

45 & 47, St. Catherines, Lincoln

PHOTOGRAPHIC BUILDING SURVEY (LEVEL 1)

Site code: SCEL 07
LCCM acc. no.: 2007.139
Planning refs.: 2006/0558/F and 2006/0559/CAC
NGR: SK 97095 69355
PCA job no.: 355

Report prepared for Fiesta Homes Ltd.

by

S. A. Savage

July 2007

Pre-Construct Archaeology (Lincoln)
47, Manor Road
Saxilby
Lincoln
LN1 2HX
Tel. 01522 703 800
Fax 01522 703 656
e-mail info@pre-construct.co.uk

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LCNCC: 2007.139

County Council

16 JUL 2007

Planning & Conservation

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Introduction

Pre-Construct Archaeology (Lincoln) were commissioned by Fiesta Homes Ltd. to undertake a Level 1 photographic survey at 45 & 47 St. Catherines, Lincoln ahead of a residential development which would necessitate the demolition of the buildings.

Historical and Planning Background

The site is located within the Lincoln Conservation Area 4. It is currently occupied by numbers 45 to 47 St Catherines within a building named Priory Villas, which is listed in the Lincoln Urban Archaeological Database (UAD entry 4682). Priory Villas constitutes a pair of semi-detached villa houses constructed in 1867 for J Doughty by architect R Slingsby. These were altered in 1894 and later subdivided into flats.

As the development will require the demolition of the buildings, the Archaeological Advisor to the Planning Authority has recommended a Level 1 photographic survey (English Heritage, 2006) to record the buildings prior to redevelopment. This survey has been carried out in compliance with a brief issued by the Archaeological Advisor to the Planning Authority, and a specification prepared by Pre-Construct Archaeology (Lincoln).

Methodology

The photographic survey was undertaken by S A Savage. Two visits were made to the site, the first on 23rd March 2007 when Film 1 was taken, mostly of the exterior of the building. A second visit was made on 3rd April 2007 when the boarding had been removed from the windows and the majority of the rooms had been substantially cleared.

Photography was undertaken in 10.4 mega pixel 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 openings, and fixtures and fittings, such as doors and window fenestration. Weather conditions on both visits were overcast, which necessitated the use of flash in nearly all interior situations.

The photographs were further supplemented by Room-based Record Sheets and Brickwork Recording Sheets.

Constraints

The site is located within the Lincoln Conservation Area 4.



Fig. 1: Site location. The site is highlighted in red. Scale 1:25000.
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Postbook Ref:	248-004
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Results (Fig. 2)

45 & 47 St. Catherines formed a free-standing pair of semi-detached Victorian houses occupying a 21m (E-W) x 18m (N-S) area, fronting onto the street.

Although architecturally similar, the two semi-detached houses displayed a clear hierarchy, not unusual in the housing of this period,; with no. 45 being the superior property (probably occupied by the owner) while no 47 was probably rented. This disparity is reflected throughout the building phases, from original construction to the most recent use of the properties.

The present structure displayed two distinct building phases. A rear extension was also present, but because it had been externally rendered and internally modernised it is unclear to which of the building phases it may be attributed.

Phase I

As it presently stands, the street frontage comprises a pair of two-bay houses, but the phase 1 structure comprised the central section, each house of a single bay with a polygonal bay window on the ground floor and a centrally set window on the first floor. They were constructed of red 3" brick, in Flemish bond, with yellow brick quoins and a 3-course string at first floor level.

They had a M-shaped roof with a central valley, in slate and aligned north-south, with a central chimney stack in the eastern ridge.

The ground floor bay windows were of yellow brick and had stone sills and lintels with decorative yellow brick cornices above. The first floor windows had stone sills and shallow arched lintels of yellow brick stretchers with a projecting keystone. The cellars were also part of the original build, and their plan indicates the original extent of the structure, to north and south.

The Phase I structure comprised only Rooms 3 and 4 on the ground floor, separated by an entrance hall with a staircase which led to a first floor landing with rooms 11 and 14 opening to east and west from it. As mentioned above, the rear extension cannot be clearly attributed to either phase of construction, however it is clear that the rooms which can be attributed to the original building do not constitute a whole house, and further rooms to the west must have existed, although this may have been a smaller structure later replaced in Phase II.

The main external difference in Phase I between nos. 45 and 47 was that no. 45 had a bay window in the north wall of Room 4, whereas this room in no. 47 had a plain shallow-arched window with a stone sill. Internally, the rooms of the original building had simpler skirtings, architraves and moulded plaster cornices than those seen in Phase II. Windows were present in the north and south elevations of the Phase I structure: a large rectangular alcove in the north wall of Room 3 in no. 45 probably attests to a bay window having been present (this opening was then used in Phase II as a communicating door from Room 2). A further blocked window was present on the first floor in the south wall of the heavily fire-damaged Room 11 of no. 47.

Phase II

The second phase of construction comprised the addition of a gabled extension to the north and south sides, fronting onto the street, each with a rectangular bay on the ground floor with a window placed

centrally above. These extensions had pitched slate roofs and chimney stacks on the north and south sides. The detailing of the extensions was carefully matched to the original, although the decorated brickwork cornice to the bay windows differs from that of the Phase I bay windows.

It is clear that the neighbouring properties had already been constructed by this time; the north and south elevations of the Phase II extensions were blind and only contained the main entrances in decorative brick arches with terracotta detailing towards their western ends.

Decoratively, the rooms attributable to this phase of construction displayed more ornate skirtings, architraves and moulded plaster cornices.

The improvement which these extensions afforded to the properties is clear, with another main room being added on the ground floor (Room 2) and on the first floor (Room 10) and a separate toilet and bathroom at first floor level (Rooms 12 and 13).

Rear Extension

As mentioned above, although not directly attributable to either major construction phase, the extension on the west side of the properties housed the kitchen (Room 5) and pantry (Room 7) on the ground floor, and two rooms at first floor level accessed by a separate staircase. These rooms are most likely to represent servants' quarters.

Recent Use

More recently, the arrangement of the rear extension has been changed: the dividing wall on the ground floor which separated the north and south staircases was removed and a blocking wall was inserted at the southern end of Room 6. This effectively increased the size of no. 45, as it afforded access to the first floor rooms in the rear extension of no. 47. At some stage, lean-to structures were built on the west side of the rear extension and bathrooms were inserted. The communicating wall to the east of the chimney breast in Room 4 was also knocked through, and later blocked in plasterboard.

There is little evidence of the buildings' use as flats. The most recent use of no. 45 was as hostel accommodation for single people. As such, each of the main rooms was individually occupied, with communal kitchen and bathroom facilities. No. 47, reduced in size by the alterations in the rear extension appears to have been separately occupied.

At the time of the photographic survey, the buildings had been unoccupied for some years, and a fire started on the first floor of no. 47 had resulted in the gutting of Rooms 9, 11 and 14 along with extensive smoke damage to Room 2. The fire had burned through the roof on the first floor landing (Room 9) exposing this and Room 1 below to the elements.

Conclusions

Whilst the buildings were poorly preserved, having lost most of their primary fixtures and fittings, they retain their original planned layout (as extended) and external appearance. They have been built using quality materials to an exact design of some architectural merit, and as such present a typical example of a pair of semi-detached properties of their period.

Further Works

The Level 1 Building Survey represents the first stage of a programme of archaeological mitigation at this site and will be followed by an archaeological evaluation to assess the impact of the development on the archaeological resource, followed by further excavations to preserve the archaeology by record if necessary.

Archive

A copy of this report will be placed with the Lincolnshire Historic Environment Record, a publicly accessible resource, and will form a long-term record of the building's history. The archive will be placed with the Lincoln City and County Museums Service at The Collection, Lincoln.

The archive will comprise the following:

- 3no Monochrome films each of 33 exposures
- 2 files of digital images, totalling 167 images with accompanying index sheets and plans showing the position and direction of photos

- 2no General Account Sheets
- 1no Brickwork Recording Forms
- 32no Room-Based Recording Forms
- This Report

Bibliography

English Heritage, 2006, *Understanding Historic Buildings, a guide to good recording practice*, English Heritage, Fort Cumberland.

Brunskill, R W, 1987, *Illustrated Handbook of Vernacular Architecture*, Faber and Faber Ltd., London.

Gazetteer of Photographs

Plans showing the internal arrangement of the properties (with the rooms numbered as in this report) and the location and direction of the photographs in the gazetteer appear at the close of the report.

Film 1

Plate 1: 45 and 47, St Catherines – general view of the street frontage.

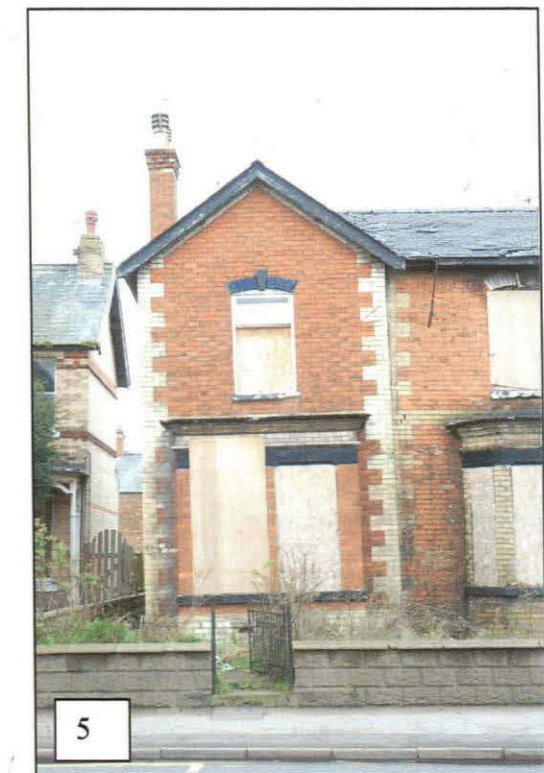
Plate 2: 45, St Catherines – general view of the street frontage.

Plate 3: 45, St Catherines – Phase II extension.



Plate 4: 47, St Catherines – general view of the street frontage.

Plate 5: 47, St Catherines – Phase II extension.

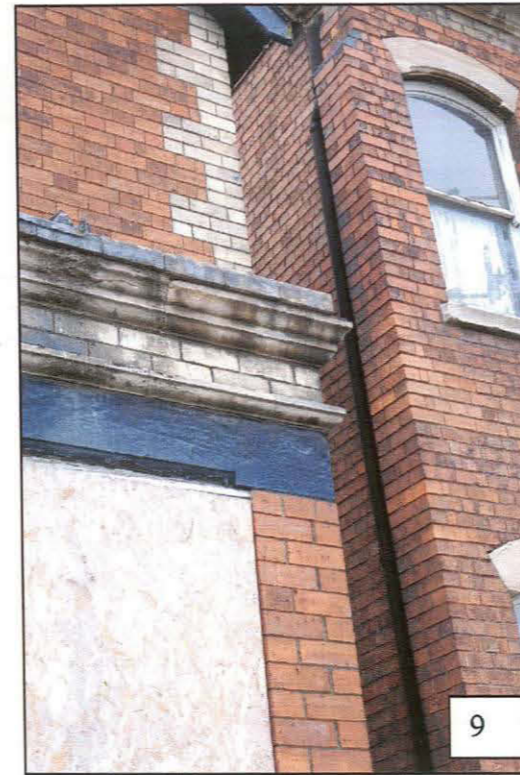




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8



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10



7

Plate 6: 45, St Catherines – Phase II bay window detail.

Plate 7: 45, St Catherines – Phase II first floor detail.

Plate 8: 45, St Catherines – Phase I bay window detail.

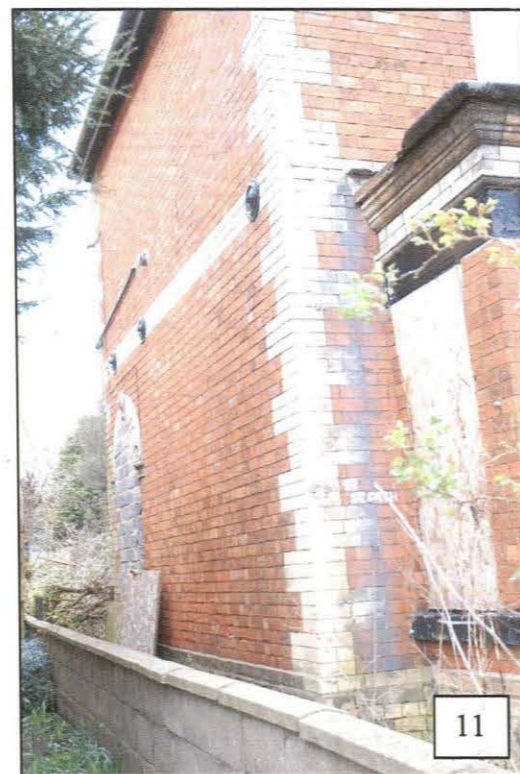
Plate 9: 45, St Catherines – Phase II bay window lintel/cornice detail.

Plate 10: 47, St Catherines – Phase II general view from Southeast.

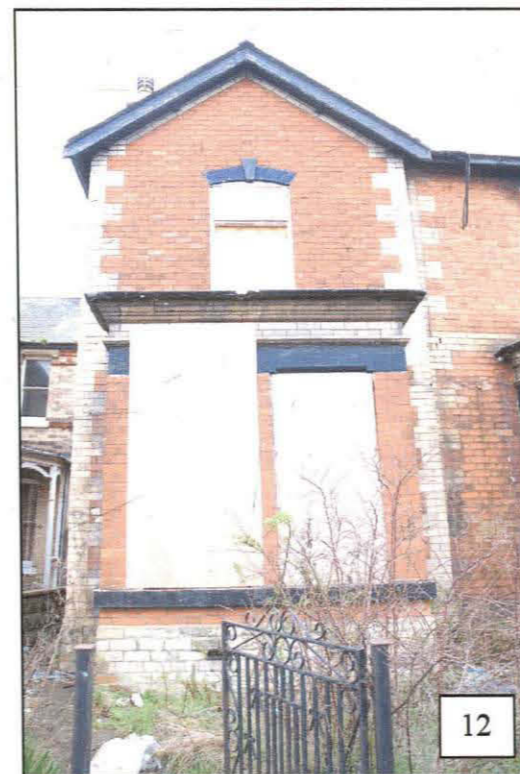
Plate 11: 47, St Catherines – Phase II south elevation with bay window.

Plate 12: 47, St Catherines – Phase II bay window detail.

Plate 13: 47, St Catherines – Phase I bay window detail.



11



12



13



Plate 14: 45, St Catherines – Phase II north elevation.

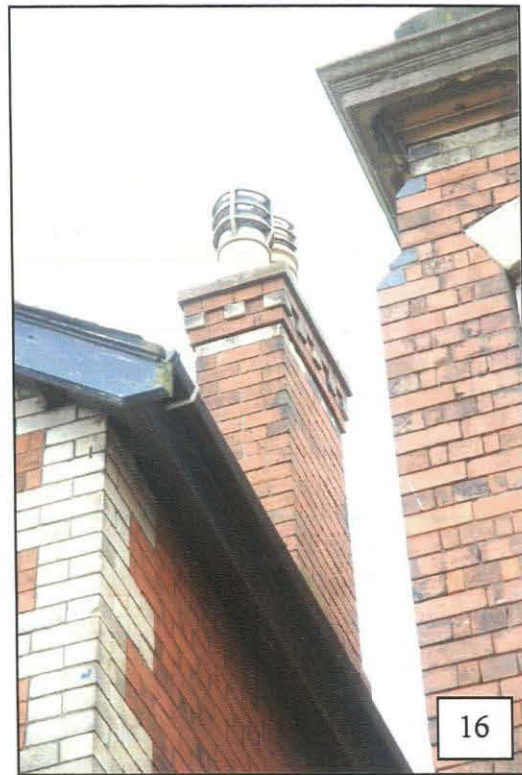


Plate 15: 45, St Catherines – Phase II chimney detail



Plate 16: 47, St Catherines – Phase II blocked main entrance.

