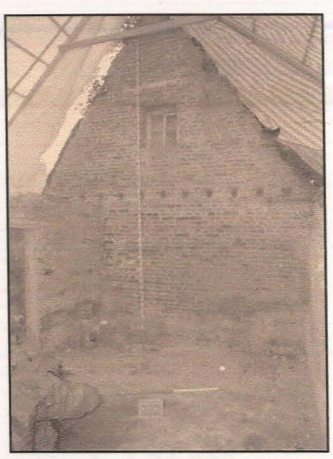
THE LANGTON ALMSHOUSES, LANGTON, HORNCASTLE, LINCOLNSHIRE

STANDING BUILDING APPRAISAL AND PHOTOGRAPHIC SURVEY



Report prepared for Ms. Yvonne Ryan

by

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Summary

- *A building appraisal was carried out on the Almshouses in Langton, near Horncastle, Lincolnshire.*
- *This appraisal considers the architectural and historical significance of the site, placing it in its national, regional and local contexts.*
- *The appraisal includes a record of the existing fabric of the building and considers the current proposals for the rehabilitation of the site.*
- *These proposals are considered in the light of the evolving ethics of building conservation; conclusions are drawn and recommendations made accordingly.*

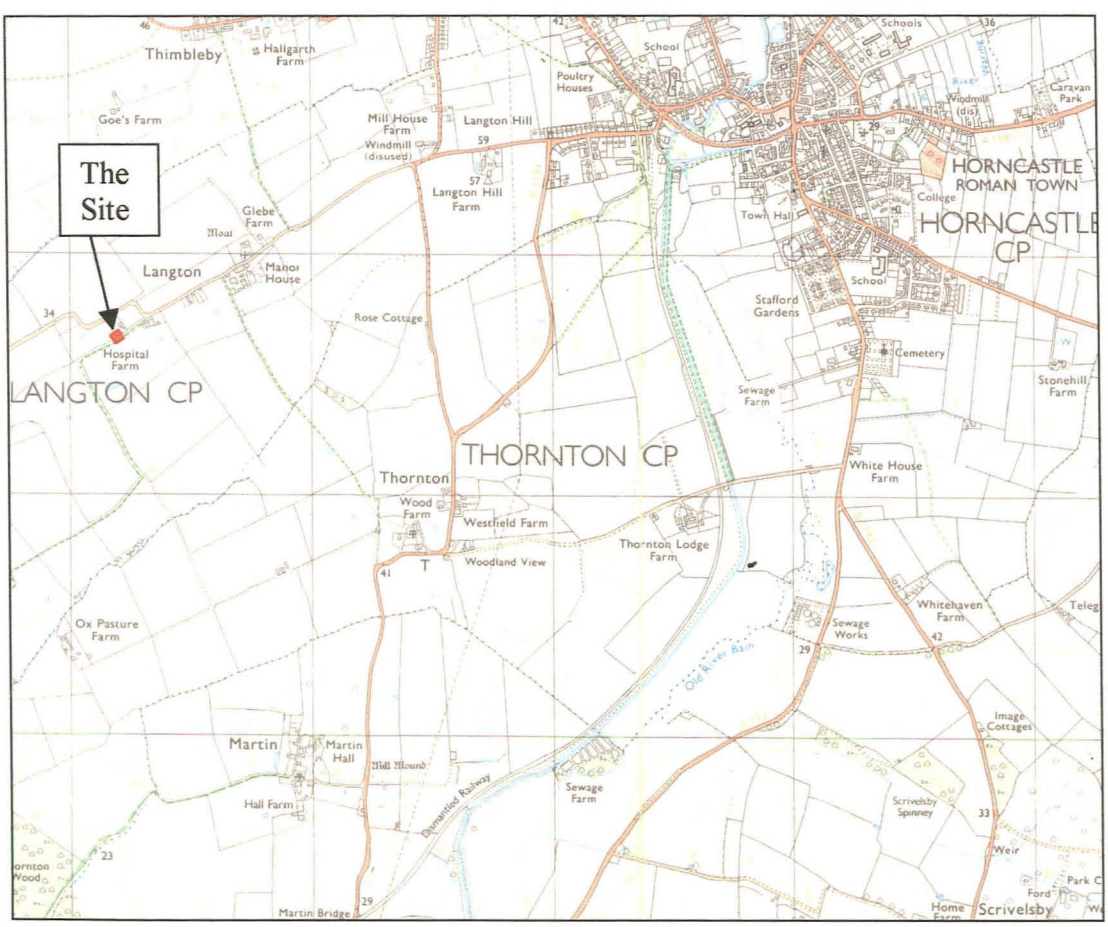

Figure 1: Site location. Based on OS 1:25 000 map extract.
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Introduction

Pre-Construct Archaeology (Lincoln) was commissioned to undertake a Standing Building Appraisal of the Alms Houses, Langton, Nr Horncastle (the Site), in support of applications for the rehabilitation of the buildings for residential use.

The works were undertaken in accordance with a project specification based on a project brief produced by the Principal Archaeologist of Lincolnshire County Council who acts as archaeological advisor to East Lindsey District Council.

The appraisal was undertaken over three days between 29 July and 17 August 2005 by Simon Johnson, BA, PG. Dip, FRSA, FSA Scot, IHBC, MIFA. Historic research was undertaken by Rachel Gardner, BA (Hons)

Site location & description

The Almshouses are located in the hamlet of Langton, about 2 miles west of Horncastle within the administrative area of East Lindsey. The hamlet is a diffuse settlement, and the Site is on Vine Cottage Lane that runs parallel to the main road. Centred on NGR TF 23189 68652 at an altitude of approximately 38mAOD, it has an open aspect to the south and southwest.

The Almshouses are a Grade II Listed Building, of multi-phase post-medieval structure, with origins in the 17th century. They have been subject to deterioration and are now roofless. Protection has been afforded by scaffold and roof awning.

The Grade II listing reflects their architectural significance on a national scale. Its significance in a regional and local context will be addressed below.

Purpose

Standing Building Appraisals are a basic evaluation method for assessing the significance of a standing structure. This includes assessments of the importance of a structure at national, regional and local levels; and the likely impact of any development proposals within the early consultation stage suggested in Planning Policy Guidance Notes **15 & 16**.

Aims and objectives

Understanding of historic buildings is an essential tool to informed repair and alteration as outlined in the English Heritage publication *Informed Conservation*. The primary aim of this appraisal, therefore, is to explore the architectural detailing and chronological development of the structure and thereby inform the proposed conservation and restoration, pre-determination of planning and Listed Building consents, thus enabling repair and alteration to be undertaken in an appropriate way.

It will also provide a historical context for the building that will form a basis for assessing the significance for all areas of the building. This will be achieved by the following objectives:

- Presenting a basic fabric record to:
  Produce a baseline record of construction method and building materials of the building

Produce a visual record of the existing condition of the building
Produce a site plan indicating the phased development of the site

- Producing a basic photographic record of the site setting to:
  Document the contribution of the almshouses on their immediate vicinity
  Establish principal lines of view on an intra- and extra-site basis

- Presenting supporting research to:
  Establish the development of the site
  Consider the building within the wider context of almshouses and the artisan mannerist tradition
  Inform the process of assessment of significance at a local, regional and national level

- Consideration of the rehabilitation of the building within the context of historic building conservation both generally and with specific regard to the outline proposals

Methodology

The building was visually scrutinised during which notes were made on the gross differences visible within the existing fabric. These formed the basis for developing an on-site strategy to realise the objectives of the appraisal.

Site recording was undertaken broadly to Level 2 as outlined in *Recording Historic Buildings, A Descriptive Specification* (RHCM(E), 1986). In summary, this was essentially a photographic record supplemented with drawings and a written account.

Photography was undertaken in 35mm monochrome for archival purposes supplemented with digital 7m megapixel colour for shots of comparative structures. It included general shots of the site and detailed photography of room arrangement, main elevations and constructional details such as window openings; fixtures and fittings, such as doors and window fenestration.

Drawings included a scale plan and elevations based on client-supplied drawings, annotated with relevant details such as changes in build, coursing and additions.

The written element comprised both quantitative and qualitative data to cover physical descriptions and dimensions of the basic building fabric, layout and condition; together with a general account of the setting of the building and its contribution to the local scene.

Recording was undertaken on pro-forma record sheets, including:

PCA Brickwork Recording Form
PCA Room-Based Recording Form
PCA Building Survey Drawing Schedule
PCA Timber Recording Sheet
PCA Building Survey Photographic Schedule

Constraints

Other than the weather, which necessitated additional site visits, the only significant constraint was the lack of visibility of the external elevations owing to the temporary structure protecting the fabric from the elements and areas of rubble within the building.

Whilst this made it impossible to take record shots of the external elevations, it was possible to see, if not photograph, sufficient details to enable full description and interpretation. On this basis, the site constraints are not considered to have had any detrimental effect on the validity of the appraisal.

Policy Framework

National planning guidance, as presented by *Delivering Sustainable Development* (PPS **1**), establishes the role of the planning system in meeting the needs of a growing and competitive economy, provision for new development; and in protecting the natural and built environment. Section 20 states that development plans should take account of the preservation and enhancement of built and archaeological heritage.

