in height at its apex, and partially concealed behind a hardboard panel.





Room 3

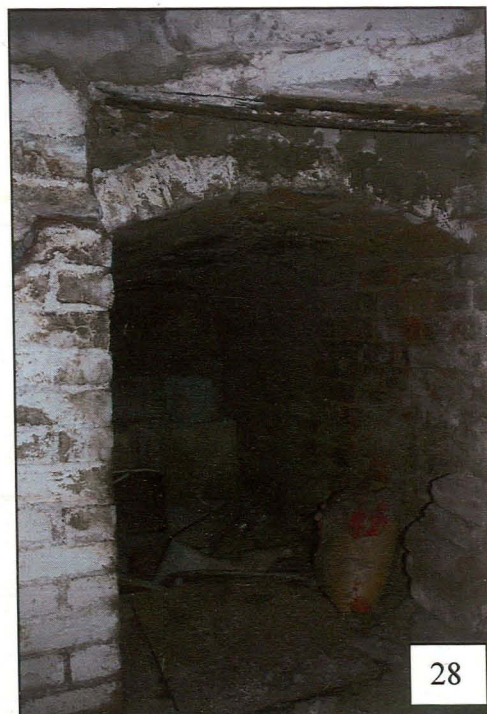
Room 3 had whitewashed brick walls and a ceiling of 10½" tongue and grooved boards, ½" thick, running N-S. The flooring here was again of 3" thick poured concrete.

The modern 5" thick stud partition from Room 2 continued as 3" studwork to separate a toilet from the main part of this room.

At the north side the room there was a 7" x 2¾" beam, running E-W, to the north of which timber joists (4" x 2") below the frontage appeared to represent a modern repair. These joists supported 10¼" floorboards.

Two arched openings were present in the north wall, the western one blocked. The eastern opening leads to a coalhole, and presumably once afforded access from the street. It is now occupied by a large raised modern manhole.

The brickwork was hard to make out behind the whitewash, but appeared to be 9" x 4 ½" x 2 ¾" in irregular courses, many of which were pure stretcher courses, but occasionally mixed with four or five headers – no clearly discernable bond. The north wall, however, appeared to be of 3" brickwork, suggesting that it, and therefore the street access, may be a later alteration.



Room 4

This room occupied the area below the steps from the ground floor, and was separated from Room 2 by a 4" thick brick partition. The floor was the same concrete poured floor throughout. On the east side, dwarf 4" walls supported the cellar access steps. Here a modern unpainted plaster ceiling was present.

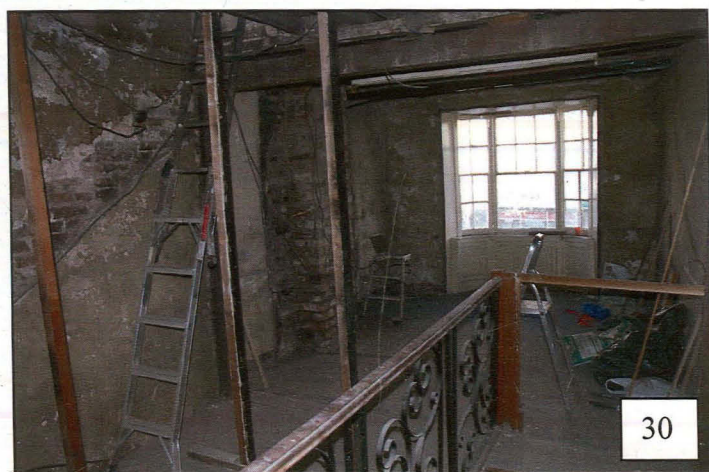
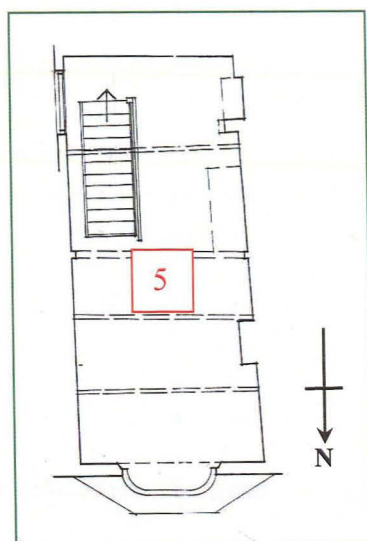
No door was present in the doorway from Room 2, but a 4" x 1" timber door frame was present, into which a modern 3" x 2" door frame had been inserted.



First floor – Room 5

The first floor was entirely open, and at the time of the survey, had been entirely soft-stripped, including the removal of any partitions and the staircase to the first floor. The only exception to this was the modern guardrail structure surrounding the opening of the staircase from the ground floor.

As built, this area probably comprised two rooms, divided at the $2\frac{3}{4}$ " x 4" ceiling beam to the north of the modern stair opening. The flooring differed in the two parts of the room: in the northern half the floor comprised 9" wide tongue and grooved floorboards, $\frac{1}{2}$ " in thickness and running east-west, in the southern half, the floor was of similarly aligned 5" tongue and grooved boards, $\frac{3}{4}$ " in thickness.



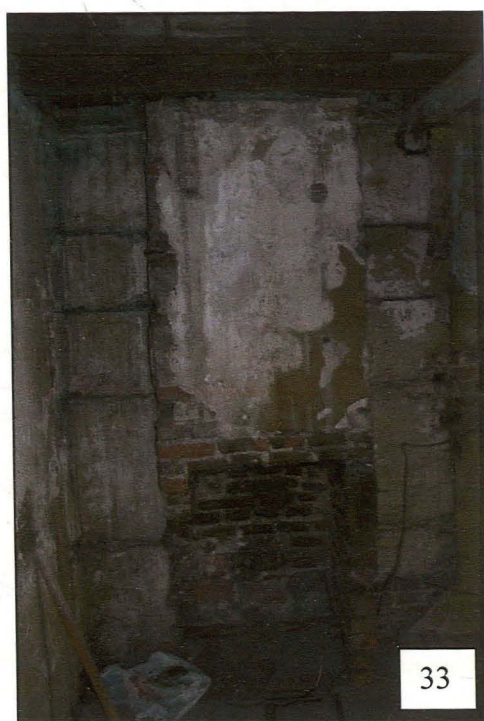
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All of the walls were plastered, the plaster skim being directly applied to the bricks. In the southern half, the scar of $3\frac{1}{2}$ " skirting was present, in the northern half, the scars of 5" skirting were present along with those of a possible dado rail, $2\frac{1}{2}$ " wide, 31" from the floor.

