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**BUILDING ASSESSMENT OF
20 ST. MARY'S STREET,
STAMFORD,
LINCOLNSHIRE
(STSM03)**



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ARCHAEOLOGICAL
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**BUILDING ASSESSMENT OF
20 ST. MARY'S STREET,
STAMFORD,
LINCOLNSHIRE
(STSM03)**

**Work Undertaken For
G. R. Merchant and
Mr S. Laxton**

April 2003

Report Compiled by
Gary Taylor BA (Hons) MA

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ARCHAEOLOGICAL PROJECT SERVICES



APS Report No. 89/03



Quality Control

STAMFORD, ST MARY'S STREET BUILDING ASSESSMENT

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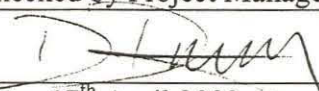
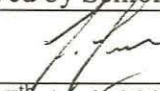
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1. SUMMARY

A programme of archaeological building assessment was undertaken at 20 St. Mary's Street, Stamford, Lincolnshire. The recorded building is a Listed Grade II house of medieval origin, though most of the visible fabric is of 18th century date.*

Parts of the building proposed for alteration, including the kitchen, roof to the utility area, floors to the utility and front rooms and the front door, were photographically recorded and a ground plan was produced.

The assessment has indicated that the kitchen and utility area roof are probably both 20th century in date. The kitchen incorporates a wall with mock half-timbering that is probably also 20th century. Concrete floors to the utility and front rooms of the building are also likely to be 20th century. The front door of the building is surrounded by a porch of about 1800 and although in general Georgian style it incorporates a perfectly fitted letter plate and is therefore likely to post-date the introduction of the penny post in 1840.

2. INTRODUCTION

2.1 Definition of Archaeological Building Recording

Building recording is defined as:

"... a program of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including its buried components, on land or under water." (IFA 1996).

2.2 Planning Background

Archaeological Project Services (APS) was commissioned by G. R. Merchant Architectural, Structural and Land

Drainage Consultants, on behalf of Mr S. Laxton, to undertake a programme of historic building assessment at 20 St. Mary's Street, Stamford, Lincolnshire. A listed building application (S03/LB/5980/69) had been submitted to South Kesteven District Council for proposed alterations to the building. Permission is subject to conditions including the undertaking of building assessment prior to the conversion works.

The building recording was carried out on 10th April 2003.

2.3 Site Location

Stamford is located 63km south of Lincoln in the South Kesteven district of Lincolnshire (Fig. 1). The investigation area is on the north bank of the River Welland, in the town centre at number 20 St. Mary's Street. It lies about 70m northeast of St. Mary's church and 100m west of the church of St. George (Fig. 2). It is on the north side of St. Mary's Street at National Grid Reference TF 0310 0710 (Fig. 3).

As an urban area the natural soils at the site have not been mapped. However, on the basis of nearby deposits, they are likely to be Elmtun 3 Association, brown rendzinas over limestone, or Fladbury 1 Association pelo-alluvial gleys on river alluvium (Hodge *et al.* 1984, 181; 194). Lying about 150m north of the river, the site is on gentle slope down to the south at a height of approximately 30m OD.

2.4 Historical Setting

The investigation site lies within the medieval walled town of Stamford and approximately mid-way between the churches of St. Mary and St. George, both predominantly 13th century in date (Pevsner and Harris 1989, 689; 693).

A Grade II* Listed Building, 20 St. Mary's Street is surrounded on either side by other

Grade II* buildings (Plate 1). Immediately west is The Vaults public house, of late medieval origin with half-timbering on the first floor. Directly to the east, at 21 St. Mary's Street, are offices built about 1827.

Presently of three storeys and attics, and with a two-storey rear wing, 20 St. Mary's Street incorporates a late medieval L-shaped house. This medieval structure was partly rebuilt and enlarged in the mid 18th century when the jettied street frontage was underbuilt and refaced. The rear wing was extended in the 18th century and the frontage was heightened in c. 1800.

The ground floor frontage is of coursed stone and rubble and the upper two storeys are stuccoed. It has a slate roof with two gabled dormer windows (Plate 2).