The importance of cultural heritage is also acknowledged in *Regional Planning Guidance for the East Midlands* (RPG **8**). A revision was published in April 2003 for public consultation. It places emphasis on sustainable development with brownfield over greenfield sites a preferred option, and encourages the existing role of urban centres to be sustained and enhanced. Policy 35 states that local authority policies should seek to preserve and enhance cultural assets and their physical settings.

Other guidance seeks to provide effective protection for all aspects of the historic environment. Of these, the most relevant are *Archaeology and Planning* (PPG **16**) and *Planning and the Historic Environment* (PPG **15**).

PPG **16** requires archaeology to be considered a 'material consideration' within the planning system. It draws a distinction between remains considered to be of national importance and those of lesser importance. Where remains, or potential remains, are considered to be of national importance, there is a presumption in their physical *preservation in situ*. Remains of lesser importance, that cannot be preserved *in situ*, should be *preserved by record*. PPG **16** is applicable to remains of archaeological significance, whether above or belowground. It outlines a phased approach to assessing a sites archaeological potential and allows for varying levels of intervention dependant upon the importance of the remains and the threat posed by development.

PPG **15** is complementary to PPG **16**, but is focussed on the historic environment in broader terms. It seeks to give advice on applying conservation policy within the planning system with specific reference to issues that should be considered in assessing applications. Great emphasis is placed on applicants justifying proposals to works on Listed Buildings. Key terms include *importance* and *setting* with regard to Listed Buildings and the *character* of Conservation Areas.

The local Plan

National planning guidance is reflected in the *East Lindsey Local Plan* (Alteration 1999). Chapter 4 includes policies relating to the built and natural environment, with the stated objectives including:

- *To conserve and enhance buildings and areas of architectural or historic interest, including archaeological sites*

The following policies are of relevance to the proposed rehabilitation of the Almshouses:

Policy C2 Development and demolition affecting a Listed Building

Policy C3 Listed Buildings and Conservation Areas: Removal of Features

Policy C4 Listed Buildings and Conservation Areas: Alterations

Policy C6 Archaeology

Key issues

The recurring themes in the relevant planning guidance and the Local Plan are *sustainable development* and the need to demonstrate *need* and *justification* of proposals. Within the context of this report, this can be defined as development that balances economic need for change whilst avoiding detrimental and unnecessary damage to the cultural heritage value of the Site.

In order to achieve the required consents it will be necessary for the proposals to meet the following:

- The proposals, on balance, should have a neutral or beneficial impact on the existing fabric and character of the Listed Building.
- The proposed design and use of materials should be carefully considered.
- The proposals should avoid, on balance, a major negative impact on the elements of the Site that determine its significance at a local to national level.
- Where the proposals will have some impact on individual elements of lesser importance, then they should include the provision for appropriate mitigation.
- Contribute to the long-term security and retention of the Site as a listed building.

Central to this approach is an understanding of the site based on assessment of its significance in terms of the individual *importance* of its elements and its overall *character* as a whole building and its contribution to the wider landscape.

Assessment Criteria

Character

The site does not fall within a Conservation Area, Listed Park & Garden or Scheduled Ancient Monument.

It lies within open countryside and off the main highway, immediately adjacent to an existing farmhouse that has been largely re-built. Its principal contribution, therefore, is as a historic building within a rural location at some distance from the historic settlement core of Langton.

Its contribution within the landscape is essentially as a marker for the western extremity of the Langton settlement. Within a broader context, it forms part of a group of Artisan Mannerist buildings within northeast Lincolnshire that exhibit great range in both scale and detail.

On this basis, the character of the building, both intrinsic and extrinsic, will be seen as secondary to the importance of the structure and its individual elements given a lack of any statutory or other landscape designations being material to consideration of planning and listed building applications.

Importance

At the time of writing, there is no nationally agreed method of measuring the relative importance of archaeological remains. PPG **16** draws a distinction between nationally important remains and those of lesser distinction (paragraph 8). On this basis, it is possible to distinguish between monuments of national, regional, local or negligible importance:

National	Monuments that are scheduled and protected under the Ancient Monuments and Archaeological Areas Act (1979); those suitable for scheduling, or considered to be of national importance, but not covered by the Secretary of State's criteria for scheduling. Listed Buildings, registered Battlefields and Historic Parks and Gardens.
Regional	Sites listed in the Sites and Monuments Record (SMR), or other sources, which are of a reasonably well-defined extent, nature, date, and significant examples in the regional context.
Local	Sites listed on the county Sites & Monuments Record, or other sources, which are of low potential or of minor significance in the regional context. Unlisted buildings and unregistered historic parks and gardens of historic interest
Negligible	Areas in which investigative techniques have produced negative or minimal evidence of antiquity; or where large-scale destruction of deposits has taken place.

The criteria for listing a building are that it represents special architectural or historic interest. The principles applied for decision-making are set out in PPG **15**:

- Architectural interest
- Historic interest
- Close historical associations with nationally important people or events
- Group value

A building may qualify for listing on any one or combination of these criteria. Age and rarity are also 'relevant considerations'.

Although a building may be listed on the basis of its historical interest, for example, or its contribution to a streetscape as a unit of a group; once designated controls apply to 'any object or structure fixed to the building' and 'any object or structure within the curtilage ...and has done so...before 1 July 1948'. Thus, there is a need to assess the relative value of individual elements or details within a building or group of buildings in order to identify which elements are crucially important and should not be changed; elements that are significant but can be modified; and those that are damaging or intrusive and could be removed to the overall benefit of the building or group.

The overall value of a building may exceed the sum of its parts in that each individual element may be common, but the combination of a whole range of period features with good survival may be rare. It also follows, therefore, that individual features of a building of great importance may not, in themselves, be particularly significant. It is on this basis that most historic buildings can undergo a degree of change subject to careful consideration of the proposals within the context of understanding a given building as a dynamic whole.

In this report, the following categories are used:

A: Exceptional	of primary importance to the overall value of the building or group in terms of architectural value, historic interest, or contribution to the local scene, and must be retained and conserved.
B: Significant	makes a major contribution to the value of the building, although not justifying Listed status. Retention should be considered as a first option, but may be mitigated by recording depending on impact of proposals.
C: Some Significance	examples of period detailing, alterations, fixtures or construction methods of some interest, but in poor condition or common within local terms. Negative impacts require mitigation by recording.
D: Not Significant	fabric, structures and fixtures that are well conceived but do not make a positive contribution to the local scene, or lack interest or distinctive features making them stand out in contributing to the importance of the building. Poorly executed alterations.
E: Intrusive	fixtures or details that have a detrimental effect on the special architectural or historic interest of a building or the local scene, or where the removal would benefit the building. Poorly executed repairs.

The judgement as to which category of significance any particular element or feature belongs, comes from an assessment of their rarity and condition or contribution to the buildings overall value:

Rarity		Contribution/ Condition		
	3	3	6	9
	2	2	4	6
	1	1	2	3
		1	2	3

1 = Intrusive
2 = Not Significant
3/4 = Some Significance
6 = Significant
9 = Exceptional

Archaeological & historic background

Langton is a shrunken medieval village, occupying the eastern side of the medieval village footprint: at the end of the 19th century, the earthwork remains of the abandoned western side were visible in three fields at the west end of the current village (Walter, 1899).

Before the Reformation, charitable housing (at the time usually referred to as 'hospitals' with the classical definition of 'places of hospitality', not necessarily the modern implication of medical care) had strong religious affiliations. Even when the hospital was founded by a layman or -woman, it was normally administered by a religious house, and prayers for the soul of the benefactor were among the duties of the inmates (Crust, 2002). Most of these foundations were dissolved in the reign of Edward VI (1547-53), as part of a general dissolution of chantries, although some of the largest had been included in the Dissolution of the Monasteries under Henry VIII. From this time, the change from religious hospitals to secular almshouses was ubiquitous in England (Godfrey, 1955). The need for a secular method of provision for the poor was seen immediately: a statute issued in Lincoln in 1551-52 ordered mayors in the region to appoint collectors of alms in every parish (Crust, 2002). Widows were seen as being particularly afflicted by poverty and deserving of support, and many charitable foundations specified that widows or impoverished, elderly women were to benefit.

The Langton almshouses, to house 2 poor women, were founded by the Reverend Willoughby West in 1690: prior to the carrying out of this survey, it was debatable whether they were a new build or adapted from an existing building. West's charitable grant included a farmhouse and land, whose rent was to maintain the almshouses and provide the residents with coal and a yearly stipend. They are built in Artisan Mannerist style, a style of brick building peculiar to the eastern counties (Crust, 2002): Pevsner describes them as 'a subdued essay in Artisan Mannerism' (Pevsner and Harris, 1989). The same style was used for the almshouses, also usually referred to as a 'hospital', built in Worlaby for 4 poor women in 1663. Worlaby Hospital was built by William Catlyn, the foremost bricklayer in Hull during the second half of the 17th century (Machin, 1970), but the distance between Hull and Horncastle makes it unlikely that the same builder was employed by West.