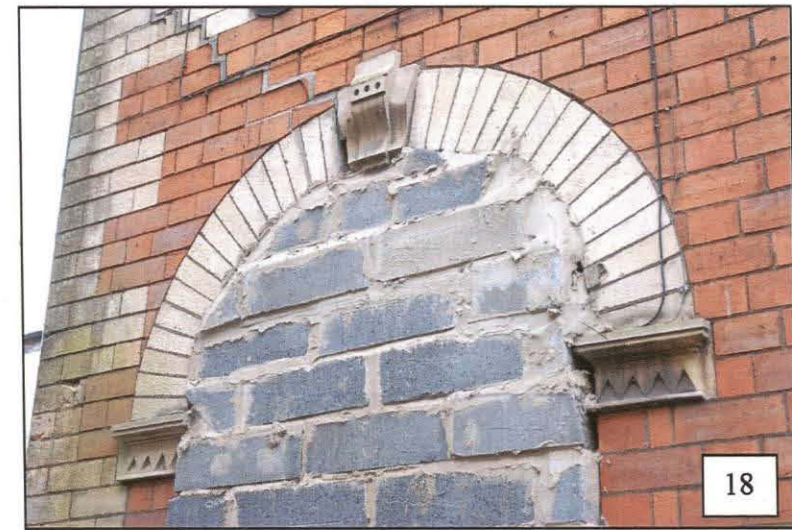


Plate 17: 47, St Catherines – Phase II main entrance hoodmould detail.

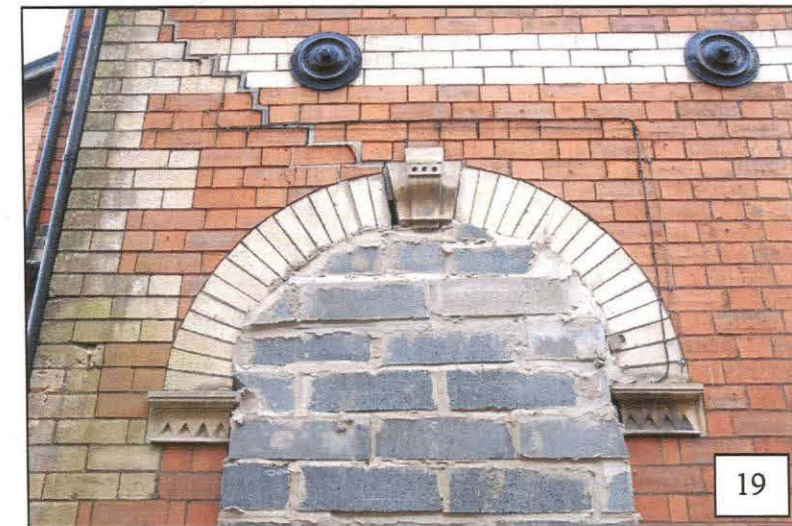


Plate 18: 47, St Catherines – Phase II main entrance with bullseye tie-rod endplates and large crack.



Plate 19: 47, St Catherines – Phase II south elevation with bay window.



Plate 20: 47, St Catherines – Phase I entrance detail.



Plate 21: 47, St Catherines – Phase I entrance setting.



Plate 23: 47, St Catherines – general shot with rear extension.



Plate 24: 47, St Catherines – south elevation of rear extension.



Plate 25: 47, St Catherines – chimney stack of rear extension.



Plate 26: 45 and 47, St Catherines – west elevation with lean-to structures.



Plate 27: 45 and 47, St Catherines – general shot from rear garden.



Plate 28: 45, St Catherines – general shot with rear extension.

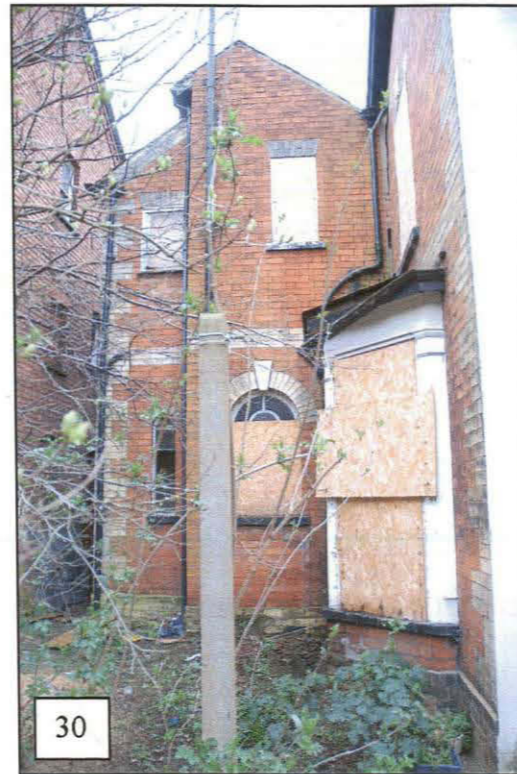


Plate 29: 47, St Catherines – north elevation of rear extension.

Plate 30: 47, St Catherines – west elevation.

Plate 31: 47, St Catherines – Phase I bay window on north elevation.

Plate 33: 47, St Catherines – Phase II main entrance and north elevation.

Plate 34: 47, St Catherines – Phase I north elevation, first floor detail.

Plate 35: 47, St Catherines – Phase I entrance (blocked).





Plate 36: 47, St Catherines, interior – general shot, Room 4, looking east.



Plate 37: 47, St Catherines – interior – general shot, Room 5 from Room 4.

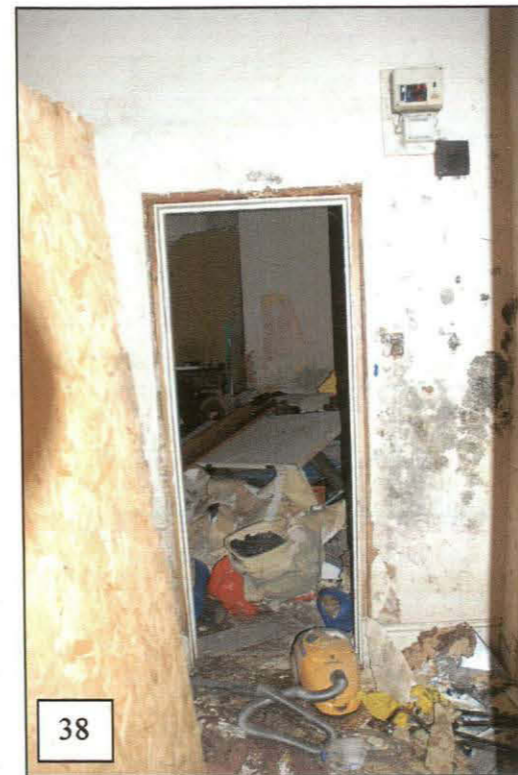


Plate 38: 47, St Catherines – interior – general shot, Room 3 from Room 4.



Plate 39: 47, St Catherines – interior – general shot, Room 2 from Room 1.

Plate 40: 47, St Catherines – Room 1, view up the stairs.

Plate 41: 47, St Catherines – Room 3, general shot.



Plate 42: 47, St Catherines – Room 1, general view towards the main entrance.

Plate 43: 47, St Catherines – Room 9, first floor fire damage.



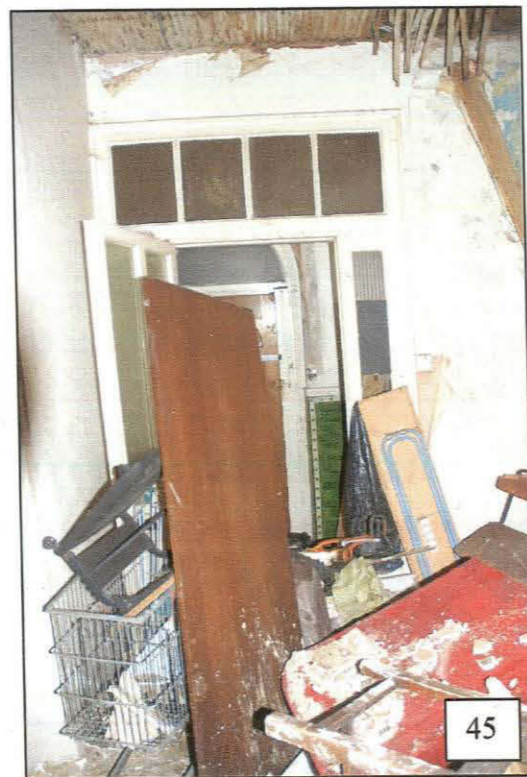


Plate 44: 47, St Catherines – Room 1, view towards cellar door.

Plate 45: 47, St Catherines – Room 1, main entrance.

Plate 46: 47, St Catherines – Room 4, general shot, looking south.

Film 2

Plate 1: 45, St Catherines – general view of north side of the buildings with bay window and rear extension.

Plate 2: 45, St Catherines – general view of the joint between phases I and II on the north side.

Plate 3: 45, St Catherines – same as 2.

Plate 4: 45, St Catherines – side door and porch window.

Plate 5: 45, St Catherines – bay window on north side with surviving sash.

Plate 6: 45, St Catherines – bay window on north side detail.

Plate 7: 45, St Catherines – main entrance, decorative detail

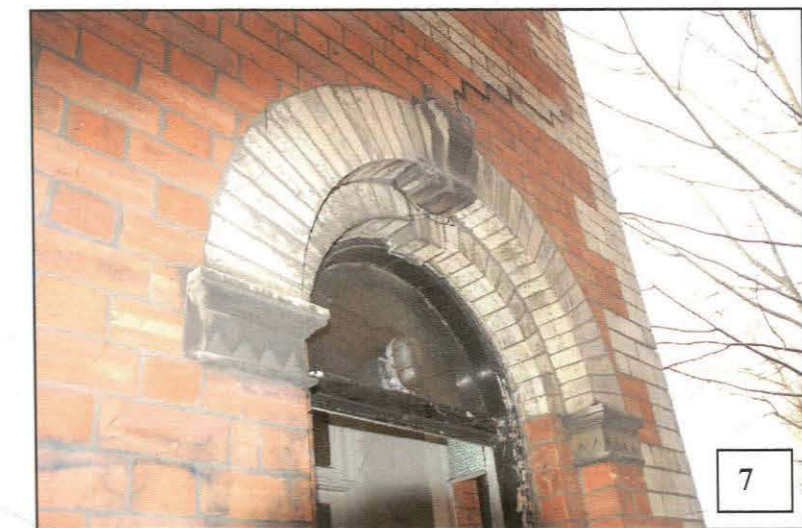
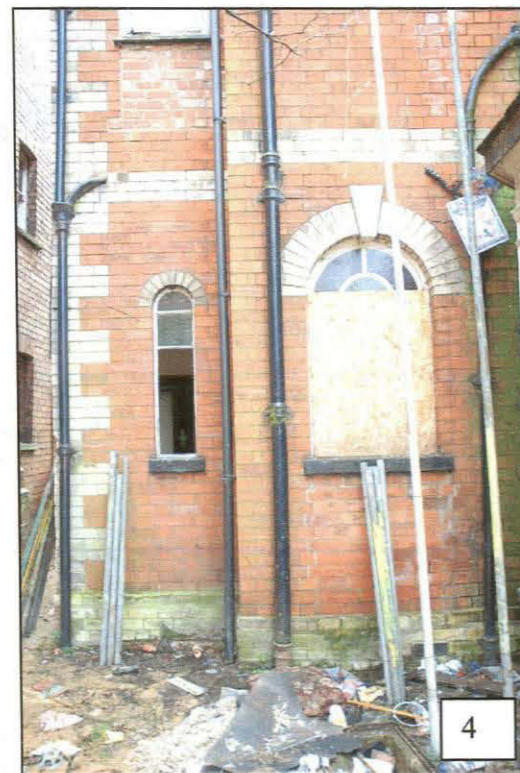
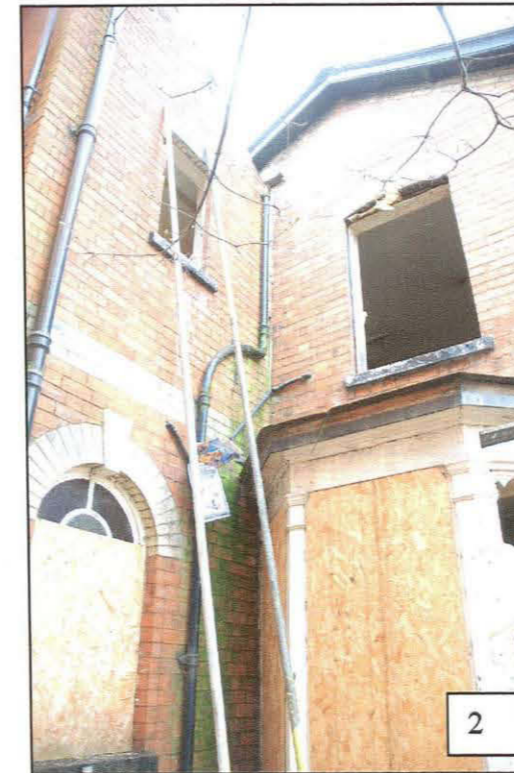




Plate 8: 45 and 47, St Catherines – cellar windows on street frontage.



Plate 9: 47, St Catherines – Phases II, west elevation, vegetation cleared.



Plate 11: 45 and 47, St Catherines, general view of the rear, vegetation cleared.

Plate 10: 47, St Catherines – general view with rear extension, vegetation cleared.

Plate 12 and 13: 45, St Catherines – general views of the garden to the rear of the properties.



Interior – 45 St Catherines, Room 1

Plate 14: general view, looking south into the main entrance.