A chimney breast was present in the western wall in the southern half of the room, the fireplace had been removed, along with the southern chimney jamb; the height of the flue was 38" from the floor. The scars of timber shelving were present in the plaster on either side of the chimneybreast.



A window was present at the southern side of the eastern wall. This was of two six-light sashes of the horizontally sliding 'Yorkshire' type; its sill was 4' from the floor, and it provided access onto the flat roof of the neighbouring property.

The chimney breast in the northern half of the room had been altered into a flue, approximately half the width of the original. A hearthstone (48" x 23" x 2") survived in front of the modern flue.



The bay window in the north wall comprised a central 12-light double-hung sash (the lower sash having a modern single pane), flanked by curved 8-light sashes. The area below the windows was of decorative timber panelling, of fielded panels with a bolection moulding. The windows and panelling have been successively repainted, obscuring the detail of the original mouldings.

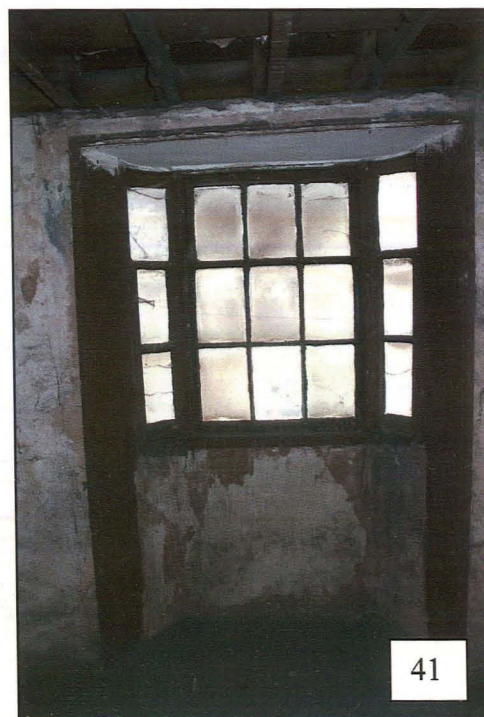
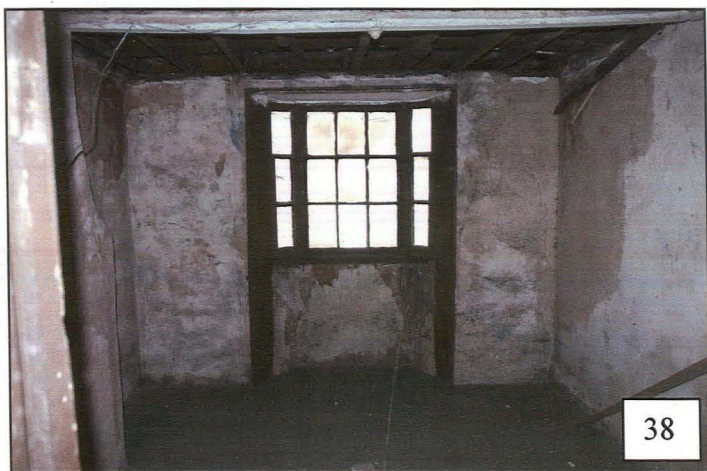
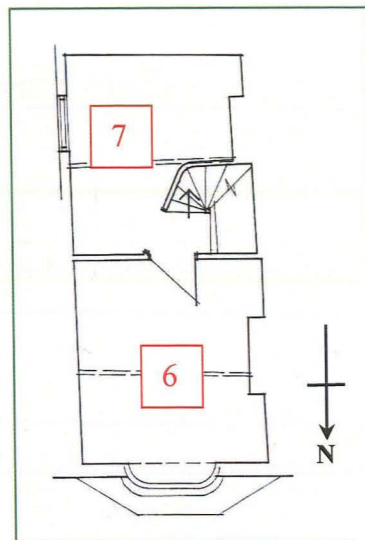


Interior – Second Floor

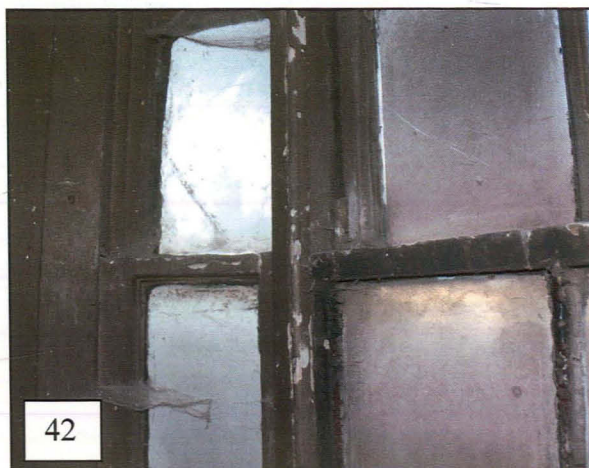
At the time of the building survey, the second floor had been stripped of its wall coverings, and the original plaster and lath ceiling had been removed throughout (leaving clear evidence of its former presence on the exposed joists of the floor above).

Room 6

The floor comprised 10½" wide plain floorboards, ½" in thickness and running east-west, while the walls were plastered, again directly onto the bricks, some localised areas having a modern pink skim. A chimney breast was present on the west wall, which sloped towards the south, and a ledge on the north side of this may represent the mantel height of the (now blocked) fireplace. Scars of four shelves were present in the plaster on the south side of this.



The bay window in the north wall comprised a central 6-light lower sash with three panes above, flanked by curved 2-light lower sashes with a single pane above.

