

Standing Building Appraisal Survey

No's 9 & 11 East Street, Crowland, Lincolnshire

PART I -Text

NGR TF 2405 1025

prepared by

John Samuels Archaeological Consultants

on behalf of

M Parker & Sons

St Johns Road

Spalding

Lincolnshire PE11 1JX

JSAC 865/02/02b

Conservation
Services

25 APR 2002

Highways & Planning
Directorate

March 2002



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Certificate Number 1967/99

Event L12933
Source L17632
MON L182752
L23767

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by

Simon Johnson

edited by

Forbes Marsden

JOHN SAMUELS
ARCHAEOLOGICAL
CONSULTANTS

JSAC

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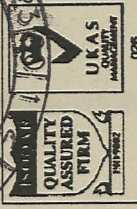
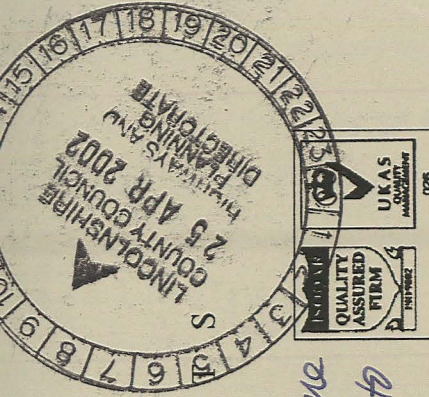
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*American report - line added some
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follow. Best wishes Simon Johnson*

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Summary

A basic standing building survey was undertaken at 9 & 11 East Street, Crowland, Lincolnshire by John Samuels Archaeological Consultants in February 2002. The purpose of the works was to appraise the architectural and archaeological significance of the structure in order to determine the need for detailed recording, and the identification of features which should be retained or rebuilt within the proposed renovation.

Inspection of the fabric of the structure indicated a complex building history. In plan, the structure can be divided into three basic chronological sub-units. These correspond to a rectangular three bay unit of two stories and one room deep on the frontage; a later two storey one room deep extension to the rear; and a later single storey lean-to unit springing from the junction of the other two.

The two rear extensions have had a number of modifications in the form of altered or blocked windows and doors, but are essentially of single build construction. Their date cannot be reliably determined through fabric analysis, but they almost certainly date to the late 18th or early 19th centuries.

The unit fronting East Street is much more interesting and incorporates a surprising range of differing building materials and construction methods. The north elevation gives the impression of a pair of late 18th or early 19th century red-brick cottages, with the party wall defined by a rusticated pier. On closer inspection, however, it is clear that the two cottages are of different builds.

The west cottage is characterised by flat axed arches over the ground floor window and a blocked door, and has been tuck-pointed in imitation of gauged brickwork. In contrast, the east cottage has flat-camber axed arches with no attempt to hide the wide mortar joints.

The Georgian facade of the north elevation hides an earlier heritage of the buildings. There is a wall plate visible at the eaves which is comprised of at least two timbers. These form the first indication of an earlier timber-framed structure. Further evidence for this is seen in the west gable where there are the remains of a cross frame incorporating posts, tie-beam, braces and crown post. Further timber framing is evident internally. It was not possible to determine the conversion of all the timbers, but those that could be appeared to be of boxed heartwood.

The internal render of the building was largely missing from the ground floor of the building and this, together with limited opening-up at first floor level revealed several phases of building construction in addition to the rebuilt north facade and the earlier timber framing.

These were not fully understood within the confines of the appraisal survey, but sufficient information was gleaned in order to identify several phases of brick work and at least one earlier phase of stone masonry.

The majority of the timber framing appears to be of a single phase with a few replacement timbers. Subject to confirmation of the timbers as oak, it may be possible to date the framing by dendrochronology.

Comments have been made on the proposals for renovation and it is concluded that the final method for this should seek to maintain the features and details which signify the chronological development of the building.

