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LINDSEY ARCHAEOLOGICAL SERVICES

14 Market Place, Alford, Lincs.

Archaeological Appraisal

NGR: TF 4547 7603

LCNCC Accn No.: 2003.274

Site Code: AMP 03

Planning Application No.: N/003/1584/02 and N003/1585/02

Report

for

**Kirsop Chartered Building Surveyors
on behalf of
TM Retail**

By

Naomi Field

Conservation
Services

08 AUG 2003

Highways & Planning
Directorate

LAS Report No. 689

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Fig. 1 Location of Alford © based on the 1955 OS 1:10,560 map. © Crown copyright, reproduced with the permission of the Controller of HMSO. LAS Licence No. AL 100002165.

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The Plates

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Pl. 15 Corridor leading to south bedroom. Note wood panelling of central bedroom west wall to left.

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Summary

The building currently known as 14 Market Place is actually two buildings of a single bay to the north and two bays to the south. These have been incorporated into a single structure probably in the 19th century when the buildings were raised by a storey and then split longitudinally, perhaps to provide accommodation over the front part of the building with industrial use to the rear.

Whilst the ground floor has been gutted for use as a shop and few original features survive there are plenty of features in the remainder of the building which merit recording and preservation. The retention where possible of original features which contribute to the value of the building is recommended and appears to have been taken on board in the current proposals.

Full interpretation of the building history was not possible at this stage because of access problems to certain areas and additional features may be revealed during restoration/repair.

Introduction

Lindsey Archaeological Services was commissioned by Kirsop Chartered Building Surveyors on behalf of TM Retail to undertake an archaeological appraisal of the building at 14 Market Place Alford, in accordance with the requirements of Planning Consent granted by East Lindsey District Council, the Brief dated October 14th prepared by the Conservation Services, Lincolnshire County Council and the general requirements of the Archaeology Section of Lincolnshire County Council as set out in the *Lincolnshire Archaeological Handbook* (Lincolnshire County Council Archaeology Section, 1998).

Site Location and Description

Alford is situated on the eastern edge of the Wolds overlooking the Lincolnshire Marsh on the A1104 between Louth and Skegness. 14 Market Place is located on the west side of the Market Place and is apparently of 18th century date with later alterations.

Historical Background

The settlement at Alford probably originated in the Anglo-Saxon period and at the time of the Domesday Survey in 1086 a small estate (manor) was based there. Part of Alford belonged to a much larger estate at Well. After the Conquest Alford grew in size and in 1283 was granted

a market charter. The settlement was situated at the crossing of a small river, now canalised and called the Wold Grift Drain, at a junction where the road from Horncastle met a north-south route from Louth to Wainfleet. In the medieval period the river formed the western limit of the town, and the

Planning Background

An application has been made to East Lindsey District Council to carry out alterations to the existing building to provide residential accommodation on the upper floors. A request for a building appraisal has been made prior to determination of the application.

Scope of Work

The aim of the survey was assess how much of the building survives in its original form to merit a detailed survey. The appraisal comprised

- Selected photographic survey of internal elevations + some detail photographs of any architectural features fixtures and fittings.
- Annotation of drawings supplied by the client to show building breaks, coursing and bonding discrepancies and any other evidence of chronological changes to the building
- Description of the building fabric and construction

Results

No. 14 Market Place, currently Martin's Newsagents, is a three-storey brick building comprising three bays. Thornalley Butcher's north of no. 14 is also three storey but has a lower roof line. Lloyd's pharmacy to the south is only two storeys high. Both buildings are also 18th century in date.

On the front elevation there are three windows at first and second floor level and on the ground floor the modern shop frontage, comprising door and window, sit beneath two of the windows with the north window intact (Pl. 1). The façade is rendered and has false, painted, quoins and moulded plaster window surrounds. The window sills are probably stone but have been painted. The windows frames themselves are vertical sliding sash windows, modern replacements of the originals. The northernmost bay is offset at an angle to the remainder of the building on the front elevation and there is a tell-tale vertical crack in the render which runs adjacent to the shop fascia and over the top of the first floor central window (Pl. 2).

The rear elevation is divided by a 20th century extension that bridges the gap between the building and a range of outbuildings. It is not rendered and shows that the top floor is of a different brick to the ground and first floors (Pl. 3). At ground floor level there is a mid 20th century blocking (in yellow brick) of a door, partially built across by the later extension with a blocked window adjacent, as if the door had replaced it. At first floor level there are at least

two window blockings with further two window blockings at second floor level. The south-west corner of the building has been completely rebuilt. It is clear that the south gable end, visible above the roof height of Lloyd's, is in the same brick as the added storey, as is the brickwork of the chimney stack (Pl. 3).