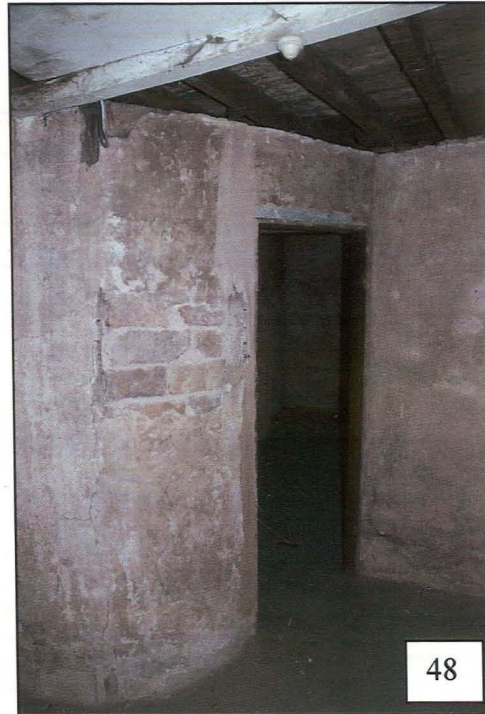
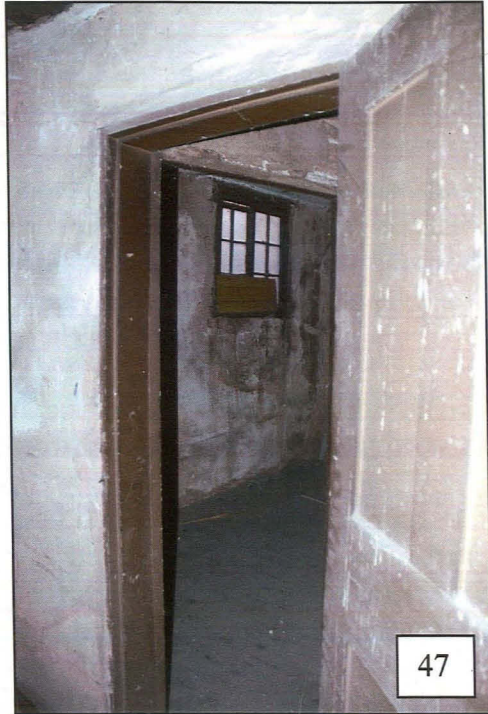




The door to Room 6 appeared to be of original 18th century date: it was of plain four-panel type, 1½" in thickness, with a thumb-latch and lever lock.

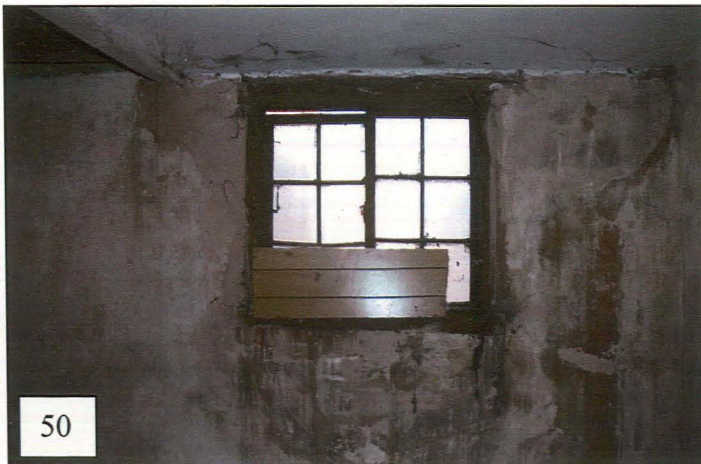
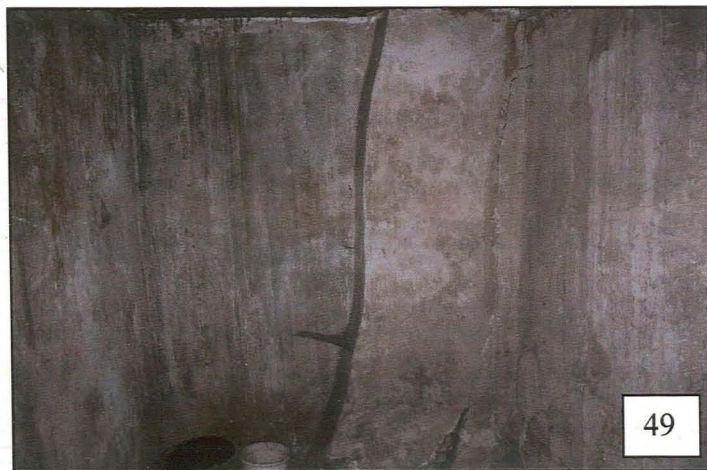


A 180° winding staircase gave access to an attic room. The staircase was of ¾" timber with a rise of 7¾" and treads of between 10 and 11" (narrowing to 2" at the newel). The staircase was divided from Room 7 by a curved wall of 10"-11" x 4¼" stretchers laid on edge to produce a 3" thick wall. The walls and partitions were all plastered; the soffit of the stairs was of plaster and lath. In the area of the second floor landing, the floor was of 8" plain boards, ½" in thickness and laid east-west.



Room 7

In Room 7, the ceiling had been partially removed, but a plasterboard ceiling was present in the southern half of the room. The floor comprised 10¼" wide plain floorboards, ½" in thickness and running east-west, while the walls were plastered, again apparently applied directly onto the bricks. The flue from the first floor chimneybreast snaked up the west wall, immediately to the south of the curved wall dividing this room from the staircase.



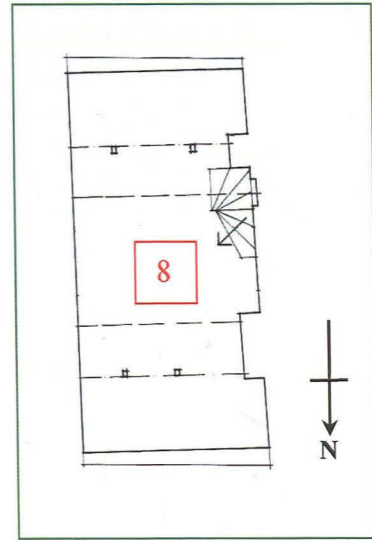
A window was present at the southern side of the eastern wall: this was of two six-light sashes of the horizontally sliding 'Yorkshire' type, and was in a bead-edged frame with 3" wide horizontal elements and 2" wide uprights.

Third Floor – Attic

This floor occupied the roof space, and its dimensions were delimited by the shape of the roof. The east and west walls were plastered (directly onto the brick face, as seen throughout), but water penetration at the north side of the east wall was repaired by a modern cement render. The ceiling was of plasterboard, attached to the inside face of the rafters (where sloping) and the underside of the collars (where horizontal).

The floor was of 9-10¼" wide plain floorboards, ½" in thickness and running east-west.

The two chimney flues from the floor below were present on the west wall, flanking the opening through which the stairs accessed the area. The upright posts of a guardrail structure remained on the southwest corner and above the newel, cut off approximately 30cm above the floor. A small rectangular alcove was present in this wall (17¾" x 18") to the north of the southern chimney flue, at the top of the stairs.