The style of Artisan Mannerism is more commonly associated with country houses: as well as the almshouses, Worlaby Hall (demolished in the early 19th century) was built in this style, as are Bloxholm Hall and the east wing of Aslackby Manor. Hagworthingham Old Hall, which exhibits

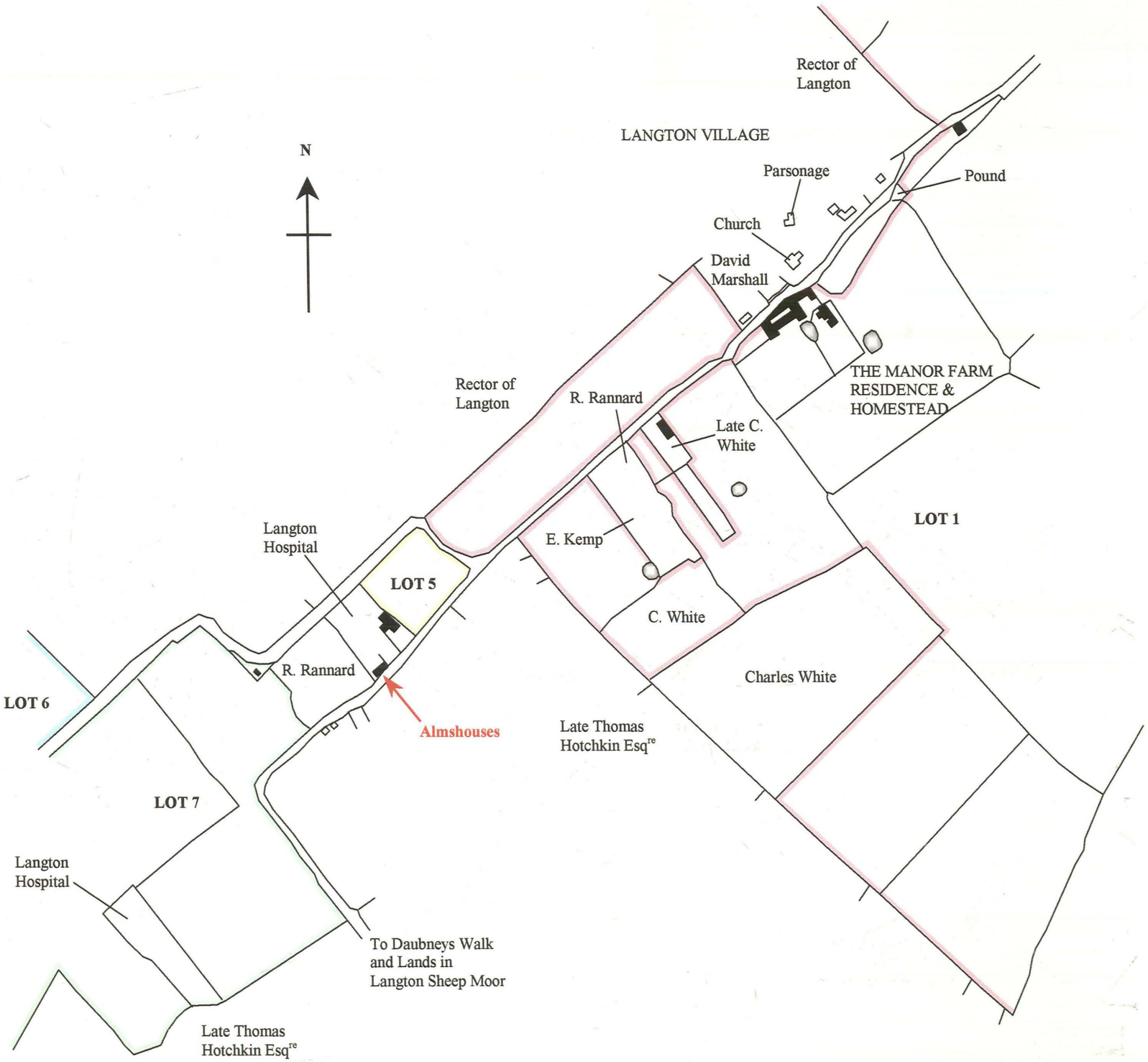


Figure 2: Extract from a map forming part of the auctioneer's documents from the sale of the Langton Estate in 1860, reproduced at actual size. No scale is recorded on the original document, nor does it have a key: the various lots are demarcated with coloured lines, and areas marked in grey appear to be ponds, but it is unknown if there is any significance in some buildings being shaded and others left blank. Original map text is shown in black, author's additions in red.

architectural details similar to those of the Langton almshouses, has been described as 'hardly a country house in the accepted sense of the term, though it is architecturally related to other country houses, and was built by an armigerous minor-gentry family'; it was extended in the 19th century, but in a similar style to the original building (Leach, 1991).

No enclosure map survives for the Langton area, but the Lindsey Archives Office holds the accompanying enclosure award document from 1769. This lists 'Langton Hospital' as receiving revenue from 20 acres of land, not further specified, and 5 acres 'in the Cow Pasture'; other residents are also listed as holding land in the Cow Pasture, indicating that this was previously common land which had newly been enclosed.

The only map held by the Lindsey Archives Office showing this area was drawn up in 1860 to accompany the sale of Langton Manor with large areas of Crown lands (fig. 3). The map chiefly depicts the lands for sale, and indicates the presence of Langton village only by showing the church, the parsonage and a few other buildings adjacent to the high road, but the lands belonging to 'Langton Hospital' are identified, and the almshouses, with the adjacent farmhouse, are shown. The accompanying documents describe Lot 5 (outlined in yellow) as *'surrounded on three sides by Roads, one being the High Road, and on the fourth side is a Cottage and Premises, belonging to Langton Hospital'*. Most of Hospital Farm's land is to the south-east of the almshouses, and is not included on the reproduced map extract.

The Lindsey Archives Office holds several boxes of records from the Charity Commissioners, which include some of the accounts of the Langton almshouses. The earliest accounts are from 1901, when the rental from the farm, then listed at slightly more than 23 acres, was £23. Payments of £6, 16s had been made to both incumbents, Widow Grantham and Widow Kyme, and the remainder of the year's income had been spent on 'coals and cartage' and 'repairs of houses and buildings'; a further £21, 17s, 11d was still outstanding for repairs. The accounts do not specify whether these repairs were to the almshouses or the farmhouse and its buildings – the mention of 'houses' suggests that the almshouses must at least have been involved – but the scale of expenditure indicates a major project.

The accounts for the period 1930-1948 refer to the almshouses foundation as 'West's Charity', 'Clarke's Charity' and 'United Charities' apparently at random, often with one name crossed out and replaced by another. By 1930, the restriction on the gender of the occupants appears to have been listed, as the incumbents in that year were John Southwell and Susan Webb; payments in cash and for coals were still being made. From 1947, the only outgoing payments were for fire insurance and an administrative salary: the rental from the farm is now being invested, rather than spent as it comes in, and the accounts show a generous balance being brought forward, although the rent has not been raised since 1901. The accounts for 1949 are the last to name the incumbents of the almshouses, Mrs. Chapman and Mr. Bonner, although the tenant of the farm continues to be referred to by name throughout the records. The latest accounts available are for 1954, when the rental from the farm was still £23 per annum: it is unclear whether the almshouses were occupied at the time.

Description

The Almshouses are comprised of a single building of $1^1/_2$ stories with single storey additions to the north and east elevations. The building is constructed in brick, pantile, oak, soft-wood, mud & stud and wrought iron. Binders include lime mortar, earth and limited cementitious mortar.

The building is roofless but does retain one tie beam and fragments of decayed wall plate. Floor coverings consist of low-fired clay pamments of two sizes. In addition to the two extensions noted above, there are a number of internal subdivisions and alterations. Whilst differences in materials and details suggest that some of these were undertaken at different times, it is evident that they all date to the C19th/early C20th centuries but cannot be reliably dated more closely. On this basis, the alterations will be discussed as a single phase.

Arrangement

Phase I

The arrangement of the original structure was of two accommodation units (A & B, Figure 3). The position of window openings, one front and back, suggests that at ground floor level each building comprised a single room.

The loss of the roof structure and first floor renders it impossible to determine if the single room arrangement was followed through in the upper storey, as any trace of internal subdivision is lost. As existing, the upper floors were lit by single window openings in each gable.

A surviving tiebeam indicated that each unit was of two bays and had both front and back doors essentially forming baffle entries. There is no visible evidence to indicate the position of the original staircase: given the door arrangement, it could not have been located to either side of the chimney as is common in baffle entry houses of the period and may have been a simple ladder.

A large central stack divided the two units, with fireplaces at ground floor only, and a partywall of earth walling to either side infilling between chimney and the north and south walls.

A well is located immediately adjacent to the southwest corner and it is understood that there was a lead pump associated with the site; relatively recently removed for safe storage. On the east end of the South Elevation there is an inset Limestone. This has the appearance of a dedication stone but no inscription is visible. A small fragment that had become detached by weathering was sent to the BGS for an informal opinion who note:

> This is a distinctive Lincolnshire Limestone Formation lithology. It is a ooidal and pisoidal limestone. (pisoids are flattened ooids larger than 2mm diameter). In this sample the pisoids / ooids are stained brown with iron and often, therefore, the lithology is described in the literature as 'iron-shot' for obvious reasons. This lithology can occur in a number of beds along the outcrop but is known in the successions around Lincoln, at Greetwell for example, and is described in the Cathedral (Dean and Chapter) quarry succession in Lincoln. This is the closest important quarrying area to the Langton site and is probably the most likely source area for the stone (*pers. Comm.*).