To the north of the extension is a vertical joint in the brickwork which runs from ground to the top of the first floor. There is also a joint at the north end of the building next to Thornalley Butcher's but this is only visible at first floor level because the brickwork below has been much altered. At ground floor level there is an inserted door at the north end which gives access to a staircase. There is a large inserted window and another inserted door to the south. These sit below a relieving arch for a door at ground floor level (Pl. 4). At first floor level are two replacement sash windows and above, at second floor level, is a horizontal sliding sash window just below the eaves, the only second floor window on the rear of the building (Pl. 5).

Ground Floor interior

The shop occupies the central and southern ground floor bay at the front of the building. It has a false ceiling and all the walls are clad. The floor is covered in lino tiles so none of the original features which may be present can be seen.

There are two steps down into this area through a very thick wall (0.90m), possibly an inserted access. The room has been partitioned into front office, rear store and toilet. The north wall of the bay, ie the party wall has been clad in plasterboard and the ceilings have recently been plastered. The only visible original surviving features is the internal panelling flanking the front window. The sill is new.

Also at ground floor level is the stair to the upper floors. This can now only be accessed from the rear of the building through an inserted door because of the recent installation of the plasterboard partition. The floor in this area retains red quarry tiles, 9" square and was originally an under stair cupboard (Mr Pinkney, pers. comm.).

There appears to be an area unaccounted for on the ground floor to the north of the present office and east of the stair.

First Floor interior

The ground floor stair at the rear provides access to the first floor. (Access from the front of the building has been blocked by a modern plasterboard partition and is now via an inserted wall in the rear elevation of the building). The door to the staircase is late 18th.early 19th century in date with a modern hardboard facing on one side. The stair rail is old but probably not original. The stair leads to a landing in the north bay with two inserted cupboards on the

rear wall and a botched arrangement of partition wall allowing shared lighting from the bathroom window (Pl. 6). The cupboards reuse old timber and have early strap hinges on the doors. The curving wall on this landing indicates that the present layout may replace a former stair access. An 18th century door gives access onto this inner landing with an inserted window to provide borrowed light. This door should be reused. (Pl. 7). The landing leads through a door to a second landing leading to the bathroom, overlooking the rear and a small bedroom overlooking the Market Place, both within the north bay. The bedroom has serious structural problems in the far corner and was not investigated. There is a small walk-in cupboard in the north-west corner of the room over the stair well (Pl. 8). The sash window is a modern replacement. The bathroom retains a fireplace with cast iron surround which appears to be 19th century in style (Pl. 9). This is served by the rear chimney stack to the building that serves the north bay.

The landing currently gives access via four steps through the thick party wall up to the front room extending across the central and southern bays (Pls 10 and 11). The floor is clad in particle board and the walls have been recently plastered and papered. The two front sash windows are recent replacements. There is a chimney stack between the north and central bays serving three chimneys. This stack is contained within the central bay and serves fireplaces in the central bay only.

The room at the rear straddles the first and second floor levels (see below). The only access at first floor level is past the boiler in the bathroom but the door was jammed and no access was possible.

Second Floor Interior

Access to the second floor is via two stairs. The stair in the northern bay, which has been inserted, leads to a room above (Pl. 12). It has broad floor boards 10 1/2" wide. The chimney stack which served the fireplace in the bathroom lies on this side of the party wall but there was never a fireplace at this level, only a soot box (Pl. 13). An inserted access on the east side of the chimney breast gave access to the first floor rear room whose floor is at a much lower level than the second floor bedroom. Inspection of the rear wall of this room shows no obvious blockings (Pl. 14).

Access to the second floor front rooms is via a second stair in the north bay which leads to the front north bedroom. The stair rail may be original as is the panelled door. There is a built in cupboard over the stairwell with a panelled door. The floorboards are broad (10" wide) and there is a new sash window.

There is a step up to a corridor leading to two further rooms facing the street frontage. The corridor has been created by constructing a thin wood panelled-wall to provide access to the

southernmost room and retaining privacy in the central room (Pl. 15). There is a firestack on the north wall with a fireplace on its west side (Pls. 16 and 17). The surround has been removed. A built-in cupboard has been constructed in the alcove on the east side of the firestack. The doors have original strap hinges.

The corridor floorboards continue through into the central bedroom but removal of a loose board revealed an earlier set of boards beneath which run at right angles to the present boards. These have been partially cut away (Pl. 18).

There is a lath and plaster partition wall between the central and southern bedroom. Access is via a good early door (Pl. 19) and there is an inserted late 19th century cupboard in the southwest corner of the room. The rear (west) wall of the room has recently been replastered (Pl. 20).

Discussion

The building currently known as 14 Market Place is actually two buildings of a single bay to the north and two bays to the south. These have been incorporated into a single structure probably in the 19th century when the buildings were raised by a storey and then split longitudinally, perhaps to provide accommodation over the front part of the building with industrial use to the rear. All evidence for original access to the first floor room at the rear has been concealed at ground floor level and could not be ascertained from above. The double sets of stairs in the north bay may relate to provision of separate access to certain parts of the building by servants rather than indicating separate tenancies/ownership. Further survey during the restoration and alterations may provide the answers to this problem. The possibility of an alternative stair arrangement on the first floor requires further investigation.

