

8, ST. LAWRENCE STREET, HORNCASTLE

PHOTOGRAPHIC BUILDING SURVEY

NGR: TF 2589 6963
PCA job no. 08-569
Site code: SLHL 09
LCNCC Acc No: 2009.119

Report prepared for Mr. Steven Li

by

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September 2009

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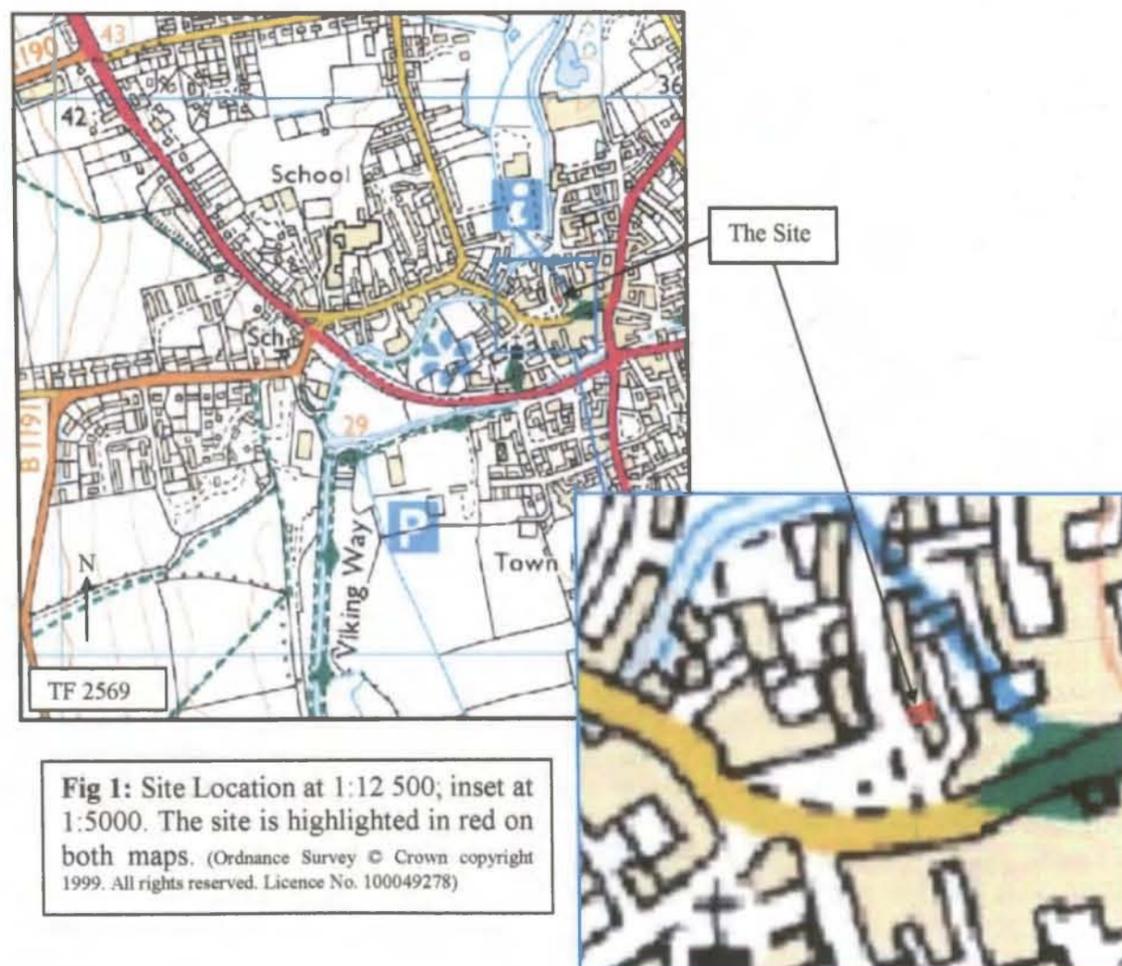
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Summary

- To fulfil a condition attached to a planning permission, a programme of building recording was undertaken for Mr Stephen Li at 8, St. Lawrence Street, Horncastle, Lincolnshire.
- The property is listed together with No.10, St. Lawrence Street as a Grade II listed structure, and together they form a three-bay, three-storey commercial structure with a shared shop front, of which No. 8 occupies the ground and first floors of the southern bay. Historical research conducted as part of this project has shown that a building has stood on the site since at least 1722.
- Investigations of the interior have shown that extant timber elements represent members of an earlier timber-framed building from which the present structure has evolved.
- The conversion of this timber-framed structure to the modern-day appearance is likely to have taken place in the decade following the coming of the railway to Horncastle in 1855, during which time the building was in the hands of a wholesale and retail boot and shoe manufacturer and leather merchant who was also agent to the UK Life and Royal Fire Insurance Company.



1.0 Introduction

Full planning permission and Listed Building consent have been granted for change of use and conversion of the existing ground floor shop with living accommodation at 8, St. Lawrence Street, Horncastle to a hot food takeaway. This work involves the provision of a new shop front and construction of a new chimneystack, installation of an external extraction flue within the chimneystack on the rear elevation and signage on the front elevation. The structure is a Grade II listed building.

Pre-Construct Archaeology (Lincoln) was commissioned by Mr. Steven Li to undertake a scheme of building recording to mitigate the impact of the development to fulfil a condition of the planning permission and listed building consent. This approach complies with the recommendations of *Archaeology and Planning: Planning Policy Guidance Note 15: Planning and the Historic Environment*, Dept. of Environment (1991) as adopted in the relevant local plan policies; *Recording Historic Buildings, A Descriptive Specification (3rd Edition)*, RCHME (1996); *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*, IFA (1996), and the *Lincolnshire Archaeological Handbook* Lincolnshire County Council (revised 2009).

Copies of this report will be deposited with the client and the Lincolnshire Historic Environment Record. A report will also be deposited at The Collection in Lincoln, along with an ordered project archive for long-term storage and curation.

2.0 Site location and description (figs. 1 and 2)

The town of Horncastle is situated within the administrative district of East Lindsey and lies c.28km east of Lincoln, at the southwestern tip of the Lincolnshire Wolds. The site is situated on the east side of St Lawrence Street at the point where it opens out to form the northeast corner of the Market Place.

The proposed development site comprises a subdivision of a larger building, no.10, St. Lawrence Street, occupying the southern bay of the ground and first floors of this structure.

No.8, St. Lawrence Street fronts directly onto the eastern side of the street; the site is bounded to the north by no. 10, St. Lawrence Street, of which it forms a part and to the south by a neighbouring commercial property, Achurch & Sons hardware shop, which occupies the former Buttermarket building. The rear of the property is accessed from an alley, which rises slightly as it passes the rear of the buildings: i.e. the land rises slightly to the east of the marketplace.

National Grid Reference: TF 2589 6963

3.0 Planning background

The building is Grade II listed with no.10, St. Lawrence Street, of which it forms a part.

Planning permission has been granted to convert the existing ground floor shop and living accommodation into a hot food takeaway (planning refs: S/086/01035/09 (Full Planning Permission) & S/086/01036/09 (Listed Building Consent)).

The Historic Environment Officer for East Lindsey District Council has recommended a scheme of Archaeological Building Recording to define and evaluate the historical and architectural significance of this building, establishing its phases of development with associated functions in order to preserve it by record prior to alteration and the consequent loss of historic fabric and/or integrity.

4.0 Historical background

The town of Horncastle originally dates from the Roman period, when the fortified settlement of Banovallum was built at a crossing point on the River Bain. The north wall of the Roman town runs across St. Lawrence Street, and a portion of the wall may still be seen to the east of it (Pevsner and Harris, 1989, p. 398).

Horncastle's position between the summer pastures of the Fens and the upland pastures of the Wolds made the town ideally situated for the marketing of livestock of all kinds (Robinson, 1983, p. 31). The town flourished during the Middle Ages, with several markets and fairs chiefly dedicated to stock trading, including a seven-day annual fair beginning on the eve of the feast of St. Lawrence (LAO Misc. Dep. 251/10). The associated trade in hides also supported the trades of tanning and leatherworking.