The frontage has a porch of free-standing Doric columns and cornice and open-bed pediment decorated with fleurs-de-lys. This dates to the early 19th century, perhaps c. 1800, and surrounds a 6-panelled door with a rectangular glazed fanlight under a keystone. To one side is a canted bay window of two storeys (RCHME 1977, 137; DoE 1974, 116-7; Pevsner and Harris 1989, 710).

3. AIMS

The aims of the work were to provide an assessment of parts of the building prior to alterations in these areas. These sections of the building included the roof over the first floor bedroom; the roof over the utility area; and the existing kitchen area. In addition, the floors of the utility and bay-fronted rooms and the front door were also assessed.

4. METHODS

Recording of the building was undertaken to approximate Level I standard, according

to the Royal Commission specification. This involved:

- the production of a roughly dimensioned sketch plan (Fig. 4)
- general photographic views of the exterior of the building and the overall appearance of principal rooms and circulation areas
- a written record of the building's type, materials and possible dates.
- photographic coverage of the external appearance and effect of the design of the buildings.
- photographic coverage of internal and external structural and decorative details relevant to the design, development and use of the buildings (RCHME 1996).

Photographic recording was undertaken with a manual 35mm camera fitted with a 28-70mm macro lens. Black and white print film was used, supplemented by colour slide film. Where appropriate, particularly for internal views of the building, a flash-gun was used. An index of the photographs was compiled on Archaeological Project Services pro forma recording sheets.

5. RESULTS

Only specific parts of the building included in the proposals for alteration were examined. Amongst these was the existing roof over the first floor bedroom. This was briefly examined and found to incorporate early timber trusses and reed and plaster flooring and panelling. As this was clearly of historic significance the client and architect decided to cancel any proposals for alterations to this part of the structure. Consequently, no formal record or further assessment was made of this section of the building.

The existing roof over the utility area comprises two sections sloping down toward each other to form a small channel, and is sunken and surrounded by existing

structures. As such, it is not overlooked by any adjacent building. The roof is covered with slate, probably Welsh, and butts against a wall of late handmade, probably 19th century, brick to the east. In the northern section of the roof is a flat, glass skylight of probable mid 20th century date. In the southern section of roof is a dormer-type window, topped with wire-reinforced glass. This light is also likely to be mid 20th century or perhaps a little later (Plate 3).

Located on the north, rear, side of the building, the kitchen is about half the width of the property. It has a recent chequerboard pattern tiled floor in red and pale yellow (Plate 4). All the windows are single-pane lights of recent date (Fig. 5). The various storage units and fittings within the kitchen are also modern (Plate 5).

The kitchen has a plain, sloping roof rising against the adjacent property to the east (21 St. Mary's Street). Slate, probably Welsh, clads the roof and the ceiling has been removed to reveal the timbering, which is all straight-sawn and clearly recent, perhaps dating from the first half of the 20th century (Plate 6). A four-panel door (Plate 7), probably also dating to the first half of the 20th century, provides access from the kitchen to the exterior yard. On its exterior the door has a spherical doorknob with a bakelite handle.

On its exterior, the north wall of the kitchen appears to embody an earlier structure, with exposed timbering (Plate 8). This apparently earlier structure has a steeper roofline than the kitchen and this is capped with ceramic nib tiles (Fig. 5). These are, however, totally uniform in size and thus apparently machine-made. Moreover, none of this tiling appears in any way disturbed by the raising of the kitchen wall.

The exposed timbering is entirely sawn with straight edges and there are no pegs

or peg holes evident, even where separate timbers meet.

Floors of both the main utility room (Plate 9), off the kitchen, and the bay-windowed front room (Plates 10 and 11), were also examined. Both are of concrete and clearly recent.

In addition, the front door of the property was examined. This is a fairly thin, six-panel door with a vertical letter plate set in the muntin between the second stage pair of panels (Plate 12). It is topped by a rectangular glazed fanlight under a keystone and is surrounded by a porch of Doric columns with a cornice and open-bed triangular pediment.

6. DISCUSSION

The examined building, 20 St. Mary's Street, Stamford, is a domestic property set within a streetscape of mixed residential and commercial structures.

The roof of the utility area appears to be conclusively of 20th century date. It butts against a wall of late handmade brick of 19th century date and is thus clearly later than this. The use of non-local, probably Welsh, slate also indicates a 19th century or later date for this roof. Use of wire-reinforced glass in the dormer-type skylight may be a late alteration and is likely to date from the second half of the 20th century.

