

**STATION ROAD, DONINGTON,
LINCOLNSHIRE
STANDING BUILDING
PHOTOGRAPHIC SURVEY**

SITE CODE: SRD05
NGR: TF 20725 35550
ACC. NO. 2005.44

Report prepared for Chrysalis Homes

by

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Summary

- A photographic survey was undertaken prior to the demolition of buildings on the site of a proposed residential development, situated off Station Road, Donington, Lincolnshire.
- The site lies at the core of the village, in an area where previous archaeological work has identified numerous medieval and post-medieval remains.
- The photographic survey has identified two major phases of development in the structure; an original brick structure, succeeded by a modern redevelopment to the south end of the range. However, few diagnostic features were observed which indicated the original function of the structure.
- Documentary research suggests that the building was a brewery, which was built in the first half of the 19th century.

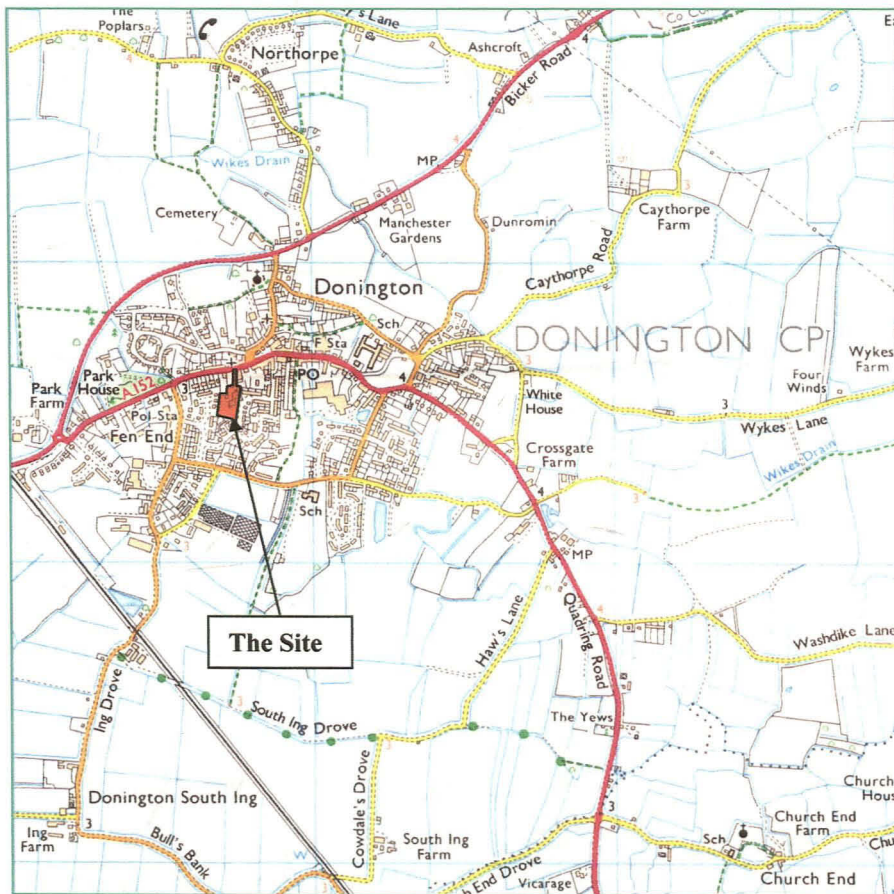


Fig.1: General site location (scale 1:25,000)
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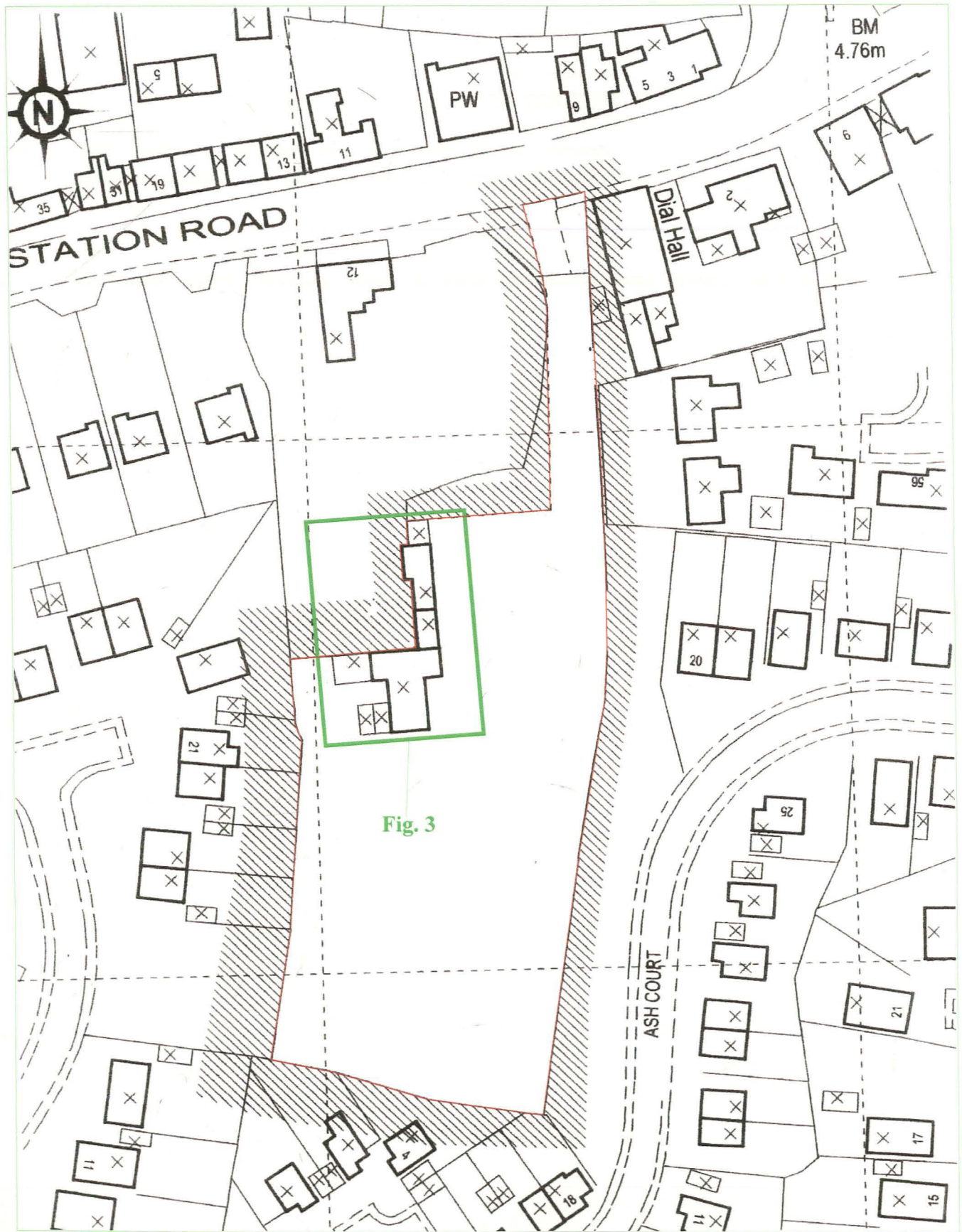


Fig. 2: Site plan showing the location of the buildings that were surveyed in the green box. The development area is outlined in red (scale 1:1000)

1.0 Introduction

Pre-Construct Archaeology (Lincoln) was commissioned by Chrysalis Homes to undertake a photographic survey prior to the demolition of buildings on a proposed residential development off Station Road, Donington, Lincolnshire. This was to fulfil the part-objectives of an agreed archaeological scheme of work; based on the recommendations of the Senior Built Environment Officer of Lincolnshire County Council.

This 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 Investigation and Recording of Standing Buildings or Structures*, IFA (1996) and the English Heritage document *Recording Historic Buildings - A Descriptive Specification* (RCHME 1996).

2.0 Site location and description