Phase II

Internally, at ground floor level, there is surviving evidence for a series of alterations. These comprise the subdivision of the earlier single open rooms and reduction of the fireplace opening.

The subdivision of the ground floor resulted in three defined areas in each unit; including a pantry or scullery in the northeast and northwest corners of the building necessitating the insertion of additional window openings. The function of the two other areas in each unit are not known, although the larger room incorporating the chimney is most likely to have continued as a kitchen; the other possibly as parlour.

The fireplaces were reduced by the insertion of a cast-iron range with cupboard(s) to the side.

Other alterations include the blocking of the rear entrances and the construction of single storey lean-to extensions to the north and east. The purposes of these were not determined, but those attached to the north elevation are likely to have been fuel stores whilst those to the east elevation have the appearance of outside privies.

Construction

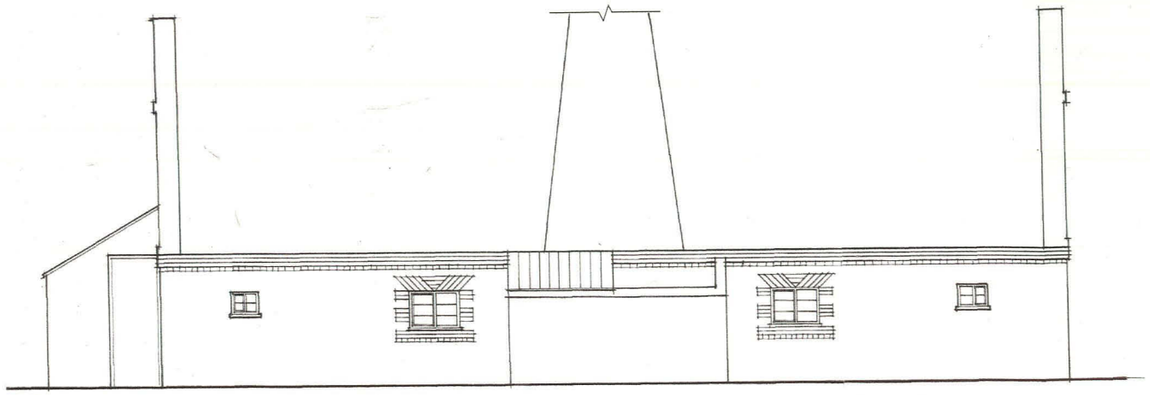
The building as originally built, comprised substantial walls two bricks thick and a large central stack. The bonding in the main walls is predominantly English Bond defined by successive and alternating beds of stretchers and headers; commencing with a queen closer laid next to the first header. This ensures that the following header rests centrally over the perpend of the stretcher course giving a quarter-brick lap. It is thus distinct from Dutch bond where the correct spacing is achieved by the use of a three-quarter bat rather than a closer. Very little internal render survives, but there are areas of mud plaster on the south wall and the chimney.

The bricks are red stocks, with a medium-hard fine gritty fabric with occasional rounded flints. They have average dimensions of 9 x 4 ¼ " with a thickness of 2". At this size, they broadly relate to the size governed by the 1571 statute rather than those passed in 1625 and reaffirmed in 1630; a reminder that brick sizes are not an accurate guide to date in the absence of supporting evidence.

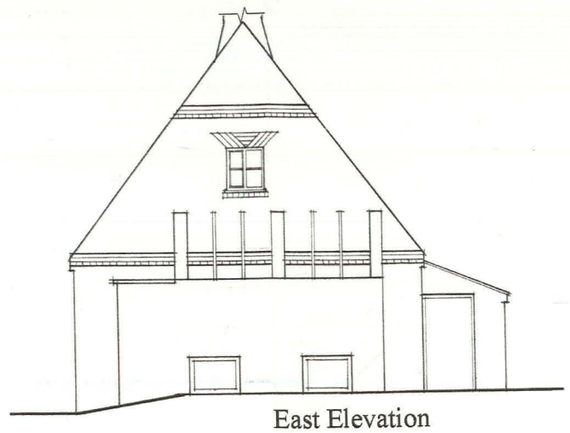
The mortar is buff/off-white with very fine aggregate and common charcoal flecks. It is very uniform and lacks un-burnt fragments of limestone or free-lime; it is therefore probably derived from lime putty rather than the result of hot mixing on site that was to characterise site practice in the following century.

In contrast, the chimney was built with local stock reds with an earth binder. The lower portion of the chimney, up to a slight shoulder at first floor level, is constructed in English Bond whilst the upper section is irregular bond consisting primarily of stretcher bond with rare headers for cross bonding. The chimney is not built with lime mortar, but with an earth binder. The use of earth in lieu of lime mortar is a widespread phenomenon; it generally out performs lime both in terms of the decay of the binder and also compensates much better with thermal expansion.

The detailing of the building is the key to understanding its significance. All primary openings are highlighted by simple plain rustication and surmounted by Dutch or French arches. Of note, is the use of lime render to infill the areas between protruding bricks. Further architectural detailing was



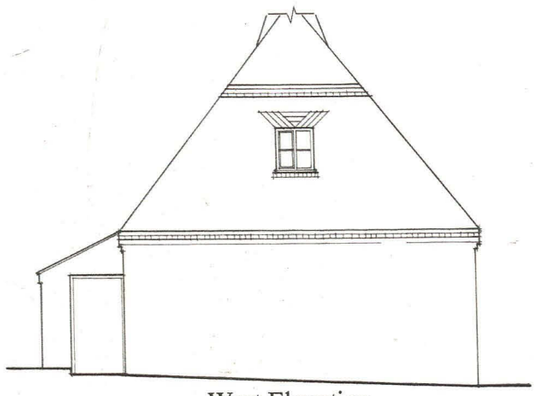
North Elevation



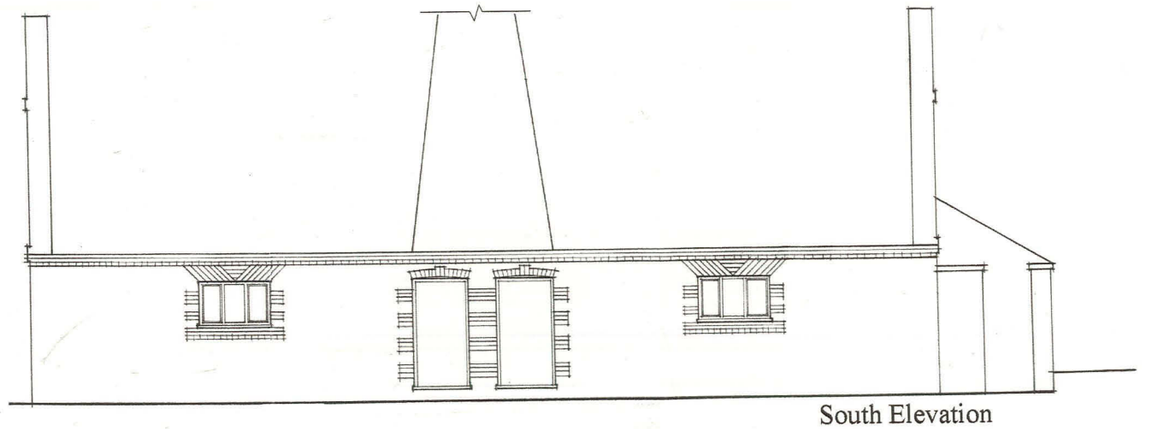
East Elevation

0 5m

Scale



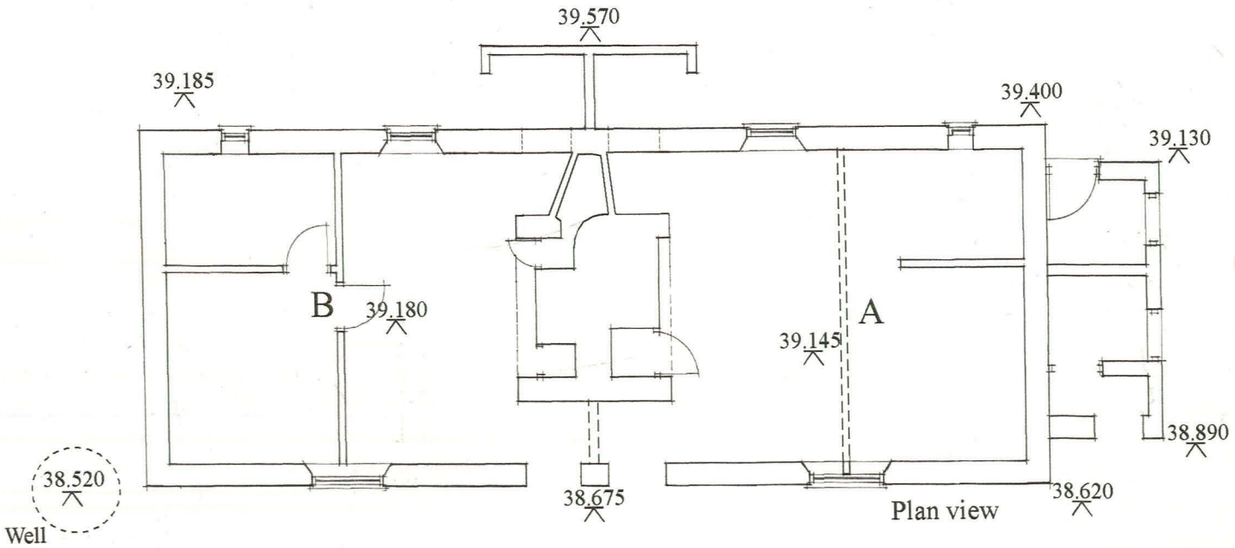
West Elevation

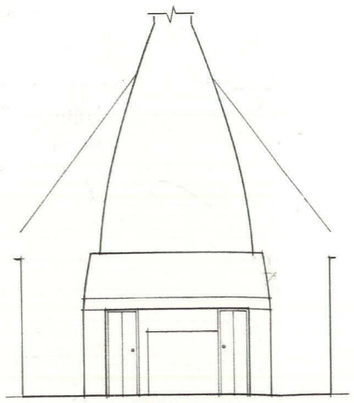


South Elevation

0 5m

Scale





Internal East Elevation of Chimney

Figure 3: Plan and elevations of the almshouses. Scale 1:100

provided by dentil stringcourses on the gables and cornice to the north and south walls. The Gables were originally of the parapet type, and were tumbled.