1.0 Introduction

- 1.1 M Parker & Sons commissioned *John Samuels Archaeological Consultants* to undertake a Standing Building Appraisal in support of planning applications for redevelopment at No's. 11 & 9 East Street, Crowland, Lincolnshire (ref: H02/0812/01 & HOL/1147/01).
- 1.2 The site is centred on NGR TF 2405 1025 at an altitude of approximately 4m AOD, and is located within the Crowland Conservation Area. The appraisal was undertaken 1-8 February, 2002 by Forbes Marsden, BA, Cert Arch, MA, AIFA and Simon Johnson, BA (Hons), FSA Scot, AIFA, with the assistance of Simon Mortimer, MA (Oxon).
- 1.3 This document forms the report on the appraisal and has been written in accordance with a written scheme of investigation approved by the local planning authority on the advice of Lincolnshire County Councils Conservation Services.

2.0 Purpose

- 2.1 Standing Building Appraisals are a basic evaluation method for assessing the significance of a standing structure. They are used as a means of assessing the likely impact of development proposals within the early consultation stage suggested in Planning Policy Guidance Notes 15 & 16.
- 2.2 *Aims and Objectives*
 - 2.2.1 The appraisal seeks to present summary findings regarding the chronological development and condition of a building; and an assessment of the importance of the building or building elements at a local, regional or national level. As such, the appraisal may contribute to

supporting information supplied to the local planning authority in order that it can make an informed decision when determining the planning applications.

2.2.2 The key objectives of the appraisal were:

- * to identify significant changes in the fabric of the building and significant architectural features
- * to record these changes photographically and by written description, supplemented by a drawn record as appropriate
- * to analyse the records made in order to produce an interpretive account of the chronological development of building elements
- * to identify any architectural details or methods of construction which should be retained within any reconstruction
- * to supply information in order to enable the informed restoration or repair of the building

3.0 Methodology

- 3.1 The building was visually scrutinised during which time notes were made on the gross differences visible within the existing fabric. These formed the basis for developing an on-site strategy to realise the objectives of the appraisal.
- 3.2 Plans at both ground and first floor level were drawn, as was the north and east elevations. These drawings were made at a scale of 1:20.
- 3.3 Limited opening-up was undertaken internally in order to better define architectural or constructional details obscured by render.
- 3.4 Following the above, a systematic photographic record was undertaken in 35mm format. Medium format record shots were not undertaken at the appraisal stage owing to obscured views to the rear and within the building.
- 3.5 Finally, the basic notes made during the initial overview were checked and further details added to them.

4.0 Results

4.1 There follows a broadly descriptive account of the changes identified within the building. This should be treated as provisional, as the very complex history of the building is not fully understood owing to the truncation of early fabric at crucial points, or to the masking of it by later changes. For ease of reference, each room within the extant structure has been coded (see figure 2).

4.2 Constraints

4.2.1 The first floor level could not be completely surveyed owing to either missing or decayed floor joists. This restricted close examination of some early fabric, but is not considered to have unduly affected the appraisal.

4.2.2 The crown post and tension braces visible in Frame C (see below) could not be accessed for survey.

4.3 Phase I -*Late Medieval*

4.3.1 The earliest phase identified is comprised of a ?late medieval half-timbered structure resting on a stone plinth.

4.3.2 Stone masonry was recorded at ground floor level on the south wall of Room B (Plate 1-3). The masonry had a height of 1.35m and was topped by a horizontal rail. It finished with a bull-nosed profile at the doorway between Room B & Room C. The masonry was bonded and rendered in mud and straw. Approximately 0.60m east of the doorway, there is a significant change in build with a vertical joint defined by four possible quoin stones. The walling to the west of these is random rubble, whilst that to the east is coursed rubble snecked to the quoins. It was not determined if the quoin stones represented a corner of a wall or one side of an opening which was later blocked by random rubble infill. The extent of the stone walling to the east was masked by the current stair well (Plate 1-3).

