

**93/95, EASTGATE, LOUTH,
LINCOLNSHIRE**

**PHOTOGRAPHIC BUILDING
SURVEY REPORT**

| | |
|---------------|----------------|
| Site code | EGLO 03 |
| NGR: | TF 53299 38749 |
| LCCM Acc No: | 2003.378 |
| Planning Ref: | N/105/00553/02 |

Report prepared for George Smith (Alford) Ltd.

by

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December 2003



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Scale 1:100.

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Summary

- *A programme of photographic building recording took place prior to redevelopment works at the rear of 93/95, Eastgate, Louth.*
- *The standing building survey focused on out-buildings associated with a shop fronting onto Eastgate, which is of 18th century date.*
- *The earliest of the structures surveyed probably dates to the mid-Victorian period: comprising a two-storey house at the north end of the plot, with ancillary structures erected between it and the 18th century structure.*

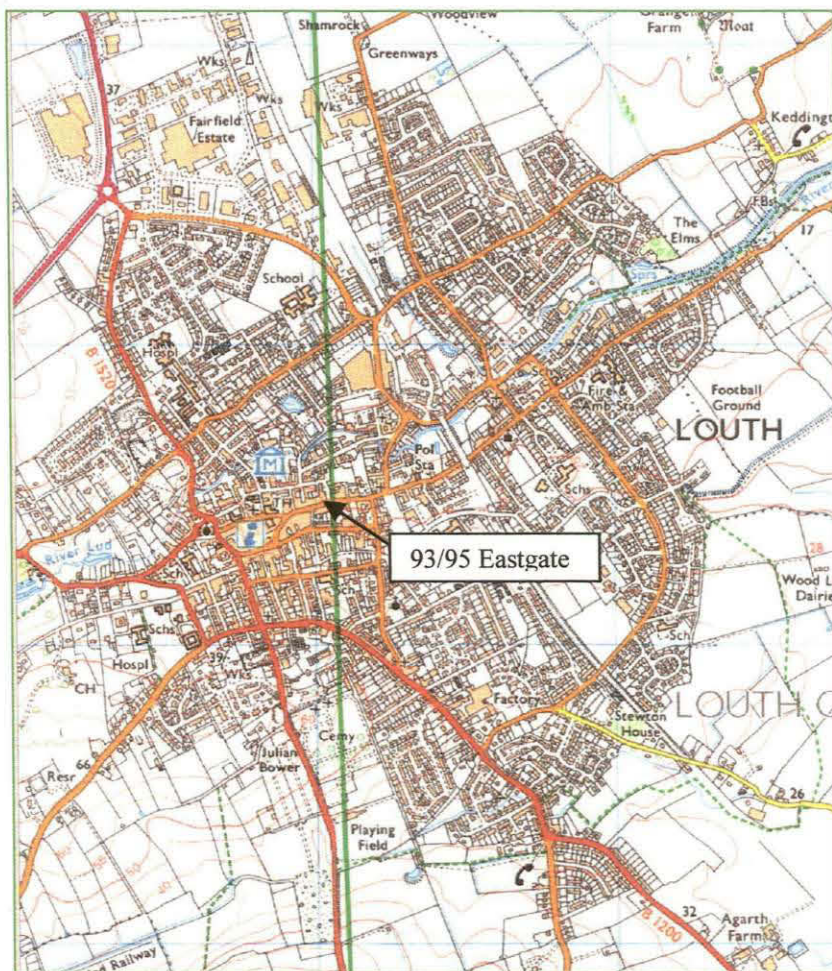


Fig. 1 : Map section showing general site location. Scale 1:25,000

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1.0 Introduction

Pre-Construct Archaeology (Lincoln) was commissioned by George Smith (Alford) Ltd. to undertake a standing building photographic survey in advance of the construction of two residential properties at 93/95 Eastgate, Louth. This was to fulfil the objectives of an agreed archaeological scheme of work, based on the recommendations of the Built Environment Officer of Lincolnshire County Council, and a specification prepared by this company.