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Some strategic holes in the plasterboard have allowed for a partial description of the construction of the roof. The roof appeared to be of collar-rafter construction, the lower purlins exposed below the plasterboard and clasped to four vertical posts (two posts per purlin) with short diagonal planks. The exposed rafters measured 3" x 2", while the lower purlins were of 3" x 2½" timber, and the vertical posts were 3½" x 2"; the layout of these posts in plan clearly demonstrated that they were placed arbitrarily rather than being members of a 'truss' arrangement.

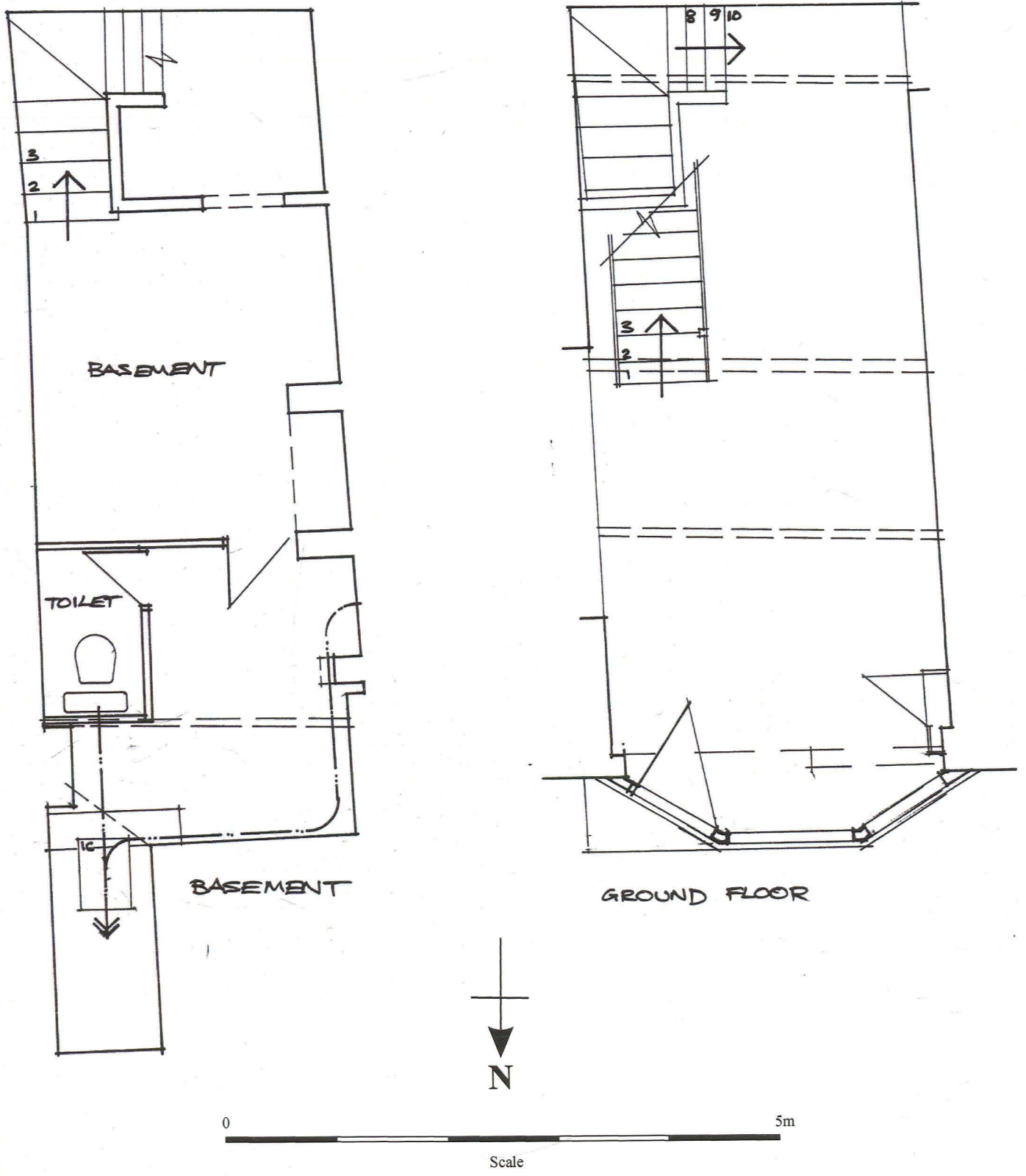


Fig. 8: Plans of the Basement and Ground Floors of 10, Cornmarket. Scale 1:50

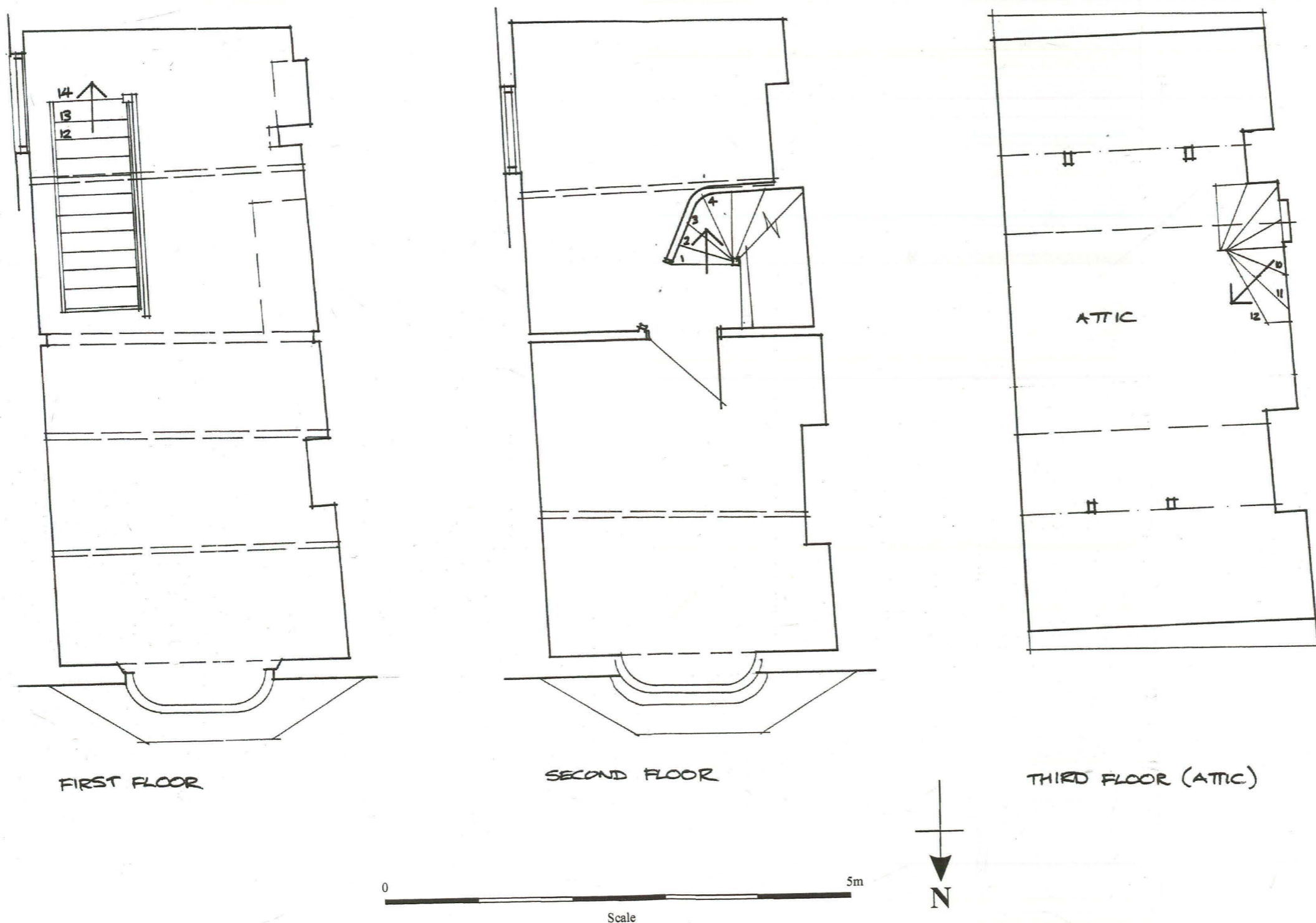


Fig. 9: Plans of the First, Second and Third Floors of 10, Cornmarket. Scale 1:50

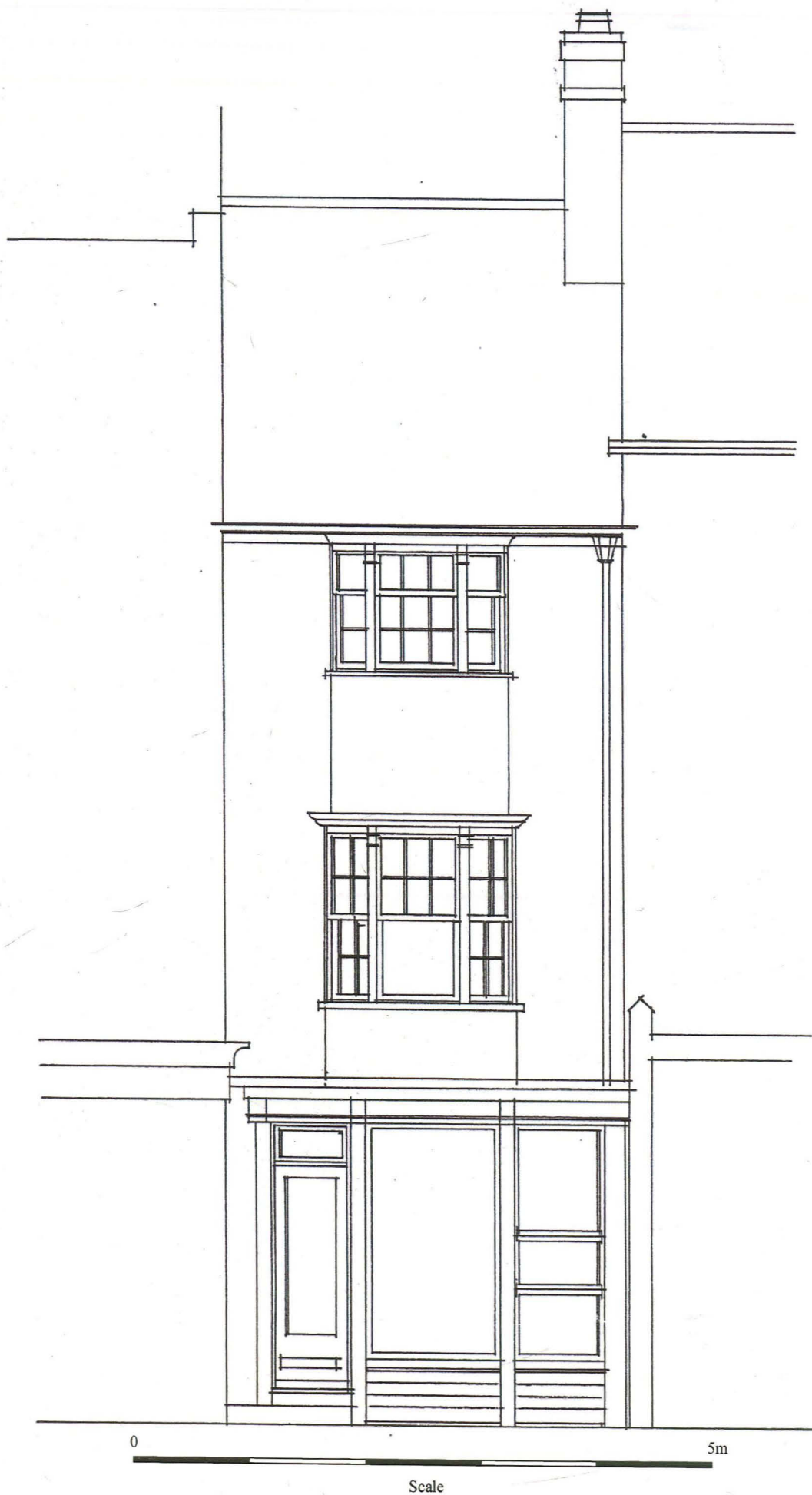
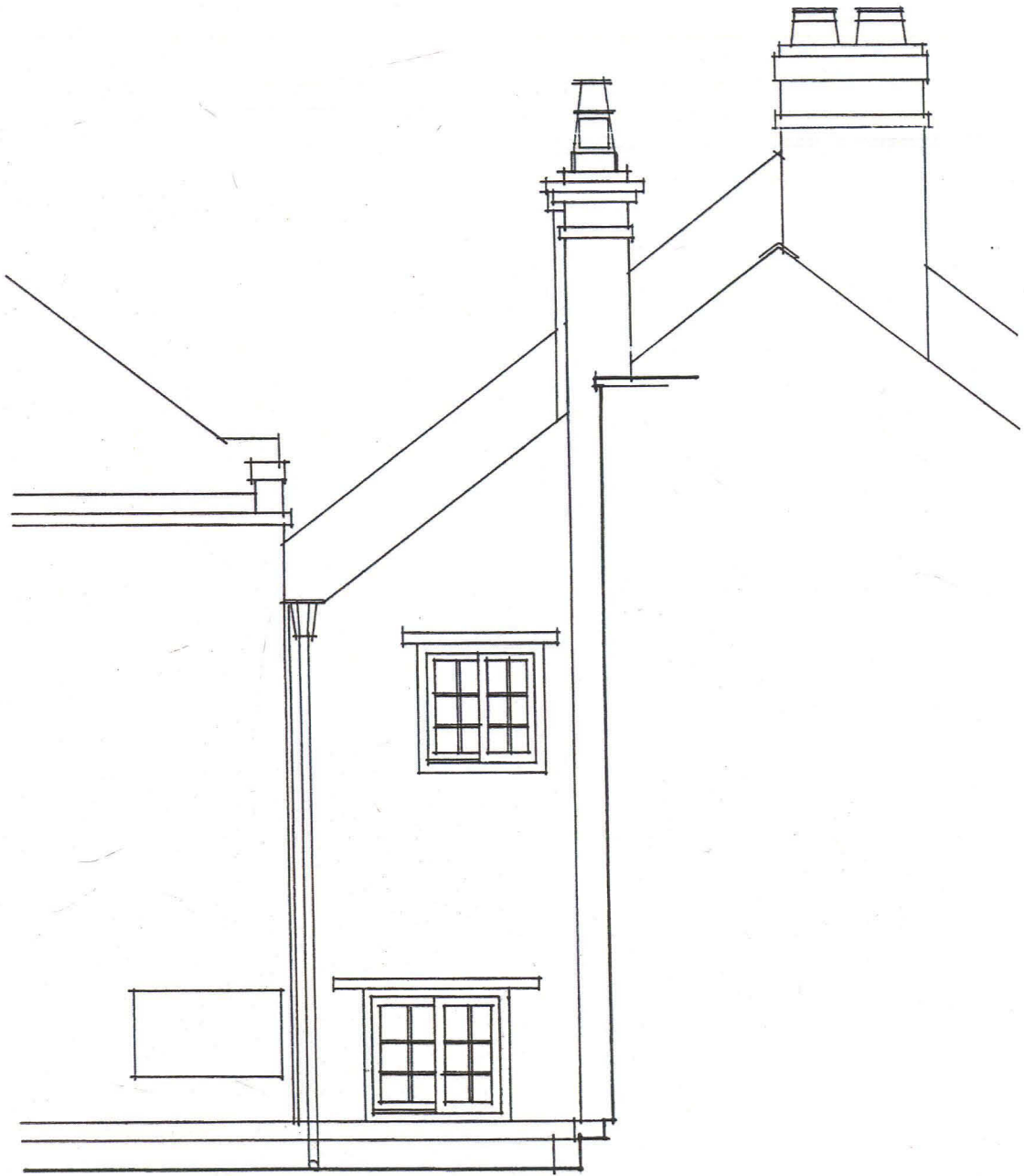