4.3.3 Elements of timber framing survive throughout the structure. A composite wall plate comprising of at least two timber elements is partially visible on the north elevation, and is set into the party wall with No 13. A corresponding wall plate, crudely repaired and in fragmentary condition, was exposed during internal opening up of the south wall of Room Ai. The roof structure has been replaced following a fire, but both wall plates retain 'birdsmouths' at 16" centres denoting the locations of the original common rafters (see plates 4 & 5).

4.3.4 The fragmentary remains of three cross-frames were positively identified:

- *Frame A This was visible internally and was partially set within the west party wall with No 9 East Street. It was seen most completely at the southwest corner of Room Bi, and comprised a principal post, wall plate, tie beam and principal rafter of normal assembly. At the northwest corner, the only indication is that of a bulge in the internal render. Although this may be partially explained by the latest phase of the building being at a skew to the timber-frame, it may also represent the re-use of a jowl headed post as a wall plate (see plates 6 & 7).

- *Frame B This defined the west wall of room Room Ai and butted a later chimney built of hand-made bricks. As seen, it was comprised of a blacked and repaired tie beam with approximately 1m of its southern extent removed to form the first floor landing. Opening up against the north wall revealed the wall plate and a wrought iron strap repair. Again, the construction was of normal assembly. (See plates 8 & 9)

- *Frame C This frame was partially visible as blacked brace and tie beam in Room Ai. Viewed externally, however, it was the most complete frame identified during the appraisal. A principal post was visible on at the junction of the south and east walls and was jointed to a wall plate and tie beam by normal assembly with the upper face to the east. It had a possible scotch on its south face, and a convex brace springing to the underside of the tie beam. No post was visible at the north end of the truss, but a further (ogee) brace was similarly positioned. On the underside of the tie beam, between the two braces, were two mortices to house vertical posts. The tie beam also supported a plain crown post with a pair of curved down braces (see plates 10-13).

4.3.6 Two further posts were identified within the south wall. One was approximately 1m east of frame A. It may have originally extended to the rail crowning the stone plinth, but had been truncated by the insertion of an opening at ground floor level (see plate 1, 15 & 16). The second formed the principal post of Frame B, and extended from wall plate to butt a horizontal timber exposed in Room D. This timber appeared too small to be connected with the timber frame and acted as a lintel over a pegged door frame exposed during opening-up (see plate 15).

4.3.7 A possible window was identified under the wall plate where it formed the covered access at the east end of the building. All that remained was a series of mortices cut into the underside of the wall plate and would have housed wooden mullions. These were framed by two larger mortices for studs, and an internal groove, to house shutters, was also noted (see plate 17).

4.4 *Conversion, jointing and infill*

- 4.4.1 Not all the timber framed elements could be closely examined. However, of those that could be, the raw material appeared to be boxed heartwood and of oak.
- 4.4.2 The majority of the timber elements making up the frame were jointed by pegged mortice and tenon joints. The jointing of the interface between the wall plate, principal posts and tie beams of the cross-frames were not determined, however, they would normally be comprised of the tie beam lapped dovetail assembly; with the principal rafter located into the tie beam by an oblique tenon joint.
- 4.4.3 Horizontal timbers such as the wall plate and the rail topping the stone plinth were extended by scarf joints. The sub-class of joint used for the wall plate was not established as the only joint visible was in an advance state of decay. The rail capping the stone pinning retained evidence for one half of a bridled scarf.
- 4.4.4 There was no complete panel identified during the survey, but one area which may correspond to an original area of infill was located to the east of the stud shown in plate 14.

4.5 **Phase II** *-Brick Chimney ?C16th / C17th*

- 4.5.1 A large shouldered chimney dominates the east internal elevation of Room B. It was constructed from handmade bricks varying in length from 220-260mm; in width by 100-125mm; and in height by 49-60mm. The bricks were bonded in mud, and the stack had been whitewashed over a render comprised of an off-white, medium/coarse lime mortar containing hair.
- 4.5.2 The chimney was set off-centre butting the south wall, with the space between the chimney and the north wall presumably acting as a passage between Rooms A & B. Originally, it was open only to Room B and comprised a typical large open fire, probably with an oven to the south side, with the hood supported by a waney-edged ?oak lintel (see plate 18).