A 1908 history of Horncastle states that the medieval town had a chapel dedicated to St. Lawrence (the patron saint of tanners): its position was then unknown, but believed to have been near the street now known as St. Lawrence Street, but formerly as Pudding Lane. According to this history, St. Lawrence Street was formerly a main street, with the Market Cross at its head. Inhumation burials had been found near the street 'at various times'; these finds were interpreted as representing the cemetery of the lost chapel. It also states that 'several fragments of Norman pillars' were found in 1892, during the demolition of a block of houses to enlarge the Market Place, and interprets these as masonry from the chapel of St. Lawrence (Walter, 1908, pp. 33-34). No corroborating evidence for this putative lost Norman chapel could be found. There is no reference to any church or chapel in the Domesday Survey assessment of Horncastle (Williams and Martin, 1992, p. 888), although a church was present by 1153 (Robinson, 1983, p. 27); this was presumably the parish church of St. Mary, although no Norman fabric survives in this building (Pevsner and Harris, 1989, p. 394).

Horncastle's fortunes declined during the 17th century, but the tanning industry continued to flourish, and the establishment of a number of leather workers can also be dated to the 17th and 18th centuries. In the 19th century, the tanning industry dwindled, but leather working continued to prosper as part of an economic boom, due in part to the opening of the Horncastle Navigation Canal (Pevsner and Harris, pp. 394-5). Elsewhere in Lincolnshire, boot and shoe making was being displaced by the mass-produced wares of factories in Leicester and Leeds: few Lincolnshire manufacturers produced goods on this scale (Wright, 1982, p. 211). In Horncastle, however, the number of boot and shoe makers grew from twelve in 1792 to twenty in 1856. By 1870, three of these, William Chapman, Charles Hall and John Panton, together with Thomas Briggs, currier and leather cutter, and James Shera, former High Street grocer, had united to start up three wholesale boot and shoe factories in St. Lawrence Street: Briggs, Shera and Co in the Oak Works at nos. 15 and 17, John Panton at nos. 6 and 8, and Chapman and Hall at no. 10. The Oak

Works was an immense business, with its own tanyard and a four-storey leather curriers' building, and in its heyday was said to employ up to 500 men. This business union was short-lived, with Hall moving before 1876 to his own shop in the High Street; Chapman maintained the business in St. Lawrence Street till at least 1882, when it was taken over by John Panton. Shera & Son closed in the early 1880s; Panton continued in business till about 1890. However, the leather and tallow business of the Collinson family, who were listed as curriers and leather cutters in St. Lawrence Street in 1826, but had moved away by the 1840s, opened a branch in St. Lawrence Street in the 1890s, and continued in business until 1959 (Robinson, 1983, pp 31-3).

The earliest plan of Horncastle to show St. Lawrence Street is a plan drawn by William Stukeley in 1722 (fig. 3). St. Lawrence Street appears as Pudding Lane on this plan, with the market cross drawn in detail at its southern end. The market place at the time was dwindling in size, due to the construction of permanent buildings ('market infill') in the original market area: although the site lay approximately opposite the market cross, it could no longer be said to have fronted on to the market place.

A plan of the town dating from 1819, reproduced in Walter's history (fig. 4), shows the process of market infill considerably more advanced. The site is now completely removed from the area labelled 'Market Place', now reduced to a set of irregularly shaped gaps between large blocks of buildings, on the south side of the original market area.

The Buttermarket, adjacent to the site, was opened on 15th November 1853, and was probably built in anticipation of the increased business made possible by the construction of a rail connection. The railway was opened in 1855, prompting a decade of commercial rebuilding in the town centre (Pevsner and Harris, 1989, p. 394). White's Gazetteer of Lincolnshire for 1856 notes that Horncastle's market place is 'a small square in the centre of the town' and that 'The erection of a *Vegetable and Meat Market*, on the site of the Old Butchery... is in contemplation'. The gazetteer lists the businesses of Mrs. Best, 'clothes cleaner', and Ann Graves, tripe dresser in 'St. Lawrence Lane', and John Panton, both as a 'commission agent' and a boot and shoe maker, in the Market Place. The Kelly's Directory for 1868 lists John Panton in St. Lawrence Street as a wholesale and retail boot and shoe maker and agent to the UK Life and Royal Fire insurance company (this edition of the directory does not give street numbers), while the 1876 edition lists William Chapman, boot and shoe maker, and Charles Hall, brewer, at no. 10, St Lawrence Street, John Panton, wholesale and retail boot and shoe manufacturer, leather and golosh merchant, at nos. 6 and 8, and John Wray, ironmonger, at no. 4.

A photograph of the inauguration of the Stanhope Memorial in 1899 shows nos. 8 and 10 in the background: they can clearly be seen to be one building, with a continuous shop-front running across both premises (Robinson, 1988, p. 19). A photograph that cannot be more accurately dated than 'by the Great War', showing William Haynes' boot and shoe making shop at no. 12, also shows no. 10, with its shop front with a bow window either side of the door; the goods in the windows appear to be clothing, but the proprietor's name is not legible. The text here states that no. 10 'may have been the Old Globe or the Clipper beerhouse in the 1840s' (Robinson, 1988, p. 21), but no other references to a public house of either name could be found, and this suggestion cannot be substantiated.

5.0 Methodology

The primary photographic fabric record was undertaken by the author on 19th-20th August 2009. Photography was undertaken in 35mm monochrome (using Ilford FP4 plus ISO125 filmstock) for

archival purposes supplemented with digital colour photography (using a 10.4 Mpixel format). 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 were generally bright, but became overcast with occasional light showers; the situation of the building meant that it was generally in shade, which necessitated the use of flash in all interior situations.

The photography was complemented by detailed written descriptions of all of the structure, including room records, brickwork records and measured sketches.



Figure 2: Site location plan Scale 1:2500. The location of no. 8, St. Lawrence Street is marked in red.
(Ordnance Survey © Crown copyright 2009. All rights reserved. Licence No. 100049278)

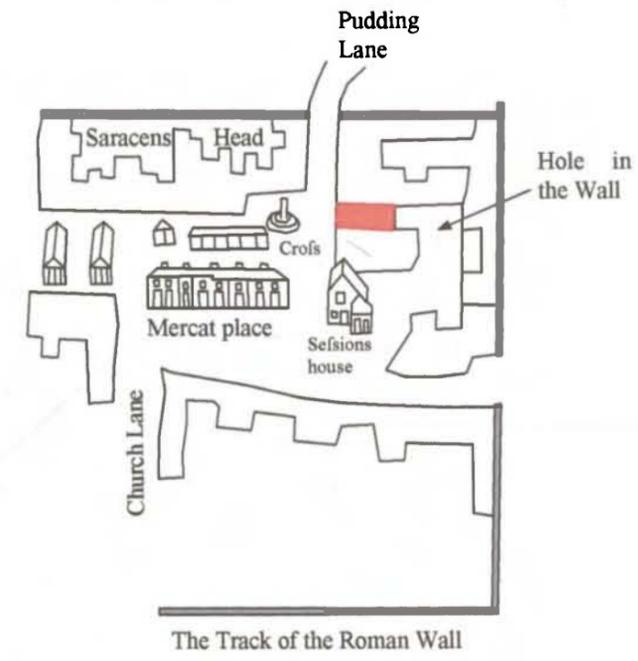


Figure 3: Traced reproduction of part of the plan of 'Banovallum' by William Stukeley, dated to September 1st 1722, scale 7/8 inch to 100 feet. The approximate location of no. 8, St. Lawrence Street is marked in red.

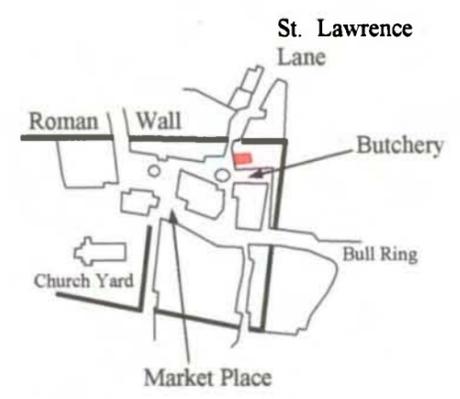


Figure 4: Traced reproduction of part of a plan of Horncastle in 1819, scale unknown, after a reproduction in Walter, 1908. The approximate location of no. 8, St. Lawrence Street is marked in red.



Fig. 5: Floor plans of No.8, St. Lawrence Street, showing the room arrangement and the room numbers used throughout this report (in red). Scale 1:50.

6.0 Primary Photographic Fabric Record.

General Site Arrangement

The site occupied a position at the northeast corner of the Market Place, fronting directly on to St. Lawrence Street, which forms the eastern boundary of the market itself.

It can clearly be seen that nos. 8 and 10 occupied a single building, with a shared shopfront.

At the time of the survey, no. 8, St. Lawrence Street had been unoccupied for some time.



The results of the photographic survey have been organised as a gazetteer, dealing with exterior of the building, and then the interior on a room-by-room basis, according to the modern arrangement of the structure.