The broad approach complies with the recommendations of *Archaeology and Planning: Planning Policy Guidance Note 16*, Dept. of Environment (1990); *Management of Archaeological Projects*, EH (1991); *Standard and Guidance for Archaeological Excavations*, IFA (1999) and the LCC document *Lincolnshire Archaeological Handbook: A Manual of Archaeological Practice*, 1998.

2.0 Site location and description

Louth lies in the administrative district of East Lindsey, approximately 17.5km west-north-west of Mablethorpe, c.19km north-east of Horncastle. The proposed development site is towards the centre of the town, east of the parish Church of St. James.

The site lies on the 25m OD contour, and the National Grid Reference for the centre of the site is TF 53299 38749.

3.0 Planning background

Planning permission was granted for the construction of two semi-detached houses, each with an integral single garage on the site of existing listed buildings; on land adjacent to Eastgate, Louth. The permission was granted subject to the undertaking of a photographic survey of the listed buildings prior to their demolition. The planning reference for this project is N/105/00553/02.

4.0 Archaeological and historical background

The settlement of Louth is first mentioned in the Anglo Saxon Chronicles in c.790 AD as *Hlundesis monasterii*, a reference to the Abbot of Louth, Æthelheard, being chosen as the Archbishop of Canterbury. By the time of the Domesday Survey of 1086, Louth already had over 600 inhabitants and a market, with the place-name now *Ludes*; taking its name from the River Lud that flows through the town. In 1086 it is recorded that the bishop of Lincoln held land at Louth.

Some evidence for the Anglo-Saxon occupation of the area has been recovered in the form of pottery and cut features at the Marquis of Granby public house on Eastgate.

The parish church of St James, which lies less than 400m to the west of the development, contains elements that are dateable to the mid 15th century, with