Donington is in the administrative district of South Holland, approximately 13km north of Spalding and 15km south-west of Boston. The site lies in the central core of the village, to the south of Station Road. The proposed development unit is a broadly sub-rectangular block of land approximately 110m x 55m, with direct access to Station Street at its northern end. The buildings that are the subject of this report extend along the west border of the site. The proposed development area in total is surrounded by residential properties.

Central National Grid Reference = TF 20725 35550.

3.0 Planning background

Full planning permission has been granted for the erection of seven houses with associated garages, access and services (planning ref. H04/0648/04). This permission was granted subject to the undertaking of a scheme of archaeological works, the first phase of which is the photographic survey; to be undertaken and reported upon prior to the demolition of the existing buildings.

4.0 Archaeological and historical background

There is substantial evidence for Romano-British activity in the area. The County Sites and Monuments Record lists several scatters of pottery, as well as numerous cropmarks and field systems. The A52, which extends east - west through the village, is on the course of Bridge End Causeway, an extension of the Roman Salter's Way; a road which connects with the Fosse Way north of Leicester and runs through Saltersford (south of Grantham), through to Donington, and eastwards, where its route is lost beneath post-Roman accumulations of alluvial silt (Whitwell, 1992).

Donington appears in the Domesday Book as *Duninctune*, from the Old English for 'village/farmstead of Dunn' (Cameron, 1998). The land was in the ownership of St. Peter's of Peterborough and Count Alan. The Domesday Book mentions eleven 'salt houses' in the area (Morgan & Thorne, 1986), physical evidence for which has been recorded in the fields surrounding Donington (SMR records).

A previous watching brief took place in 2000 during the groundworks for a classroom at Thomas Cowley School, and this exposed a series of modern deposits and a possible medieval or earlier well (Allen, 2000). A subsequent watching brief at the school identified demolished 19th/20th century brick walls and a brick well (Clay, 2001).