Constraints

Although nos. 8 and 10, St. Lawrence Street appear to form part of a single building, the development site comprised only No.8, St Lawrence Street. The proprietors of no.10 kindly allowed the author access to their property to assist with the interpretation of the whole, but no interior photography was carried out here.



Site Setting

The building of which no.8 St. Lawrence Street formed a part fronted directly onto the east side of St. Lawrence Street, which from this point sloped slightly to the north and the river. The marketplace comprised a roughly triangular space, with St. Lawrence Street forming the eastern boundary of the marketplace itself. The southern side of the marketplace was bounded by the High Street.

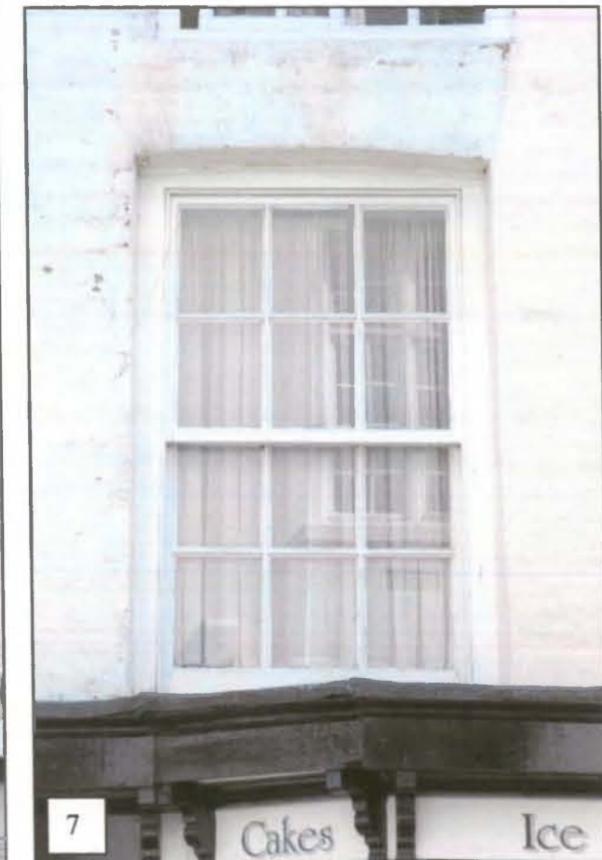
The marketplace was surrounded on all sides by commercial premises, many of which had 19th century shopfronts and were similarly Listed Buildings. The former Buttermarket, dated to 1853, occupied by a hardware shop – Achurch & Sons – was situated immediately to the south of No. 8 St. Lawrence Street.

The marketplace has now been surrounded by trees, which often interrupt the view of the surrounding buildings.

Although no. 8 occupied the southern bay of the shared building on the ground floor, its relationship with its neighbour is more complex at first floor level, where it occupied the central bay also. However, it did not extend to second floor level, and this entire floor and the roof belonged to no. 10.

The Original Building - Exterior

The building of which no.8 formed a part was originally of three storeys, and of three bays, with a shared shopfront (although No.10 had two canted bay windows). The St. Lawrence Street elevation was constructed of brick (probably 2¾" in size) but no clear bond could be established as it had been treated with a textured paint. It had a pitched pantile roof here oriented north-south, but, as can be seen from the rear, the eastern part of the roof was of 'M' type, aligned east-west with a pair of gables at the east side.



The first floor window openings of the original building had segmental brick lintels, with glazing bar sashes. It is interesting to note that in the case of the southern of the three windows, the frame was flush with the exterior, whereas the northern two windows were set back within the openings. A two-course projecting brick band was present above the southern of the first floor windows, but this was not continuous across the whole elevation.

At second floor level, a two-light Yorkshire sash was present, each light being of eight panes. This window had a timber lintel set immediately below the eaves.

The Shopfront

The shared shopfront was clearly all of a single date, suggesting that the building had already been divided at the time of its construction. The shopfront of no.10 clearly reflected the larger of the two businesses, having a central door flanked by bay windows.



The shopfront of no.8 was less ostentatious, but shared the bracketed entablature; however, it differed in detail, having a wider upper moulding with reverse ogee, bead and fillet elements, as opposed to the cavetto, astragal, and reducing bead moulding of no.10: this is almost certainly the product of a repair rather than a difference in the original.

Although both shopfronts have pilasters flanking their doors, visually, the strongest element of the shopfront of no.8 is the paired pilasters at the north side which separate it from no.10.





The Rear

At the rear, the original extent of the building can be inferred from the paired eaves of the 'M'-type roof. No. 10 has a two-storey extension with a hipped pantile roof, whereas no.8 has a modern single-storey extension with a flat roof. The gable above no.8 is complex, but a clear change in build is present as a vertical joint in the brickwork on the line of the northern edge of the southern window. The upper part of the gable has been recently renewed, and that of the northern gable was rebuilt after the earthquake of 2008 (Mr and Mrs Downs, owners of no.10, St. Lawrence Street, pers. comm.)

Two windows were present at first floor level, the northern one slightly higher in the elevation than the other, and also narrower. This had a segmental brick lintel of edge-set headers, and contained a two-light Yorkshire sash. It is interesting to note that the extension to no.10 was angled back to the north, and its eaves corbelled, to avoid partially blocking this window.

At the south side, there appeared to be a parapet to the south wall – the buildings were not joined here – and a small pantiled roof covered the intervening space.





The extensions reflect the typical chaotic development at the rear of properties where they are variously extended to serve differing demands for space at different times.

The modern flat-roofed extension to the rear of no.8 had a modern stable-type plank door at the north side, the upper part having a small window. The rest of this elevation was taken up with a large four-light window, each of six panes, the flanking windows had vertically hinged casements, the central two lights had upper vertically tilting casements.



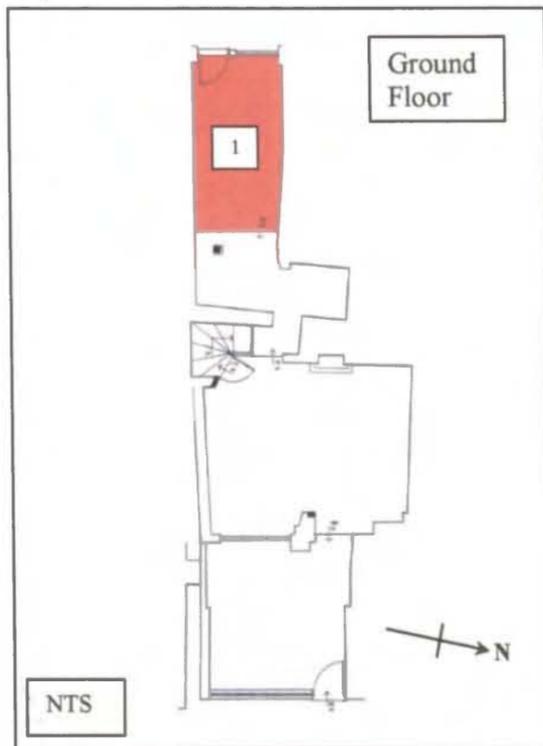
Interior – Ground Floor

When the survey was undertaken, rooms were allocated numbers according to the modern internal arrangement of the building. Rooms are here described generally, but elements of the timber frame visible in each room are described separately, and more generally at the end of this section.

Room 1

This room occupied the area immediately inside the frontage. It was a complex space, and for clarity was divided where a change in floor level suggested an earlier room division to have been present.

This room was narrow, with a modern 6" quarry tile floor. The west wall comprised the interior of the shopfront, the door being a modern replacement. This was a framed and ledged two-panel door, the upper part glazed, of nine panes and bow-fronted, the lower panel of bead-edged vertical planks. This had a modern 2 3/4" architrave with an ogee and chamfer moulding. The window was the single pane of the shopfront, reduced from its original height, in a beaded-edged frame. The window had a 6" shelf below. The timber upright between the window and the door had a stop-chamfer on its northeast side, 18" from the floor (see plate 33). The room had modern 5" astragal and fillet-topped skirting.



Exposed Timber

The room was dominated by the exposed joists of the first floor, and by a heavy north-south beam, which bisected the space. It is clear that these represented elements of a timber-framed structure, out of which the present building has evolved. The timber elements have been purposely exposed, and in places augmented with false elements executed in stained pine planks. This is the case for the southernmost ceiling joist and the 'beam' above the west window.