Fig. 10: North elevation of 10, Cornmarket. Scale 1:50



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Fig. 11: East elevation of 10, Cornmarket. Scale 1:50

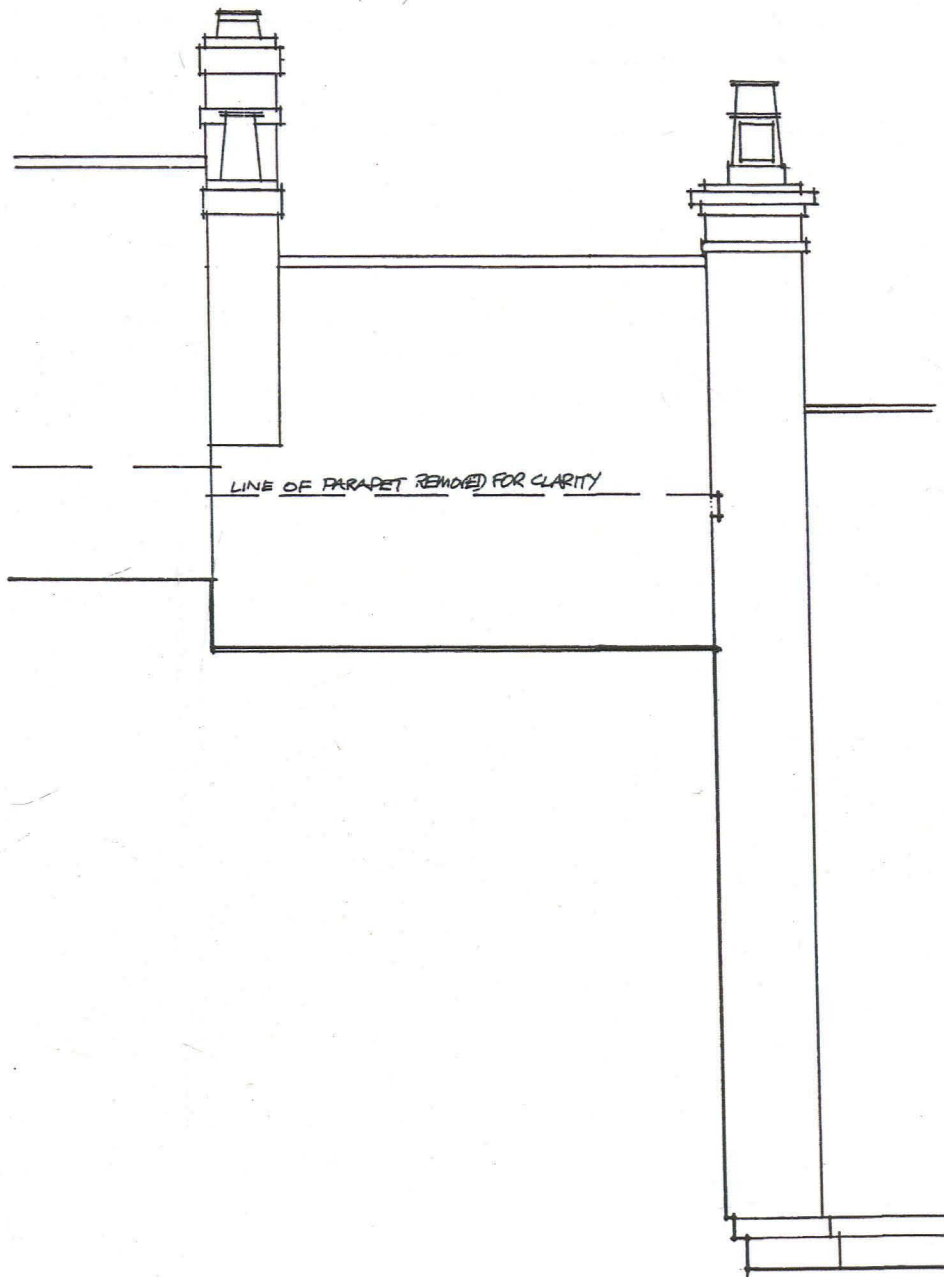


Fig. 12: South elevation of 10, Commarket. Scale 1:50

7.0 Discussion and conclusions

The building at 10, Cornmarket, Louth appears to date to the late 18th century. All of the brickwork exposed when the building survey was undertaken appears to indicate that the structure of the building is contiguous. A small area of different brickwork at the north side of the cellars (along with a timber beam) suggests that the only significant alterations to have taken place involved the insertion of a new shopfront (of probable Victorian date) incorporating access to the cellars from the street. This access would have facilitated the direct transfer of goods from wagons outside into the cellar storage area.

The internal room arrangement of the ground and first floors has been substantially and successively altered according to the various commercial functions performed by the building over a long period. The second and third floors of the property however, retain much of their original fabric and have remained largely unchanged from their original layout. Surviving original fittings include the door to Room 6 and the oriel windows on the first and second floors.

The small floor area of the building appears to represent the solidification of a market plot, a common occurrence in market infill structures, and the building appears to predate its neighbours. Communicating doors (now blocked) between this building and its neighbours bear witness to its inclusion into both of the neighbouring properties at various points in its history.

8.0 Effectiveness of methodology

The methodology employed for the standing building survey allowed a rapid yet thorough record of the structure to be made, appropriate for a building of this age and type.

9.0 Acknowledgements

The author would like to thank John H Stainton Architect for commissioning this report and for providing drawings, and R D Gardner from PCA (Lincoln) for researching and writing the historical background.