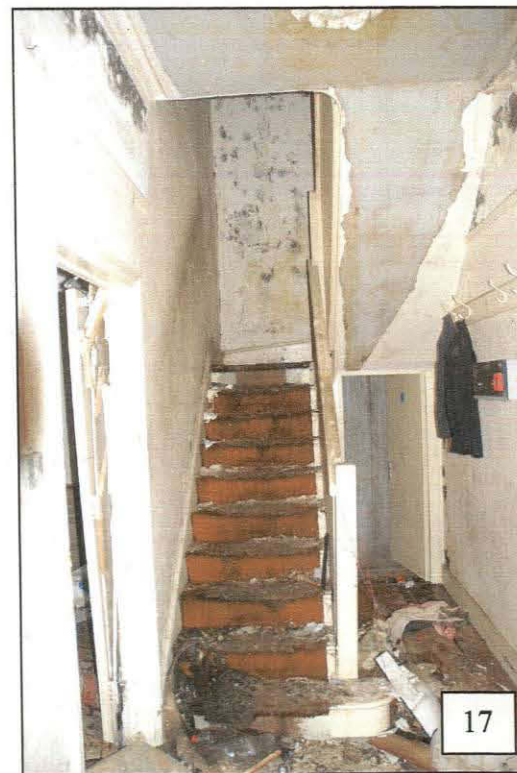
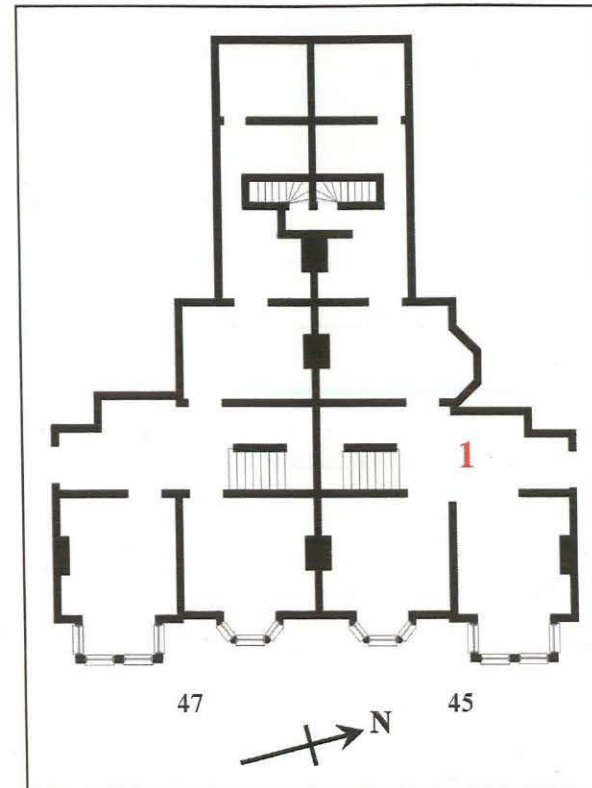
Plate 15: general view from main entrance, towards stairs.

Plate 16: general view from foot of stairs towards the main entrance.

Plate 17: general view of the staircase.

Plate 18: ceiling detail with rose.

Plate 19: skirting and architrave detail.



Interior – 45 St Catherines, Room 2

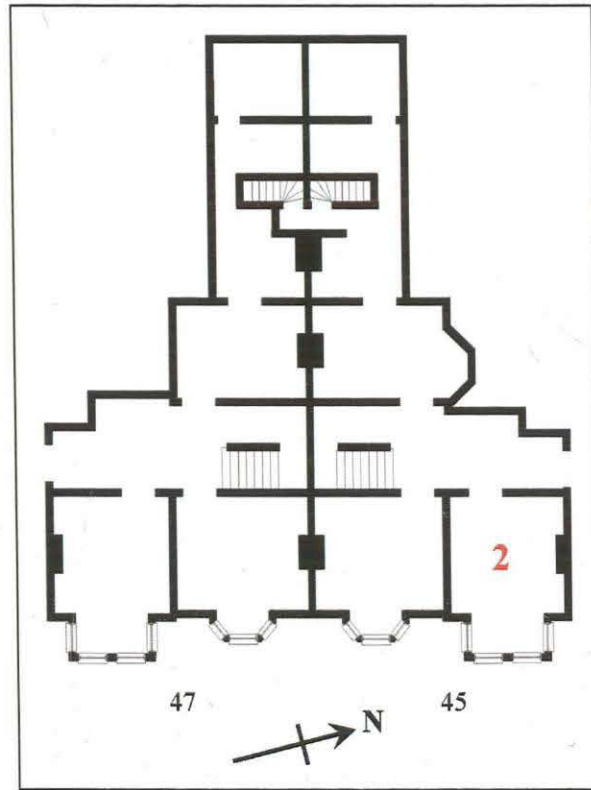


Plate 20: general view, looking east.

Plate 21: skirting and architrave detail.

Plate 22: general view of bay window.

Plate 24: fireplace.

Plate 25: general view, looking west.

Plate 26: cornice and picture rail detail, with bay window.



Interior – 45 St Catherines, Room 3

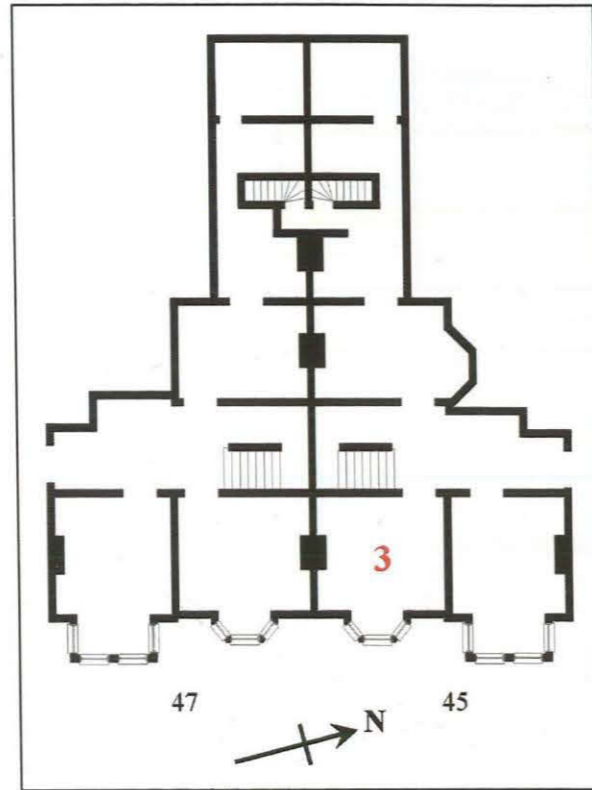
Plate 27: general view, looking east with bay window.

Plate 28: chimney breast with modern fireplace.

Plate 29: skirting and architrave detail.

Plate 30: general view, looking south west.

Plate 31: cornice and picture rail detail.



Interior – 45 St Catherines, Room 4

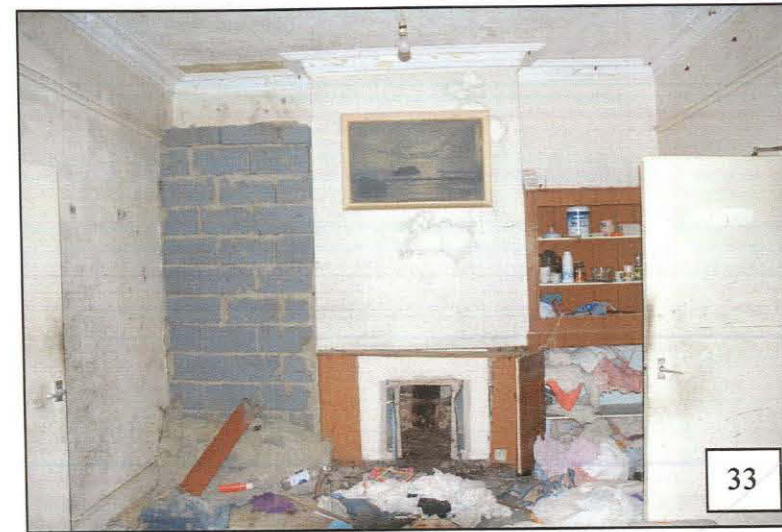
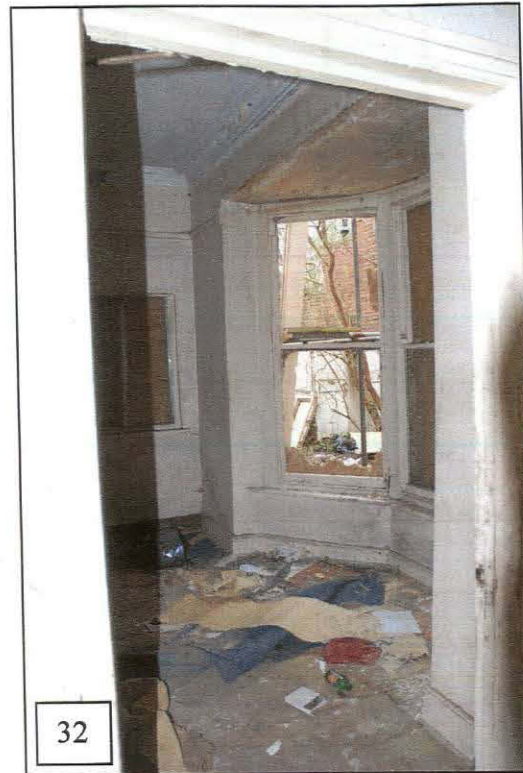
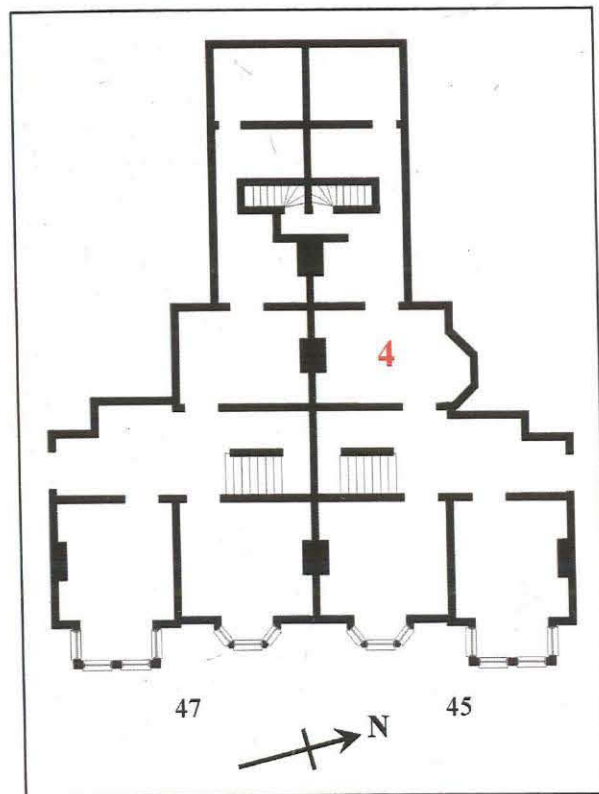


Plate 35: sash window detail.

Plate 36: skirting and architrave detail.

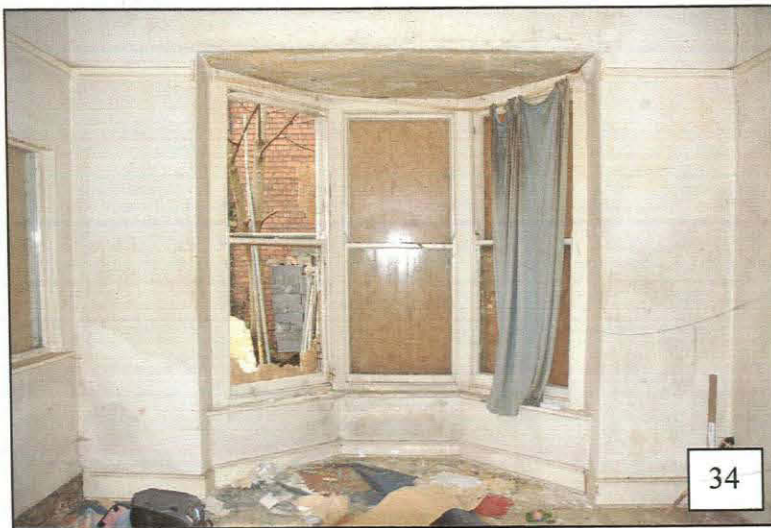
Plate 37: ceiling rose detail.

Plate 38: cornice and picture rail detail.

Plate 32: general view into Room 4 from Room 1.

Plate 33: general view, looking south with chimney breast and blocked doorway.

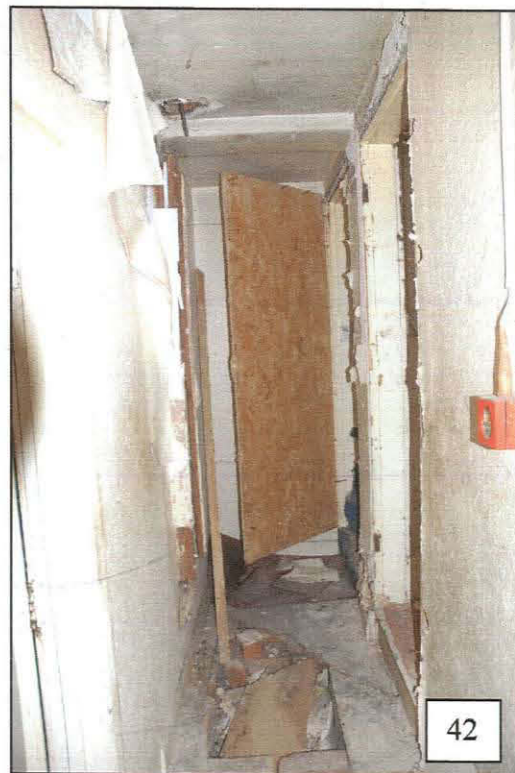
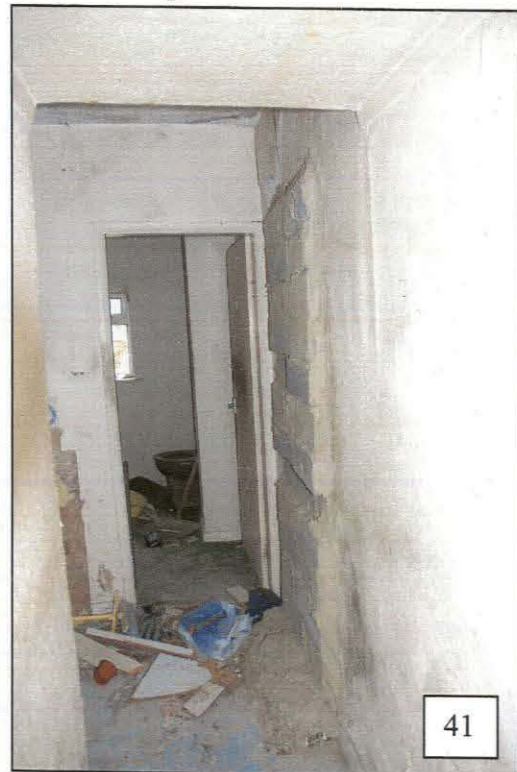
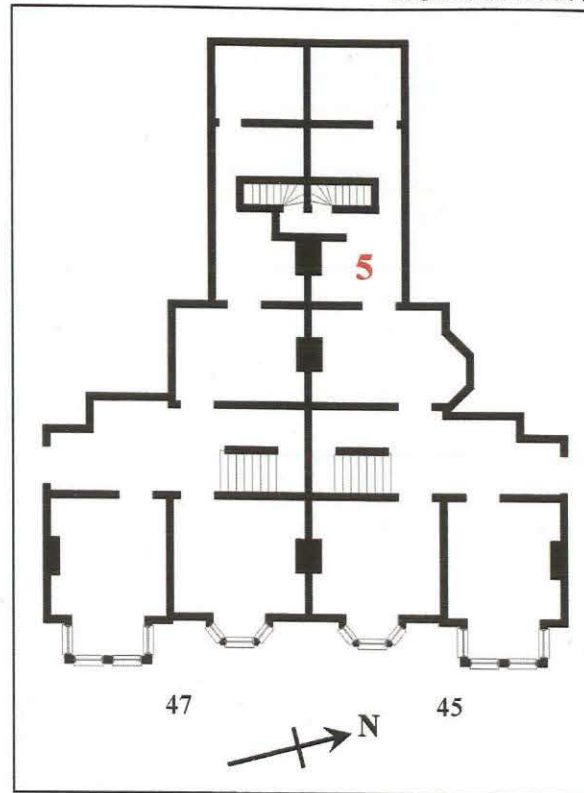
Plate 34: bay window.



Interior – 45 St Catherines, Room 5

Plate 39: general view into Room 5 from Room 4.