Close inspection of the beam in the middle of this space showed that it comprised an original beam, which did not reach all the way to the south wall, and had been reinforced by a heavy beam placed below it, which spanned the entire space. The original beam was 9" wide x 8 1/2" high, and the first floor joists were trenched into its upper face. The joists were generally 6 1/2" in width, and 2 1/2" of their height was exposed. The nailheads of an earlier plaster/lath ceiling protruded from the underside of the joists to the west of the beam, but had been hammered flush in those to the east. The space between the joists had been infilled with modern plasterboard, skimmed and painted.

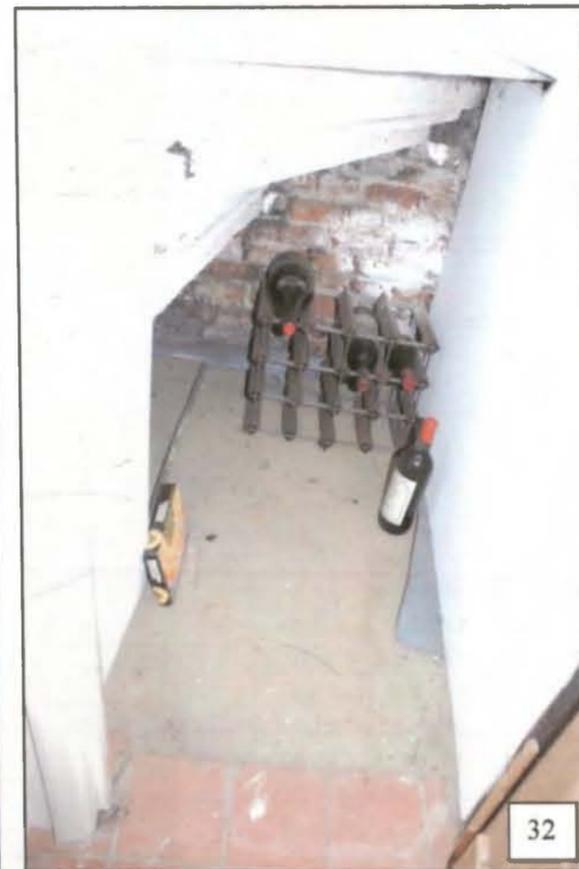
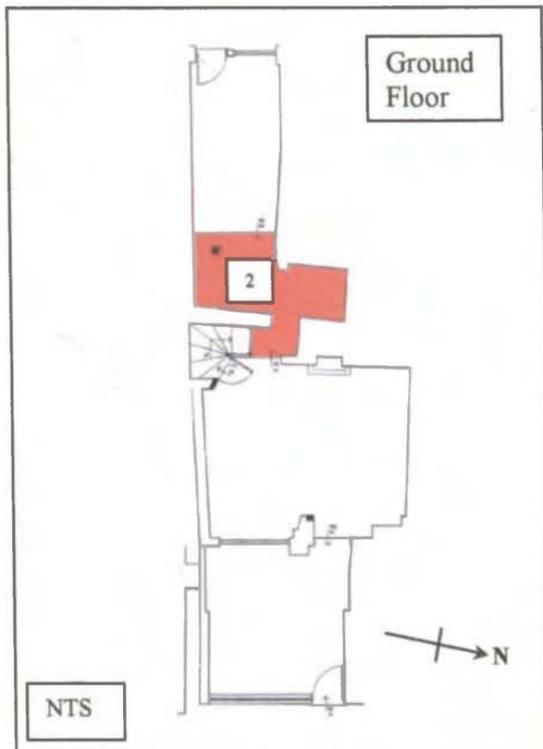
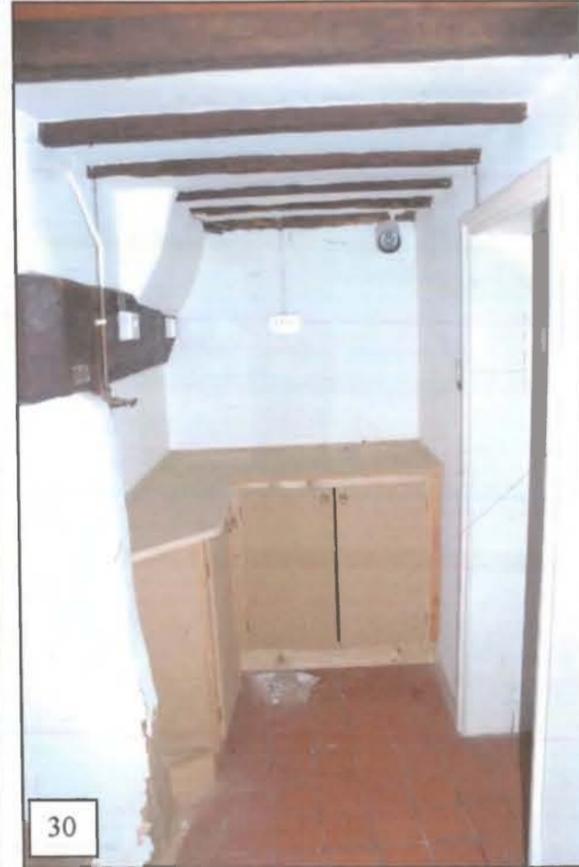
Room 2

As mentioned above, this area was open to Room 1, but was recorded separately for clarity as it was probably originally separated from Room 1, either at the change in floor level or in line with the exposed beam.

The modern decoration from Room 1 continued into this area, which had the same modern 6" quarry tile floor and 5" skirting.

The layout of the room was awkward, with a narrow alcove to the north, with modern cupboards and counter in a mixture of pine and MDF. A door opening was present in the east wall here with a modern 2¾" architrave, but no doors were present; instead, a small area below the staircase led through a further opening to Room 3.

In the intervening space, a modern door of painted chamfer-edged 4½" pine planks with modern strap hinges and thumb latch was present in the south wall, giving access to a cupboard below the stairs.



Exposed Timber

This area was dominated by a timber post, located 0.4m from the south wall. This post was 8" (N-S) x 6" (E-W), with an upper integral bracket (increasing its width to 10½") on its north face. A further rebate, present at the northeast corner of the bracket, may suggest the fixing point of an east-west brace. It rested on a modern brick plinth, of four courses. A north-south beam was present attached to the post with a pegged mortise and tenon joint. However, it seems likely that this was a replacement for an original timber here, as a sawn-off tenon was still present in a mortise in the face of the integral bracket of the post, and the first floor joists rested on the beam rather than being trenched into it (as seen in Room 1). The north-south beam was 7" wide and 6½" high, chamfered on its underside, and trenched on its west face, with a diagonal hole for a (missing) peg between its west face and soffit.

As in Room 1, the exposed floor joists of the first floor were present here; however, several had been replaced in 2¼" timber. Several false beams were also present here – the southernmost ceiling joist among them – along with a false upright in the east wall.



A heavy horizontal beam (12" high x 7" wide) was present in the west wall of the north alcove: this had a deep chamfer on its exposed east face, with a diagonal stop at the south end. Its southern end had clearly been sawn off flush with the wall, and the wall itself was angled here, with a narrower part extending beyond the beam. The purpose of this timber element is unclear, the immediate impression is of a fireplace lintel – but this is conjecture.



At the east side of the south wall, a timber lintel was present just below the ceiling; this was hollowed out on its underside, and a vertical crack in the wall plaster near its western extent was suggestive of a blocked door opening.



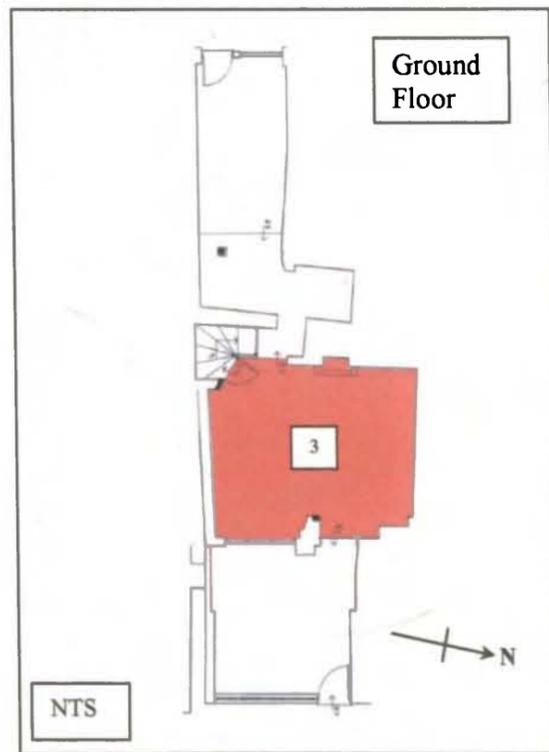
Room 3

This room occupied the rear part of the original extent of the property; it was the largest of the ground floor rooms.