Further evaluation work in 2001, at Ash Court, to the south-east of the site, identified a number of pits and ditches of 16th/17th century date, a plank-lined cess pit, a pond, and evidence of horn working (SMR refs 23682, 23683). At 49 Station Street, a watching brief exposed two pits and a scatter of pottery of 12th to 15th century date and an 18th/19th century ditch (SMR refs. 23778, 23779, 23780).

Recently, the proposed development area was the site of the Grundy Engineering Works, the main factory building of which had been demolished prior to the photographic survey.

The buildings that are the subject of the survey back onto the gardens of Holmfield House, a listed property (SMR ref. 2/35/125.030) originally built in 1792.

5.0 Methodology

A photographic survey was undertaken by the author to fulfil the requirements of the Senior Built Environment Officer for Lincolnshire County Council. This approximates to the standards required of Level 1 Recording, as specified in the RCHME document 'Recording Historic Buildings - A Descriptive Specification' (1996). The survey was undertaken on Thursday 3rd February 2005, using a 35mm SLR camera. A measured sketch plan of the building was also carried out, and the location of photographs included in this report has been indicated (fig. 3).

6.0 Results of photographic survey

The main core of the buildings that are the subject of this study measure 30m north – south and 10.5m east – west, with a modern extension to the south. The structure was predominantly brick built, and was a single storey, measuring approximately 2.3m from the ground surface to the top of the wall. The roof is double pitched, formerly supporting ceramic tiles, most of which have been removed for reuse elsewhere.

Two major phases were recognised in the fabric of the building: the original construction, and a phase of modern rebuilding of the south end of the complex of buildings for reuse as offices associated with the former engineering works. Other minor phases of development/alteration were also noted.

The structure is divided into nine rooms, the interior and exterior features of which will be discussed in detail below, with reference to the colour plates. The rooms will be discussed in order, from north to south.

Room A: The room measures 3.6m east to west and 2.9m north to south and is whitewashed throughout (pl. 4). Access is by a wooden door on the east side (pl. 3). A single window illuminates the room from the north. Both the door and the window appear to be original features. The window is in a rounded arch with a decorative trefoil feature in the upper part of the window (pl. 5). This window may have been decorated as such given that it looks northwards towards Holmfield House and Station Road. It may also suggest that this room was originally used by the works foreman/manager as an office. The south wall of the room was a recent timber and plywood partition wall, with a doorway into Room B. The flooring consists of dark grey engineering bricks, which continued beyond the wooden partition.

Room B: This room measures 3.1m north to south, with a maximum dimension of 5m east to west. Access is by a door on the east side of the room (pl. 3). The west wall of the room exhibits a dog-leg to the west. At this point, it could be observed that the original wall running east to west between Rooms A & B had been demolished (pl. 7). To the south of this, the ground surface steps down by c.150mm, with dark grey engineering bricks to the north and a concrete floor to the south. Externally, it is possible to observe a phase of rebuilding of the eastern wall, extending southwards from the point at which it was formerly abutted by the demolished wall, to the south-west corner of the room (pl. 3). This phase of rebuilding and the demolition of the internal wall may have been contemporary, although the reasoning is unclear. Map evidence suggests that several additional structures which abutted this end of the building have since been demolished (see 7.0 below).

The original south wall of Room B has been partially demolished, and replaced with a lower brick wall and an upper breezeblock wall, which runs behind the original brick wall (pl. 6).

Room C: The room measures 3.7m north to south and 4.7m east to west, and is accessed by a large barn door on its east side (**pl. 8**). A small arched recess was observed near the door in the north wall of the room (**pl. 9**). This appears to be an original feature, but its function is unclear. The whitewashing of the brickwork made it unclear whether the original feature allowed access to Room B or it was originally blocked up. It is possible that it was a hatch allowing the passage of materials between the two rooms.

A breezeblock wall extends along the west side of the room, although the original brickwork survives on the exterior of this wall. A window has been inserted into the centre of this wall. Another small window was observed in the south-west corner of the room, looking south (**pl. 16**). This also appears to be a later insertion.

Room D: Room D measures 4.9m north to south by 3.8m east to west. Two large barn doors take up almost the entire east frontage of the room (**pl. 8**). They are separated by a modern brick pillar, which suggests that the room may originally have been divided into two. However, a concrete floor has replaced the original, and no evidence of a former wall was observed in the west wall of the room (so this hypothesis is far from certain).

In the north-west corner of the room, an apparently original recess was observed, measuring approximately 2.5m wide by 1m high and 1m deep (**pl. 10**). It is not clear what function this feature served in the original building. It may have been used for loading goods into the room, although it backs onto the gardens of Holmfield House. Whether the owner of these buildings and Holmfield House was the same is unknown, but there is no boundary between the two properties depicted on early maps (figs. 4 & 5), which would suggest that this may be the case.