4.6 **Phase III** *-Undated stud partitioning*

- 4.6.1 At first floor level, the whitewashed render of the chimney had been preserved owing to it being hidden behind a stud wall. This was constructed from a series of irregularly spaced vertical studs with hand-split lathes and plaster. The bases of the studs extended below the plaster and were presumably hidden within the ceiling/first floor void. Their original fixing within the roof space has been lost, and the studs are currently secured by a horizontal timber covered in gypsum plaster board (see plate 19-21)

4.7 **Phase IV A -late C18th / early C19th**

- 4.7.1 The north elevation was remodelled by the construction of a new facade to No 9 East Street and incorporated a rusticated pillar defining the division with No 11. The pillar is unusual in that it is in the *artisan mannerism* tradition and, as a feature, more commonly represented within the vernacular buildings of the north of the county rather than the south (Dr Beryl Lott *pers comm*). A single square window gave light to the first floor and was set centrally over brickwork separating a ground floor window and door (see plate 22).
- 4.7.2 The ground floor window and door were capped by flat arches of fine axe-work and had been tuck-pointed to imitate gauged brickwork. The original door detail is lost through later bricking-up, but the window contains a sixteen-pane, double hung, sliding sash. It has thin 'lamb's tongue' glazing bars and the sash box is exposed on the outside.
- 4.7.3 The facade is constructed in red brick in Flemish bond and was bonded by lime mortar. The rules of bonding have been correctly followed with queen or king closers occurring adjacent to quoins or stop-ends. The rusticated pillar is interesting in its use of twin closers either side of a header when a stretcher would have sufficed (see plate 23). The bricks were hard-fired and ranged in colour from a pinkish red to a grey-brown. Many were over fired and contained firing cracks, and measured an average of 230mm in length; 105mm in depth; and had a height of 65mm.
- 4.7.4 Similar bricks were used to construct an extension to the rear of No 9, and it is therefore considered to be contemporary with the new facade. It comprised two-stories (Rooms C & Ci) with a central chimney stack to the south gabled wall, and was constructed in English bond. This is considered a strong yet expensive building detail, and its use for a relatively small extension may have been influenced by the excessive subsidence evident in neighbouring buildings (see plate 24).
- 4.7.5 The south gable contains windows and a door, but none of these can positively be determined as original. At ground floor level the extension was split into two units. The larger room contains the chimney breast, outside door and access through to Room B. The west wall contains a blocked window and door. The smaller room off to the east now houses the stair and part of the downstairs bathroom, but its original function was probably as a scullery or store. It was accessed from the larger room via a deal door.
- 4.7.6 The first floor was not surveyed owing to safety concerns, but the floor joists were visible at ground floor level through holes in a sawn-lath and plaster ceiling. The joists lay east-west and their underside edges were ovolo scratch-moulded indicating that they were originally intended to be seen. Between the access to Room B and the door to the scullery, the joists have been trimmed and finished with a bead-moulded trimmer joist, suggesting the position

of a removed staircase (see plate 25)

4.7.7 The extension is roofed separately to the main building with a valley gutter, and is covered in pan tiles. Damage to the first floor ceiling revealed what appeared to be the original roof rafters, together with the remains of either a course of water reed thatch or fleeking (see plate 26 & 27).

4.8 **Phase IV B** -late C18th / early C19th

4.8.1 At some point after the completion of the above, the facade of No 11 was also rebuilt. Its proportions and general layout follow that for No 9, except in the detailing of the arches of ground floor window and door.

4.8.2 Here, the treatment of the voussoirs was to create a flat-camber arch using cut bricks springing at a more acute skew. The resulting perpends are reasonably fine and no attempt to imitate gauged work by tuck pointing was undertaken (See plate 22 & 28).

4.8.3 The facade was constructed from moderately hard bricks similar to those used for No 9, but greater control in firing has resulted in a more even red hue to the bricks. The brick dimensions measured 230mm (L), 115mm (D) and 65mm (H). Again, the facade is constructed in Flemish bond. Similar bricks were used for a lean-to extension to the rear which was built in stretcher bond with a pantile roof.