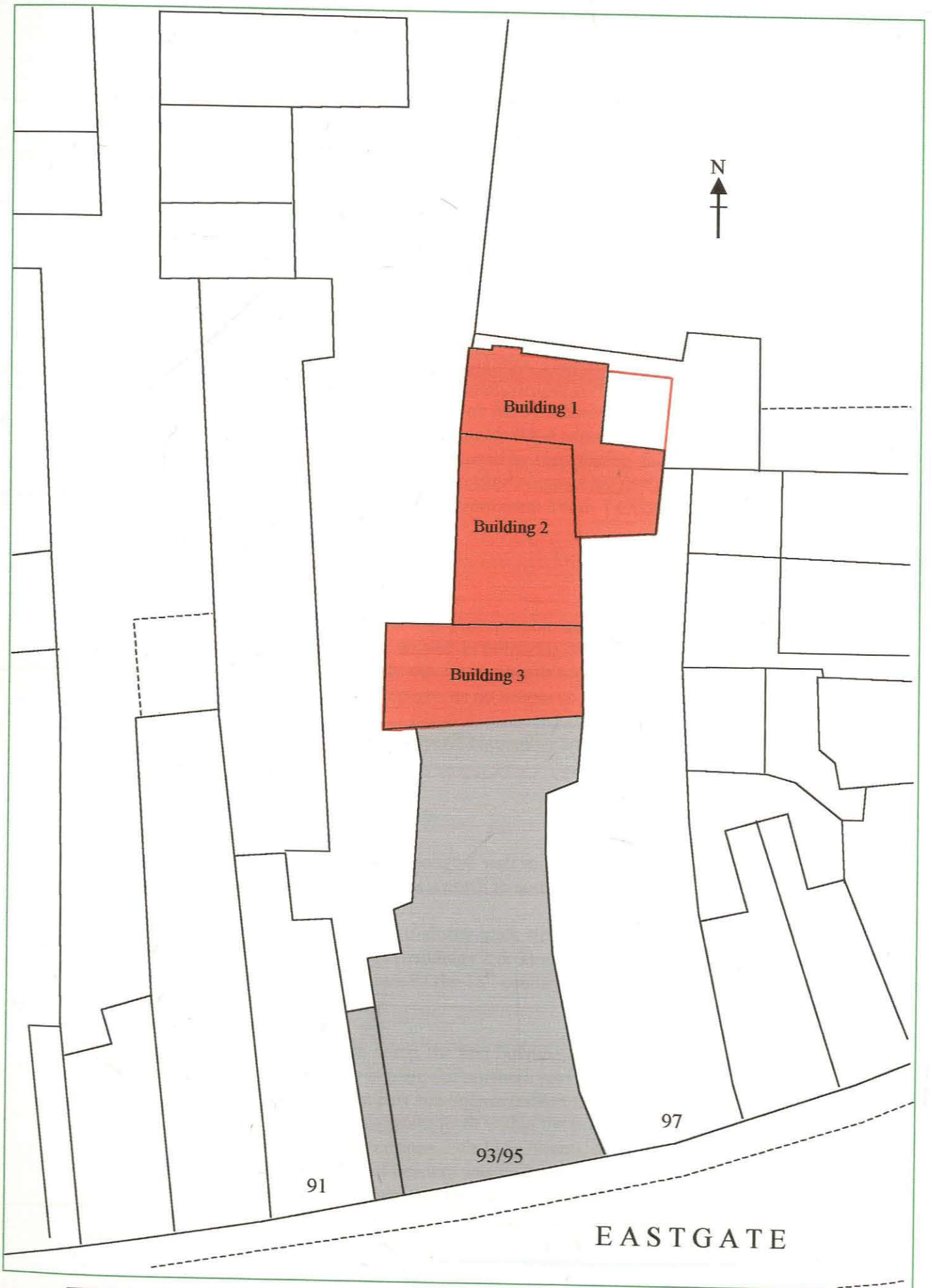


Fig. 2: Plan of the development area, showing the buildings surveyed in red. Scale 1:200

restoration work begun in 1805. Two earlier churches on the site dated to the late 12th and mid 13th centuries.

The town prospered during the medieval period; its wealth deriving principally from the wool and clothing trades. Archaeological evidence for this period is sparse, although controlled investigations within the town have been few in number. Medieval building remains have been exposed on Eastgate, and burials have been recovered on Uppgate. A watching brief to the rear of 76a Eastgate exposed a sequence of undated and post-medieval deposits and unstratified medieval pottery sherds.

The two structures that are to be demolished are listed buildings; No.93 is recorded as listed building number 283.098 and No. 95 is 283.099. They are listed Grade II, and grouped with No. 91 as '*C18 Origin. Continuous parapet with sunk panel, originally with guilloche scroll relief, now remains only on No 91. Moulded cornice. 3 storeys, rendered. Rusticated quoins. Painted quoins on No 95. 6 windows, hung sashes with glazing bars, the 2 to No 91 being partly obscured by shop fascia. Early C20 and unsympathetic shops. Central passage with blocked rectangular fanlight.*' (information provided by Dr B Lott (Built Environment Team, LCC)).

5.0 Methodology

The author undertook the standing building photographic survey, and this involved photographing all building elevations, as well as preparing detailed written descriptions and measured sketches. It was impossible to take photographs of the eastern elevation at the rear of the property, as no access could be gained to this area.

The photographic survey took place on the 6th November 2003.

6.0 The standing building survey results

The building range was aligned with the longest wall running approximately north-south (see fig 2): in the text, this assumes a north to south alignment.

The buildings surveyed comprised a two-storey brick structure to the north (building 1), with a range of ancillary buildings (buildings 2 & 3) extending to the south, the southernmost of which abutted the rear of the 18th century brick buildings which front onto Eastgate.