Virtually every aspect of the kitchen suggests it is a 20th century extension to the property. The quarry tiled floor and straight sawn roof timbers are both no earlier than the later 19th century and, overall, the general appearance of the kitchen suggests that it probably dates to the first half of the 20th century. Its external door to the yard is of four panels, rarely seen before 1830 but the commonest type after 1850 (Wedd 2002, 119). However, this door has a bakelite handle

which suggests a 20th century date. The windows and fittings are all late 20th century.

The kitchen exterior north wall appears to incorporate a wall of an earlier structure. However, the visible aspects of this suggest it is entirely mock. The nib tiles on the stretch of apparent earlier roofline appear to be machine-made and are undisturbed by the apparent raising of the kitchen wall. The timbering is only exposed on the exterior of the wall and does not carry through to the interior. Moreover, the timbers exposed here, and in the kitchen roof, are all cut with straight edges, whereas medieval timbers are irregular and have curves. Such rigid straightness of timbers is a characteristic of Victorian and later copying or replacement of medieval timber framing (Rackham 2001, 67). Moreover, the half-timbering exposed in the kitchen wall lacks any pegs or pegholes, which absences further indicate the mock nature of this facade. Thus, this half-timbered wall, evident only from the yard/garden, appears to be a conceit of probable early 20th century date.

The concrete floors of the main utility room and the bay-fronted room are both clearly recent, probably mid 20th century.

Surrounded by a porch of *c.* 1800 (RCHME 1977, 137), the front doorway of the building is a six-panel opening. Solid timber 6-panel doors were an established Georgian style that continued into the Victorian period (Wedd 2002, 119). However, this door accommodates a letter plate, set vertically within, and matching the dimensions of, the muntin. The insertion of the letter plate would be after the introduction of the penny post in 1840, and the perfect match of the size of the letter plate to the muntin suggests the whole door is later than 1840. This is because, in doors made after this date the muntin was widened and other proportions altered to accommodate the letter plate and

still retain symmetry and pleasing proportions (Wedd 2002, 121).

7. CONCLUSIONS

Building assessment was undertaken at 20 St. Mary's Street, Stamford as the structure is of historic and architectural significance and proposals have been made for alterations to the building.

The assessment has indicated that all the sections of the building examined are later alterations or additions to the original structure. These sections, including the kitchen, the roof to the utility area and the floors of both the utility room and bay-fronted room, are probably all 20th century in date. The front door may be 19th century but still post-dates the porch that surrounds it. In consequence, it is considered that none of these constitute essential fabric and, with the possible exception of the front door, are of negligible architectural or historic worth in the context of the building and adjacent structures. The front door is perhaps the one exception to this as it reflects changes to door formats brought about in the mid 19th century by the introduction of the penny post service.

8. ACKNOWLEDGEMENTS

Archaeological Project Services wish to acknowledge the assistance of Mr J. Warwick of G. R. Merchant who commissioned this work. This report was edited by Denise Drury and Tom Lane. Thanks are also due to David Start who allowed access to the library maintained by the Heritage Trust of Lincolnshire.

9. PERSONNEL

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Building Assessment: Gary Taylor
Photographic reproduction: Sue Unsworth

CAD Illustration: Michael Bamforth and
Sue Unsworth
Analysis and reporting: Gary Taylor

RCHME Royal Commission on the
Historical Monuments of England

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11. ABBREVIATIONS

DoE Department of the Environment
IFA Institute of Field Archaeologists
OD Ordnance Datum (height above sea level)



Figure 1 General Location Plan.