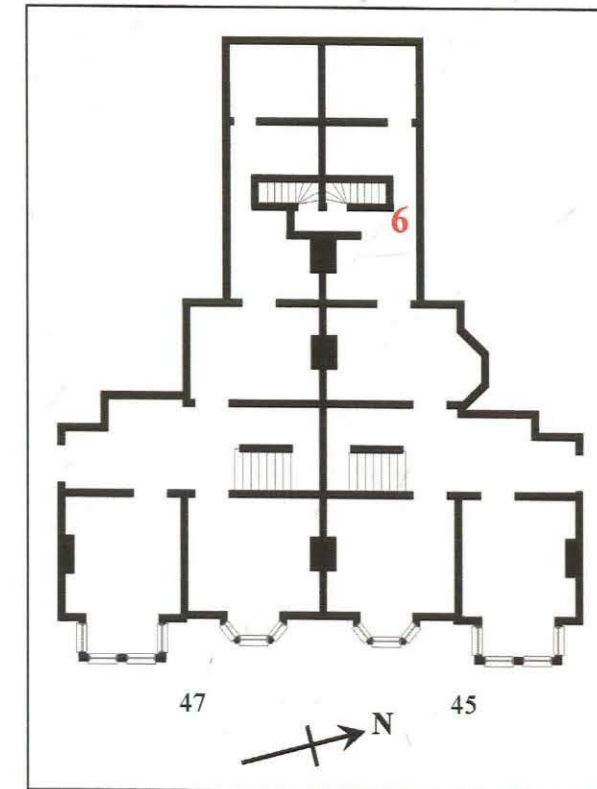
Plate 40: north wall with window and doorway converted to window.



Interior – 45 St Catherines, Room 6

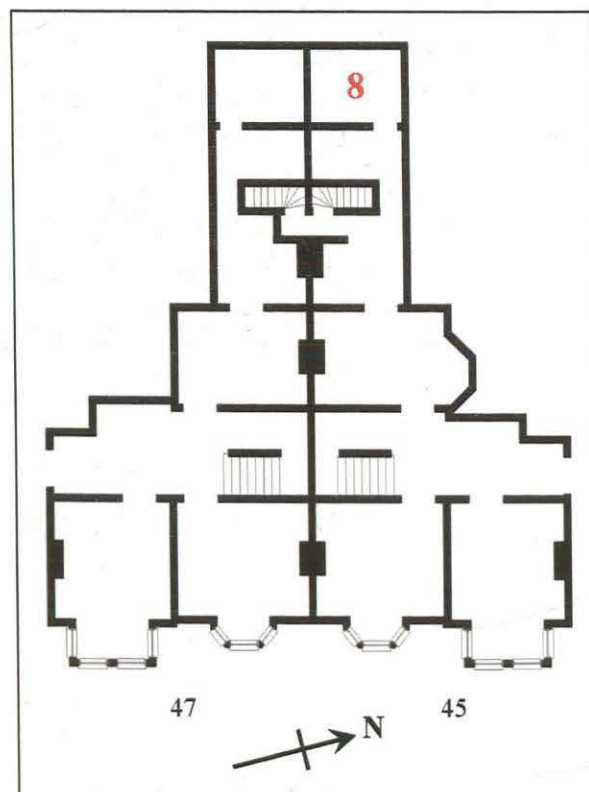
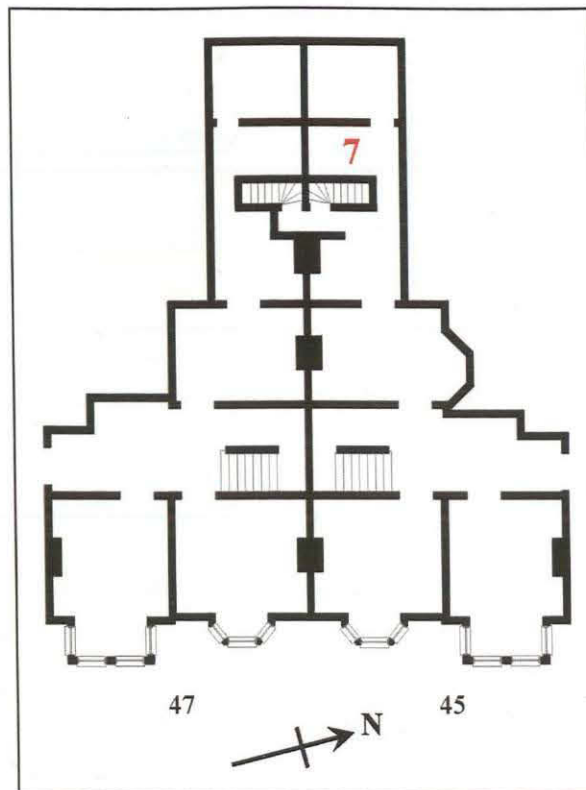
Plate 41: general view, looking west towards rooms 7 and 8.

Plate 42: general view, looking south.



Interior – 45 St Catherines, Room 7

Plate 43: general view into Room 7 from Room 6.

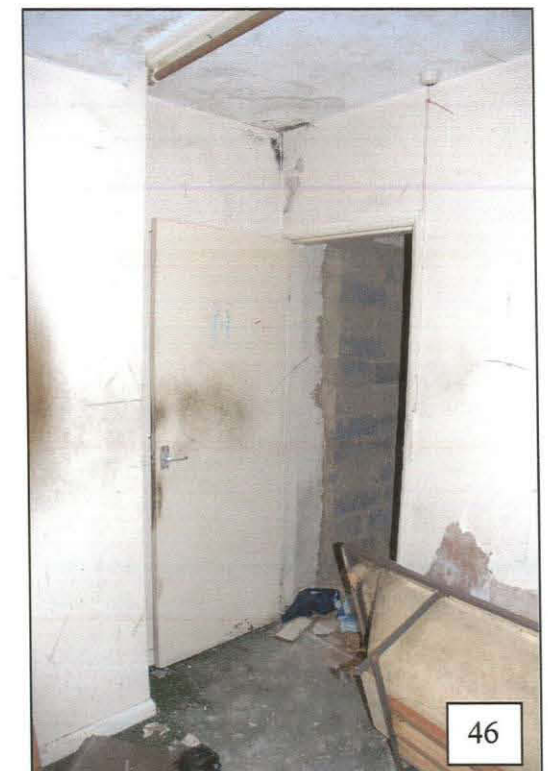


Interior – 45 St Catherines, Room 8

Plate 44: general view into Room 8 from Room 7.

Plate 45: general view into Room 8 from Room 7.

Plate 46: general view, looking northeast towards Room 7.



Interior – 45 St Catherines, Room 9

Plate 47: general view from the top of the stairs, looking north.

Plate 48: general view, looking south from Room 12.

Plate 49: skirting and architrave detail.

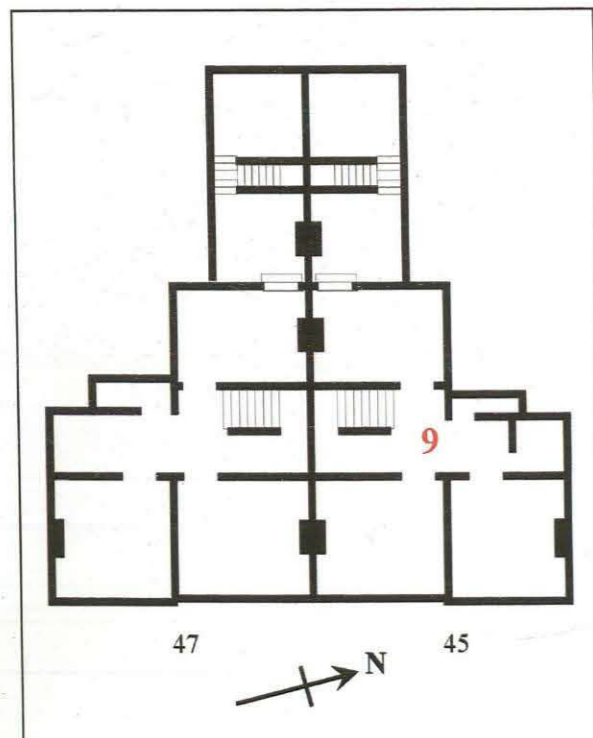


Plate 62: general view, looking south down the stairwell.

Plate 50: cornice and picture rail detail.



Interior – 45 St Catherines, Room 10

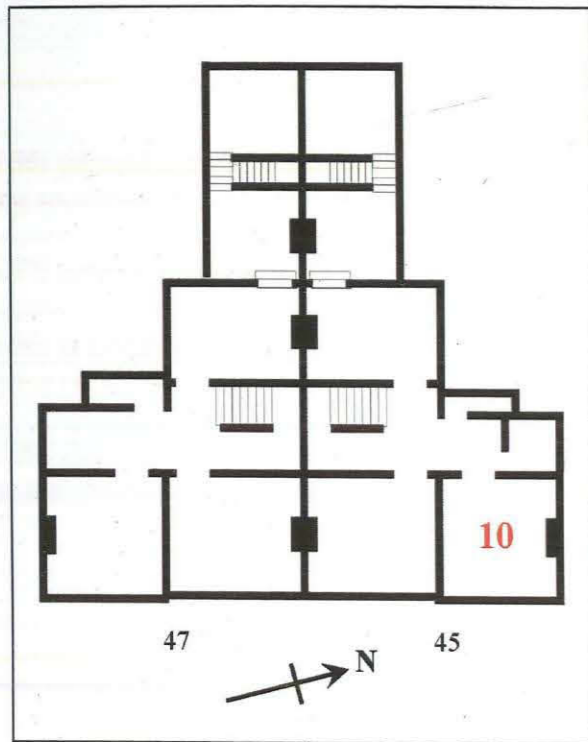


Plate 51: general view, looking north east.

Plate 52: skirting and architrave detail.

Plate 53: chimney breast.

Interior – 45 St Catherines, Rooms 12 and 13

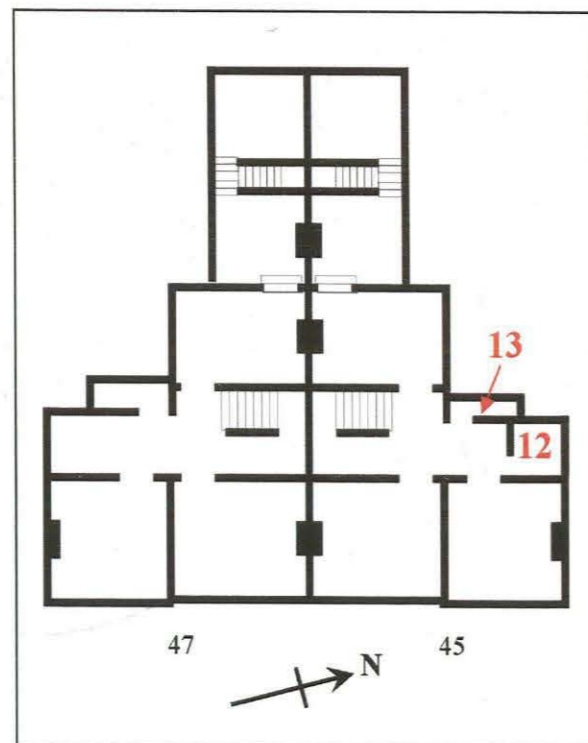
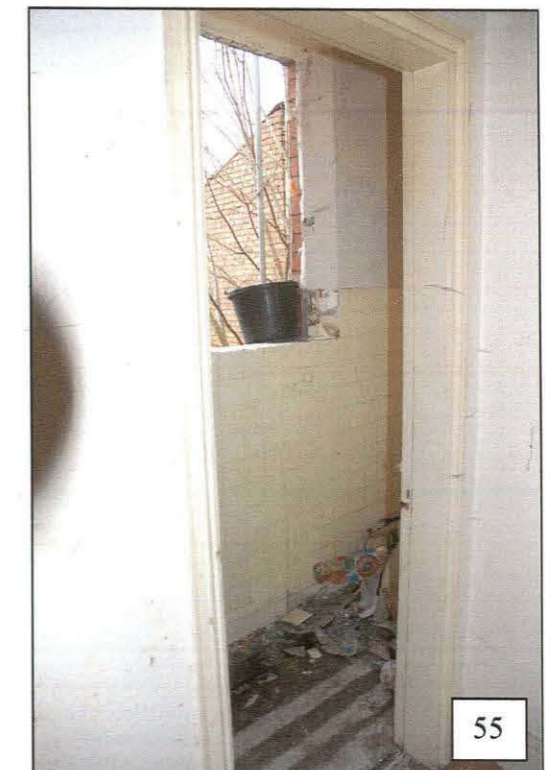


Plate 54: general view into Room 12 from Room 9.

Plate 55: general view into Room 13 from Room 9.



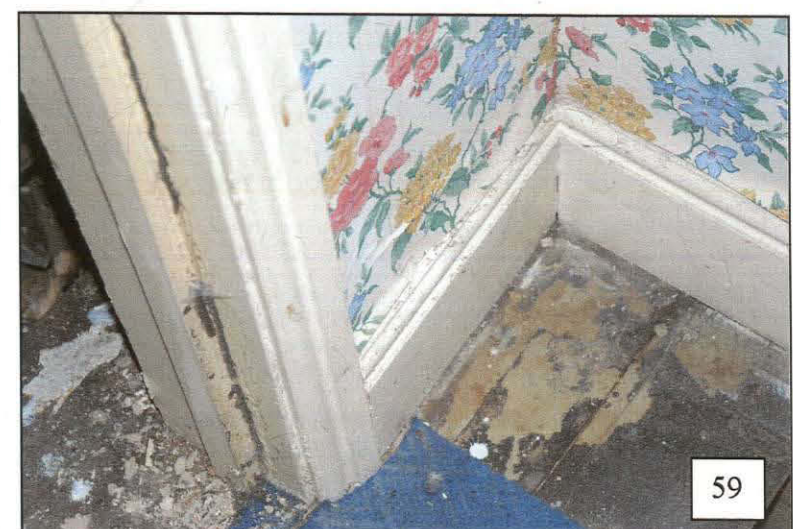
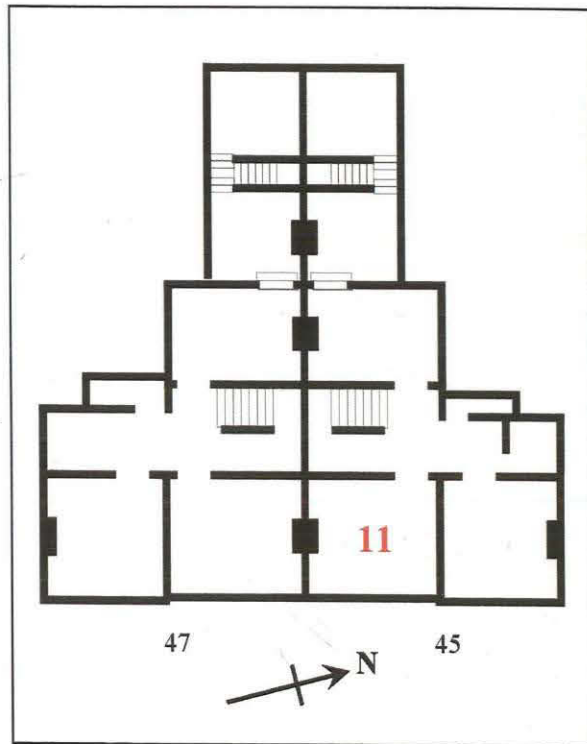
Interior – 45 St Catherines, Room 11

Plate 56: general view into Room 10, looking southeast.