This room was sub-rectangular in plan, on a north-south axis. It narrowed slightly to the east.

The original extent of the property was clearly demonstrated by the presence of a large three-light window in the east wall – through which the room was lit by borrowed light from Room 4. A modern glazed door to the north of the window performed a similar function and occupied the position of an original exterior door; a small rectangular frosted oversight was present, allowing access to and borrowed light from Room 4.

A further door, set at an angle in the southwest corner of the room, gave access to the first floor.



As mentioned above, the room was lit by a three-light window, each of two panes, the central a vertically hinged casement, in a 1½" beaded frame, the 2¼" timber mullions having quirk-beads.

A fireplace was present in the west wall with a hearth and surround built of modern 3" brick.

The room had modern decoration, and generally the skirtings were of similar type to those seen in Rooms 1 and 2; however, a short stretch of 7" astragal and fillet skirting was present in the area of the window, while a stretch of plain (original) 6" skirting survived adjacent to the stair door. The floor had been carpeted, but below the remaining underlay, a 6" quarry tile floor was present – the wear on the tiles here indicated that this floor was significantly earlier than quarry tile floors in Rooms 1, 2 and 4.

The stair door was modern, of ledged and diagonally braced pine plank construction, with modern strap hinges and thumbblatch.



Exposed Timber

This room again displayed elements of the timber-framed origins of the property. Three posts were present in the room. Two posts were present in the south wall, the western of which was built into the wall adjacent to the stair door. This post was 5½" (N-S) x 9" (E-W) and had a 4" x 3" (plaster-filled) mortise near to the ceiling. A further 8" high mortise was present 38" from its base on the east side, which had a hole for a peg on the north face.



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At the junction of the south wall and the ceiling, a beam was present supporting the first floor joists and running for 74" from this post towards a corresponding post in the southeast corner of the room, at which point it was sawn off.

The post in the southeast corner was partially built into the wall, and was 8½" in width. This post was trenched on its east side at ceiling level and a further beam ran north 58" towards the rear of the third post, before it too had been sawn off.

The third post was located in the east wall, between the window and the door to Room 4. This was 6½" (N-S) x 7" (E-W) and had a 4" x 1½" mortise on its northern side, 20" from its base and a further badly damaged mortise on its west face, 12" from its base.

A similarly-sized ceiling beam ran west from this post; this was chamfered on its underside, with stops 6" from the post, but was extended at its west end with a scarf joint further secured by a bolt. The exposed joists of the first floor were of sawn 3" timber, suggesting that this floor, and perhaps the beam, had been renewed.



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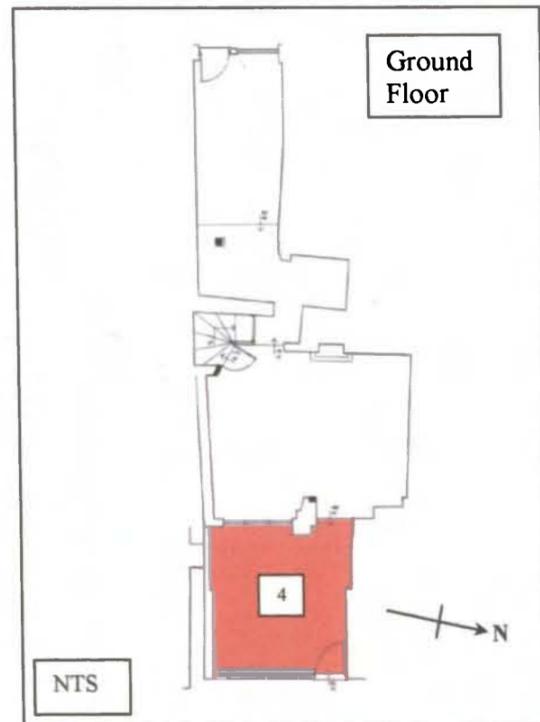
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Room 4

This room was located in the flat-roofed extension at the east end of the property. It was lit by a four-light modern casement window, each of six panes, in the east wall. The flanking windows were horizontally opening casements; the central pair had vertically opening upper casements.

To the north of the window, the remainder of the east wall was occupied by the exterior (rear) door of the property. This was a modern framed and ledged 'stable' type door of plain tongue and grooved 3½" planks; the upper door had a single pane of crown glass.

This room had a plain ceiling of painted plasterboard, a floor of modern 6" quarry tiles and similar modern 5" skirting to that seen in Rooms 1 and 2.



The room was fitted out as a modern kitchen with softwood cupboards, units and drainer with a modern tile surround.

The west wall was largely occupied by the original exterior window seen in Room 3, and the modern glazed door in the position of the original exterior door.

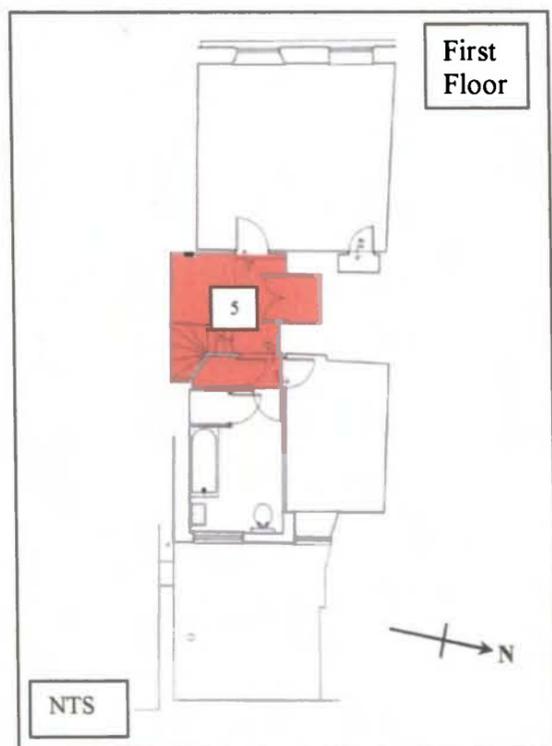
Interior – First Floor

Room 5

This room was the first-floor landing of the building, including the stairs.

This room was roughly rectangular in plan, the space within the staircase taken up with a modern studwork cupboard. Door openings led off from this area to the west (to Room 6), to the north (to Room 7) and to the east (to Room 8).

The floor level here was irregular, with a further landing in front of the doors to Rooms 7 and 8, and a separate step in front of the door to Room 6. The area to the west of the staircase was also at a higher level, and probably represented a small room, the partition walls of which have been removed to create more space. All of the floors here had a modern fitted carpet.



A cupboard occupied an alcove in the north wall (above the northern alcove in Room 2) and this had a pair of modern 'hollow' type doors.

The lowest six stairs turned through approximately 135° before five further stairs continued as a straight flight to the north. The stairs had a rise of 8½" and a similar tread depth.

The cupboard at the top of the stairs was clearly converted from the original landing, the handrail projecting beyond the studwork and appearing as a simple dado.

The ceilings were of modern painted plasterboard, with a boxed beam running the length of the south wall.

The skirtings were generally 7" modern astragal and fillet, but a short stretch of similar 6" skirting between the door to Room 6 and the cupboard in the northern alcove may have been of an earlier date.



Exposed Timber

A large post was present in the southwest corner of Room 5; at its base it measured 7" (N-S) x 5½" (E-W, as exposed), flaring to the north to form a jowled head in excess of 14" in width. A diagonal brace was present here, mortised into the post and pegged at its lower end, and rising to the east to a presumed wall-plate which had been boxed in. This brace was 6½" x 3" in size.

A further beam ran from the top of the post to the north across the full width of the room. Exactly how this was joined to the post was obscured, but a 4" x 1½" mortise was present adjacent to the post, with a sawn off tenon still in situ. Further along the beam, another sawn-off tenon was present in the soffit of the beam above the door to Room 6; this occupied a mortise 12" in length.