4.9 **Phase V** -late C19th / early C20th

4.9.1 The construction of the shop (No 7 East Street) to the west of the building resulted in the blocking of the window and door in the west wall of room Room C.

4.10 **Phase VI** -mid / late C20th

4.10.1 The date of the conversion of the Phase IV cottages into a single unit was not established, but it seems likely that it was undertaken when a new door was knocked through the north elevation and the doorway to No 9 blocked. The blocking of the door and the rendering of the reveal to the new door was undertaken using a hard, grey, cementitious mortar (see plate 22, 28-30)

4.10.2 Although artificial cements can date from the early C19th, the principal binder used in mortars in rural areas up to 1945 was still lime (Lynch 1994, 107). It would seem likely, therefore, that all changes utilising cement as a binder date after the second world war. A plastic repair to the rear of the lean-to extension is inscribed '1957' (see plate 30).

4.10.3 Most other changes that can be ascribed to the last century are internal modifications such as a block-work wall forming a down stairs bathroom, and more recent re-facings/repairs using reclaimed and modern refractory bricks and block. Additionally, the roof has been replaced above wall plate level with softwood covered in interlocking concrete tiles.

4.11 *Undated fabric*

4.11.1 As noted above, the buildings include a confusing palimpsest of different building materials within their structure. Most of the significant changes have been described in the provisional phasing above, but some cannot be ascribed to a particular period.

4.11.2 The south wall of the timber-framed building contains a mass of brickwork of successive botch repairs and alterations, including the masking of a scratch-moulded timber doorframe between room Room A and Room D. Further significant but un-phased brick work includes the bricking-up of the shoulders of the chimney stack to form a vertical wall plane. The time most likely for this to have occurred is either during the insertion of the timber stud partition over the chimney stack, or during the Phase IV remodelling.

4.11.3 A photograph, probably taken in the 1930's (see plate 33) shows two tall and narrow windows adjacent to the rusticated column of No 9, the lower one having been destroyed when the central door was knocked through. The date of these insertions is not clear.

5.0 Discussion

5.1 The identification of the significant changes in the fabric of the building and its characterisation in to successive phases not only highlights changes in its form, but also reflects possible changes in ownership, function, and status.

5.2 The remains of timber framing suggest a three-bay structure with a crown-post roof. This is a classic medieval form, common in the lowlands of east and southeast England, that rapidly declined after the early C16th. Unfortunately, the original roof has almost entirely been replaced above wall plate level, resulting in a significant loss of information. There are, however, clues to the organisation and nature of the building.

5.3 The basic questions that must be determined are whether the surviving timber-framed structure was originally configured as a dwelling or a more utilitarian structure such as a barn or hovel. There is no sign of re-use of timbers and thus it is assumed that the structure is of a single phase comprised of three bays. Three bay structures were a common plan form during the medieval period for both barns and domestic buildings.

- 5.4 One of the main differences between timber framed buildings in Britain and those of the continent is their construction by loose-fit rather than centre-point joinery. This enables frames to be constructed from timbers of different scantling whilst resulting in an "upper-face" where all the faces of the timber lie at an even plane. There is a traditional relationship between the upper face and the plan of a building. The upper face is to the outside on wall frames and, in the case of three-bay barns, the upper-faces of the two internal cross-frames will both face into the threshing floor of the central bay. Additionally, where a two-bay open hall exists, the central open truss generally has its upper-face towards the dias end of the hall (Harris 1978).
- 5.5 Frame C, which defined the current east wall of No 11, had its upper-face to the east suggesting that the structure was not a traditional three-bay barn. Further, the probable window suggested by mortices in the wall plate indicates domestic use. The bay divisions within a medieval domestic building suggest the form and function of the bays, with the larger bay being the open hall. The bay divisions of the building were all recorded with a width of 5m. Their lengths comprised:

*No 9 East Street	-Bay 1	5.3m
*No 11 East Street	-Bay 2	4.2m
*Covered access	-Bay 3	3.2m (measured to No 13 East Street)

This suggests that Bay 1 may have been an open hall, and is supported by the insertion of the later brick chimney probably replacing an open hearth.