In the gable of the south wall, a small wooden hatch was observed (**pl. 11**). It is possible that this was used as a ventilation hatch to allow air into the loft area, to prevent spoiling of stored perishable goods.

Room E: The interior of the room measures 7.5m north to south and 3.5m east to west. The original brickwork has been maintained on the exterior, although an internal breezeblock wall has been built on all four sides of the room, and a suspended ceiling has been built, with overlying asbestos insulation (**pl. 12**). Probably associated with this redevelopment, two windows and a door were built into the east wall of the room. This redevelopment was undoubtedly for the use of the room as offices of the Grundy Engineering Works, which until recently occupied the site.

Examination of the west external wall of Room E revealed an original doorway with a blocked segmental arch. The brickwork used to block this door was identical to the surrounding brickwork, and in the same bond, suggesting that it may have been blocked relatively soon after its construction (**pls. 16, 17**).

To the immediate south of Room E, a corridor extends east to west, with a door at its east end. In the north side of the corridor, a recess has been built to house fuse boxes and

electricity meters for the offices. In this recess it was possible to observe the line of the east – west and north – south walls of the original building (**pl. 13**).

Room F: This room is accessed via a doorway extending off the east – west corridor. It has two modern windows; an east facing bay window and a second window facing south (**pl. 14**). The room is 3.3m square. The east and south external walls are also a modern rebuild, while the north and west walls are dry-lined. A large door in the west wall allows access to Room G (**pl. 15**).

Room G: The room is 3.3m north to south and 3m east to west, with a door accessing Room F on the east, a door to the corridor in its northern wall, and a window looking into Room H in its western wall (**pl. 15**). All four walls are dry-lined, the external south wall is a breezeblock rebuild.

Room H: Room H is accessed by a door at the west end of the corridor. The room is 4.6m north to south by 3.1m east to west. Again, all four walls are dry-lined, within the framework of the original brick walls on the west and north, with a breezeblock replacement to the south. A window looks north along the west wall of the building (**pl. 16**).

The external west wall of Room H shows a clear vertical scar, suggesting that the southern portion of the buildings represents a later extension, the east – west dividing wall running along the line of the breezeblock south wall of Rooms G and H (**pl. 20**, fig. 3).

A garden wall extends to the west from the external west wall of Room H, delineating the property of Holmfield House to the north (**pl. 20**). One foundation course of a southwards return was observed at the west end of the garden wall.

Room I: This room is a largely modern structure, measuring 9.3m north to south and 10.3m east to west. Three windows have been built into the brick east face of the room. The south, west, and part of the north walls are made of corrugated metal. It was not possible to access this room, as it was locked and full of disused machinery. It was however possible to observe a recently blocked doorway in the north breeze block wall, adjoining Room G.

The east face of the room reveals one area of probable original brickwork, exhibiting two small arched features, with brickwork to their rear and a wooden sill (**pl. 18, 19**). Inside the arches, the recess is blocked to the left and right, with a corbelled roof, three courses high over the top of the aperture. The function of these features is unclear. However, a shallow drain ran along the frontage of Room I, suggesting that the arches were not originally blocked up and were used to expel waste from inside the room.

7.0 Discussion and conclusion

The site visit and photographic survey provided limited information concerning the date and function of the structure(s). It was clear that the earliest phases of building used hand-made bricks bonded with yellow mortar. This suggests a date in the first half of the 19th century, as after this date, the brick making industry was increasingly mechanised (Woodforde, 1976). The later phases of the building were clearly of later 20th century date, as they employed modern materials such as breeze blocks, dry lining and asbestos insulation.

The morphology of the structure offered little clue as to its former function. As discussed above, Room A may have been a manager's office, with a decorative window looking towards the High Street, while the large barn doors on Rooms C and D and features such as the possible loading bay and ventilation hatch in Room D, suggest that these rooms were used for storage. The modern redevelopment of the south end of the building complex (Rooms E – I) makes the original function unclear.

A number of documentary and cartographic sources were consulted at the Lincolnshire Sites and Monuments Record, the Lincolnshire Archives Office and the Lincoln Local Studies Library in order to gain a further understanding of the date and function of the original buildings. The earliest map of the area depicting the buildings dates to 1834. This map was available for consultation but a copy could not be provided within the required timescale of the report. It depicted the existing buildings, with further buildings extending eastwards from the area of Room A. The same buildings are depicted on the First and Second Edition Ordnance Survey maps of the area (1888 (fig. 4) and 1905 (fig. 5) respectively). This suggests that the building was first constructed prior to 1834, and that part of the range of buildings was demolished after 1905. The demolition of these buildings may explain the reason for the apparent rebuilding of part of the east wall of Room B (see 6.0 above). The First Edition Map depicts the buildings as a brewery, the only such structure that appears on any of the maps consulted, and the only clue to its original function.