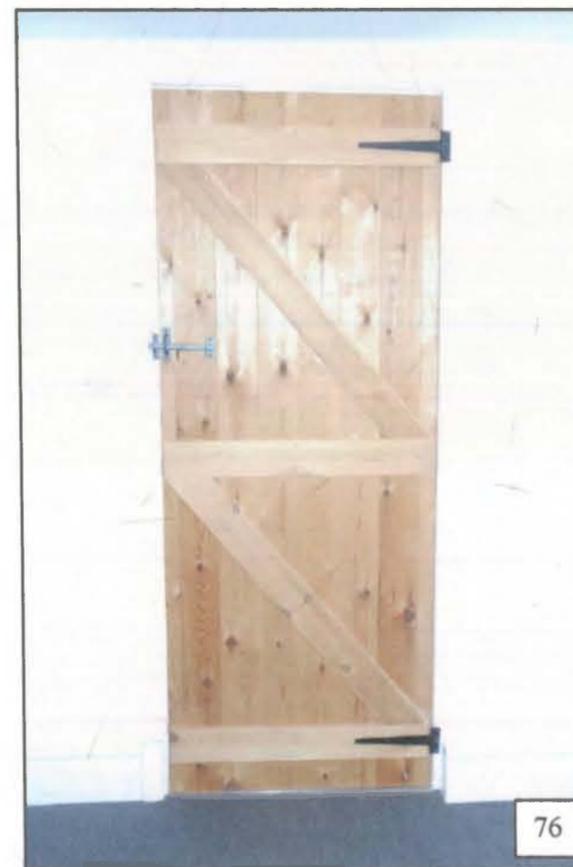
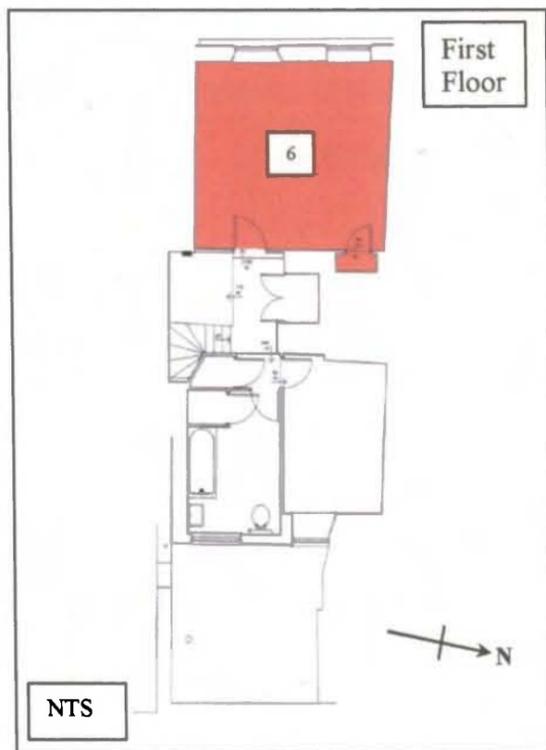


A further beam was present on the north side of the room, trenched into the northern end of the beam discussed above, and running back to the east. This appeared to be of sawn timber 2½" x 3" (as exposed) in size, and painted white. This represented a more recent renewal or, most likely, was placed when the building was divided.

Room 6

This room was the largest room at first floor level, and occupied the western (street front) part of the building. It had entirely modern decoration, with a painted plasterboard ceiling – a north-south oriented boxed beam bisected the room - hipped on the south side.

The floor covering was a modern fitted carpet, and the floor below appeared to have been renewed in modern fibreboard. The skirting boards were of modern type, similar to those seen throughout the property, but 7" high. A small cupboard was present at the north side of the east wall; this had a modern plank door, which matched that of the room itself and was identical in construction with that at the foot of the stairs.



The room was lit by a pair of matching sash windows, each having twelve panes, in 2½" bead-edged frames. It is interesting to note that the openings did not match, as the southern window occupied a flared opening.

Room 7

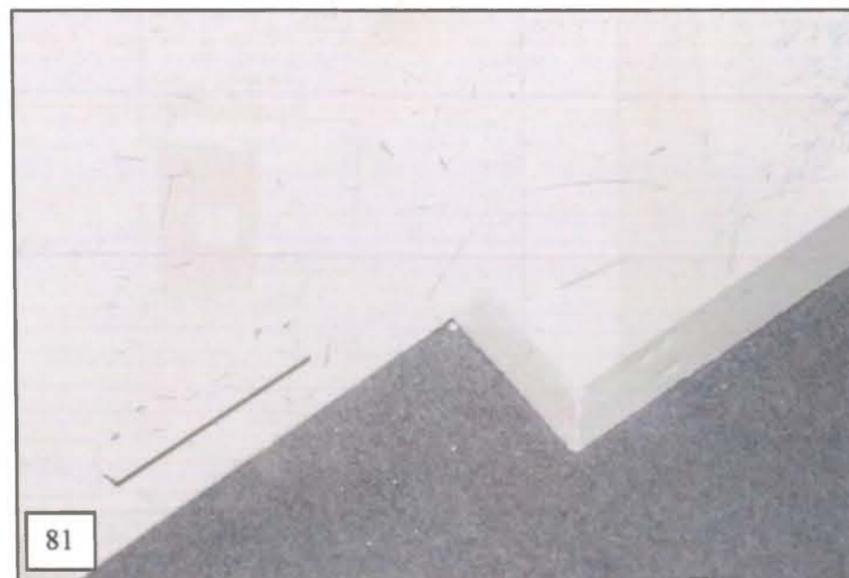
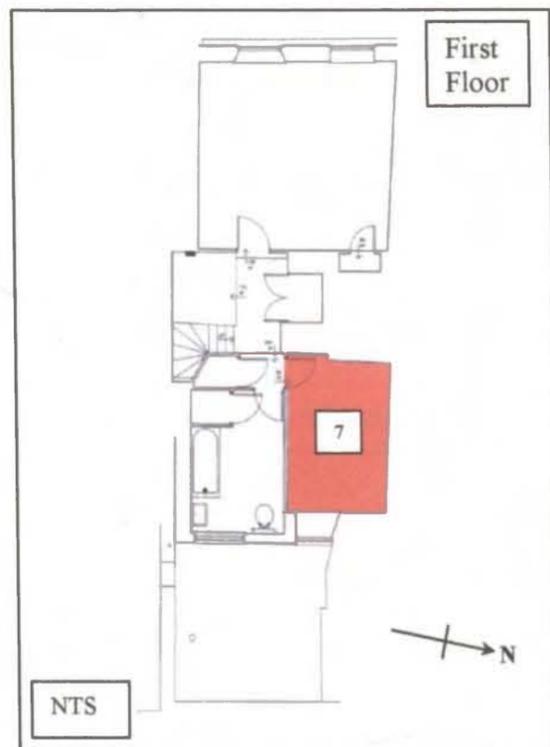
This room was located at the rear of the building, on the north side.

It had a plasterboard ceiling papered to match the walls and a modern fitted carpet over tongue and grooved floorboards which ran east-west (a small area was exposed in Room 3 below). It retained a plain 3½" skirting.

The room was lit by a horizontally sliding Yorkshire sash window, each sash of six panes, of modern construction, in a 3" x 1½" frame located in the south side of the east wall.

A shallow blocked chimneybreast occupied the northern part of the west wall.

The room had a modern plank door identical in construction to that at the foot of the stairs.





82



83



84

Exposed Timber

An east-west oriented beam was exposed at the top of the partition wall with Room 8. Like the beam in Room 3 below, this was chamfered, with a stop at its east end and had a similarly bolted scarf joint with a square section beam at its western end.

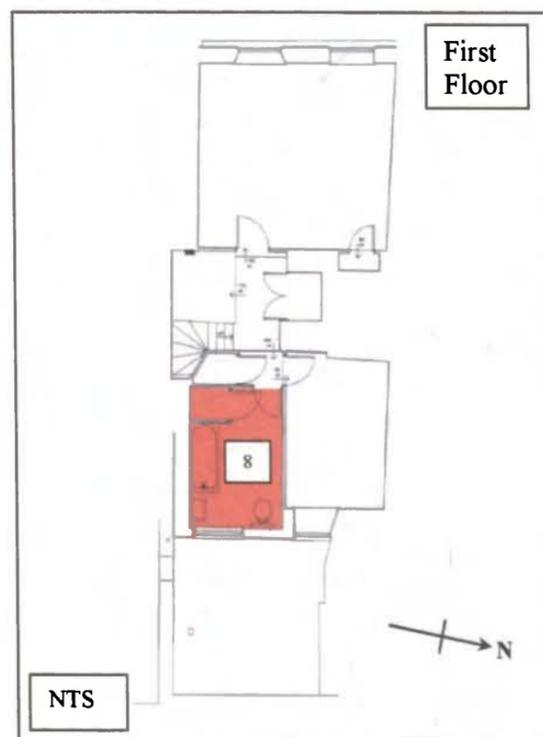
Room 8

This room was situated at the east end of the first floor on the south side.

It had a plasterboard ceiling papered to match the walls, a modern fitted carpet over tongue and grooved floorboards, which ran east-west, and no skirting board.