Whilst the ground floor has been gutted for use as a shop and few original features survive there are plenty of features in the remainder of the building which merit recording and preservation. The retention where possible of original features which contribute to the value of the building is recommended and appears to have been taken on board in the current proposals. This includes cast iron fire surrounds, doors, and cupboards including the strap hinges, stair rails and any floor boards not affected by dry rot.

A high quality detailed survey comprising floor plans of each storey and external elevations has already been carried out by Kirsop & Co. Chartered Surveyors. Digital photographs accompany this survey. However, annotation of this survey describing the architectural features would help to explain the alterations which have been made to the building

Acknowledgements

LAS would like to thank Wayne Mardell Kirsop & Co. Ltd for supplying site survey drawings, Mr Pinkney and his staff at Martin's newsagents for their co-operation during the survey. Karen Dennis prepared the drawings from digital copies supplied by Kirsop and Co. Ltd.

Summary of Site Archive

Correspondence

Site Notes

Colour Photographs. LAS film No. 03/81 Negs. 1-23. Also on CD

Paper copies of survey carried out by Kirsop Chartered building Surveyors October 2001.

Annotated survey drawings (digital drawings)

Naomi Field
August 5th 2003

THE FIGURES

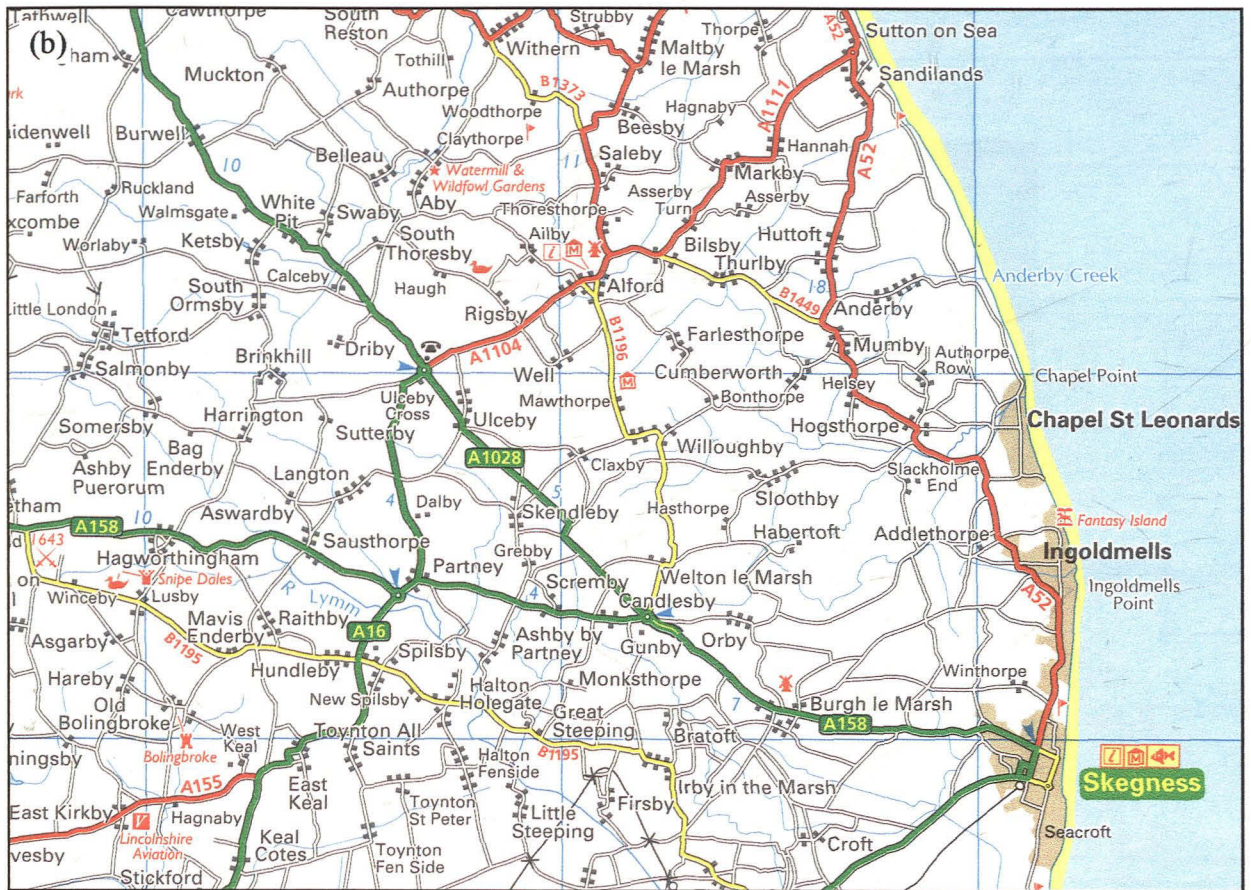


Fig. 1 Location of Alford (c based on the 1955 1:10,560 Ordnance Survey map. © Crown copyright, reproduced with the permission of the Controller of HMSO. LAS Licence No. AL 100002165).