Very little evidence of the roof survives excluding discontinuous sections of wall plate and a single tiebeam. However, these and photographs held by ELDC indicate that it was a cut roof in oak based on trusses of normal assembly with high collars. The surviving tiebeam defines the open rooms in to two bays, but it is likely that two similar trusses would have been placed either side of the half bay occupied by the chimney.

The only original fenestration surviving are the frames of the two windows within the North Elevation. These are also of oak with a central mullion. The mullion and stiles are quadrant scratch moulded whilst the top and bottom rails are plain. They retain some evidence for being leaded with square panes and one window retains horizontal *ferramenta.* It is not clear if these windows were openers, but are likely to have had a single, casement externally hung off gudgeon pins.

The alterations undertaken during Phase II have a mix of materials in terms of bricks and mortar, but defy any attempt to definitively phase their development.

The detailing of the east extension would appear to be contemporary with the insertion of the cast iron ranges based on brick type and the use of sawn York stone. The other alterations, however, have no defining characteristics to indicate their relative chronology beyond that outlined above and in the fabric record below.

Assessment

Character

Despite its current perilous state, the building is considered to be very significant and still worthy of its listed status as it is still identifiable as an example of the Artisan Mannerist tradition.

This is a distinctly English architectural style centred on the Master Bricklayers who drew inspiration from pattern books of Netherlandish classicism. The movement was strongly influenced by Nicholas Stone the Elder (1586-1647) and is characterised by the liberties taken with the rules of classical architecture (hence mannerist) and the transition from the Tudor practice of cut and rubbed bricks to fully gauged brickwork that was to define the highest degree of craftsmanship.

At a national level, all mannerist buildings are to be seen as important not only for their architectural and aesthetic value, but also as signifiers for the complex socio-economic changes that occurred in England as a direct consequence of continental political and religious strife. Artisan houses are also frequently associated with nationally known figures, both patrons and architects/builders, such as Wren and his master bricklayer Edward Helder.

Regionally, the building has a high group value with several examples in Lincolnshire and North Nottinghamshire. Of most relevance locally, however, is a cluster around Horncastle and down the east Lincolnshire Coast to Boston. These buildings exhibit a wide range in terms of their function, size and design. Of most interest, is Hagg Old Hall on Hagworthingham High Street. The parallels between this building and the Almshouse in terms of the architectural detailing are striking in their similarity; and close observation of this building would aid the restoration of the Site.

The only limiting factor to the significance of the Site is its diminished setting by the substantial loss of its rear garden.

Significance

There can be little doubt that, despite its present condition, the primary phase of the Site should be considered significant. This includes the original window fenestration, which should be retained and repaired or used as a pattern for replacement.

Assessment value = **A** **exceptional**

In assessing the contributions of the phase II alterations it is important to consider their relative merits in terms of their affect on the integrity of the primary structure; put simply, do they add a layer of historical development and interest or detract from the designed original.

The two extensions are without much merit but do not necessarily affect any overall appreciation of the original structure. On this basis they are considered benign and neither a positive or adverse addition.

Assessment value = **D** **not significant**

The interior sub-divisions are considered to be intrusive: they have destroyed the original proportions of the rooms. The bisecting of the south elevation windows is crude and intrusive.

Assessment value = **E** **intrusive**

The inserted windows of the North Elevation are clearly identifiable as such. They do not detract from the primary structure but do offer greater opportunities to rehabilitate the building for modern domestic needs.

Assessment value = **D** **not significant**

The reduction of the chimney and insertion of cast iron ranges is a common historical development and the common removal of such changes increases the value where they survive. In the particular case of the Site, however, their varying condition is also a factor.

Assessment value -Unit A = **D** **not significant**

-Unit B = **B/C** **significant / some significance**

The blocking of the rear doors:

Assessment value = **E** **intrusive**

The replacement window fenestration is of variable quality. The Yorkshire sliding sashes in the gable windows might be retained on the basis that they are a credible alternative to the original casements

and will form an interesting comparison to the original form. Those in the south elevation, however, are without merit.

Assessment value	-Gable	**C**	**some significance**
	-Others	**D**	**not significant**

The well and pump are important characteristics in their own right and should be retained.

Assessment value	**B**	**significant**

The render infill to recessed rustication is uncommon; whether this is because it is a detail peculiar to the site, or a rare survival once more common in mannerist buildings is not known.

Assessment value	**A**	**exceptional**

Proposals

Information on the current proposals for the rehabilitation of the structure has been forwarded by the client and include general arrangement plans, specification and best practice document.

The general proposals as shown on the drawings are reasonably sympathetic, both to the primary Phase I structure and the retention of the north and east elevations. The only significant intervention is the introduction of roof lights that are without historic precedent. However, these have been confined to the north face and as such are considered acceptable, although improvements could be made in terms of their size and by the careful selection of a conservation grade model.

One aspect that should be reconsidered, however, is the treatment of the inserted windows within the rear elevation. The proposals allow for the size of these to be increased and for Dutch Arches to be introduced. Whilst some increase in the size of the openings can be accommodated, the finished proportion should also remain subservient to the primary windows. The introduction of the Dutch Arch should also be reconsidered as this will introduce a false impression of antiquity and confuse the arrangement of the North Elevation as originally conceived.

Of most concern, however, is the specification of works. This commences with reference to BS 8000 that would be appropriate to a new-build project, but is totally inappropriate for the wholesale rehabilitation of a historic building and is a bizarre contrast to the best practice document. A better starting point would be BS 7913 *Guide to The Principles of the Conservation of Historic Buildings.*

Essentially, the primary difficulty with the new work specification is the level of proposed intervention. It is not possible, nor desirable, to attempt to upgrade historic buildings to current building regulations. A more measured response to the Site, which does have many defects, is to approach the level of new works from a minimalist basis.

For example, the new work specification suggests the replacement of the timber lintels to the ground floor windows. Whilst some of these have decayed and are no longer viable, others are still clearly performing and will not further deteriorate once the building has been made watertight.

It also specifies a cement-based mortar for the external walls that, although relatively weak will still be far too strong for the historic fabric and will lead to accelerated decay. This is evident because the external brickwork is weathering at a comparable rate to the existing binder -a very soft and very pure lime based mortar; the use of anything harder is likely to have a detrimental effect in a very short timeframe.

It is recommended that although the general proposals will hopefully be deemed acceptable by the planning authority, a much more considered approach is taken to the level of new works proposed. An example of this is the level of replacement brickwork.

The external brickwork is very weathered and large-scale repair work is proposed. Given the significance of the building, this will probably necessitate specially commissioned bricks to match colour and texture of the primary fabric. This will not only be expensive, but is likely to result in a patchy effect affecting the aesthetics of the building and also in a significant loss of historic fabric.

An alternative that may be considered is the more selective replacement of brickwork and the addition of a shelter coat; the building was lime washed historically and this would also have the benefit that bricks could be sourced on size and texture alone: any change in colour would not be noticeable when lime washed, but would be identifiable as an honest repair if the shelter coat was removed.

Lastly, but not exclusively, the specification of double glazed units is wholly inappropriate and is unlikely to be supported by the planning authority. New windows should be single glazed and if a perceived increase in energy efficiency is deemed desirable, this should be gained by secondary glazing.

Other details that might be considered is the reintroduction of the original glazing design of leaded windows and the parapet gables. Such works would be considered 'exemplary' and might be grant funded.

Conclusions and recommendations

The site is worthy of its Grade II status and every attempt should be made to secure its long-term future.

The current proposals are reasonably sympathetic in design, but the extent of repair work and materials should be reconsidered.

The two-bay arrangement of each unit, by the retention of the existing tiebeam in Unit B and reintroduction of a copy in Unit A should be considered.

The resultant archive of this assessment is considered to be sufficient mitigation for any further loss of historic fabric, subject to the following:

- All external elevations should be photographed when the temporary sheeting is removed.
- Measured drawings of the primary phase I windows should be made if they are not to be reused
- A limited recording brief targeting any upgrade in the ground floor should be considered, as this is the only means of attempting to establish the location of the original stair.