A number of 19th century trade directories held at the Lincolnshire Archives Office were consulted. A number of these list brewers as living and working in Donington, the earliest reference being to Joseph Thorlby, listed in the 1826 White's Directory. Brewers are also listed in the directories for 1842 (William Chapman and John Everson) and 1856 (William Dods, George White). It is not possible however, to discern whether any of these men were associated with the postulated brewery that is the subject of this report.

8.0 Effectiveness of methodology

The photographic survey allowed a rapid assessment of the buildings prior to demolition, which, combined with documentary research, provide an approximate date and probable function for the building. A permanent record of the structure now exists.

Key

- Original brick wall
- Modern brick rebuild
- Modern breeze block rebuild
- Corrugated metal
- Modern plastered walls
- Demolished wall
- Wooden partition
- External door
- Internal door
- Window
- ← 10 Direction of photo with plate number

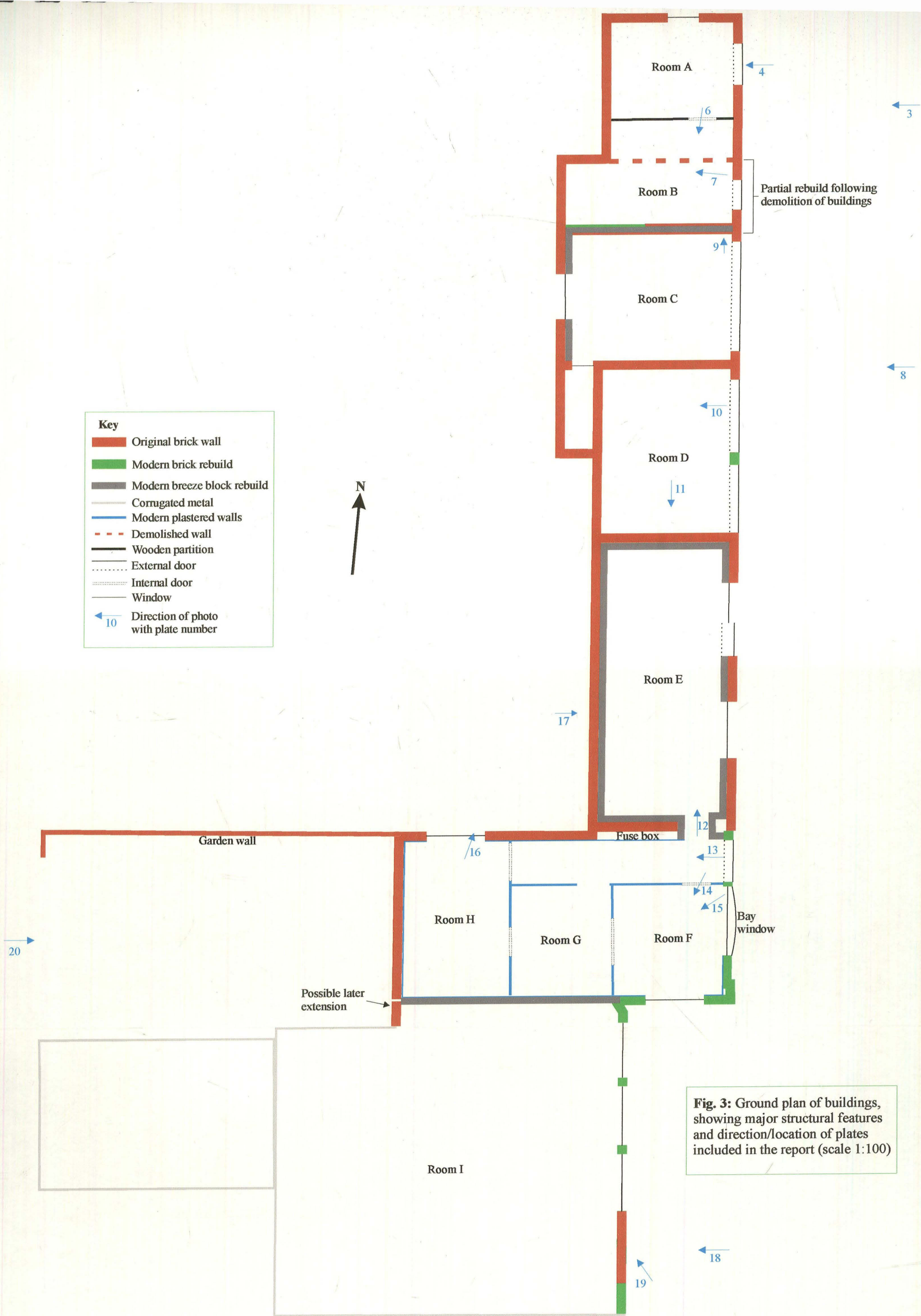


Fig. 3: Ground plan of buildings, showing major structural features and direction/location of plates included in the report (scale 1:100)