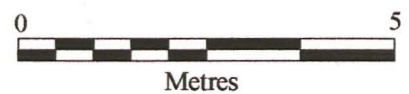
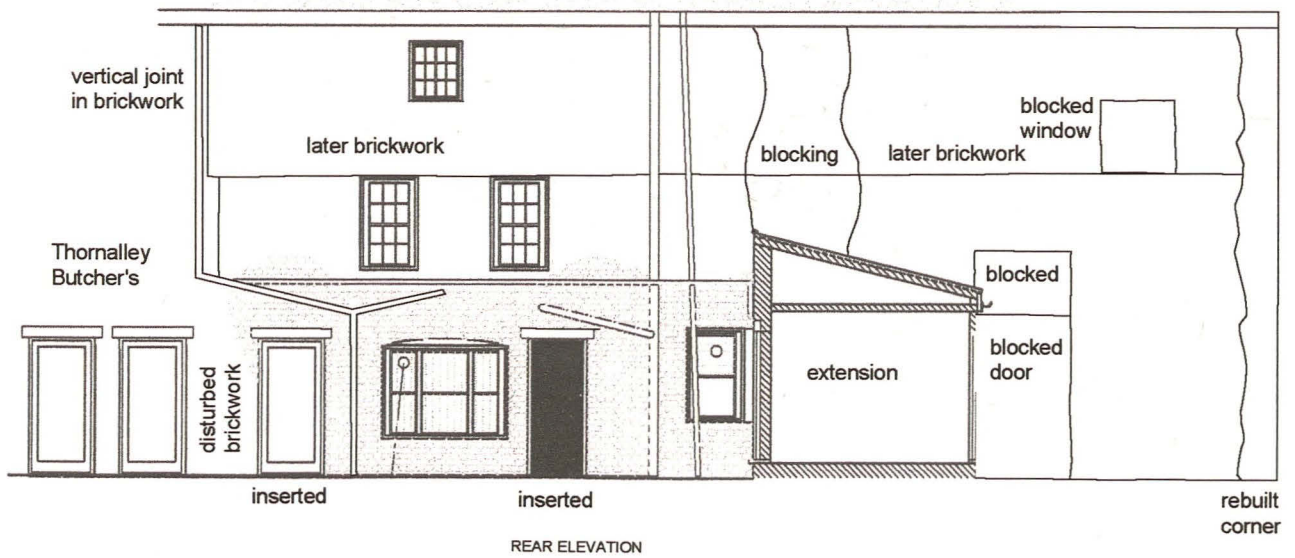


Fig. 2 Front and rear elevations showing later alterations to fabric. Based on drawings supplied by Kirsop Chartered Building Surveyors.