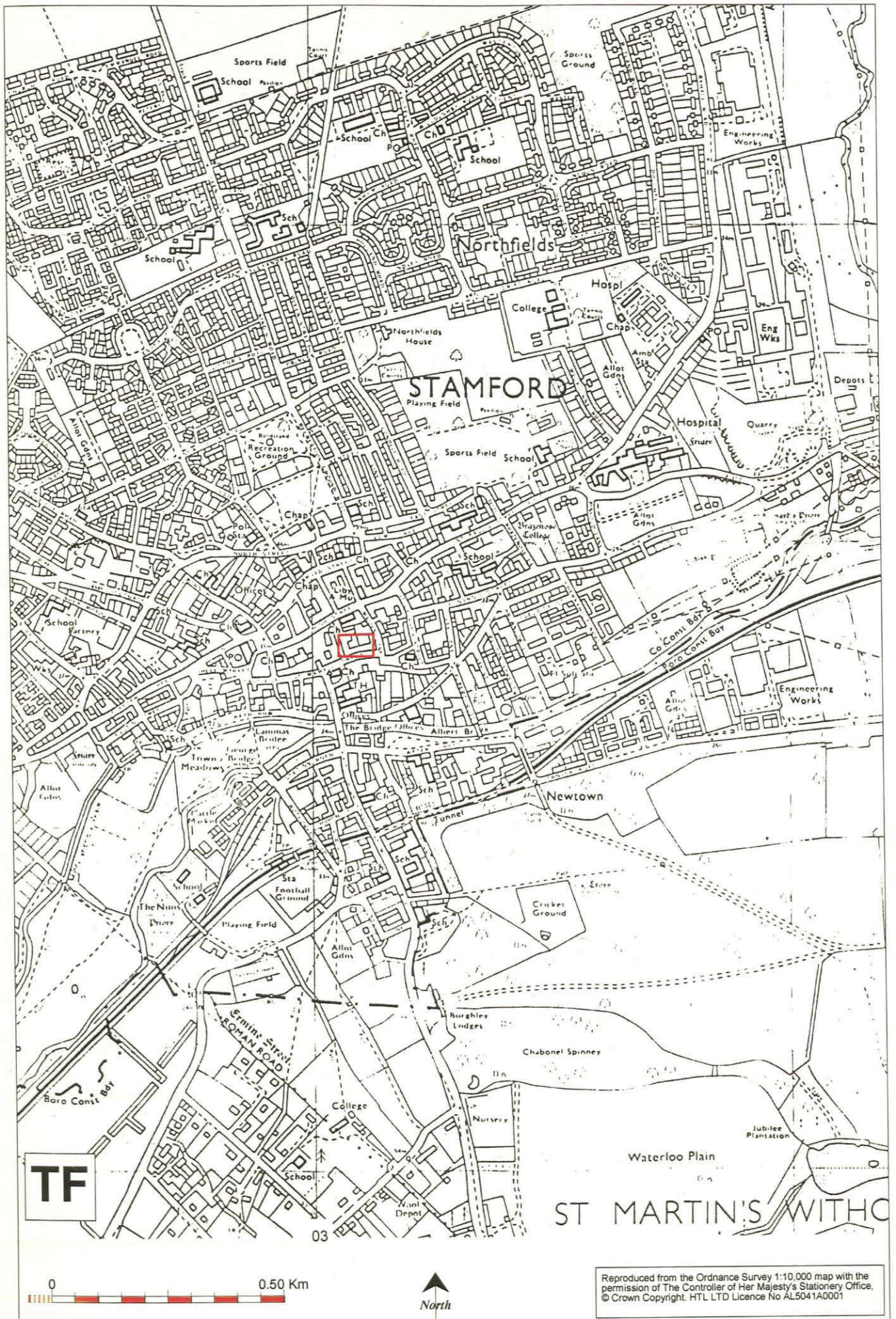


Figure 2: Site Location Plan

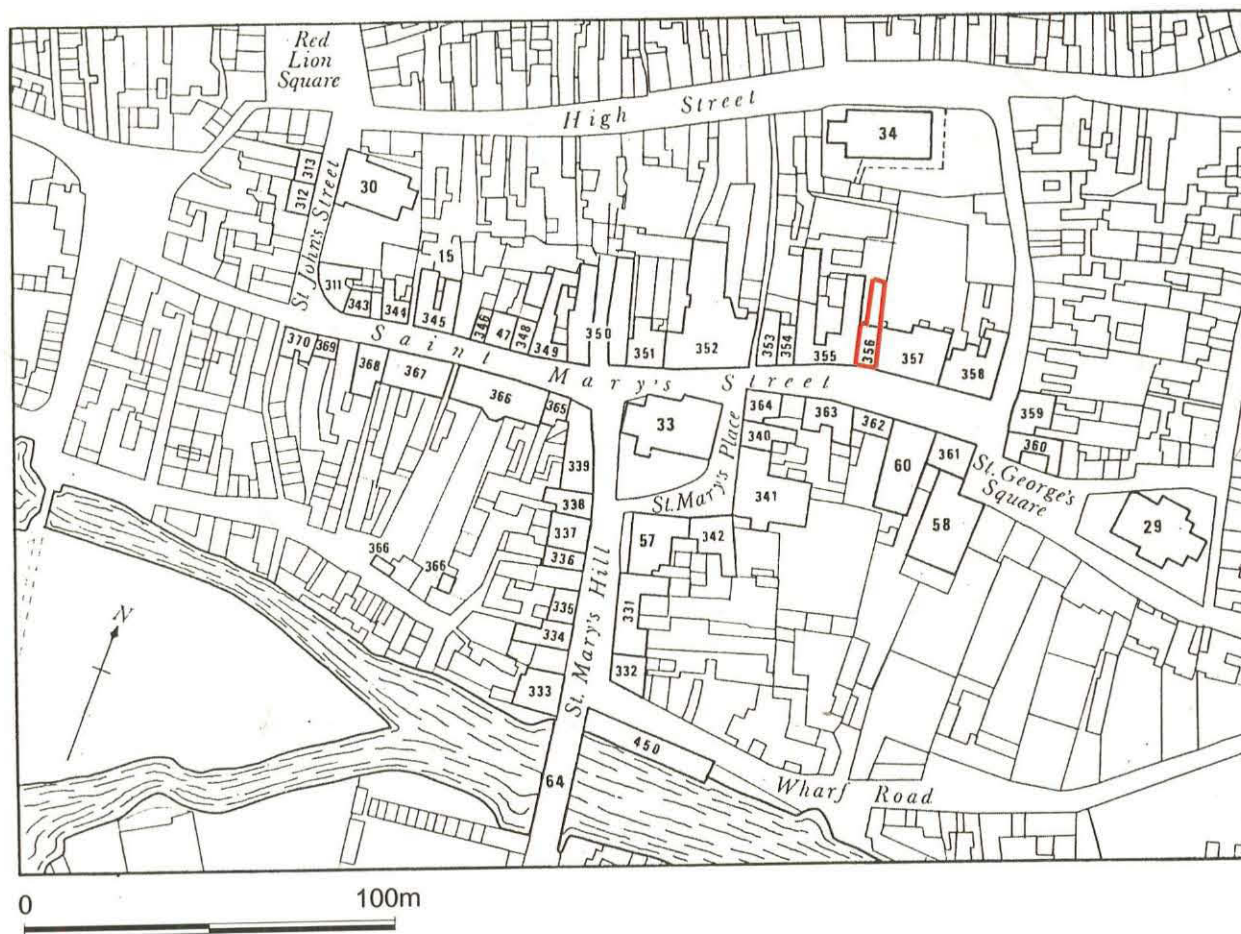


Figure 3 Detailed map showing position of Assessed Building (after RCHME)