Fabric Record

Plate 1: Front (South) Elevation looking northwest. The scaffolding and sheeted cover though affording temporary protection renders it impossible to take adequate record shots of the external elevations.

Additional photographic archive plates will be required prior to repair and rehabilitation works. The only details readily identifiable are a dedication stone and the extension to the East Elevation.

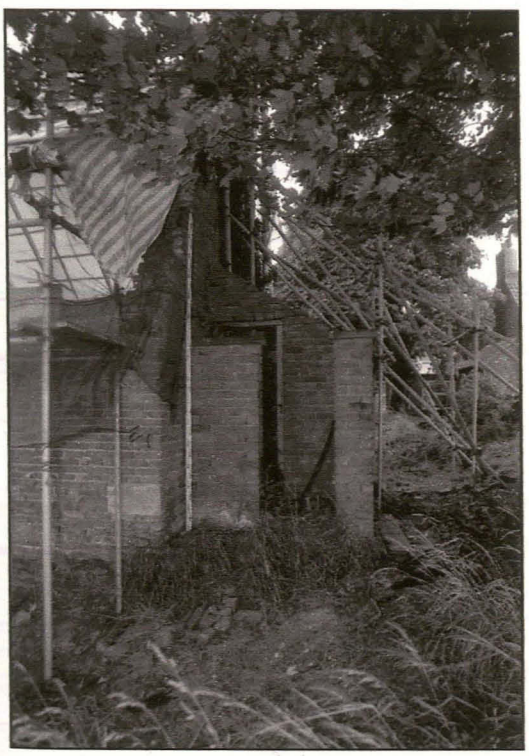


Plate 2: Closer view of the South Elevation.

The stone copings of the east extension are clearly visible as is the Lincolnshire limestone dedication stone towards the base of the main section.

Despite the problems of dating masonry purely on materials used, type of bricks and detailing suggest that the east elevation is likely to be one of the latest alterations surviving and fall within a time frame between the last quarter of the C19th and the first quarter of the C20th.

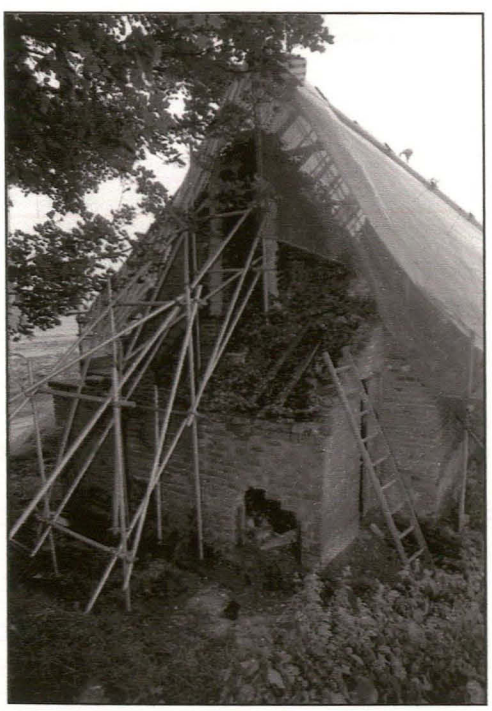


Plate 3: The East Elevation looking southwest. Again the temporary cover masks details; in this case of the gable and garret window. The east extension of a pair of privies is clearer, showing the simple lean-to rafter roof and York stone copings.

The extension was filled with rubble and it is unclear to what degree internal fittings survive, but the two openings in the east wall may be to remove nightsoil indicating a 'Thunder Box' or similar earth closet system.

Plate 4: North Elevation, primary window of Unit A, showing the plain rustication to the jambs and the *Dutch* or *French* Arch that typifies the detailing of the original architectural design and characterises the building as belonging to the artisan mannerist tradition.

Dutch Arches are very weak and only used in small openings or where not much strength is required; in this case, the arch supports few courses of brickwork and the mass of the roof is carried primarily on the walls and heavy wall plate.

Of note, is the application of lime render in the recesses of the rusticated brickwork. This appears to be an original detail, surviving best on the Front Elevation. To the right of the window, surviving traces of lime wash are easily identifiable

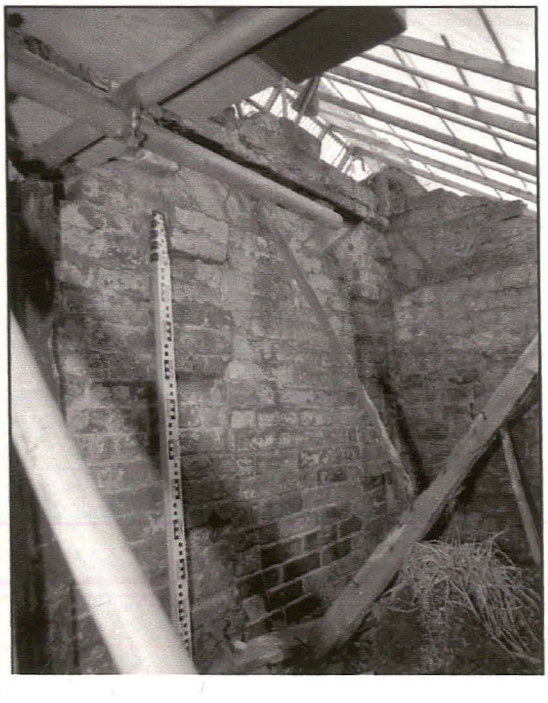


Plate 5: North Elevation of the primary phase taken inside the simple lean-to extension showing the blocked rear door of Unit B. As in the case of the original windows, the treatment of the jambs is plain rustication with a Dutch Arm above.

The bricks used in the blocking are unremarkable and do not point to even a broad date range. Photographs held in the Planning File by ELDC are more informative, however, showing the inserted staircase that that was the raison d'etre for the blocking: of simple beaded plank construction similar to surviving internal joinery, it is likely to date from the mid/late C19th.

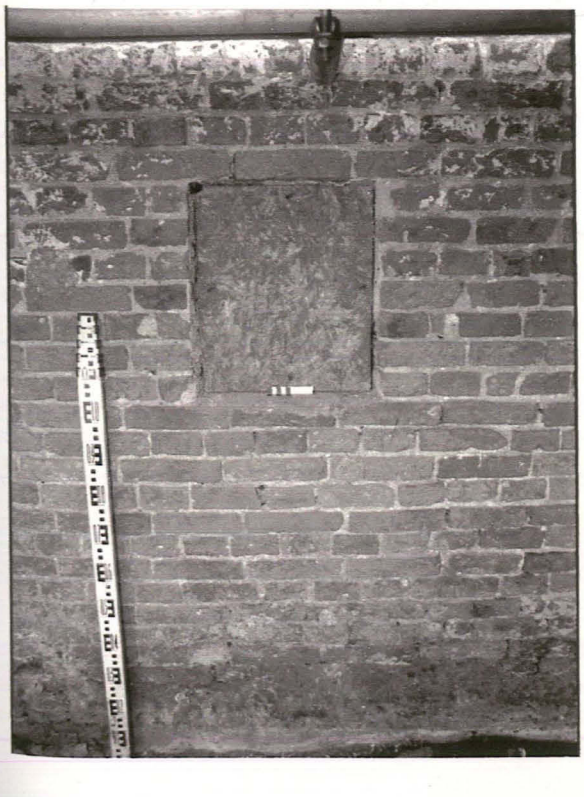


Plate 6: North Elevation, Unit B, showing inserted window opening of Phase II scullery or pantry. The opening is devoid of any detailing and as such cannot be mistaken for a primary opening.

This plate also shows the poor bonding characteristic of the primary phase: the lower ten courses or so are in English Bond, whilst above this it is in an irregular, though broadly English Garden, bond.

Plate 7: West Elevation showing denticulated stringcourse. Again, note the use of lime render infill between adjacent dentils complementing the treatment of the window detailing.

Plate 8: The garret window of the West Elevation showing the same architectural detailing as those of the ground floor.
Note also, a second dentil string above the Dutch Arch.

Plate 9: West Gable showing one of the fragments of 'Tumbling-in'. Sections also survive on the East Gable and indicate that the building originally had parapet gables.

Tumbling is a widespread detail but is particularly common within the region, occurring frequently in the hinterlands of the Humber, Trent and Ouse.

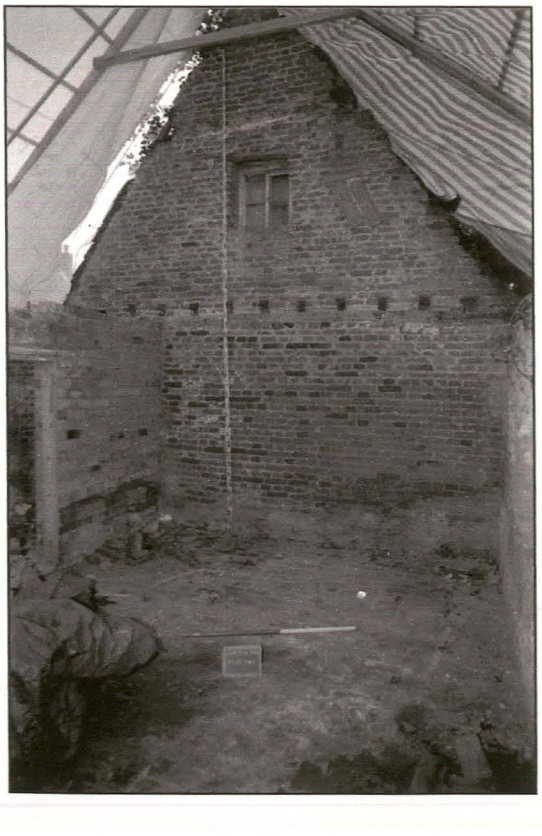


Plate 10: Interior view of Unit A looking northeast. Joist sockets can be seen in the east gable and a Phase II inserted dividing wall to the left of the frame.