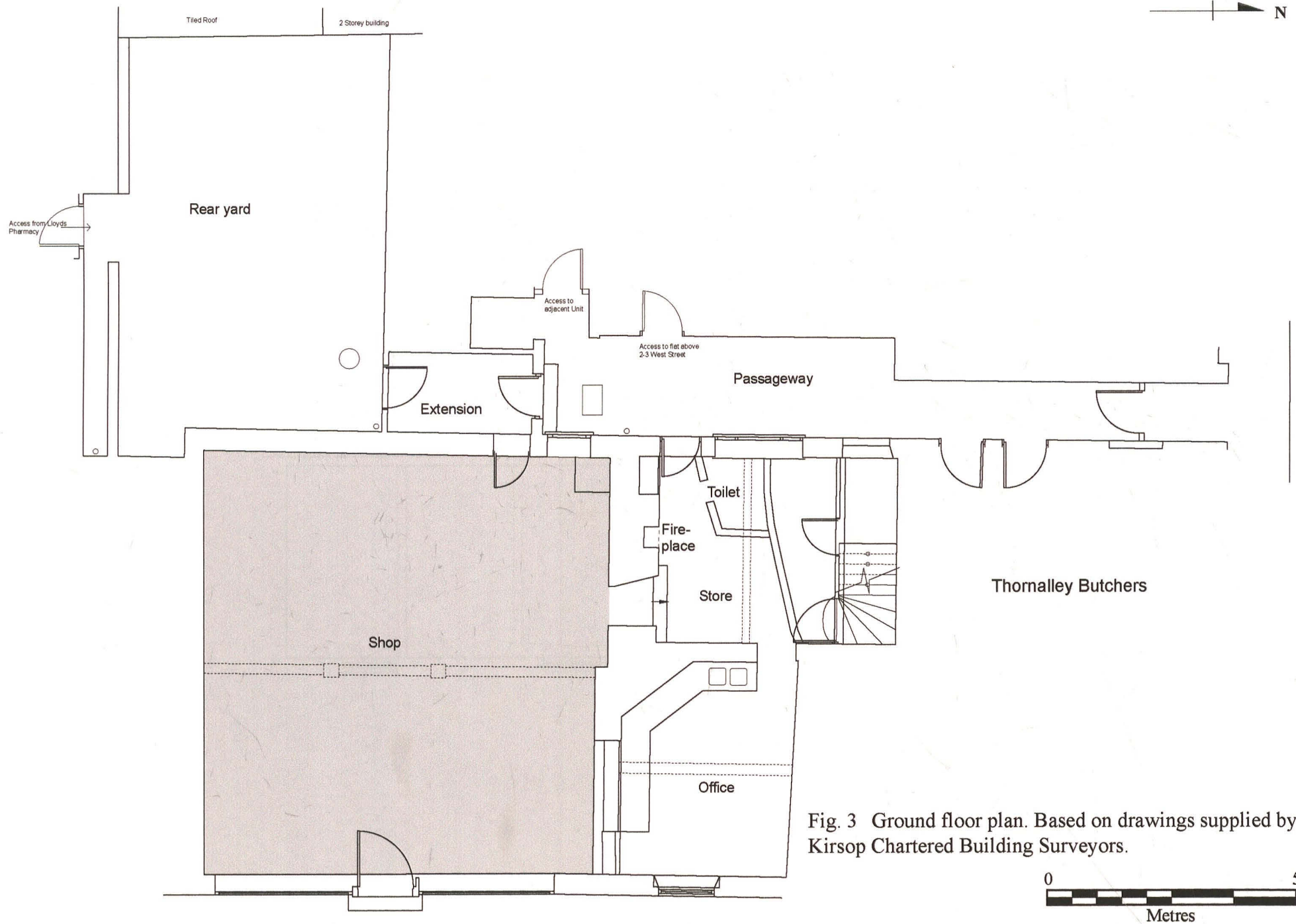


Fig. 3 Ground floor plan. Based on drawings supplied by Kirsop Chartered Building Surveyors.

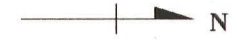
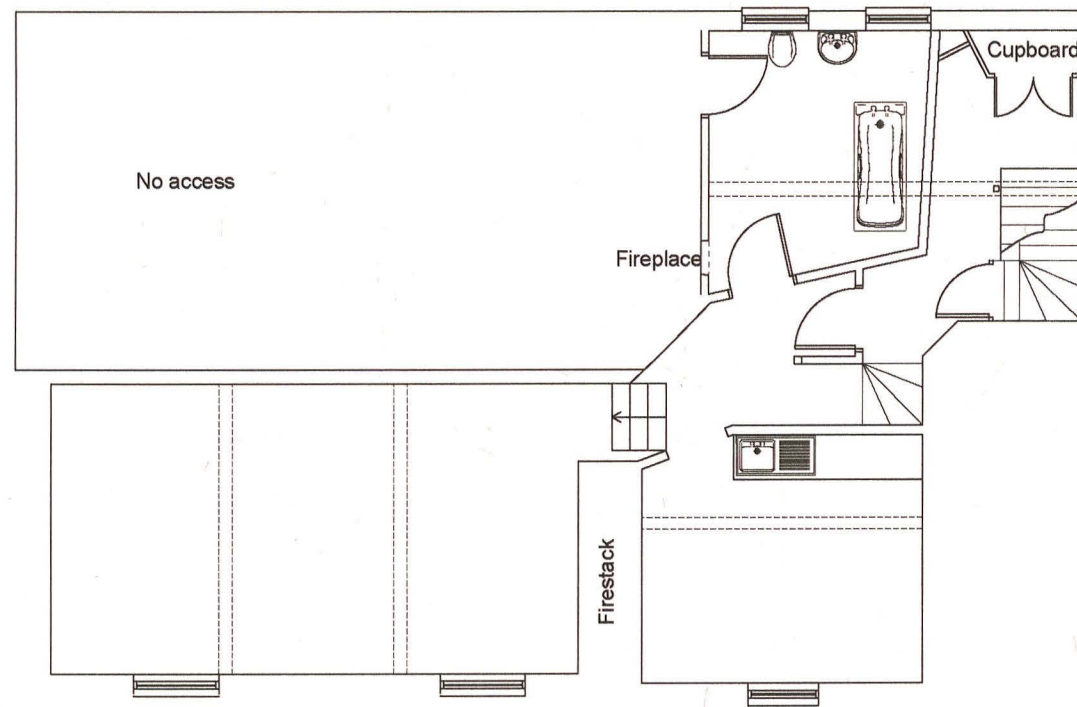
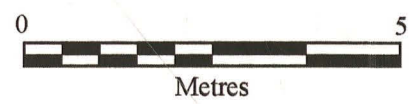


Fig. 4 First floor plan. Based on drawings supplied by Kirsop Chartered Building Surveyors