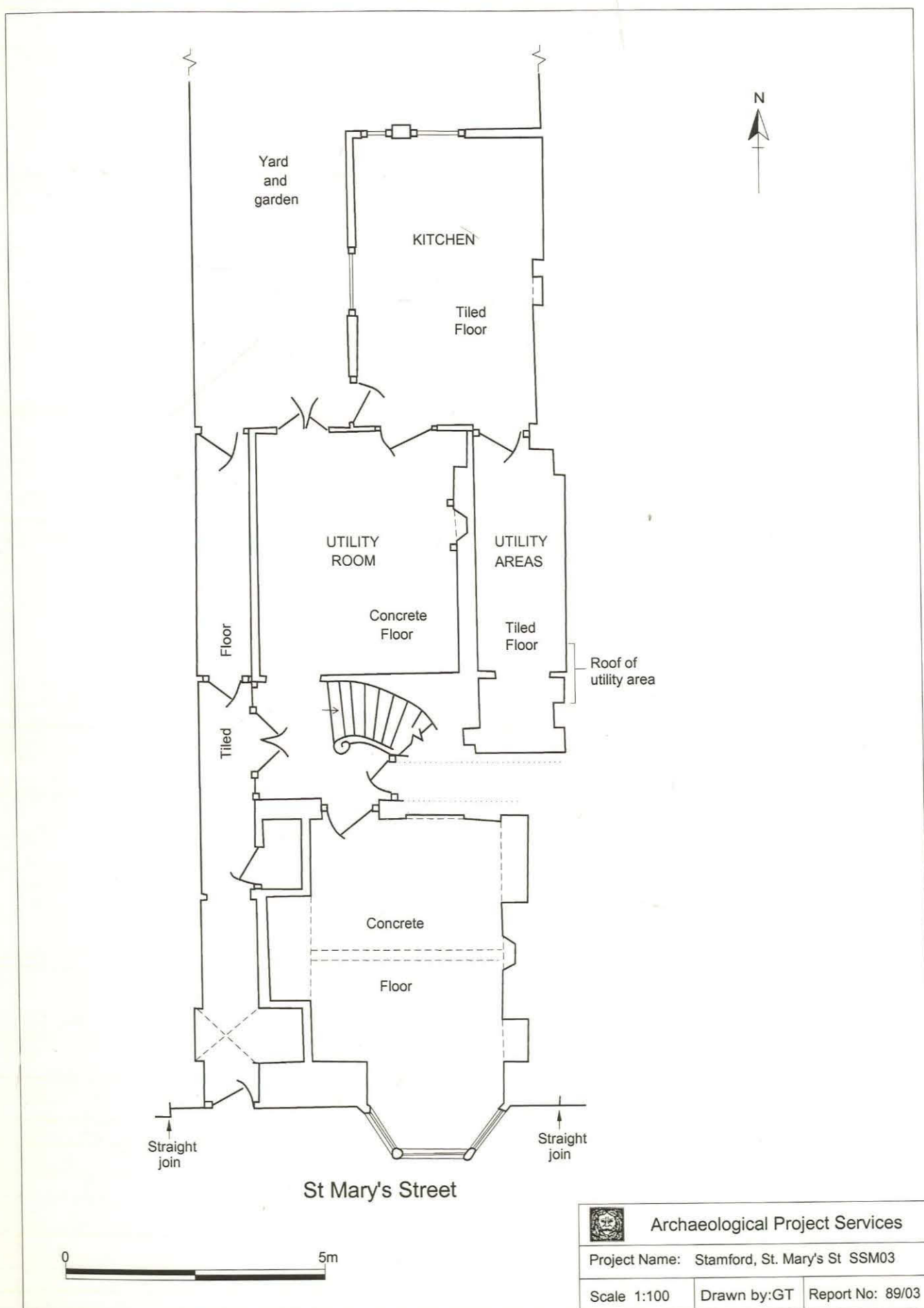
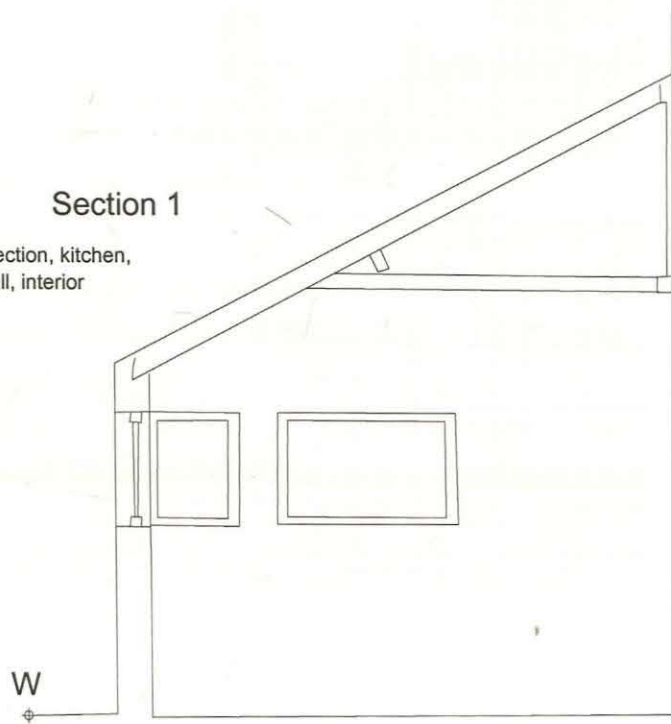


Figure 4 Ground floor plan of building (approximate only)