Plate 57: general view, looking northwest.

Plate 58: chimney breast and built-in wardrobe on south wall.

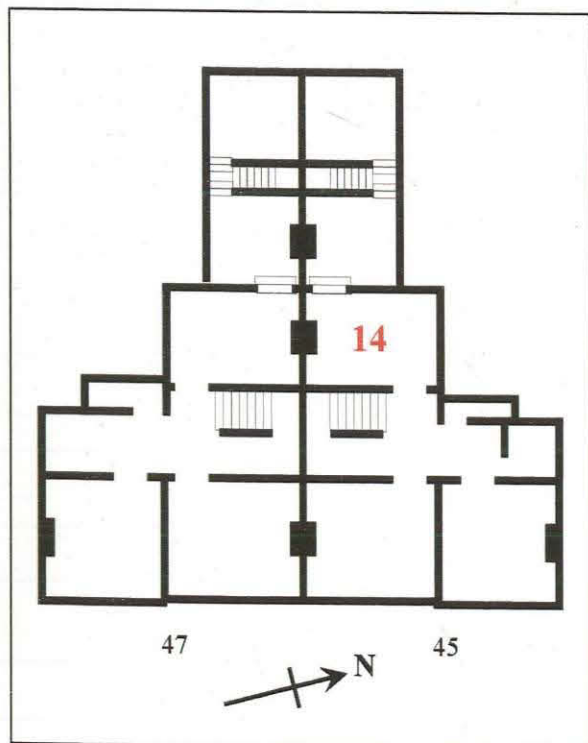
Plate 59: skirting and architrave detail.



Interior – 45 St Catherines, Room 14

Plate 60: general view into Room 14 from Room 9.

Plate 61: built-in cupboard in southeast corner.



Interior – 45 St Catherines, Rooms 6, 15 & 16

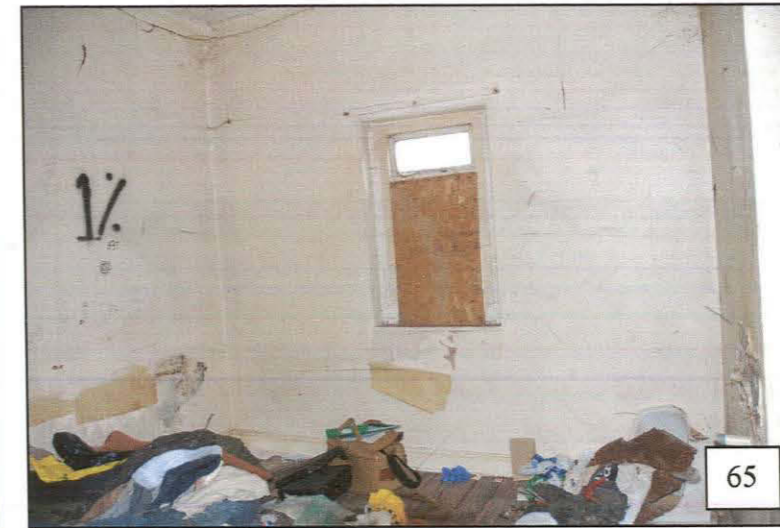
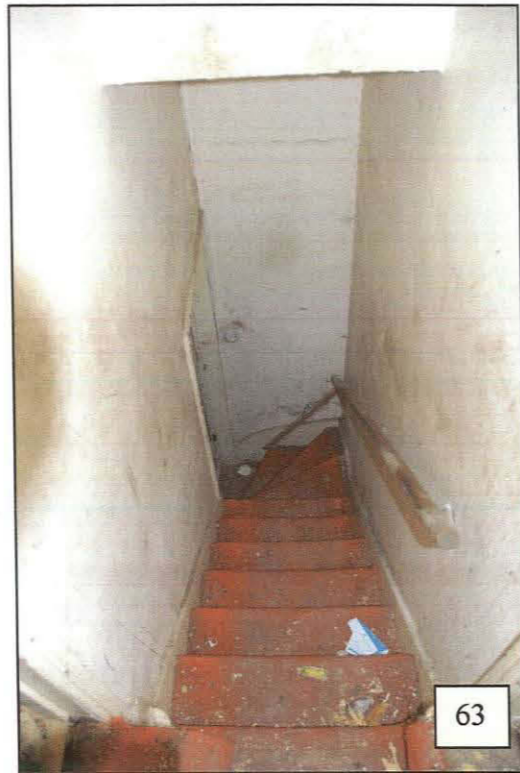
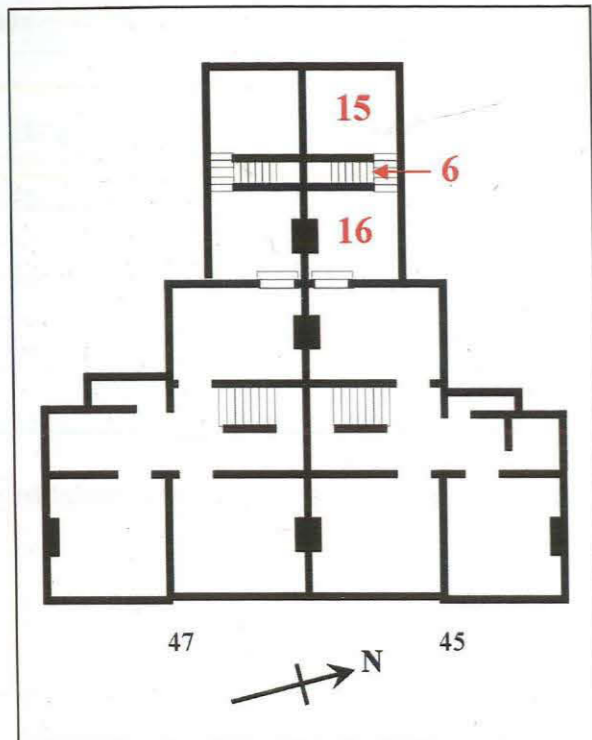
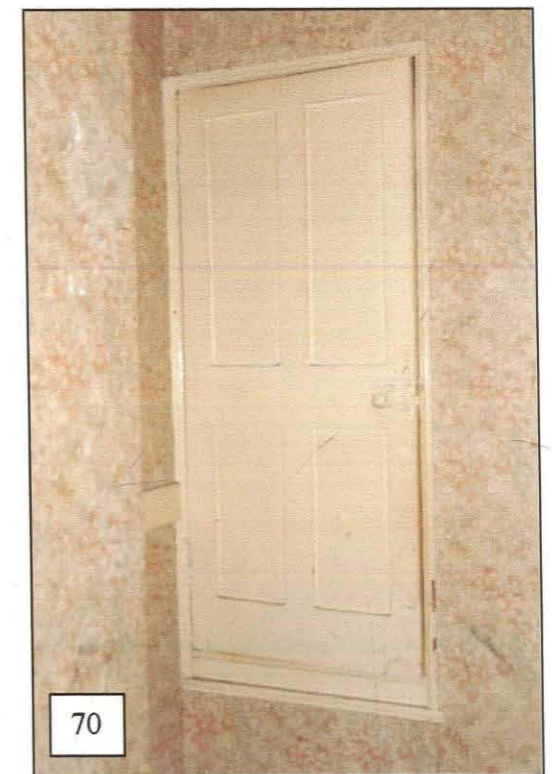


Plate 63: general view down northern staircase, Room 6.

Plate 64: general view up northern staircase, Room 6.

Plate 65: general view, Room 15.



Interior – 45 St Catherines, Room 16

Plate 66: general view, Room 16, looking east from Room 6.

Plate 67: general view, Room 16, looking east from Room 6.

Plate 68: sash window, north wall, Room 16.

Plate 70: built-in cupboard above staircase, Room 16.

Interior – 45 St Catherines, Rooms 6, 17 and 18

Plate 71: general view down southern staircase, Room 6.

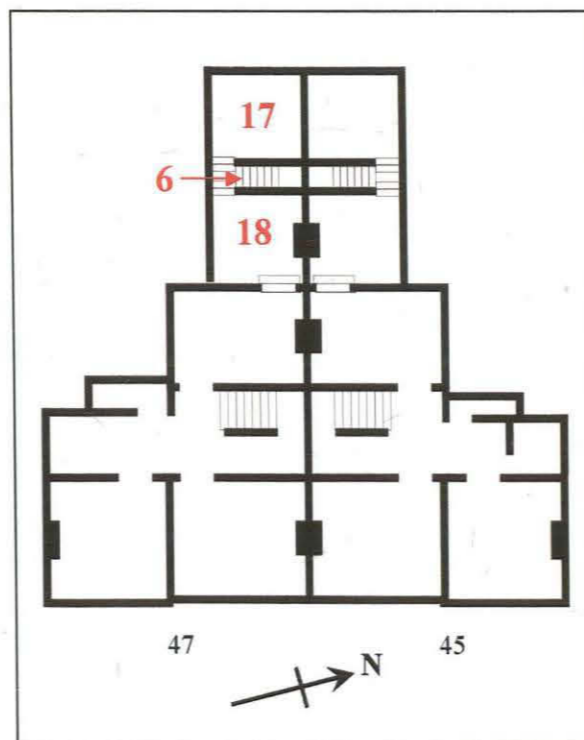
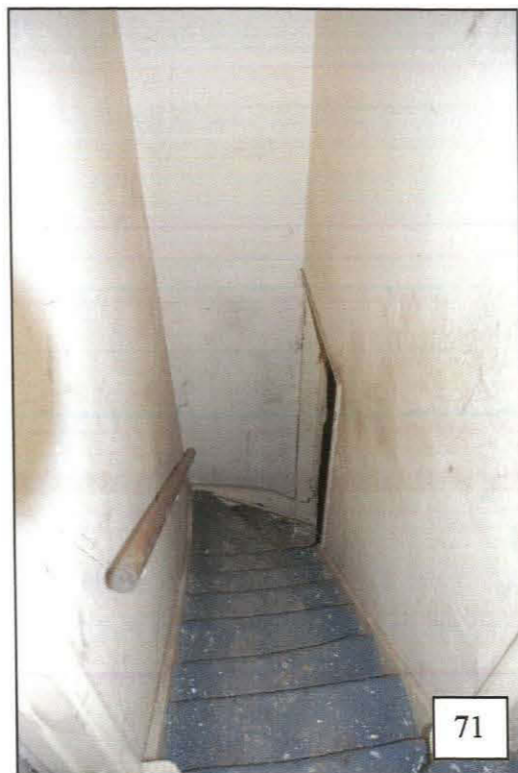
Plate 72: general view up southern staircase, Room 6.

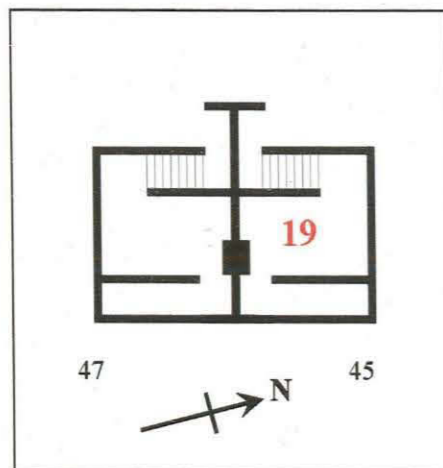
Plate 73: general view, Room 17.

Plate 74: general view into Room 18 from Room 6.

Plate 75: general view into Room 18 from Room 6.

Plate 76: general view into 47, St Catherines Room 14, from Room 18, 45, St Catherines.





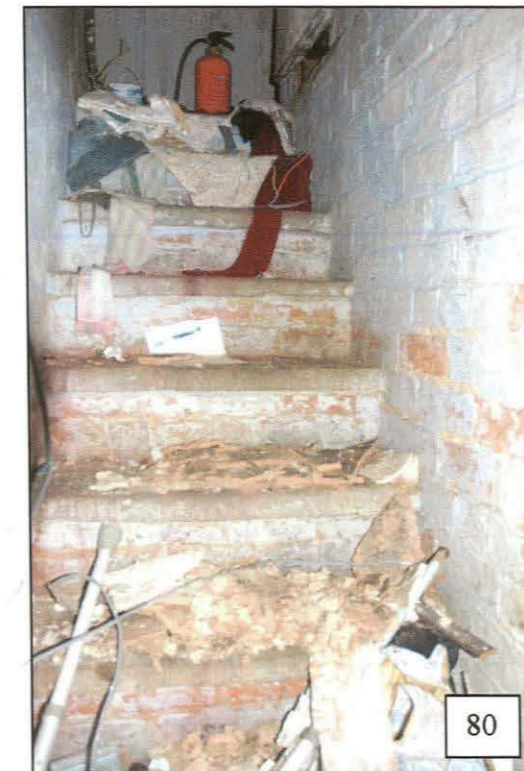
Interior – 45 St Catherines, Room 19 – Cellar

Plate 77: general view down stairs into cellar, Room 19.

Plate 78: general view of cellar, looking northwest.

Plate 79: general view of cellar, looking southeast.

Plate 80: general view up cellar steps.



Interior – 47, St Catherines, Room 1

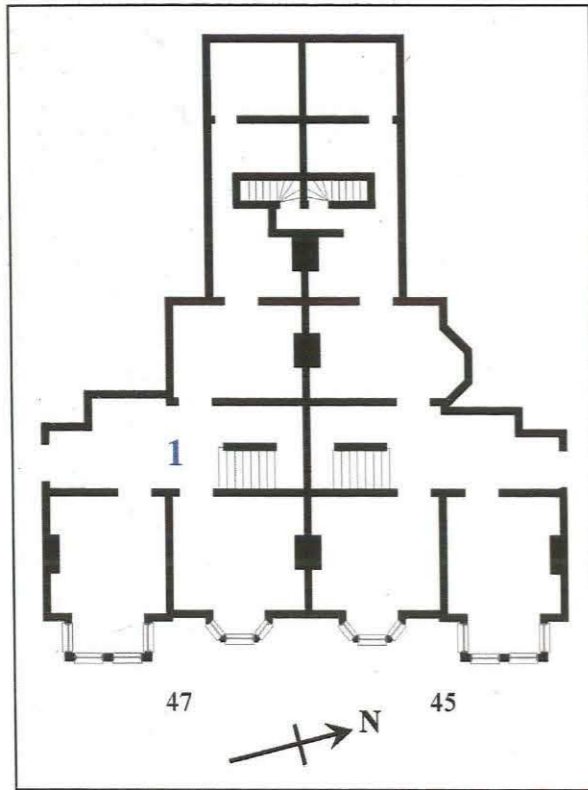


Plate 81: general view into Room 1, from main entrance.