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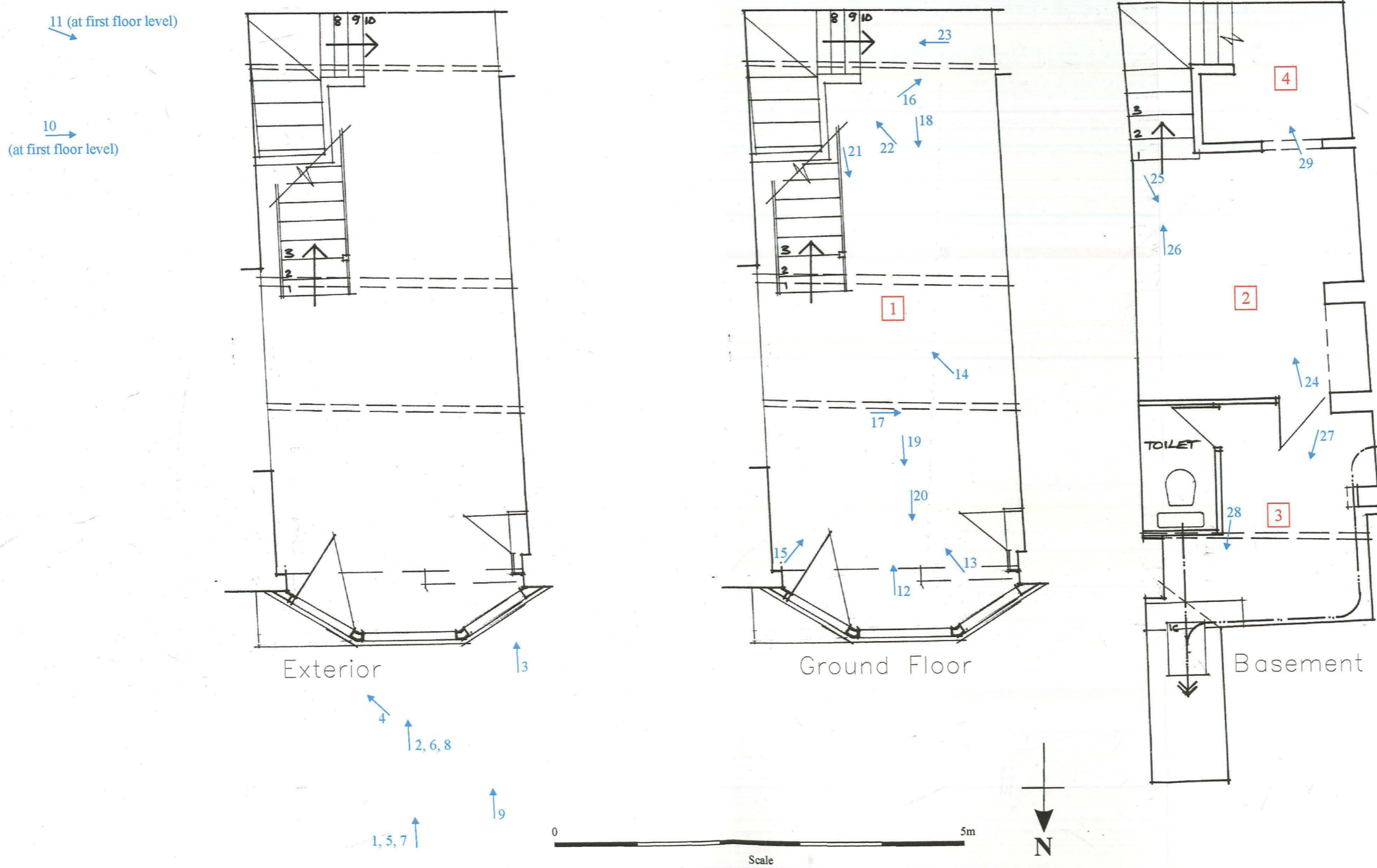
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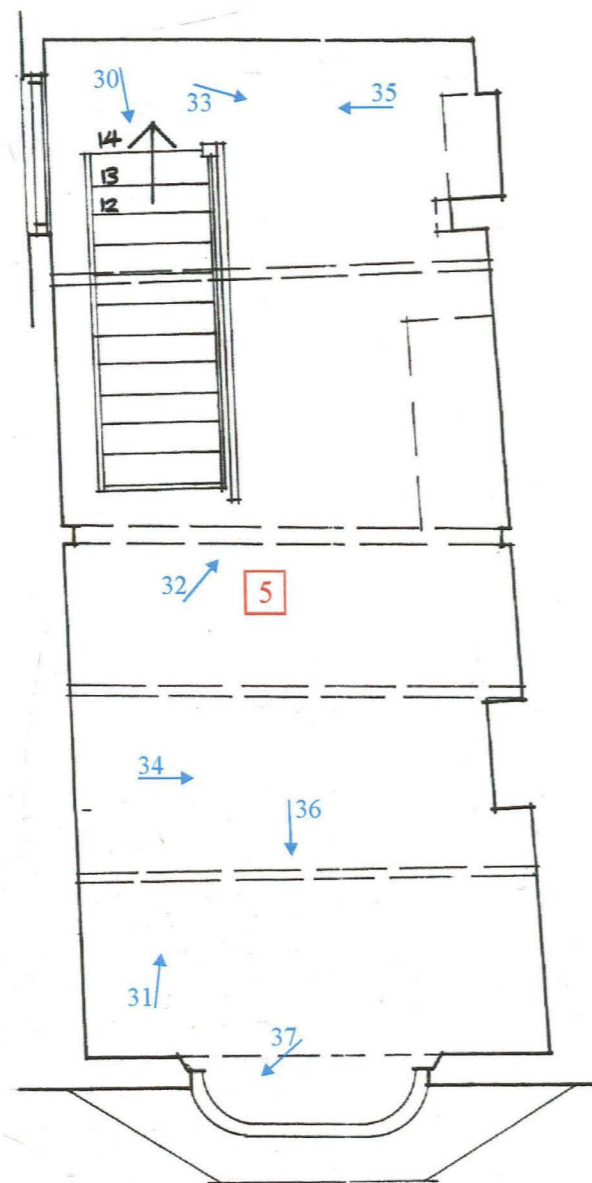
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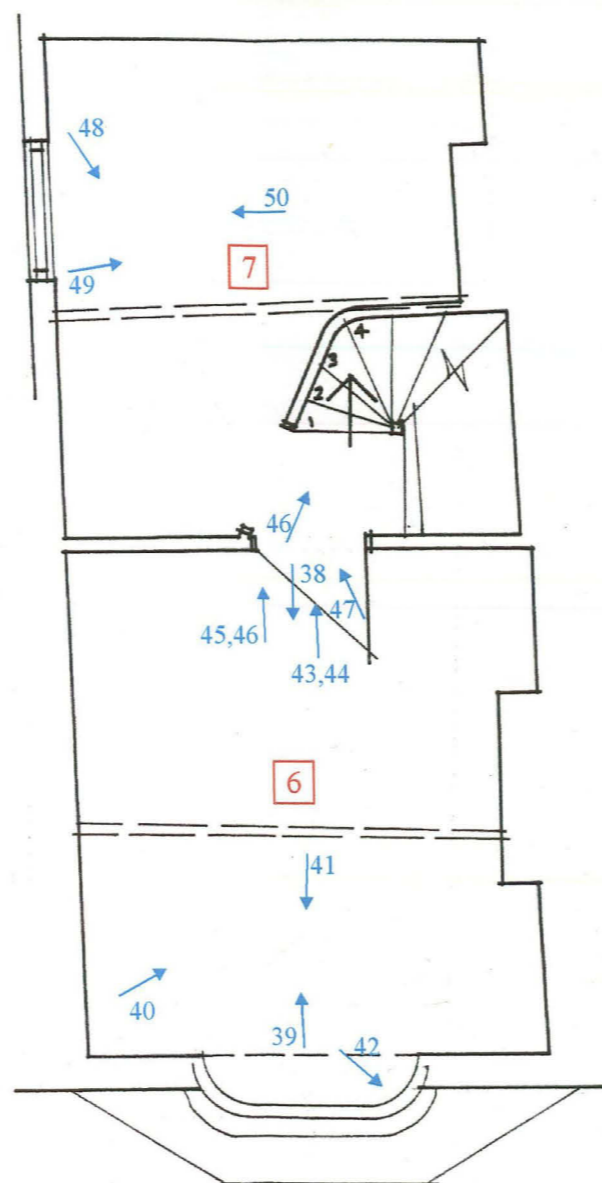
Appendix 1: Photo locations



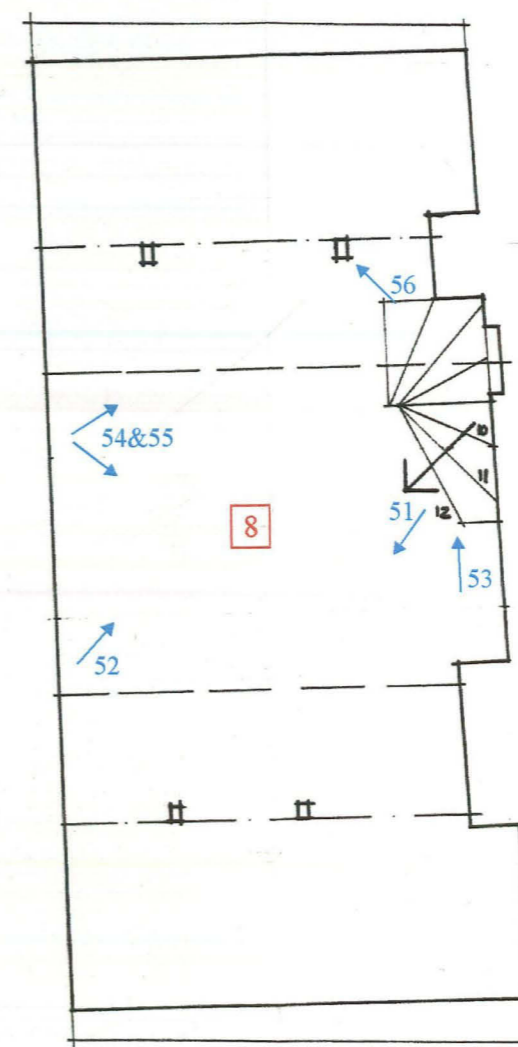
Plans showing the position and direction of the photographs used in this report. Image numbers are shown in blue, room numbers are shown in red. Scale 1:50



First Floor



Second Floor



Third Floor (Attic)



Plans showing the position and direction of the photographs used in this report. Image numbers are shown in blue, room numbers are shown in red. Scale 1:50

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