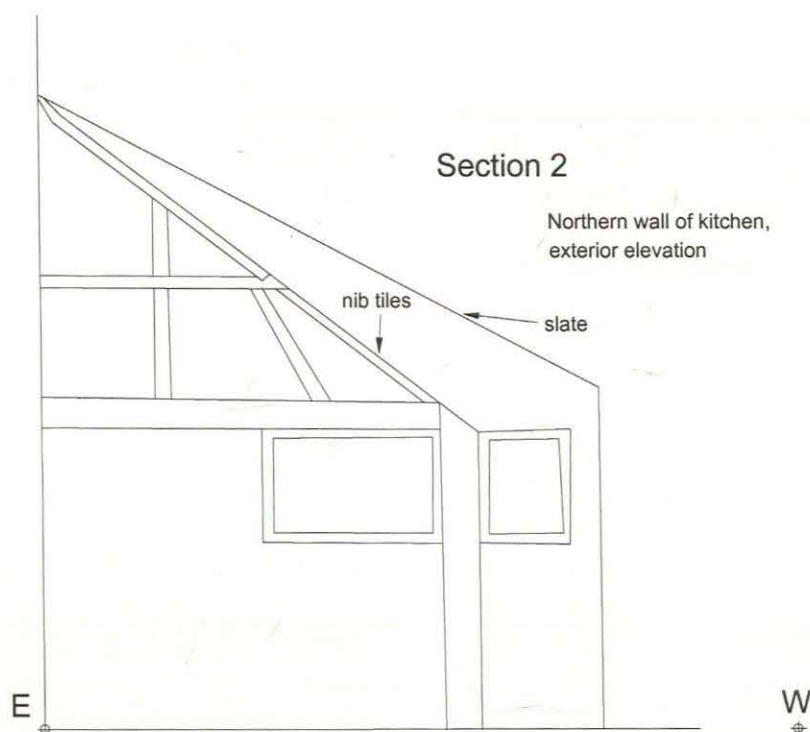
Section 1

Cross-section, kitchen,
north wall, interior



Section 2

Northern wall of kitchen,
exterior elevation



0 2.5m



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Scale 1:50

Drawn by: GT

Report No: 89/03

Figure 5 Interior and Exterior Elevations of Kitchen North Wall (approximate only)



Plate 1 General Site View showing 20 St. Mary's Street with bay window in centre, looking northwest