It was fitted out as a modern bathroom, and had a studwork airing cupboard in the southwest corner.

The room had a modern plank door identical in construction to that at the foot of the stairs.



85



The room was lit by a horizontally sliding Yorkshire sash window, each sash of six frosted panes, of similar modern construction to that of Room 7, in a 3" x 1½' frame located in the south side of the east wall.

The Timber-Framed Structure

Although many elements were missing or obscured, it is possible to make some comments about the nature of the timber-framed building which is clearly preserved within the structure of nos. 8 and 10 St. Lawrence Street.

Plan form

It is clear from the pattern of the exposed posts in No.8 St. Lawrence Street that the timber-framed building from which the present structure has developed comprised a series of four bays, which were 2.5m (8' 2½"), 2.2m (7' 2½"), 3.2m (10' 6"), and 3.1m (10' 2"), in length (working from west to east) on an east-west alignment.

Judging from the double gable wall seen at the rear of the properties, and observation made by the author in no.10, the entire building was composed of two such arrangements, parallel to each other.

Alignment

Interestingly, the timber-framed core of the structure differed in alignment from the modern building and when the building was modernised (brick-clad, etc), this left two of the posts (retained for structural reasons) in awkward situations. The post which rises through the full height of the building from Room 2 was left in situ, but the post in the next bay to the west clearly proved obstructive to the ground floor arrangement. It was consequently removed, and the beam it carried (along with the upper part of the post) was supported on a new beam, which extended into the brick wall to the south (the shared wall of the Buttermarket building).

It is likely that the essential elements of the frames that have been retained still function as part of the structural stability of the modern building.

Conversion

The modern appearance of the building, especially when seen from the rear, suggests that the conversion of the timber-framed structure may well have been begun in a piecemeal fashion. The major part of the gable wall above no.8 is executed in 2" brick, and may well reflect the consolidation of the rear of the structure before the hip-roofed extension was added, while the clear vertical joint in the masonry between Rooms 7 and 8 may be contemporary with the building phase associated with the shopfront.

It is certainly the case that elements of the first floor were renewed when the building was altered, as evidenced by the inserted beams with bolted scarf joints in Rooms 3 and 7, and the sawn timber replacement joists seen in Rooms 2 and 3. It is also clear that this reorganisation of the building involved excavation of new ground floor levels: as no sill beams were observed and none of the extant posts reach to ground level, it remains unclear if the timber frame had become rotten at ground level, or excavation was deemed necessary to raise the height of the ground floor ceilings.

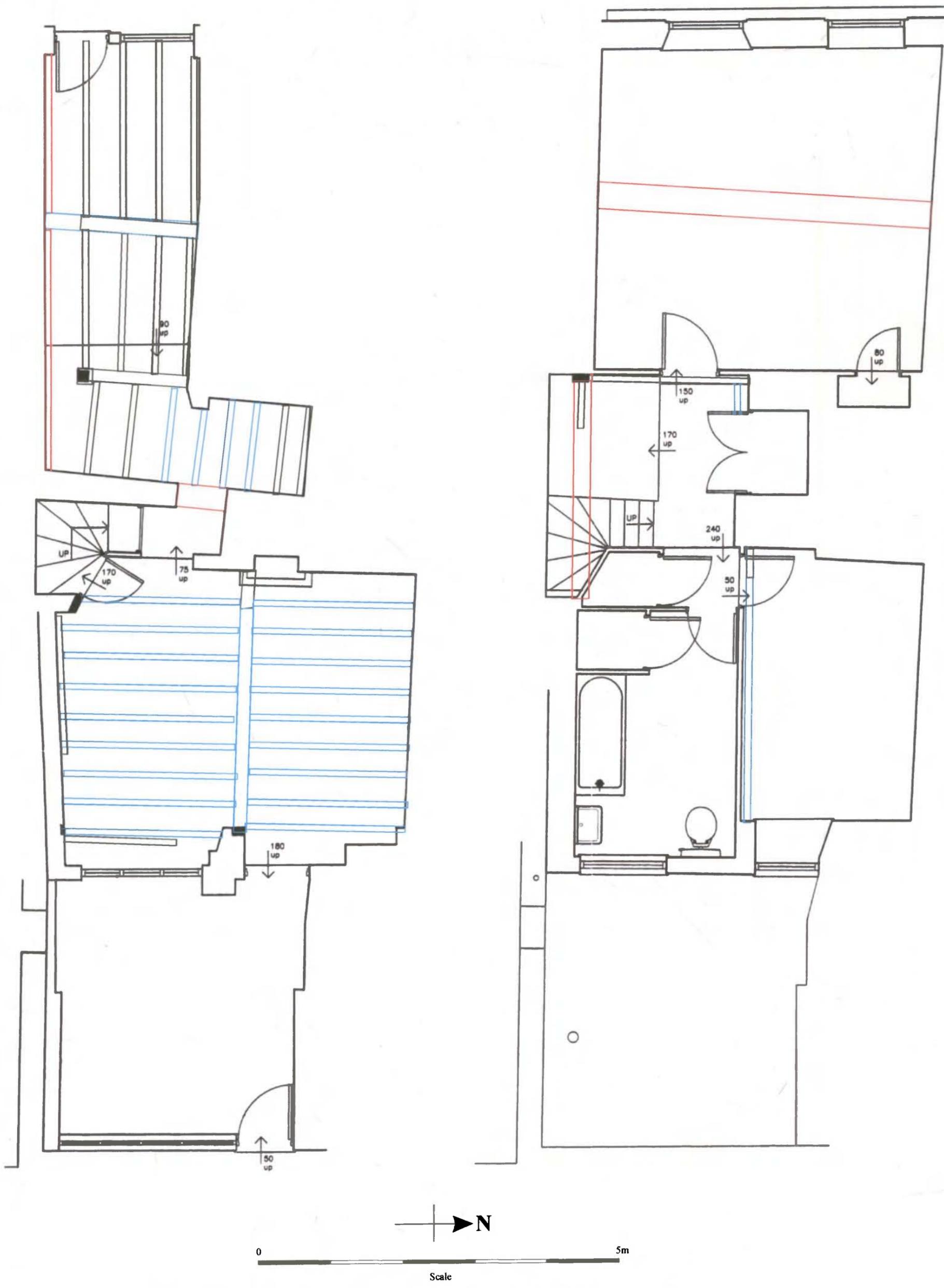


Fig. 6: Floor plans of No.8, St. Lawrence Street, showing the arrangement of the timber frame within the building. Original timbers are shown in black: posts solid, beams open; replacement beams and joists are shown in blue, while false beams and boxed beams are shown in red. Scale 1:50.

8.0 Discussion and Conclusions

It is clear from the Trade Directories of the Victorian period that the buildings at nos.8 and 10 St. Lawrence Street were the site of a factory for leathersgoods throughout the period. The evidence of a timber-framed structure within this building suggests that it had a much earlier origin than its modern appearance would imply, and early maps of Horncastle show that a building was present on the site in at least 1722.

The present structure, although it incorporates its timber-framed predecessor, retains little of the external appearance of the original structure. It has been successively extended to the rear, and the exact date of these extensions, which may have involved the partial encasement in brick of the timber-framed structure, are at best attributable to the early part of the 19th century – the flat-roofed extension to No.8 is 20th century.

The extant elements of the timber-framed building have allowed some general comments about its extent and nature to be made, but it too has been repaired and renewed in the Victorian period.

A date for the rebuilding of the structure to its present form and appearance is equally elusive. It would appear, however, that the conversion took place after the construction of the Buttermarket in 1853, as some elements of the first floor timber frame are supported on the south wall of the property - a shared wall with the Buttermarket. It seems most likely that the reconstruction of the building can be attributed to the period of commercial rebuilding in the town centre in the decade after the coming of the railway in 1855, as mentioned by Pevsner.

The nature of the shopfront suggests that the building had been divided by this time, which would have required the construction of the staircase, and the listing of John Panton as both a wholesale and retail boot and shoe maker and agent to the UK Life and Royal Fire insurance company in 1868 (and as a commissioning agent in 1856) may suggest that he ran the insurance and commissioning business from the smaller premises. It is certainly the case that by the time street numbers are mentioned in the trade directories in 1876, the properties were separate and had their present numbers.

9.0 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:

5no Monochrome films, totalling 90 exposures
1 file of digital images, totalling 90 images
with accompanying index sheets and plans
showing the position and direction of photos

2no General Account Sheets
1no Brickwork Recording Form

8no Room-Based Recording Forms

This Report

10.0 Acknowledgements

Pre-Construct Archaeology (Lincoln) would like to thank Mr Steven Li for this commission and the neighbours at Nos. 6 and 10, St. Lawrence Street for their co-operation and assistance during the photographic survey.