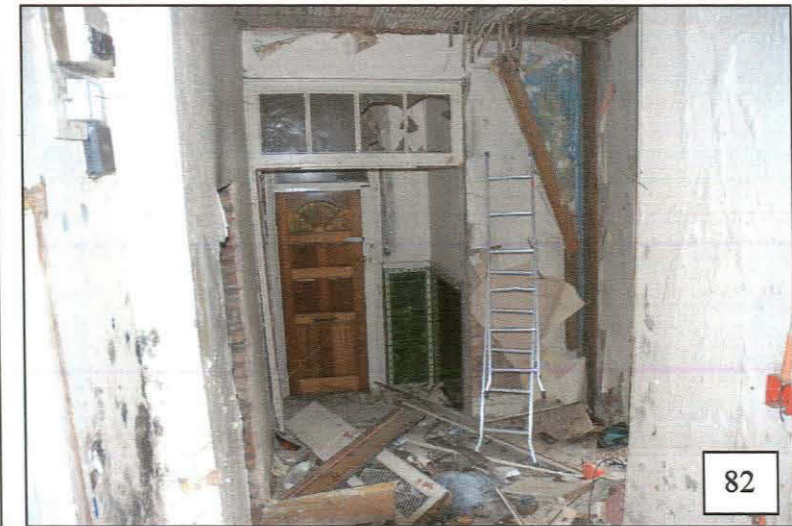
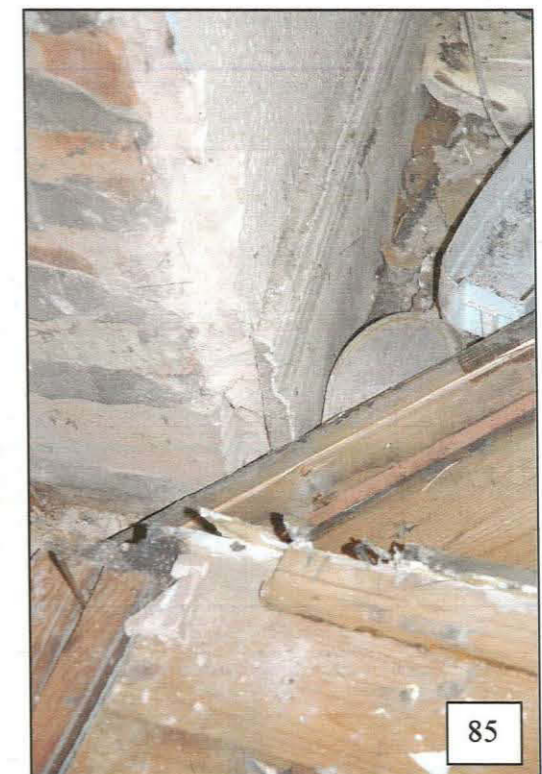
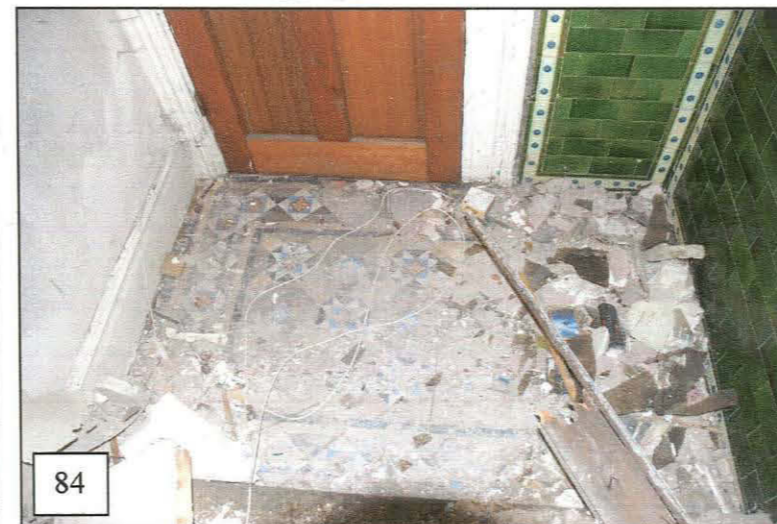


Plate 82: general view towards main entrance, from foot of stairs.

Plate 83: main entrance with decorative tiling.

Plate 84: decorative floor tiles inside main entrance

Plate 85: skirting detail.



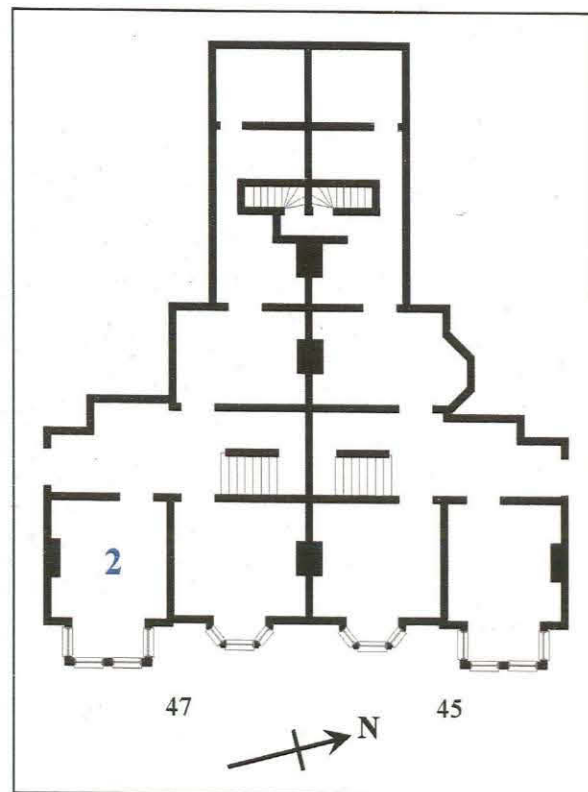
Interior – 47, St Catherines, Room 2

Plate 86: general view into Room 2 from Room 1.

Plate 87: general view looking west from bay window.

Plate 88: cornice detail.

Plate 89: skirting detail.

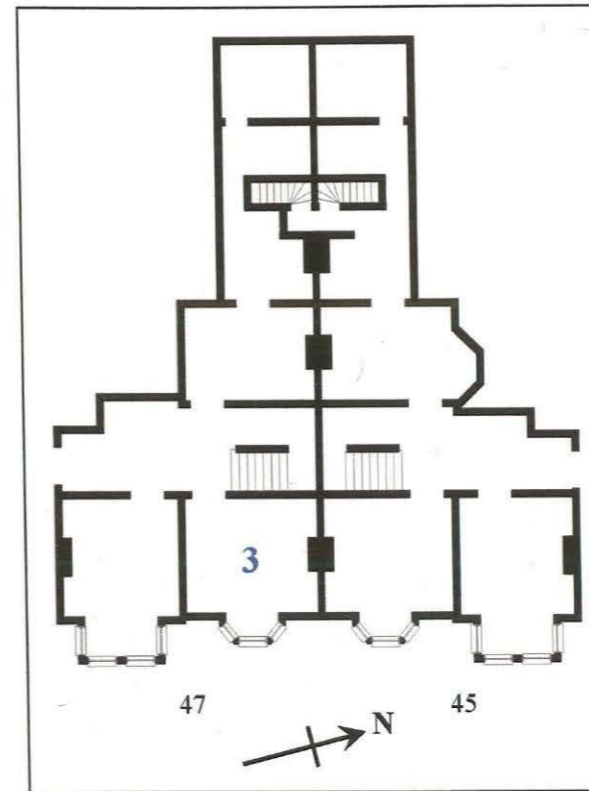


Interior – 47, St Catherines, Room 3

Plate 90: general view into Room 3 from Room 1.

Plate 91: general view, looking south west.

Plate 92: cornice detail.



Interior – 47, St Catherines, Room 4

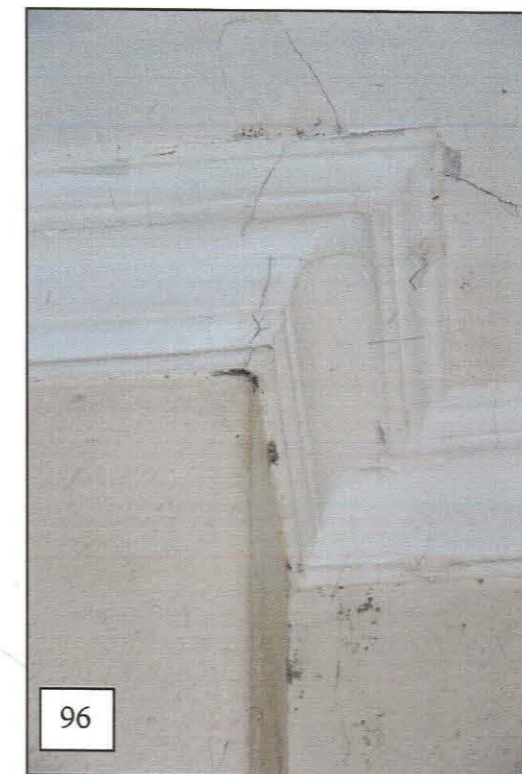
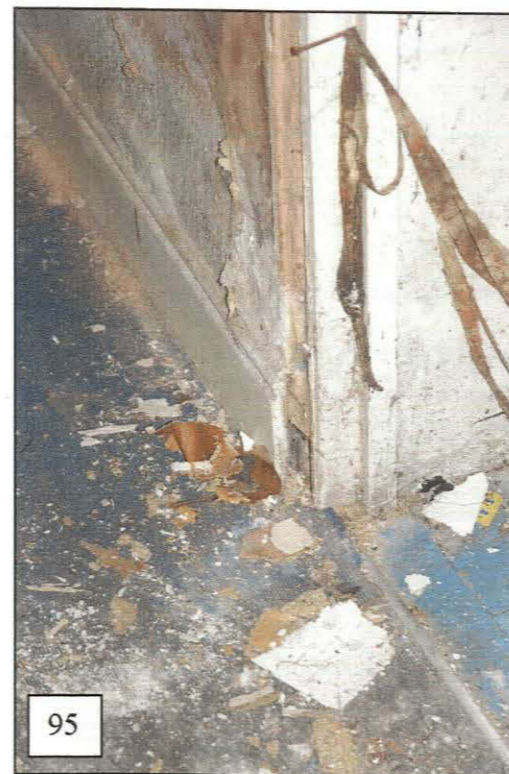
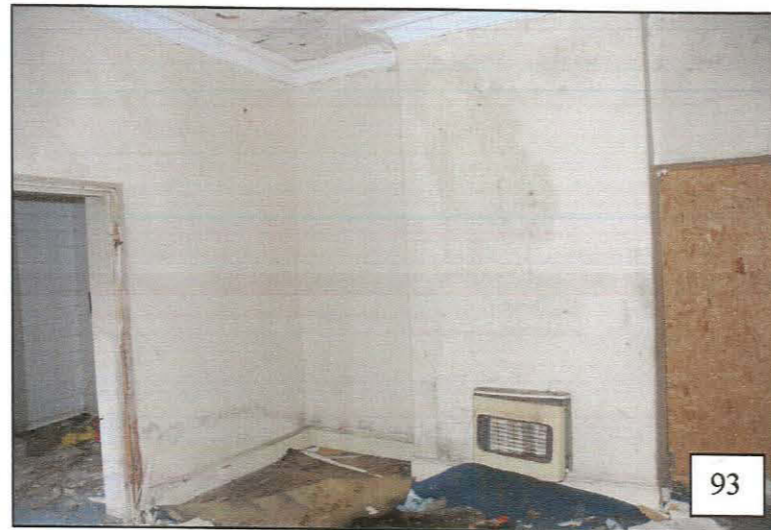
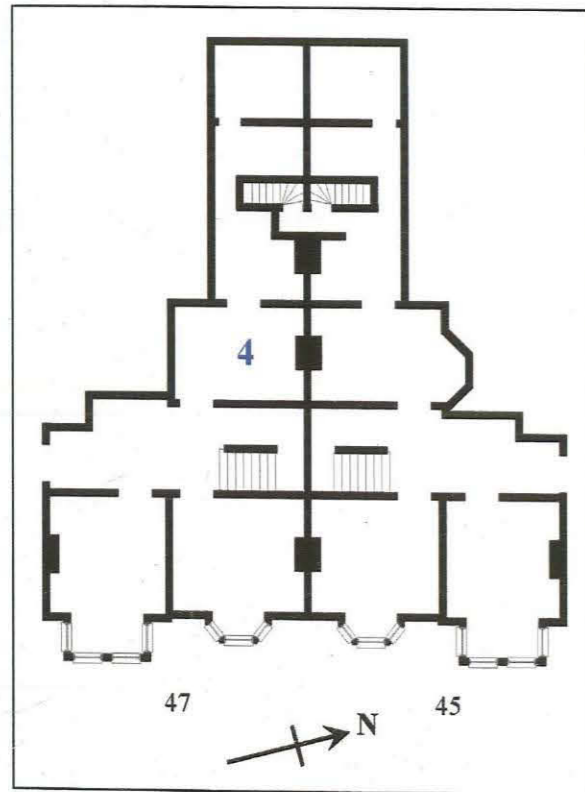


Plate 93: general view into Room 4 from Room 1.

Plate 94: general view, looking southeast.

Plate 95: skirting and architrave detail.

Plate 96: cornice detail.

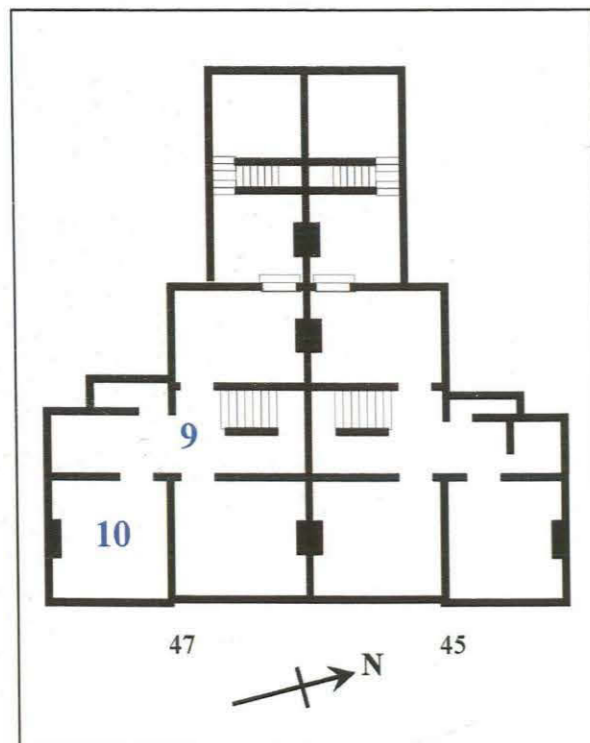
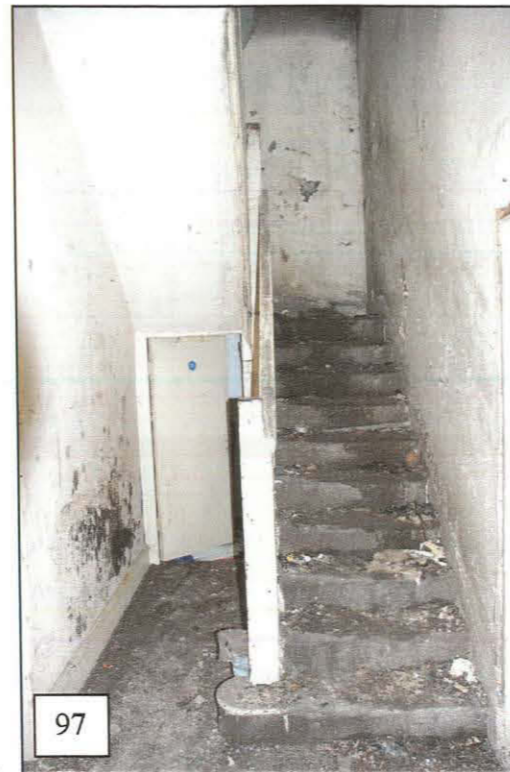
Interior – 47, St Catherines, Room 9

Plate 97: general view up stairs from Room 1.

Plate 98: Room 9, general view looking south

Plate 99: general view down stairwell.

Plate 100: burnt-out roof detail.