Building 1. Approaching from the north, the first building comprised a two-storey brick structure. This was irregular in plan, the northern part being rectangular and aligned east-west, and the southern part sub-square (where the south and west walls have been forced into a different alignment to fit within the property boundaries). It was constructed of brick (brick dimensions 230x115x70mm), in an irregular 'English garden wall' bond, where a course of headers was built on average every seven courses of stretchers (although this was not the case lower in the walls where the header courses came every 3 or 4 courses), with a slate roof. This building appears to have been built as a detached structure, which was later incorporated into the rest of the plot. Hence, it exhibits extensive signs of alteration: blocked doors, bricked up

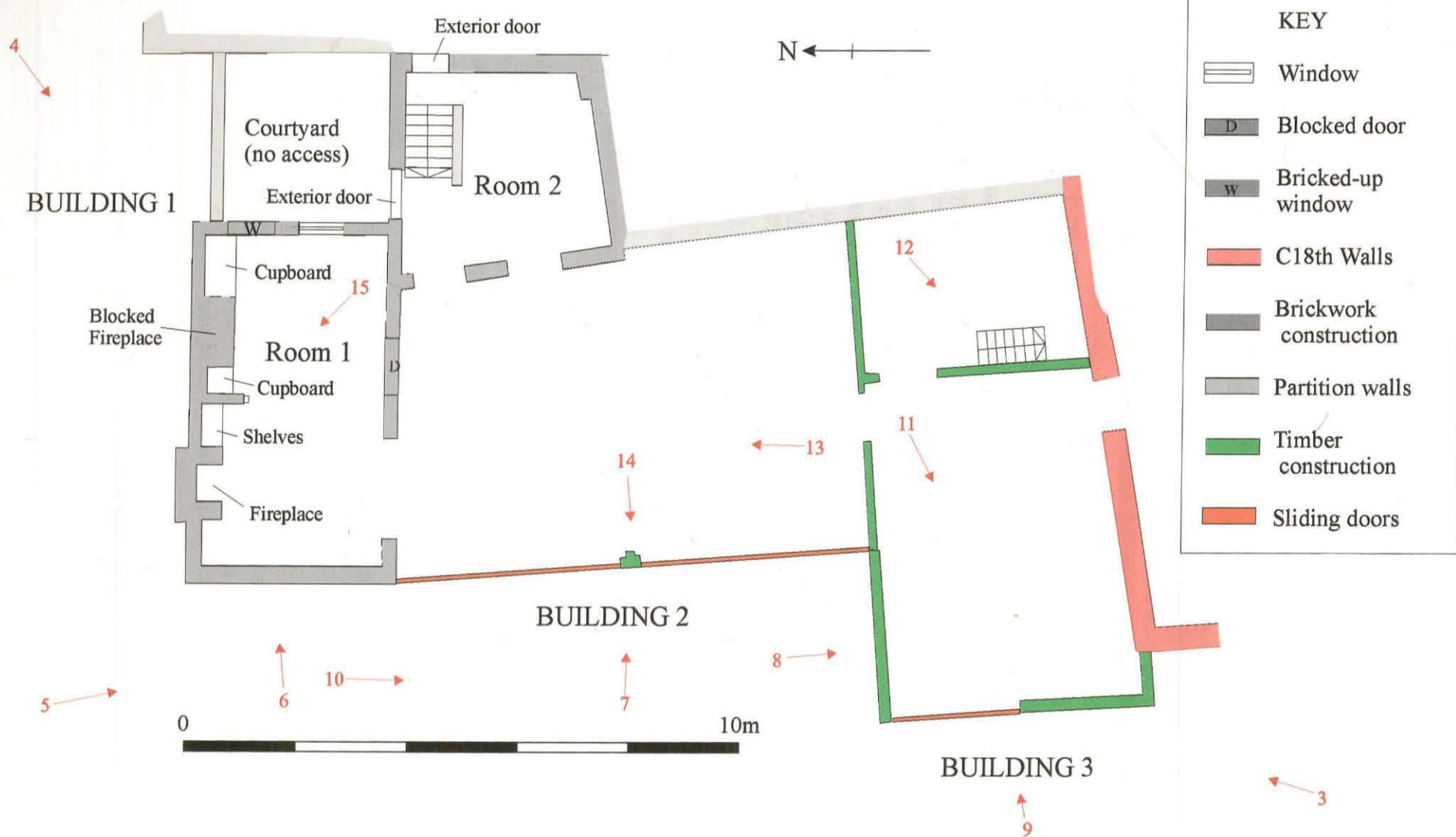


Fig. 3: Plan of the ground floor level of Buildings 1-3. Scale 1:100. Approximate positions and directions of illustrated plates are shown as numbered arrows in red.

windows, etc. The floors within Building 1 were constructed of timber floorboards and joists and the ceilings were of plastered lathe construction. Internal walls, including stud and lathe partition walls were mostly plastered, although in many cases plasterwork had become damp and was badly deteriorated. The exterior of the north wall had a modern render.

Room 1. This room was located in the northern part of building 1, on the ground floor. It appears to have originally been built as two rooms (part of the partition survives on the north side and there is evidence of a blocked-up fireplace), but had been knocked-through and was in use as a large storeroom/workshop. One window survived in the east wall, and there was evidence that another window here had been bricked-up. The modern entrance, double doors from building 2, appeared to be recent inserts (with a timber lintel), while an original doorway (with a brick arched lintel) approximately 1m to the east had been bricked-up.