- 5.6 The chimney was originally lime-washed prior to the insertion of the Phase III stud work suggesting that Bay 1 continued as an open hall after the fireplace was inserted. At a later date, the stud work was added presumably as part of inserting a floor over the open hall to form additional accommodation at first floor level.
- 5.7 This poses a dilemma in terms of the plan of the building, as three-bay open hall houses generally had the hall as the central unit. Local knowledge believes that the wall plate visible on the North facade continues as far as the Abbey Hotel. Although the validity of this claim is unknown, it raises the possibility of a terraced street front. Bay 2 may thus have formed the parlour to the open hall, with Bay 3 forming part of a second structure to the east.
- 5.8 *Dating*
- 5.8.1 If determining the chronological changes is difficult, dating the various phases of the building is more so. Ordinarily, the principal posts would be expected to have jowl heads at the junction with tie beam and wall plate. Straight posts, as in the East Street building, have often

been regarded as an indication of either early or late date. An alternative explanation for their occurrence in the ports of Colchester and Maldon has been the suggestion that they were constructed from imported sawn timber (Walker 1994, 13). Given Crowlands setting within the hinterland of Boston and Kings Lynn, this may explain the lack of jowl-headed posts within the building.

- 5.8.2 As noted above, crown post roofs are a typical medieval element in the east of England which rapidly decline during the early C16th. A number of crown post roofs have been dated in the region, including two in Newark of 1337 and c.1440 (Arnold *et al* 2001, 97-98). However, vernacular timber-framed buildings in rural Lincolnshire have not been researched in the same detail as elsewhere, with the result that chronological developments are poorly dated within the County. Despite this, there is some evidence for archaic framing methods to survive to a late date (Roberts 1974, 19-20; 1975, 33-38), and it may be that the crown post roof survived later in the Fens than elsewhere.

6.0 Importance

- 6.1 The importance of the building as it currently stands is two-fold. Firstly, is its contribution to the setting of the Conservation Area; and secondly its archaeological and historic interest.
- 6.2 The primary contribution of the building to the Conservation Area is its North elevation that fronts on to East Street. It is essentially comprised of two late C18th/early C19th cottages. The immediate environment is characterised by several fine mid C18th century buildings. The facade contributes to the street scene by its harmonious use of local red-brick, and detailing of the brick arches over the ground floor windows and doors; and also adds interest by the breaking-up of the skyline with its low roof line. However, to some extent, the aesthetics of the building and its setting have been compromised by the levelling of the roof line during re-roofing and the knocking through of a new door and first floor window to No 9.
- 6.3 The archaeological interest of the building stems from the modifications that have been made to the building through time, and the varied materials that have been used. These changes have been placed in a broad chronological framework, but the building still holds further potential for archaeological research.
- 6.4 The fabric of the building undoubtedly retains further information regarding the various phases of modification and repair. The surviving elements of the timber-frame may be suitable for dating by dendrochronology, and the bricked up door-frame suggests that there may be deposits of archaeological interest overlying the original floor level.
- 6.5 If such deposits remain, they may include datable artefacts which could refine the

chronological development suggested, and the identification of an open-hearth within Bay 1 would support its interpretation as a former open hall.

- 6.6 On the basis of the complex history preserved within the fabric of the building; its potential for further archaeological study; and its contribution to the locality, it is considered to be a historic building of local to regional importance.

7.0 Proposed works

- 7.1 Historic buildings are seen as an important part of the cultural heritage. One aspect of this is the ability to read the fabric of a building and discern its development or date by changes in the build or architectural details.
- 7.2 The details of the proposed renovation of the building have been outlined on client drawing CRO 002. Although the basic layout of the building and the North elevation have been retained, there are differences between existing details and as proposed. In order to preserve the historical integrity of the renovation, the following points might be considered:

Proposed removal of lean to extension to the rear of No 11

A fundamental tenet of building conservation is the respect for historical development and the changes made to a building which define a particular technique or period. Although the extension does not exhibit any fine architectural detailing, it is an integral part of the Phase IV changes and its retention should be considered.