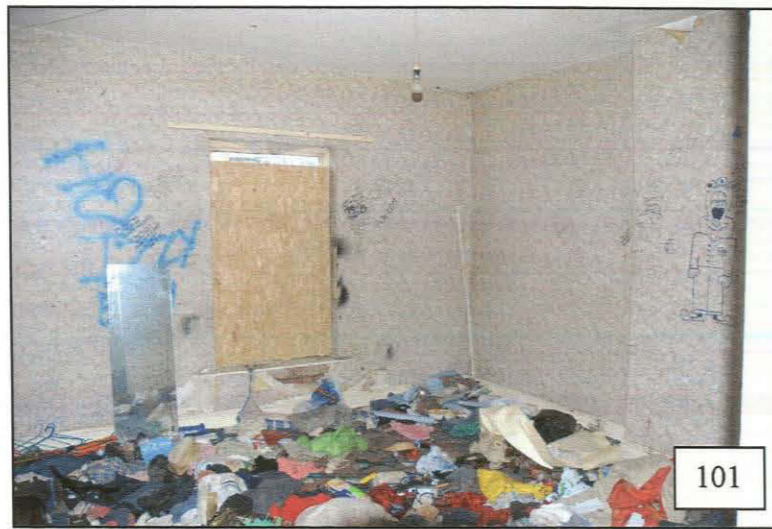


Interior – 47, St Catherines, Room 10

Plate 101: general view into Room 10 from Room 9.

Plate 102: general view, Room 10, looking northwest.

Plate 103: general view, Room 10, looking southwest.



Interior – 47, St Catherines, Rooms 11 & 13

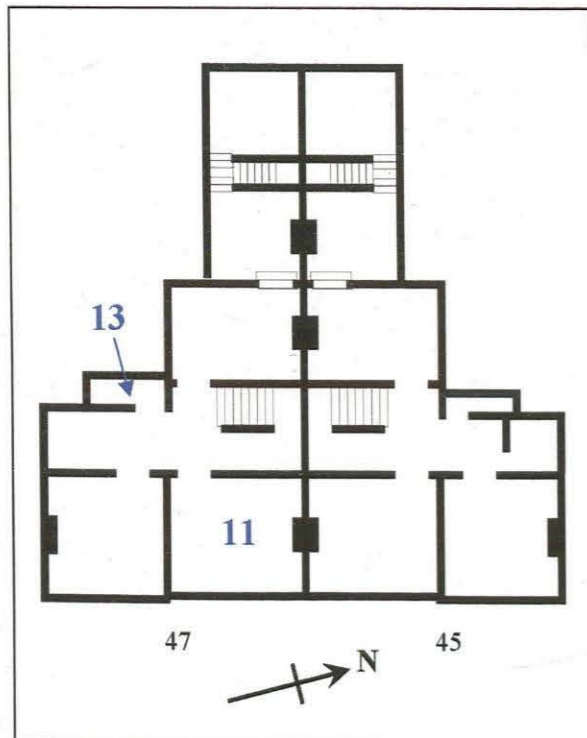


Plate 104: general view into Room 11 from Room 9.

Plate 105: south wall with blocked window, Room 9.

Plate 106: north wall with window and doorway converted to window.

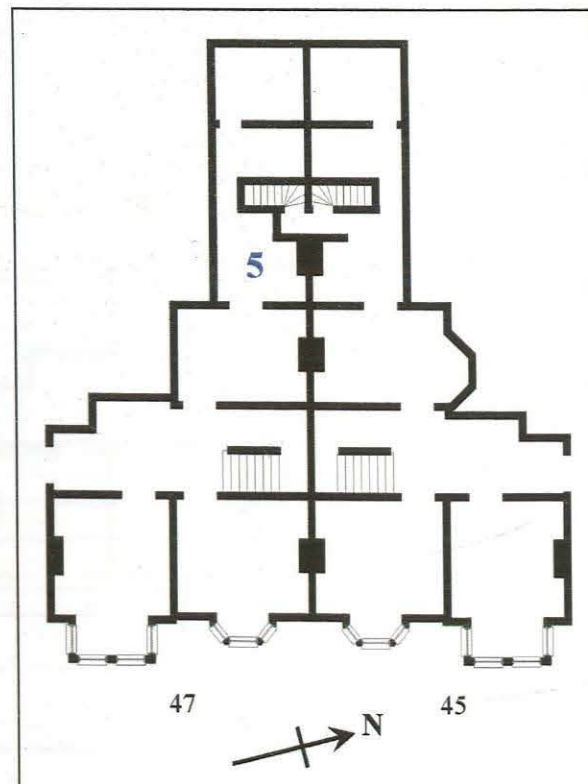
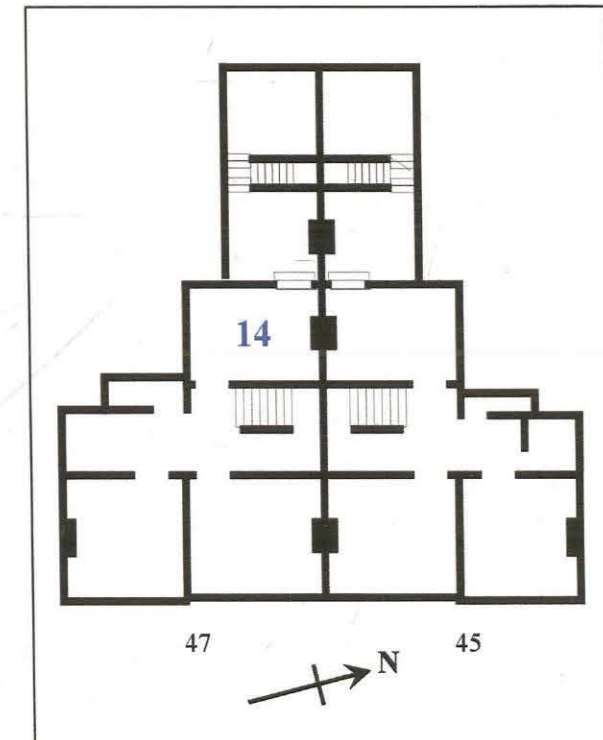


Interior – 47, St Catherines, Room 14

Plate 107: general view into Room 14 from Room 9.

Plate 108: north wall with chimney breast.

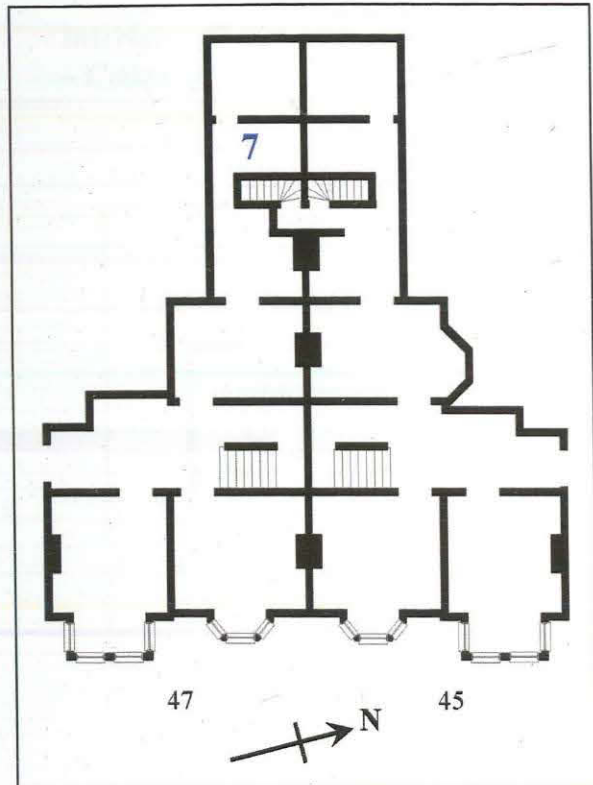
Plate 109: south wall.



Interior – 47, St Catherines, Room 5

Plate 110: general view into Room 5 from Room 4.

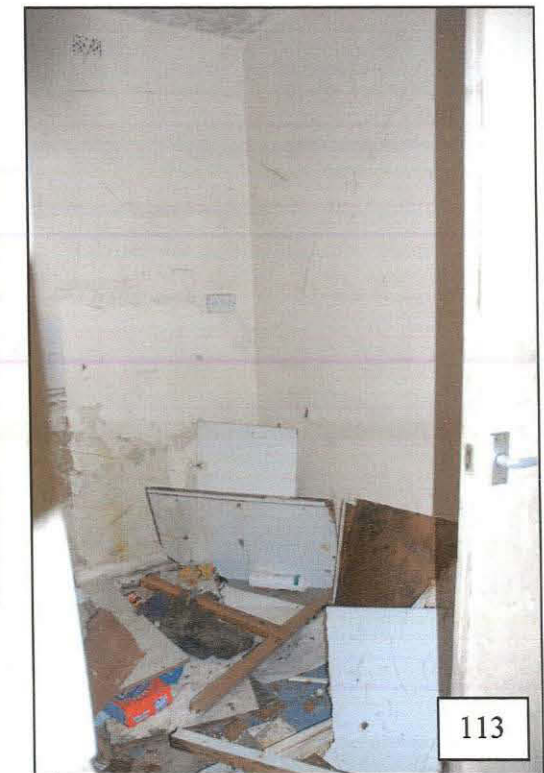
Plate 111: general view, Room 5 looking east.



Interior – 47, St Catherines, Room 7

Plate 112: general view into Room 7, looking northeast.

Plate 113: general view into Room 7, looking northeast.



Interior – 47, St Catherines, Room 8

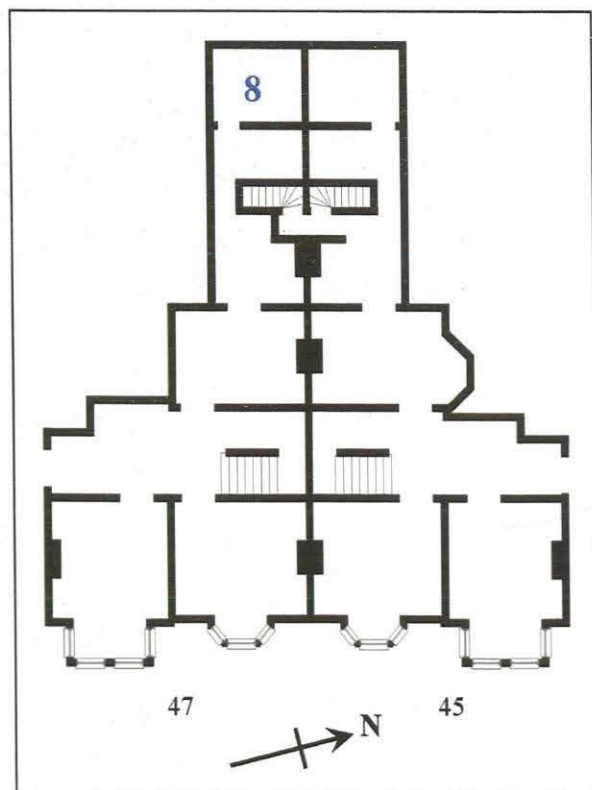


Plate 114: general view into Room 8, looking northwest.

Plate 115: general view into Room 8, looking northwest.

Interior – 47 St Catherines, Room 19
– Cellar

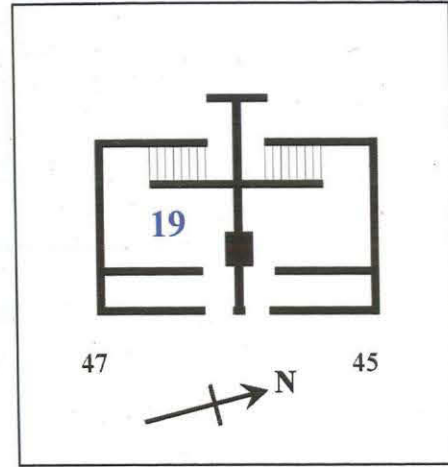


Plate 116: panelling at base of stairs, Room 1.

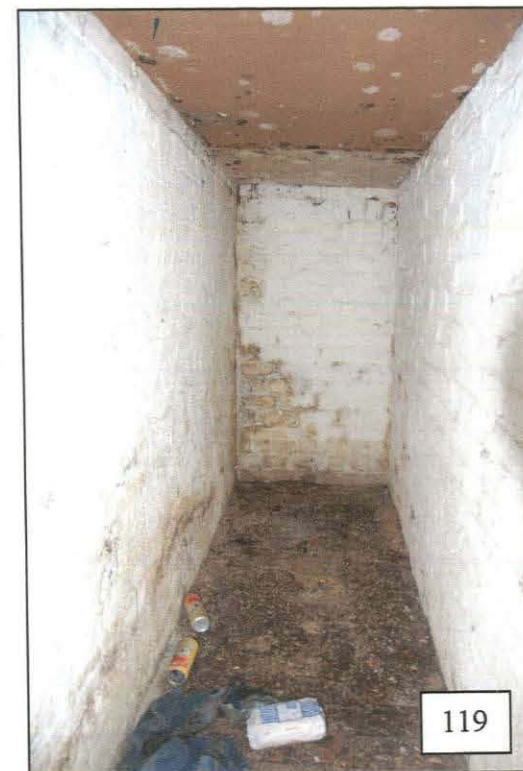
Plate 117: general view down steps into cellar.

Plate 118: general view of cellar, looking northeast.

Plate 119: coal hole on street frontage, looking south.

Plate 120: general view of cellar, looking southwest.

Plate 121: cellar steps, looking north.



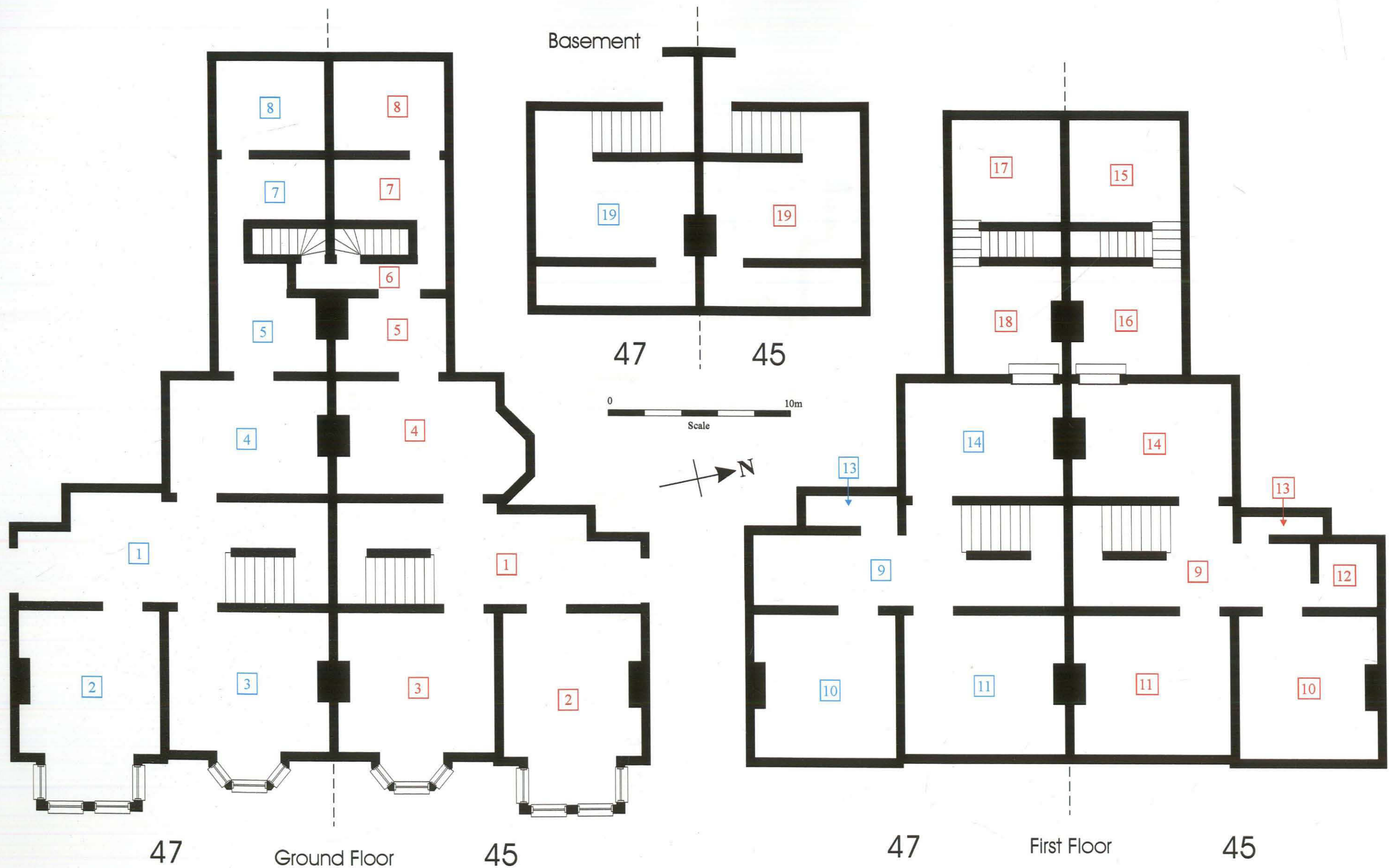


Fig. 2: Plan showing the layout of 45 and 47, St. Catherine's, showing the numbers allocated to the rooms within the buildings. Rooms in no. 45 are shown in red, while those in no.47 are shown in blue, and were allocated according to the most recent arrangement of the properties. As they were symmetrical as built, the numbering of no.45. Is reflected in no.47. Scale 1:200.