Room 2. This room was located in the southern part of building 1, on the ground floor. It was most recently used as a storeroom and had no exterior light sources. Two exterior doors remain, one on the north side, and one on the east: neither could be opened. The room was divided by a stud and lathe wall, to the north of which a staircase gave access to the first floor. The foot of the staircase was located immediately opposite the door in the east wall, suggesting that this door was once the main entrance to the building.

Modern access to this room was gained from building 2, through two doorways in the west wall: these appear to have been original, as both openings have trapezoidal stone lintels.

Room 3. This room was located in the southern part of building 1, on the first floor, immediately above room 2. Modern access to this room was gained from the timber platform in Building 2, through an opening in the west wall. This opening appears to have originally been a window with a timber lintel. The west wall exhibited another bricked-up window to the north of the modern opening.

Rooms 4 & 5. The upper storey of the northern part of Building 1 consisted of two rooms and a short corridor linking them to the landing at the top of the stairs from room 2. The smaller of the two rooms (4) had a window in the east wall, and, excluding some shelving, was empty. The western of these rooms (5) had a window in the south wall and evidence of a blocked up window in the west wall. This room was also empty.

It is interesting to note that the corners of the walls linking this part of the building to the landing at the top of the stairs had been rounded off.

Building 2. This structure lies immediately to the south of Building 1; it was 8.5m long and sub rectangular in plan. It was built as a lean-to structure against the south side of Building 1, its east side partly against Building 1 and partly against the property boundary wall. It was constructed from timber posts with a corrugated iron cladding, and a corrugated iron roof. It had a poured concrete floor. A timber platform, occupying the eastern third of its area, represented a makeshift second storey, which was probably of recent origin.