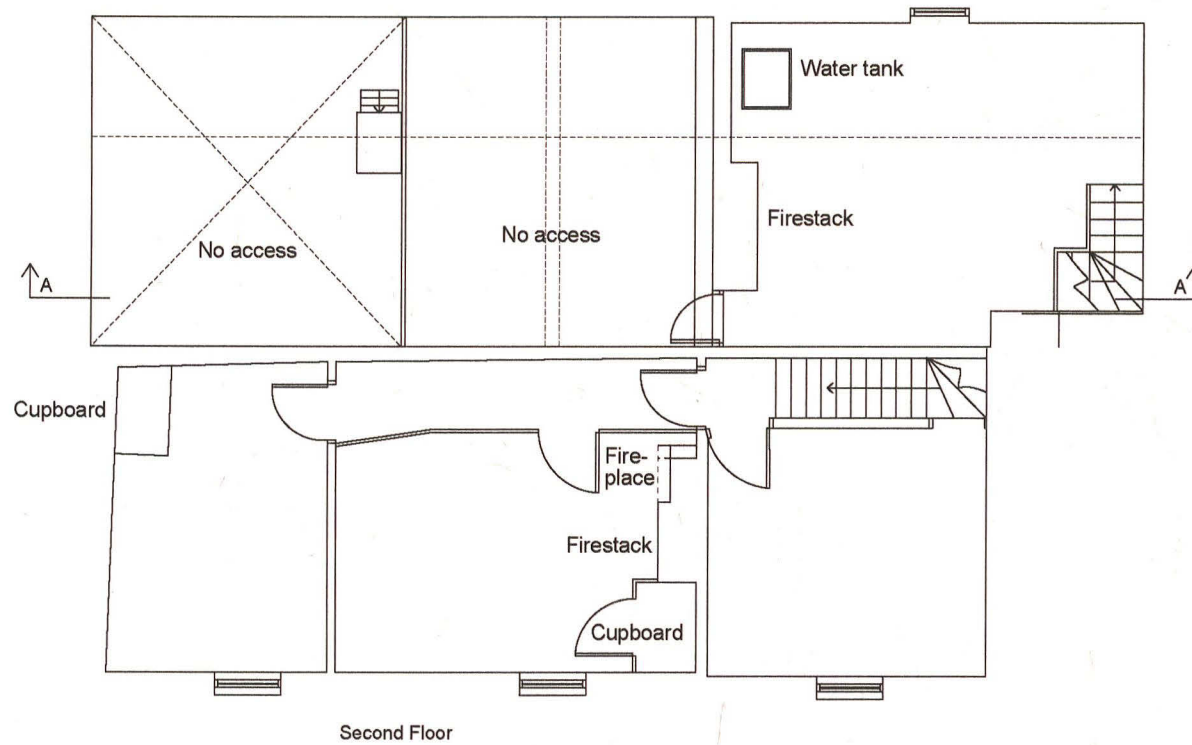


Fig. 5 Second floor plan. Based on drawings supplied by Kirsop Chartered Building Surveyors



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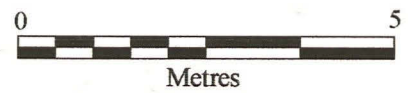
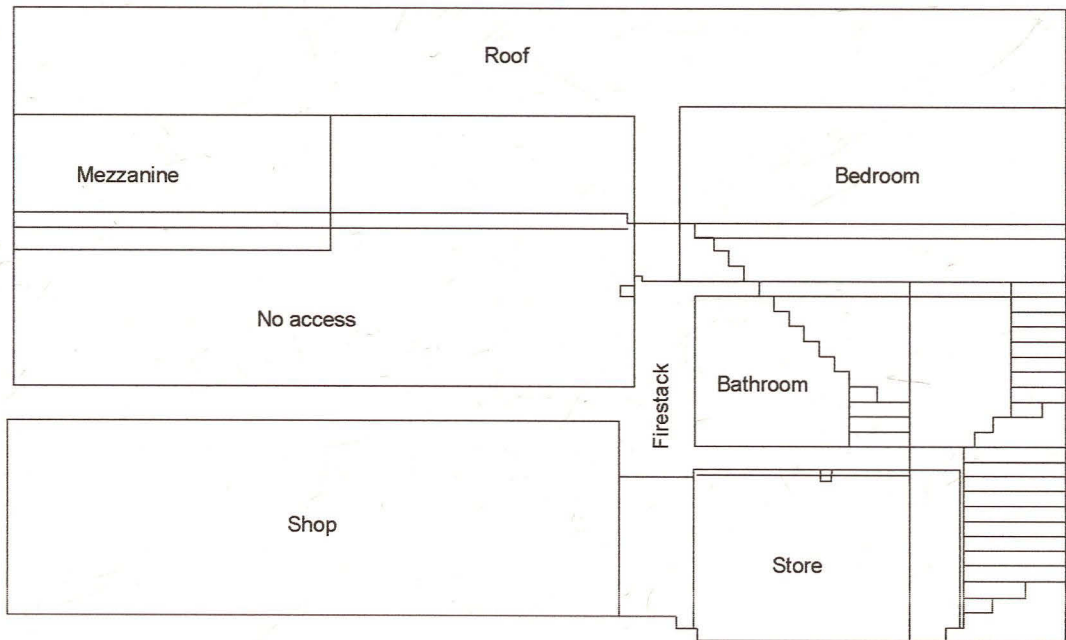