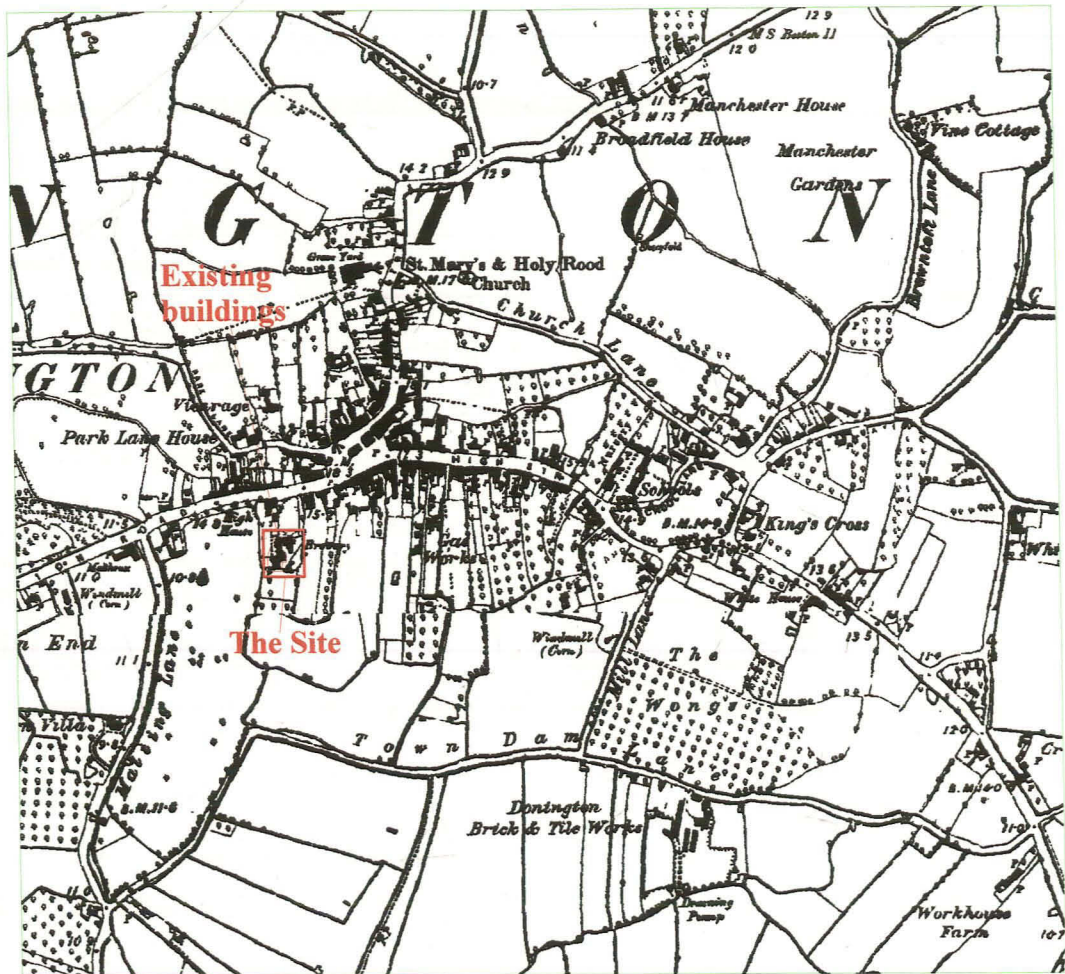


Fig. 4: First Edition Ordnance Survey map (1888) showing the existing buildings listed as a brewery. (not to scale)