Proposed partial blocking of the front door of No 11, and the partial opening of the blocked front door of No 9, to form a windows

The original opening lines should be retained below sill level so that the new windows original purpose as doors can still be identified.

Proposed flat-camber arches of No 11 to be rebuilt as flat arches to match No 9

The differences in the treatment of the arches over the ground floor openings are one of the primary indicators that the North elevation was constructed in two phases. The distinction between No 9 (flat arches) and No 11 (flat-camber) should therefore be retained.

Proposed addition of stone sills to all windows and stone lintels to first floor windows

These have not been used previously within the structure and their inclusion during renovation

is therefore questionable.

Proposed addition of voussoir flat arch to the recent knocked through door to No 9

The insertion of the central doorway to form a 'lobby entrance' is a relatively recent modification of the last century. The addition of a flat arch would give a false historical accent to the feature which should be avoided. The doorway and the window above are not representative of a significant phase within the development of the building, and the reinstatement of the original late C18th/C19th century facade without them might be considered.

Proposed reduction of wall plate to lintel over existing covered access

The wall plate is an important element within the north elevation being the only feature which suggests an older heritage to an otherwise unremarkable Georgian frontage. It should be retained throughout its current length, and consideration should be given to reinstating it in No 9 to run through to No 7.

Proposed re-roofing in thatch

Although nearly all the original roof structure has been replaced, sufficient information potentially remains for the original structure to be determined. Two early C20th photographs (see plates 32 & 33) are extant and show the building as being thatched.

The earlier photograph (lacking the war memorial) shows a very plain straight-cut ridge, and a curious shadow above the eaves may be indicating hazel rodding suggesting it may have been thatched using long-straw. The later photograph indicates that the roof was re-thatched with an ornamental ridge; it is much clearer, and the thatching medium appears to be water reed.

As the suggestion that the earlier roofing medium was long-straw is at best tenuous; any re-roofing in thatch should consider using water reed. Decorative ridges were rare prior to the C19th, and the essentially C18th character of the North elevation might be best served by a plain ridge detail.

7.3 In addition to the above, the following general comments can be made:

-The distinction of tuck pointing should be reinstated for the flat arches of No 9

-The twin closer and header detailing of the rusticated pillar should be retained

-The ground floor sash windows should be repaired, if cost effective, but should otherwise be used as a pattern for replacements.

8.0 Further work

8.1 As noted above, the building could not be fully recorded at appraisal stage. The need and level of further works will depend up on the final methodology agreed for renovation. Certainly, if the renovation includes partial or full demolition, then recording will possibly need to be undertaken both before and during such works. This might include:

*detailed drawings of changes in the construction at ground floor level and further opening up.

*detailed photography of the surviving elements of the timber framing during dismantling

*detailed drawing and recording of individual timbers following dismantling

This will result in obtaining information which should enable a partial reconstruction of the timber-framed structure and a better understanding of the phasing of the different construction methods used.

9.0 Summary and conclusions

9.1 The appraisal has resulted in demonstrating that No's. 9 and 11 East Street have had a long and complex development. This is reflected in the diverse changes in the fabric of the buildings including timber-framing, brick and stone masonry.

9.2 The appraisal has not been able to record the entire structures in detail, but has proposed a basic chronological framework for the principal stages of development. The earliest phase is represented by a timber-framed structure on a stone pinning. This appears to have had a crown post roof which is generally seen as an indication of a medieval date, although it is noted that the tradition may have extended into the Tudor or post-medieval period in Lincolnshire.

9.3 The proposed renovation plans have been reviewed and it has been suggested that the proposed renovation should seek to retain the visual distinction of features which indicate its historic and architectural development.

10.0 References

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