Fig. 6 Section through building (A-A, Fig. 5). Based on drawings supplied by Kirsop Chartered Building Surveyors

THE PLATES



Pl. 1 14 Market Place Alford. Front elevation.



Pl. 2 Front elevation detail showing crack in render to north side of shop front, rising above first floor window.



Pl. 3 Rear elevation, looking north east. Note blockings at upper levels, rebuilt south west corner and modern extension between the main building and outbuildings (left).



Pl. 4 Rear elevation north end, showing inserted door and vertical joint in brickwork (right of white drainpipe). Note red brickwork of upper storey.



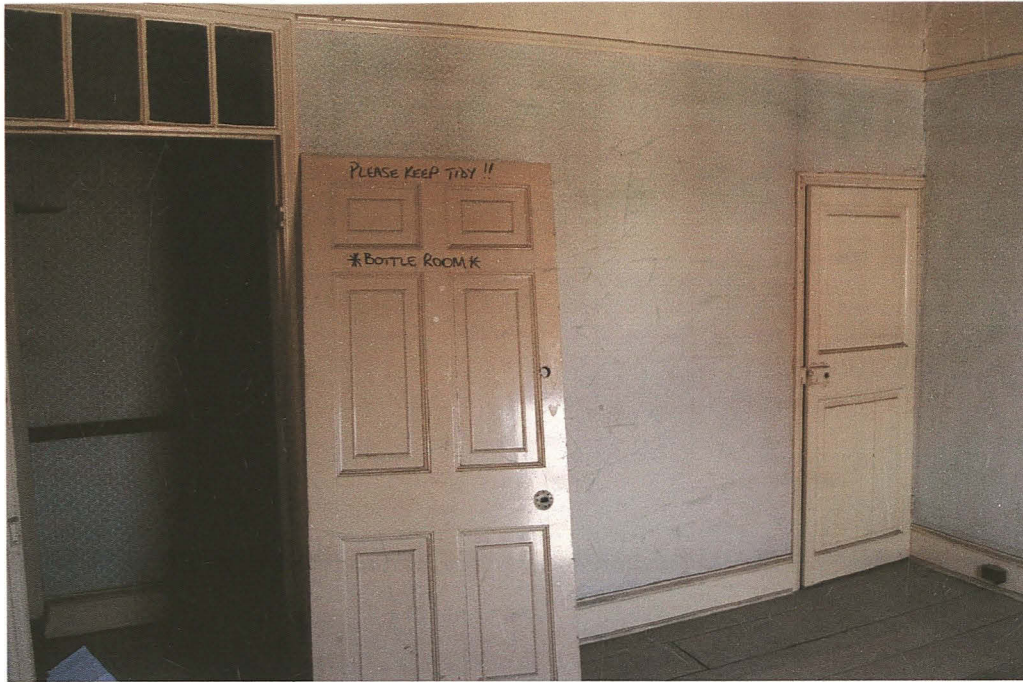
Pl. 5 Rear elevation looking southeast, showing red brickwork of upper storey and new first floor sash windows.



Pl. 6 Inserted cupboard on first floor landing. Note strap hinges and angled window providing borrowed light from sash window in bathroom.



Pl. 7 Panelled door leading to inner first floor landing.