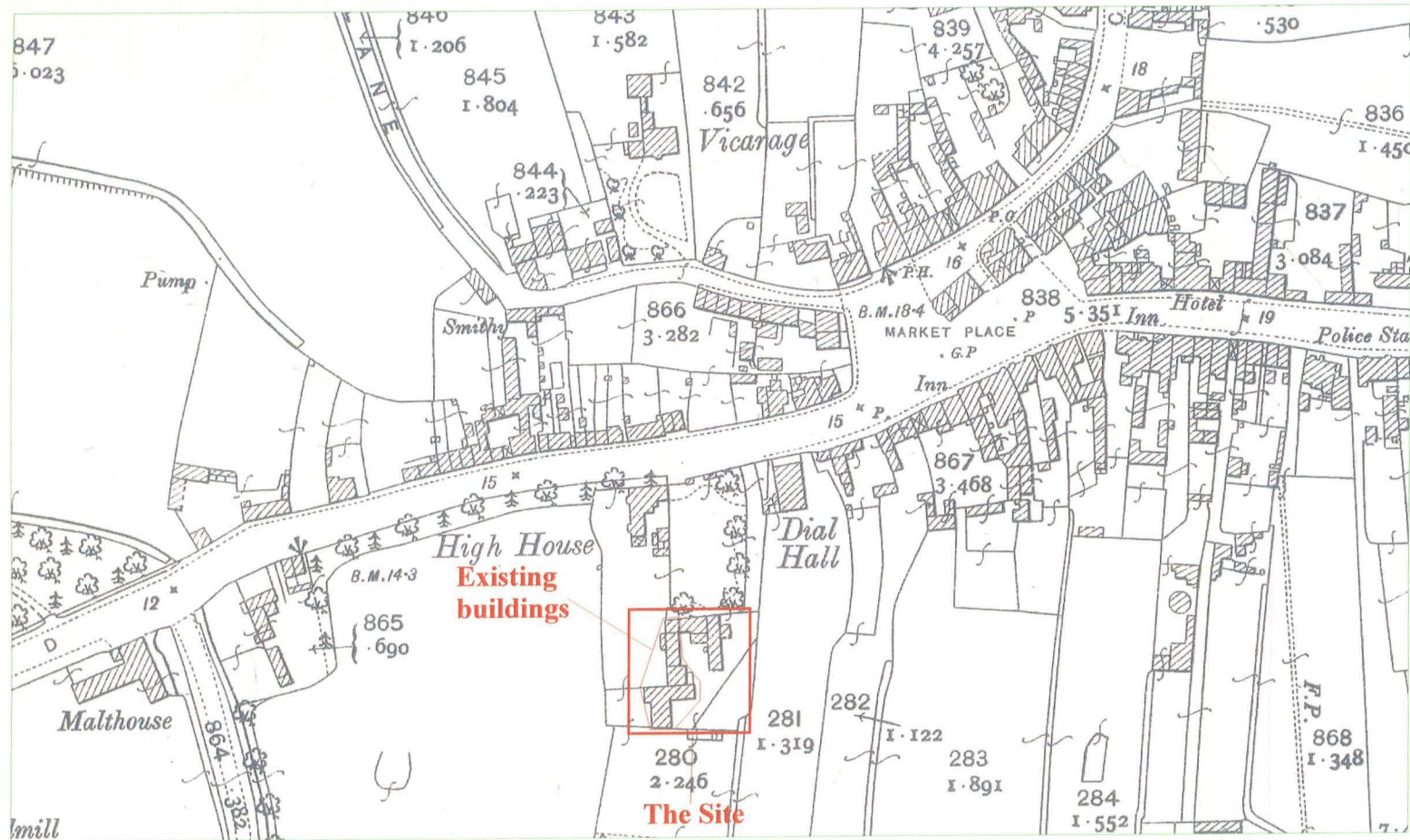


Fig. 5: Second Edition Ordnance Survey map (1905) showing the existing buildings (not to scale)

9.0 Acknowledgements

Pre-Construct Archaeology (Lincoln) would like to thank Chrysalis Homes for this commission and for their co-operation during the survey.

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Cartographic sources

- Blood W., 1834, 'Plan of part of the town of Donington with certain adjacent lands, executed at Donington school by W. Blood, 1834', LAO ref. MISC DON 1004/2
- 1888 Ordnance Survey First Edition, six inch to one mile scale (Lincolnshire Archives)
- 1905 Ordnance Survey Second Edition, six inch to one mile scale (Lincolnshire Archives)

11.0 Site archive

The documentary and photographic archive for the site is currently in the possession of Pre-Construct Archaeology. This will be deposited at Lincoln City and County Museum within six months. Access to the archive may be gained by quoting the global accession number 2005.44.

APPENDIX 1: Colour Plates



Pl. 1: General view of the buildings looking west-south-west. Taken prior to commencement of groundworks on the site (J. Bonnor, LCC)



Pl. 2: General view of the south end of the buildings, looking north-west.



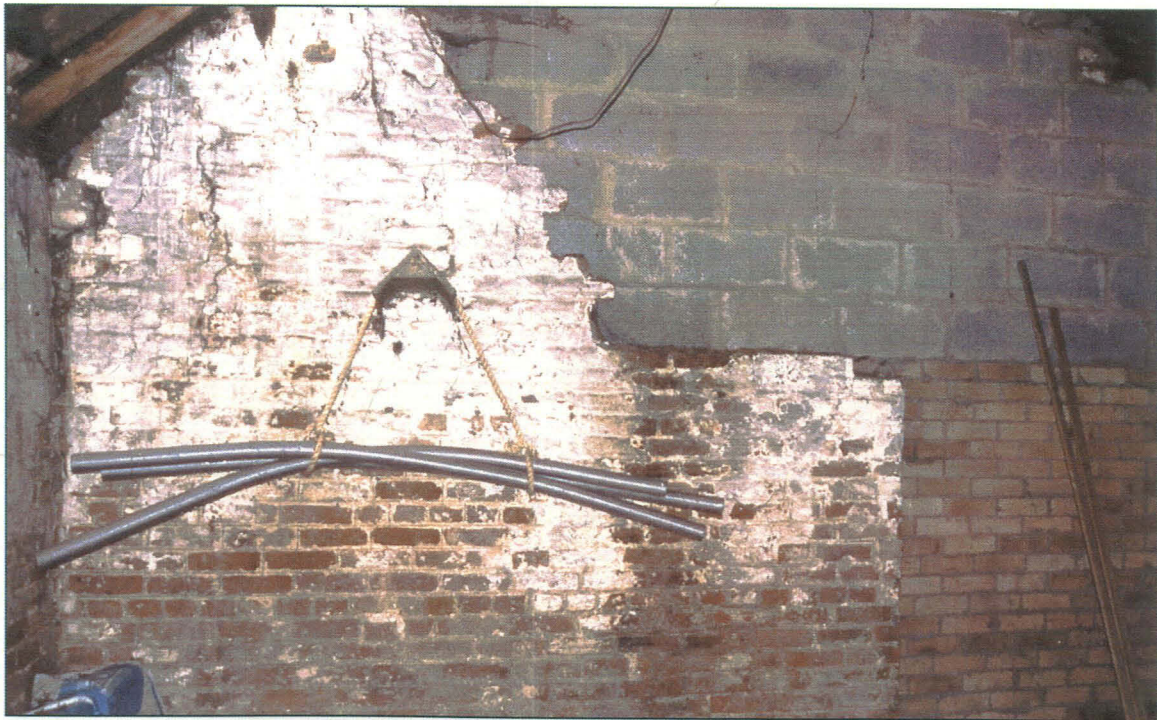
Pl. 3: Exterior view of Rooms A & B, looking west. Note area of rebuilding around the door of Room B. Note also that the roof tiles have been removed (compare to fig. 1)