11.0 Bibliography

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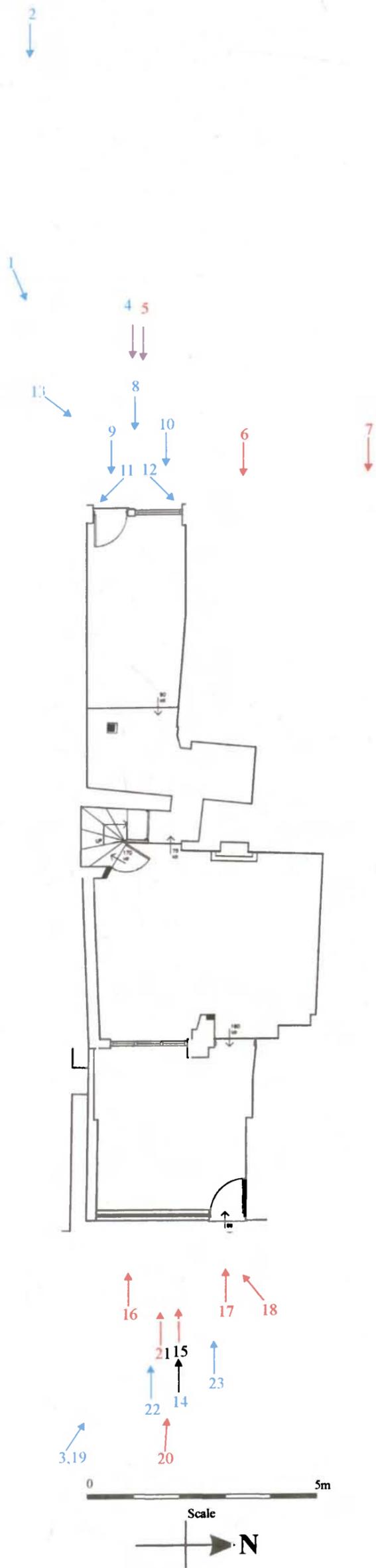
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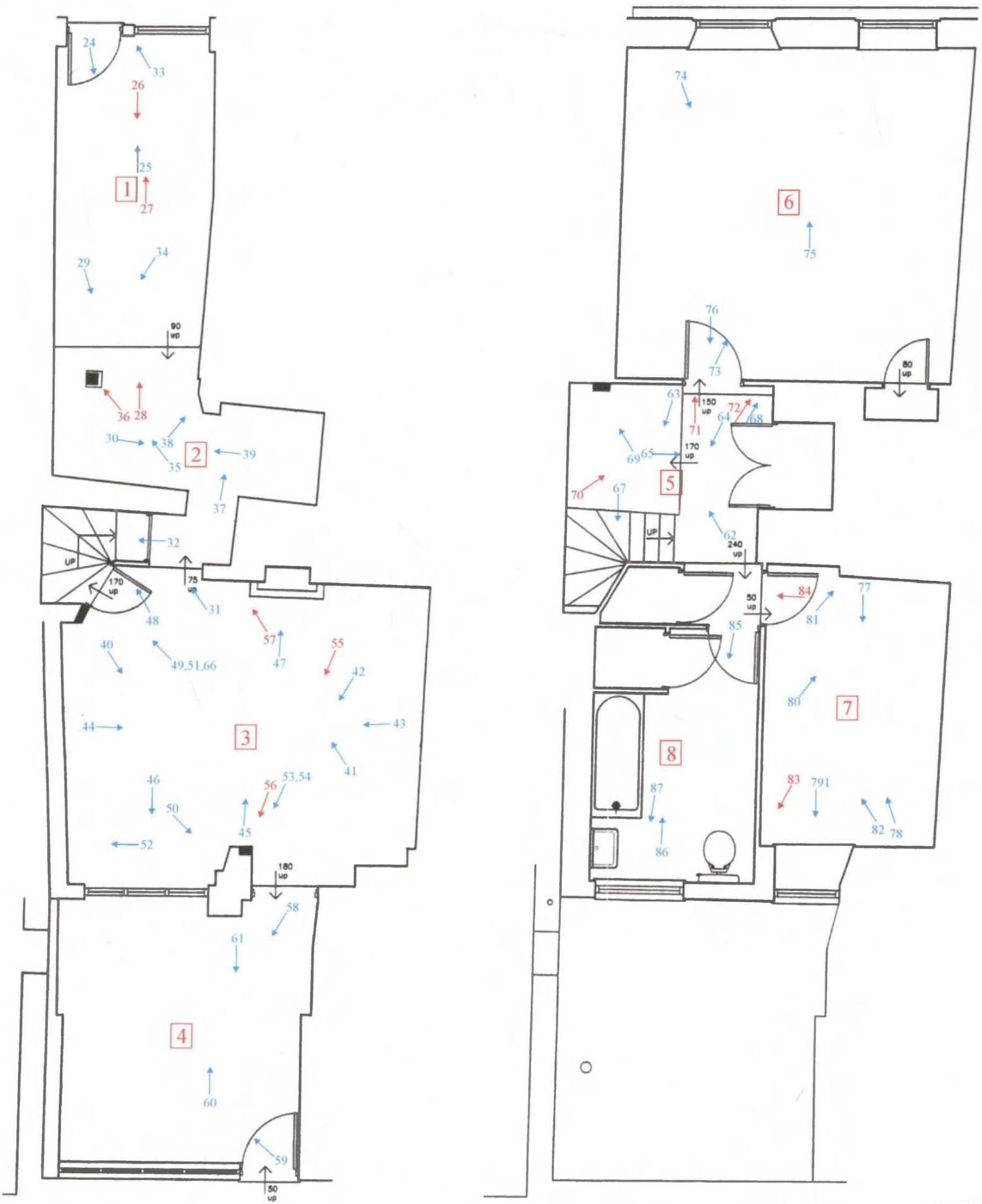
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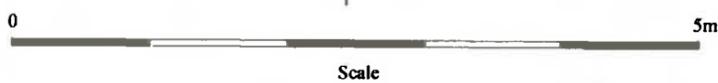
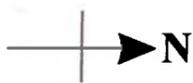


Plan showing the locations and directions of exterior photographs used in this report.
Scale 1:100
(Plan supplied by client)



GROUND FLOOR

FIRST FLOOR



Scale

Plan showing the locations and directions of detail photographs and interior photographs used in this report. Locations in red are aimed at ceiling level. Scale 1:50.(Plan supplied by client)

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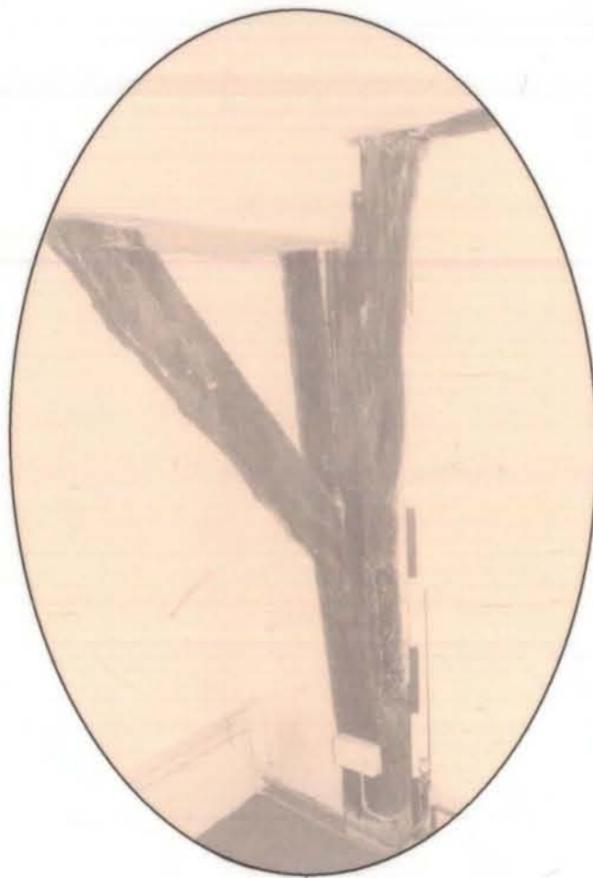
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Front Cover Photograph: General view of the shopfront of 8, St. Lawrence Street.

Back Cover Photograph: Detail of the timber post with diagonal brace on the first floor of the building.