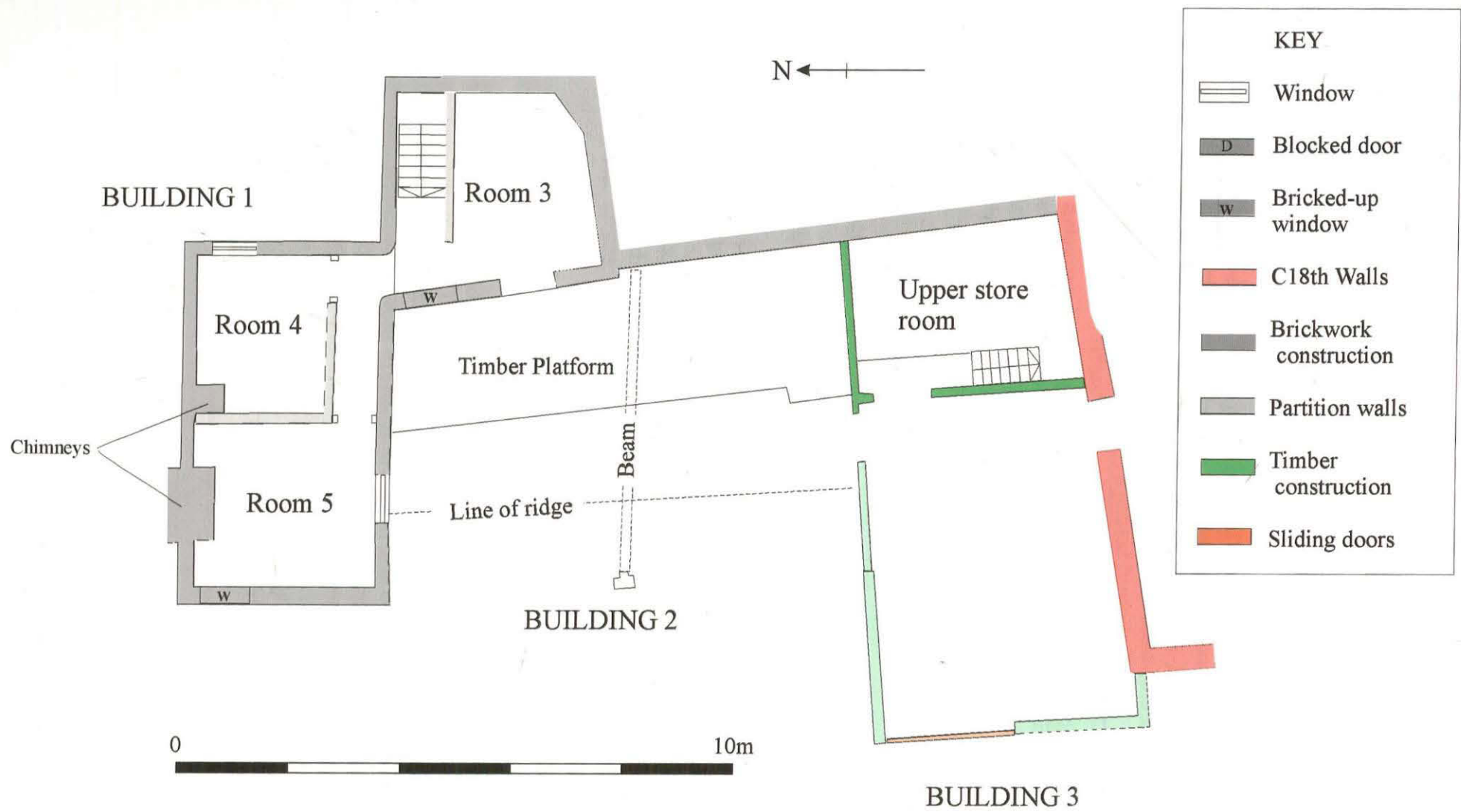


Fig. 4: Plan of the first floor level of Buildings 1-3. Scale 1:100

The west wall of this structure appeared, as originally constructed, to have been open, suggesting an earlier use of this building as stabling/garaging. A central wooden post on the west side, which now divides two sliding doors, evidences this. The most recent use of this structure was as storage space.

Building 3. This appears to be the most recent of the three structures, and was again a lean-to that utilized the north wall of the 18th century structure and the eastern property boundary (which was heightened with breeze blocks). Its exterior walls (on the north and west sides) were constructed of timber on a three-course brick dwarf wall. It had a corrugated asbestos roof and a poured concrete floor. It was divided into two rooms (and from building two) by timber stud walls. In the eastern room, a staircase led to a first floor storeroom. The western room had a plasterboard ceiling. It appeared to be in use as overflow storage space from the electrical appliance shop which occupied the rest of the property, although a former use as a workshop was evidenced by the benches and tools left here.