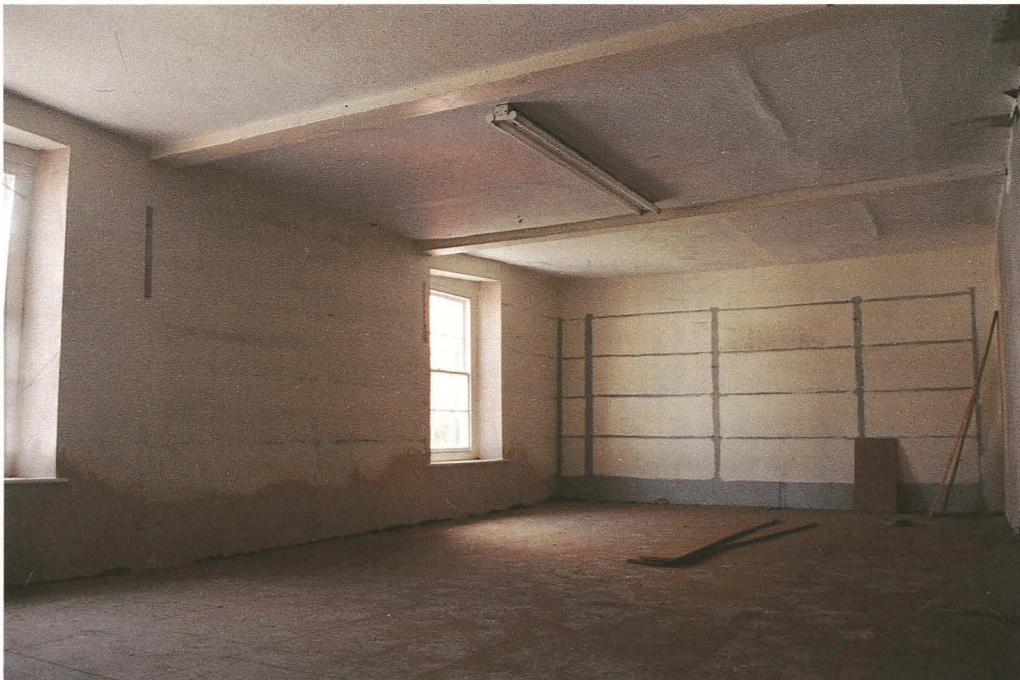
Pl. 8 First floor front bedroom showing broad floorboards and door on west wall leading to cupboard under the stairs.



Pl. 9 Bathroom cast iron fireplace



Pl. 10 First floor inner landing showing steps up to southern bedroom. Door to left of stairs leads to small front bedroom.



Pl. 11 First floor large front bedroom, looking south



Pl. 12 Second floor rear bedroom, with stair in northeast corner.



Pl. 13 Second floor rear bedroom, looking south, showing firestack with inserted soot box and opening to left of firestack which overlooks the inaccessible rear large room.



Pl. 14 Rear room straddling the first and second storeys, with mezzanine accessed by a ladder. Looking south. Note modern blocking in south wall which would have led into the adjacent property, Lloyds Chemists.



Pl. 15 Corridor leading to south bedroom. Note wood panelling of central bedroom west wall to left.



Pl. 16 Second floor middle bedroom. Note inserted panelling to form corridor access to south bedroom and fireplace on north wall (surround removed).



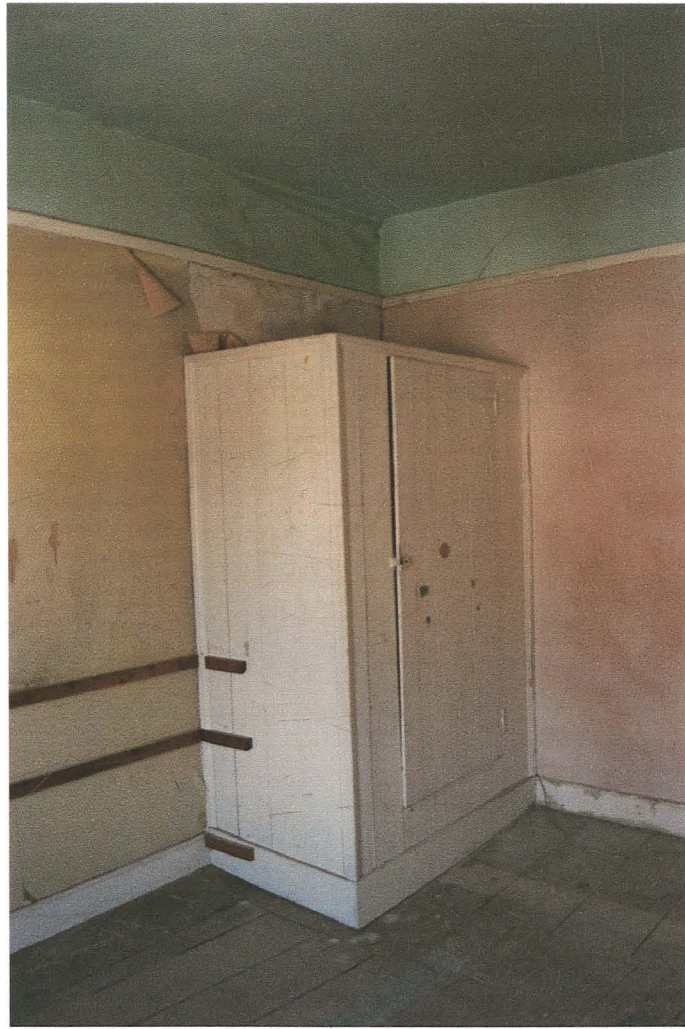
Pl. 17 Second floor middle bedroom. North wall with built in cupboard on east side of chimney stack. Note strap hinges.



Pl. 18 Second floor corridor with floorboard removed revealing earlier floorboards, partially sawn off. Looking north.



Pl. 19 Second floor south bedroom. Note replaced floorboards along west wall. Looking west.



Pl. 20 Second floor bedroom, inserted cupboard in southwest corner.