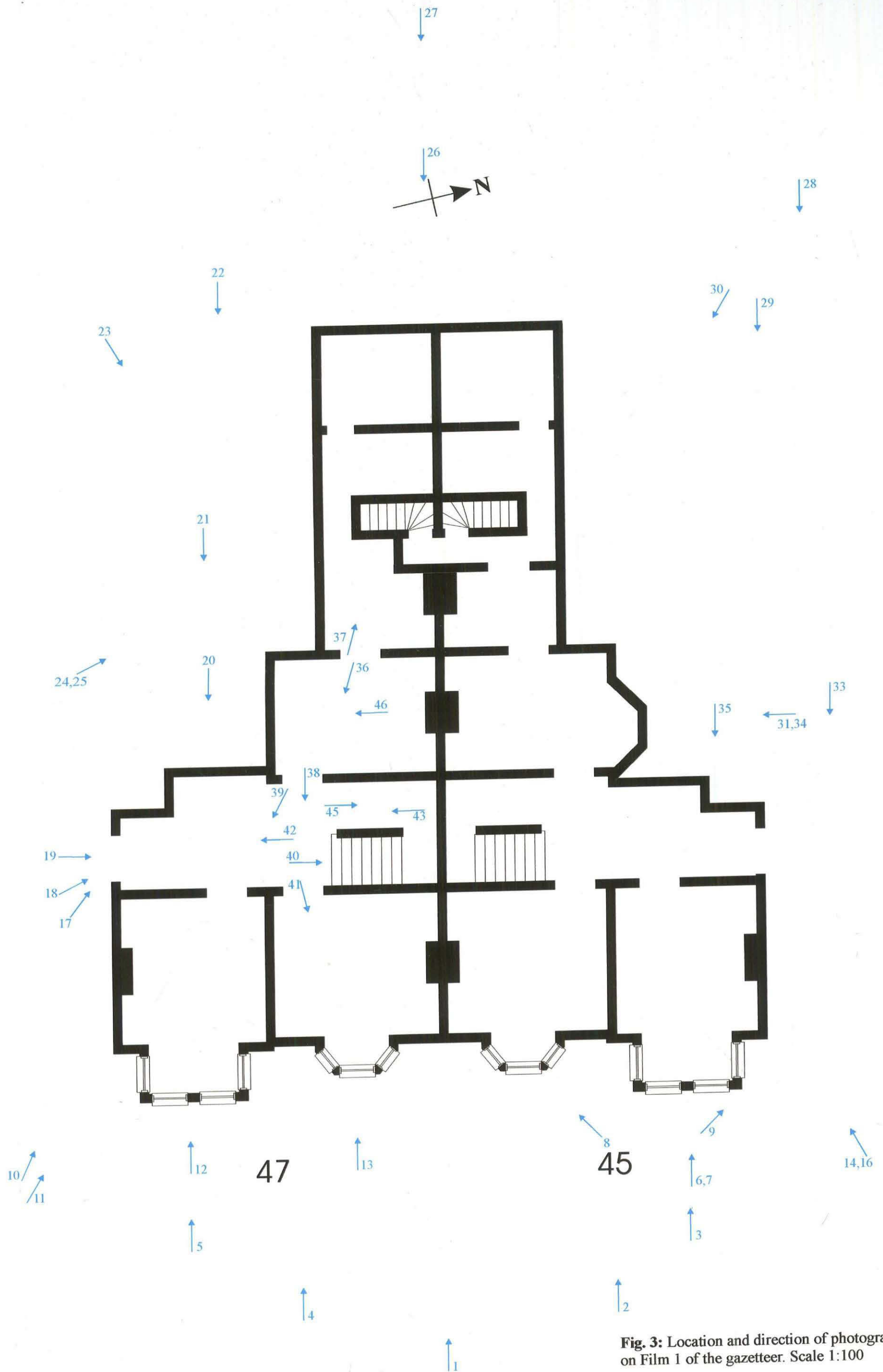


Fig. 3: Location and direction of photographs on Film 1 of the gazetteer. Scale 1:100

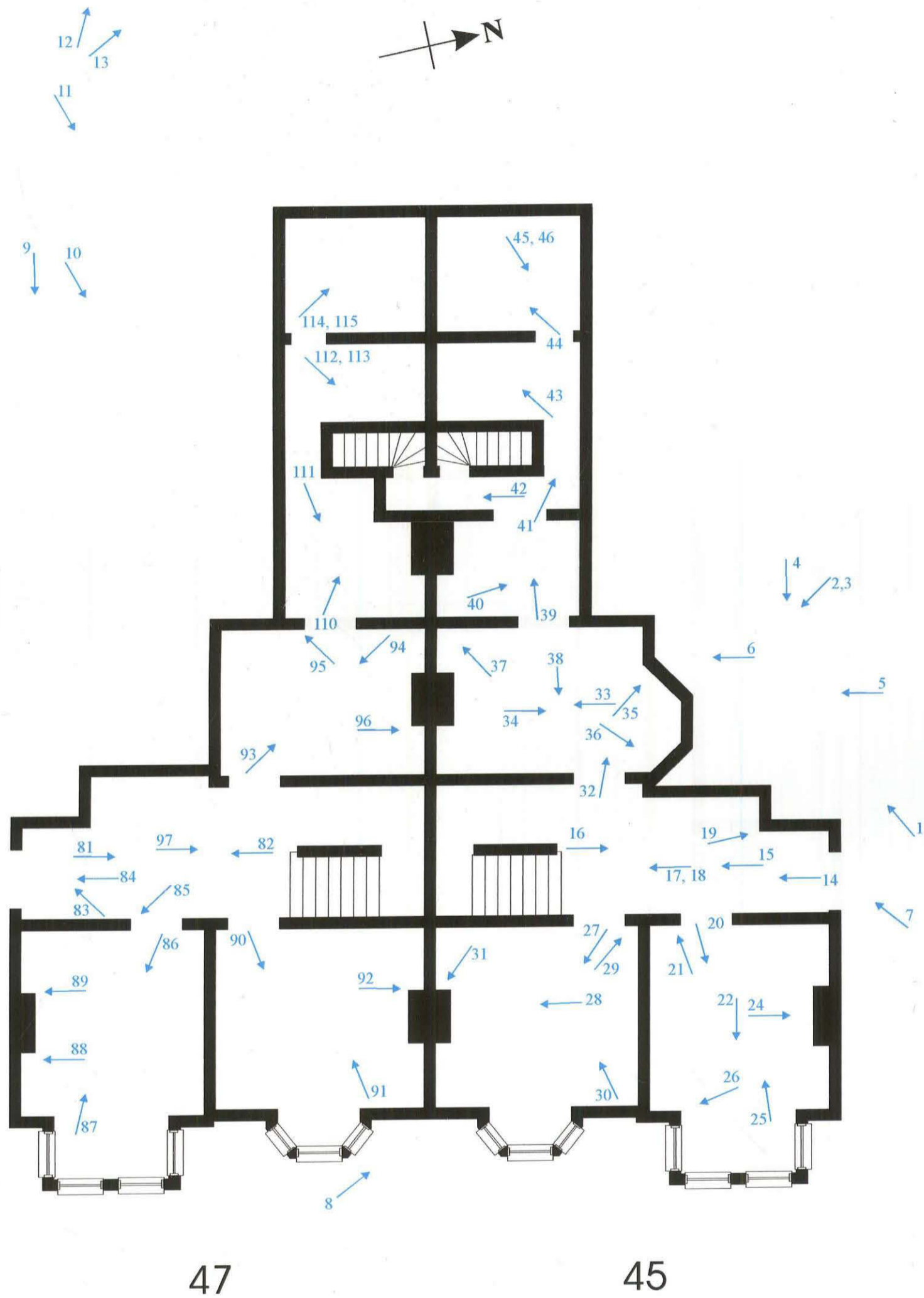
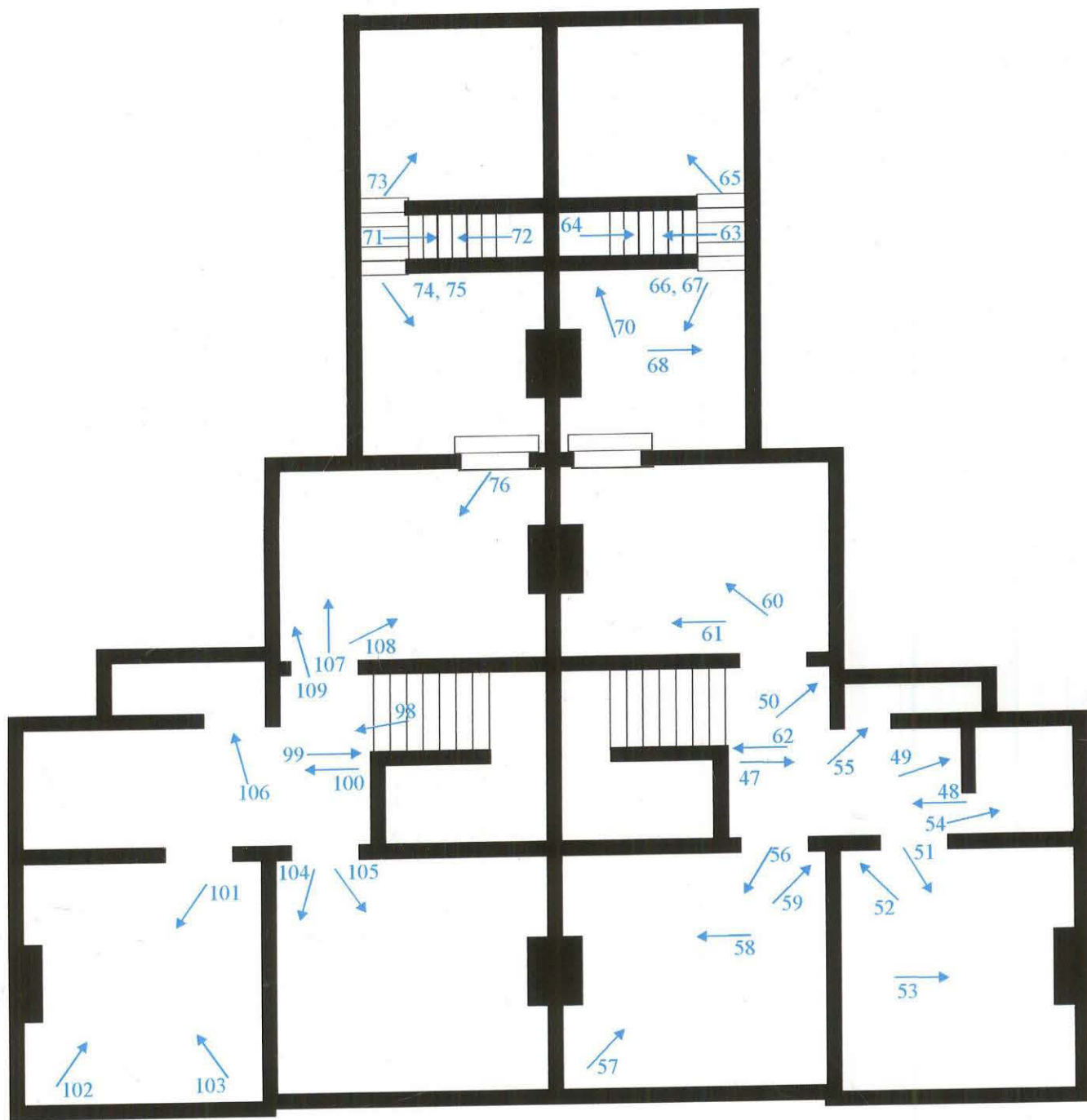
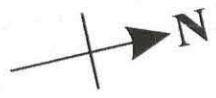


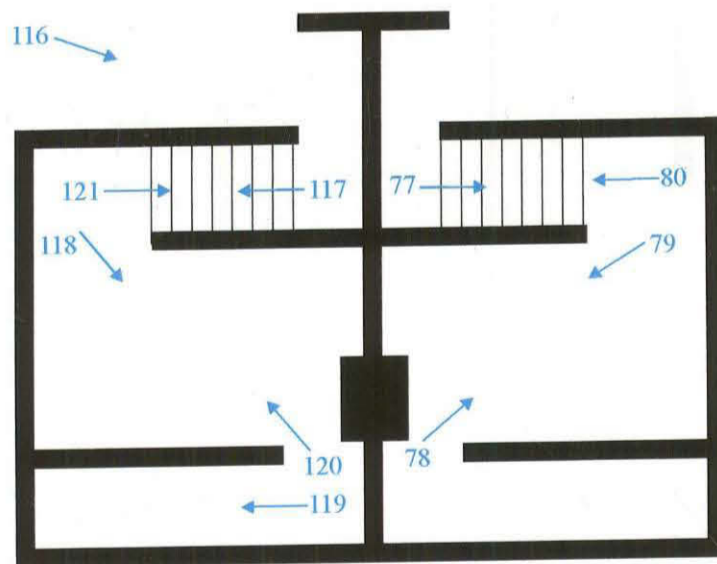
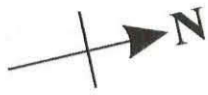
Fig. 4: Location and direction of photographs on Film 2 of the gazetteer. Ground Floor. Scale 1:100



47

45

Fig. 5: Location and direction of photographs on Film 2 of the gazetteer. First Floor. Scale 1:100



47

45

Fig. 6: Location and direction of photographs on Film 2 of the gazetteer. Cellars. Scale 1:100

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