7.0 Discussion and conclusions

The range of buildings recorded comprised a re-used brick two-storey structure of typical Victorian style and construction. Two further buildings have been more recently erected, linking this to the rear of the 18th century street-front buildings.

These buildings are more difficult to date, as their construction appears to have been dictated by their function, and they appear to have had an ancillary function to the street front shops, as storage or workshops. Building 3 appears to be of recent date as some modern materials have been used in its construction (breeze blocks, etc). The original use of Building 2 as stabling/garaging is strongly evidenced by its open-sided construction.

8.0 Effectiveness of methodology

The methodology employed for the standing building survey allowed an expedient and thorough record of the structures to be made: an appropriate survey for buildings of this age and type. A series of photographs were taken, and a scale plan was prepared, supplemented with written descriptions. This complies with a level 1 record, as described in the guidelines given in 'Recording Historical Buildings', published by the Royal Commission on the Historic Monuments of England (1996). Internal access was difficult, as little light was available, and no attempt was made to access the loft area of Building 1. No access was available to the small external space on the north-east side, as doors into this area were blocked.

9.0 Acknowledgements

Pre-Construct Archaeology (Lincoln) would like to thank George Smith (Alford) Ltd. for this commission, and 'Faulkners Electronics Centre' for the assistance provided by their staff during the course of the photographic survey.

10.0 References

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11.0 Site archive

An archive consisting of written, drawn, and photographic elements is in preparation and will be deposited at the Lincoln City and County museum within six months of the completion of this report.

Access can be gained quoting the L.C.C. Museum accession number 2003.378.

Appendix 1: Colour Plates



Plate 1 (left): general view of the frontage of 91, 93 and 95 Eastgate, Louth.



Plate 2 (above): General view of the rear of 93/95 Eastgate, Louth.

Plate 3 (right): view of the rear of 93, Eastgate where the outbuildings are abutted.





Plate 4 (left): General view of the north elevation of building 1, looking SW.



Plate 5 (right): General view of the surveyed buildings, looking SE.

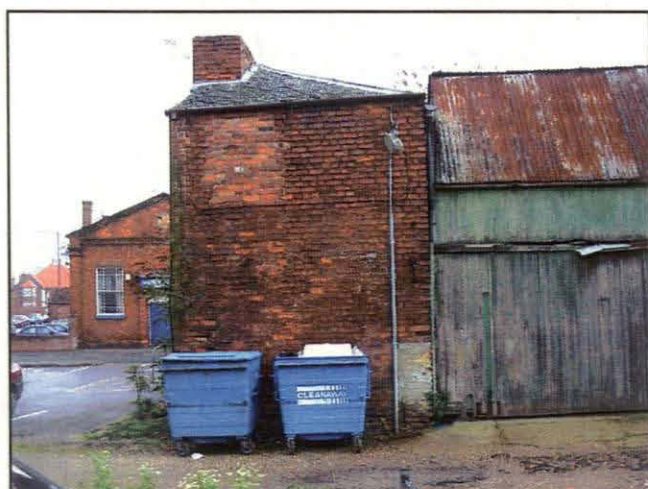


Plate 6 (left): West facing elevation of building 1, looking east.



Plate 7 (right): West facing elevation of building 2, looking east.



Plate 8 (left): North facing elevation of building 3, looking south.



Plate 9 (right): West facing elevation of building 3, looking east.



Plate 10 (left): Small area of extant cobbles to the west of building 2, looking south



Plate 11 (right): Interior view of building 3, looking west.



Plate 12 (above):
Staircase in east room of
building 3, looking SW.



Plate 13 (above):
Interior view of building
2, looking north.



Plate 14 (left): Timber
supporting post in the
middle of the west side
of building 2.

Plate 15 (right): Interior
view of room 1 in
building 1, looking NW.