The existing gable window fenestration comprises a softwood Yorkshire sliding-sash and is considered a replacement of an earlier casement.

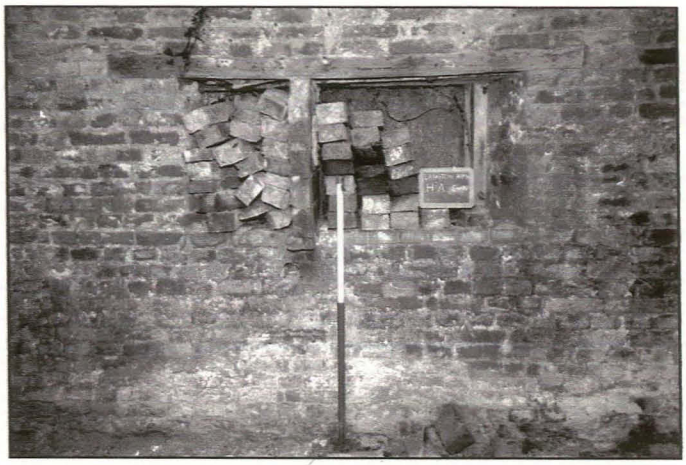
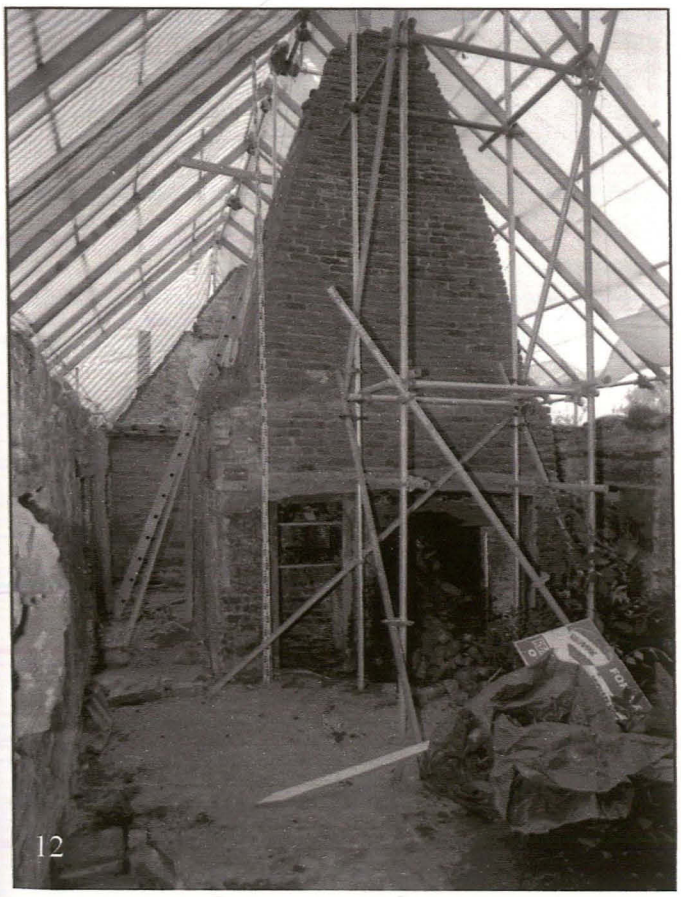


Plate 11: Interior view of the primary window in the front (South) Elevation.

This window was crudely divided during Phase II alterations by the insertion of a north-south wall.

Although the surviving evidence is a scar on the floor and the half-brick wall shown in this plate, photographs in the ELDC Planning File appear to suggest that this was largely a mud and stud construction.



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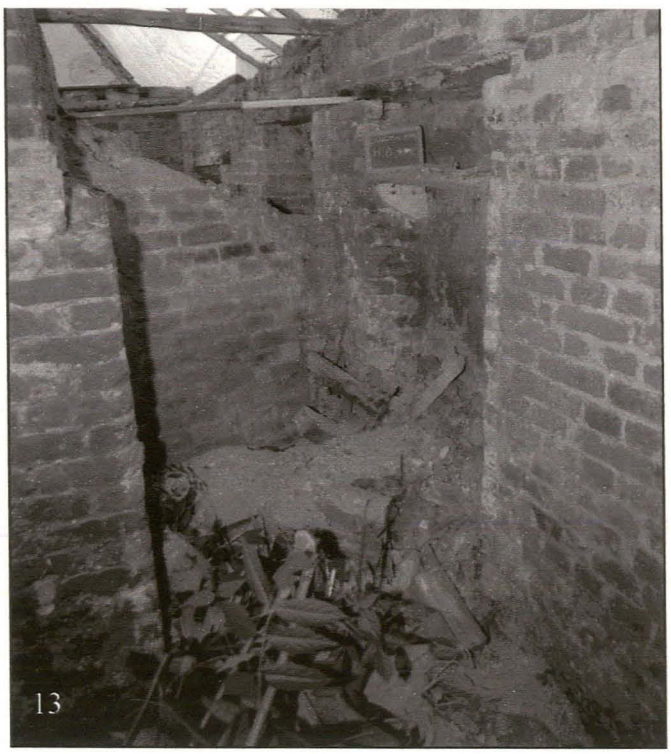

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Plates 12-14: Detail of the central chimney, oven and fireplace of Unit A.

The original fireplace was an open inglenook with a reverse ogee-stopped chamfered beam. To the north, is a beehive oven, but there is no obvious access to the oven from Unit A.

During Phase II alterations, the inglenook was reduced by the use of brick and a stone lintel to house a cast iron range and cupboard to the south. The range has been badly damaged, has several missing components and is beyond economic repair

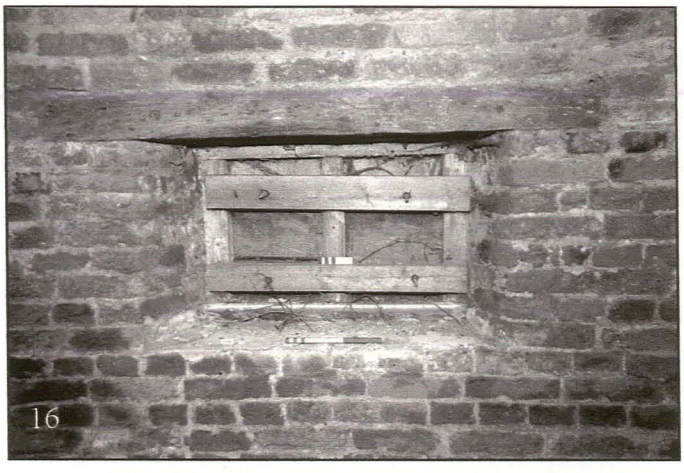
Plate 16: In contrast to Plate 15 above, this plate shows an original window frame surviving in the north wall of Unit A.

The frame comprises a two-light central mullioned window in oak. The rails are plain section whilst the stiles and mullion are scratch moulded with a simple quadrant moulding. There is a surviving iron transom with lead cames indicating that it was originally square paned.

It is not clear if the window opened, but it is likely that it had a single opening casement externally hung on gudgeon pins

Plate 15: This shows a small Yorkshire sliding-sash window inserted into the north elevation and servicing Phase II pantry or scullery of Unit A.

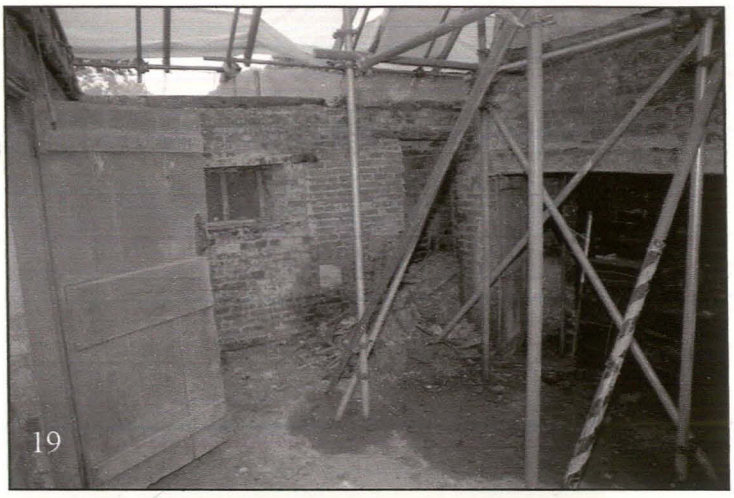
The horizontal scale, at 25cm, indicates its diminutive size.



Plates 17 & 18: These plates record the remains of a mud and stud wall partitioning the two units. It ran between the central stack and pier of the two front entrances.