Plate 2 Detailed view of frontage of 20 St. Mary's Street, looking north



Plate 3 View looking down on existing roof over utility area, looking north



Plate 4 Kitchen,
tiled floor, looking
north



Plate 5 Kitchen, showing recent fittings
and windows, looking northwest



Plate 6
Kitchen,
showing roof
timbering,
looking north



Plate 7 Kitchen door,
interior view, looking
west



Plate 8 Kitchen, showing
exposed mock-timbering,
looking southeast



Plate 9 Concrete floor of
utility room, looking south

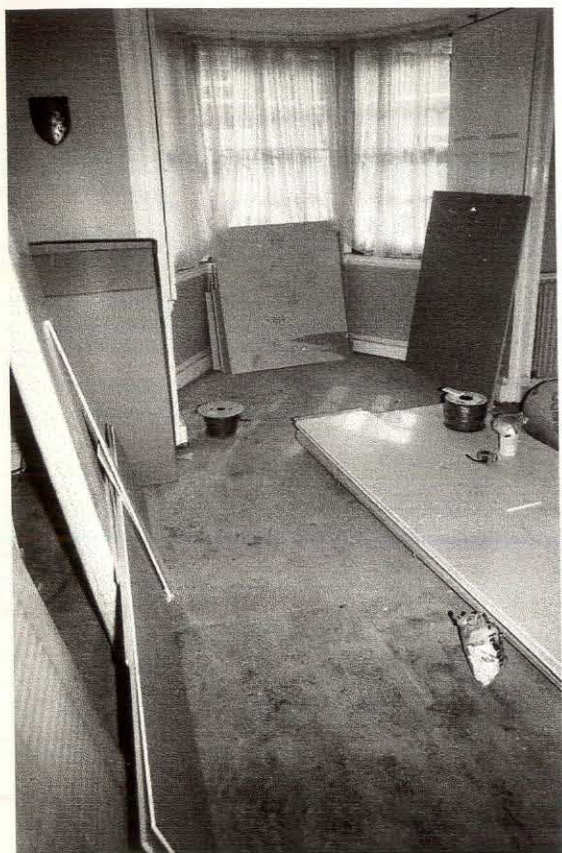


Plate 10 Concrete floor of bay-fronted room, looking south



Plate 11 Concrete floor of bay-fronted room, looking north

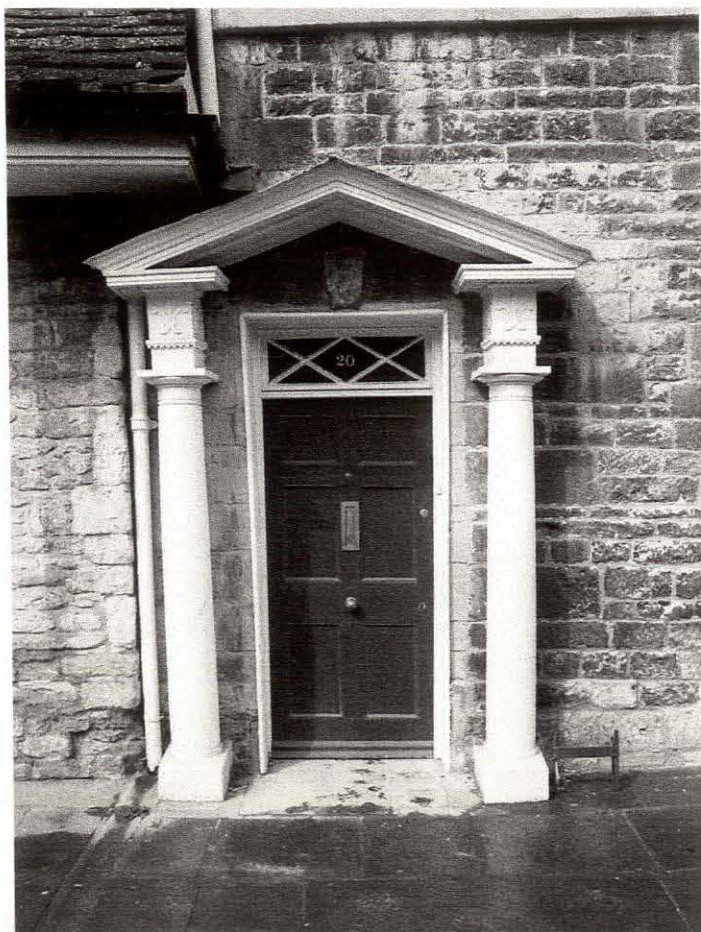


Plate 12 Detailed view of early 19th century porch and later door, looking north

Appendix 1

GLOSSARY

Georgian	Pertaining to the reign of the Kings George I to IV, dating from 1714 to 1830.
Jettied	Possessing a timber-framed upper storey overhanging a wall beneath.
Medieval	The Middle Ages, dating from approximately AD 1066-1500.
Muntin	Vertical intermediate timbers between the panels (<i>q.v.</i>) of a door.
Panel	Flat plane surface surrounded by mouldings or channels.
Pediment	Low-pitched gable over a portico or façade. An <i>open-bed pediment</i> has the horizontal base lacking its middle section.
Post-medieval	The period following the Middle Ages, dating from approximately AD 1500-1800.
Victorian	Pertaining to the period of Queen Victoria's reign, dating from 1837-1901.

Appendix 2

The Archive

The archive consists of:

- 2 Plans
- 4 Elevations
- 1 Daily record sheet
- 4 Sheets of site notes and sketches
- 1 Photographic record sheet

All primary records and finds are currently kept at:

Archaeological Project Services
The Old School
Cameron Street
Heckington
Sleaford
Lincolnshire
NG34 9RW

The ultimate destination of the project archive is:

Lincolnshire City and County Museum
12 Friars Lane
Lincoln
LN2 1HQ

The archive will be deposited in accordance with the document titled *Conditions for the Acceptance of Project Archives*, produced by the Lincolnshire City and County Museum.

Lincolnshire City and County Council Museum Accession Number:	2003.104
Archaeological Project Services Site Code:	STSM03

The discussion and comments provided in this report are based on the archaeology revealed during the site investigations. Other archaeological finds and features may exist on the development site but away from the areas exposed during the course of this fieldwork. *Archaeological Project Services* cannot confirm that those areas unexposed are free from archaeology nor that any archaeology present there is of a similar character to that revealed during the current investigation.

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