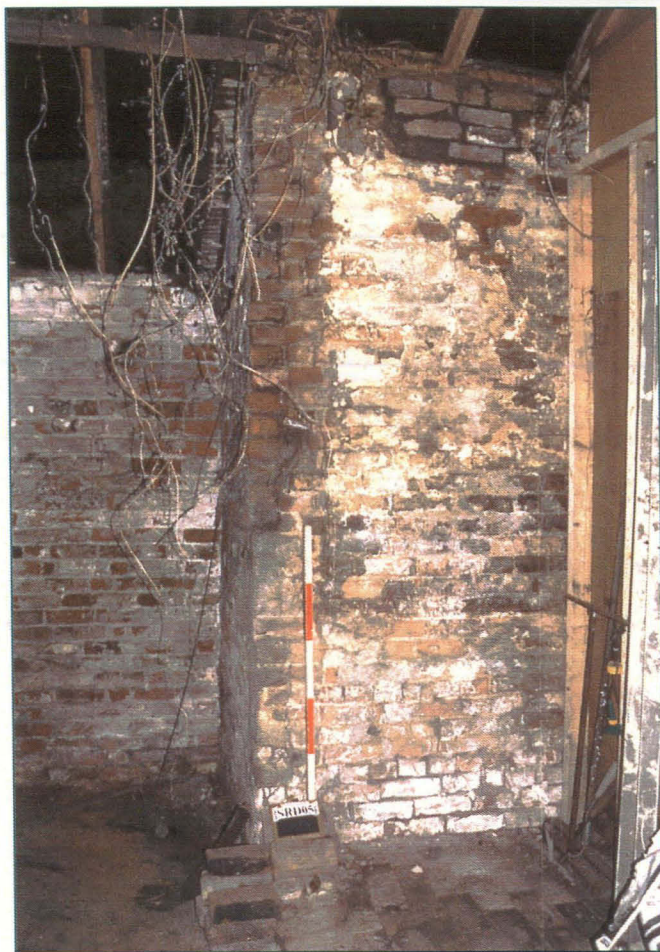
Pl. 4: Interior view of Room A, looking west



Pl. 5: External view of decorative window in north wall of Room A, looking south-west (J. Bonnor, LCC).



Pl. 6: South wall of Room B, showing partially demolished original wall and modern brick and breeze block wall. Looking south.



Pl. 7: Remains of demolished wall, Room B, looking west-north-west. The wooden partition wall between Rooms A & B is also visible.



Pl. 8: Exterior view of Rooms C & D, looking west. Note the modern window and brickwork of Room E to the left of the shot



Pl. 9: Arched recess in north wall of Room C. Looking north.



Pl. 10: Possible loading bay in west wall of Room D, looking west



Pl. 11: Possible ventilation hatch in upper south wall of Room D. Looking south



Pl. 12: Room E, showing breeze block rebuilding and suspended ceiling. Looking north.



Pl. 13: Corridor to Room H, looking west. The original wall is visible in the fuse box to the right.



Pl. 14: Room F, looking east-south-east



Pl. 15: Room G, looking south-south-east



Pl. 16: View along western exterior wall, looking north. Note the hatch in Room D, and the blocked doorway at the extreme right of the shot



Pl. 17: Detailed view of blocked doorway in exterior of Room E. Looking east.



Pl. 18: Arched recesses in exterior wall of Room I. Looking west.



Pl. 19: Detailed view of arches. Note the interior corbelling of the structures and the gap allowing access between the two arches. Looking north-west



Pl. 20: Western exterior wall of Room H, looking east, with metal sheds to the south.