There are no surviving associated timbers, but the studwork can be inferred from a surviving transom on the north side of the chimney and socket in the South Elevation.

It appears to have had a foundation of large rounded waterborne cobbles and was butted by the existing floor coverings in each unit.

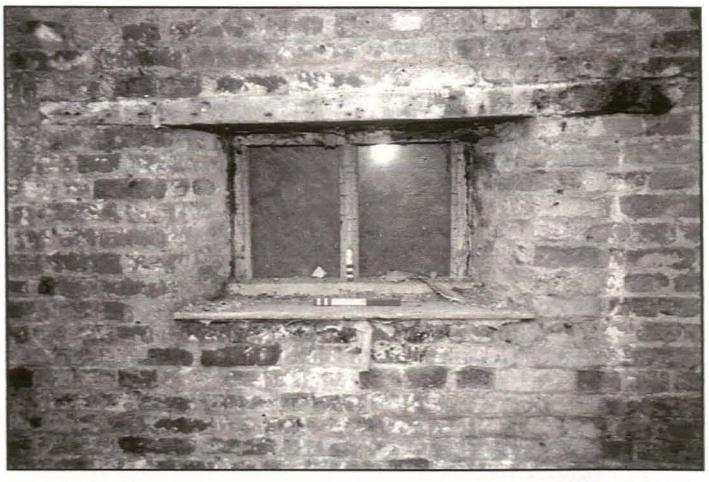


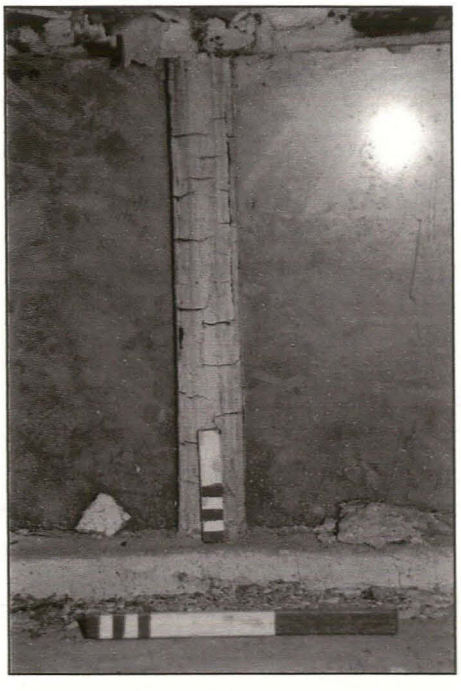
Plates 19-21: Interior of Unit B:

Plate 19 is a general view looking towards the north. The window in the background is primary and retains its original window frame, details as per Plates 16 & 22-23.

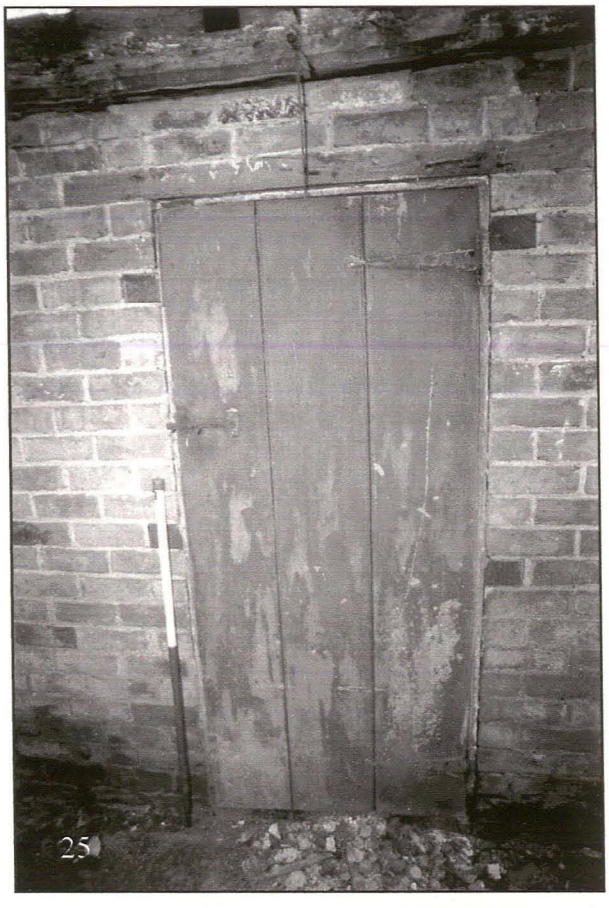
Plate 20 shows the reduced inglenook with cast iron range. Again, the fireplace beam is chamfered with reverse-ogee stops.

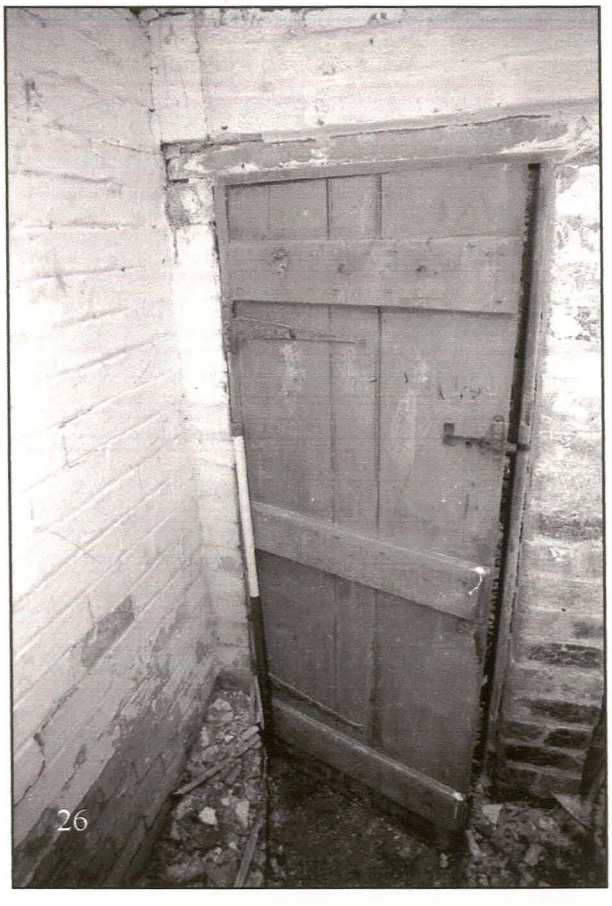
Plate 21 shows the beehive oven mouth accessed via a cupboard to the north of the range. It has a simple skew arch in headers and a sill of soldier course.





Plates 22 & 23: Original Phase I window and detail of mullion from the North Elevation of Unit B. Unlike the corresponding example in Unit A, this has been re-glazed, the oak lintel above the window is clearly evident.





Plates 24 -26: Unit B retains more features than Unit A in the form of Phase II joinery as seen in these plates, recording two simple ledged plant doors with thumb latches. The planks are beaded on both doors and the are fixed by simple wrought T hinges.

Plate 27: Unit B, this plate shows relict floor joists in oak still *in situ*. They are quartered and fit into sockets cut into the surviving tiebeam. The tiebeam is also in oak, boxed, and is finished with an ogee-stopped chamfer as per the fireplace beams.

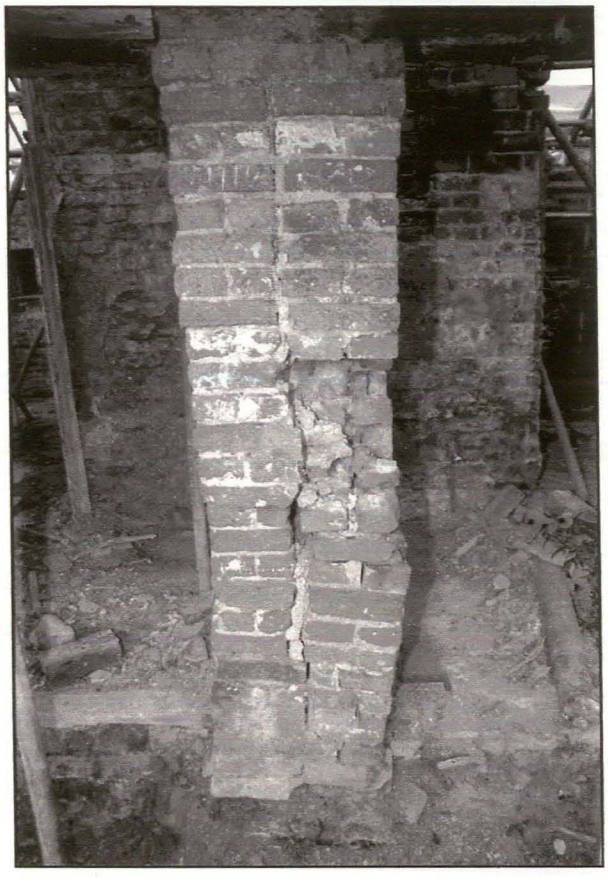


Plate 28: In contrast to the general quality of brickwork, which is generally fair to good, the central rusticated pier between the two front doors of the South Elevation is poor.

There is little cross-bed strength and this has partially contributed to its failure.

Plate 29: Detail of reverse ogee or cyma reversa, in this case from the east side, south end, of the surviving tiebeam.

This feature is a defining characteristic of Phase I detailing and is also present on both fireplace beams