

MEASURED SURVEY AND  
ARCHAEOLOGICAL BUILDINGS  
ASSESSMENT  
7-13 BRIDGE STREET  
HORNCastle



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SOURCE L19630

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Conservation Services
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Highways & Planning Directorate

**MEASURED SURVEY AND  
ARCHAEOLOGICAL BUILDINGS  
ASSESSMENT  
7-13 BRIDGE STREET  
HORNCastle**

SITE CODE: HBS01

NGR: TF 2577 6964

**REPORT**

February 2003

*On behalf of:*

HERITAGE TRUST OF LINCOLNSHIRE

The Old School

Cameron Street

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## Summary

The measured survey and buildings assessment of 7-13 Bridge Street was undertaken by Field Archaeology Specialists Ltd on behalf of the Heritage Trust of Lincolnshire. The survey was carried out between the 12th November and 10th December 2002. Much of the complex is in a derelict state, with Numbers 7 and 9 currently encased in scaffolding. The continued dilapidation and increasing instability of these buildings is a cause for concern, therefore this report was commissioned due to the need for urgent action to restore them to a safe state.

Numbers 7-13 Bridge Street are Grade II listed buildings located within a Conservation Area. This survey and assessment has established a clear chronology for the development of this complex of buildings which revolves around Number 11 and its subsequent extensions. Number 11 can be dated to c.1700 with refacing work undertaken during 18th and 19th centuries, in line with their development as commercial properties. From this core, Numbers 9 and 13 were added in the 18th century. Number 7 was constructed shortly afterwards with a contemporary addition to the rear of Number 9. However, it is also evident that the site has evolved from the piecemeal replacement of earlier buildings, remains of which can still be found within the standing structures. This is particularly evident to the rear of Number 7 where a timber-framed building stood until the 1980s (A Wayne, pers. comm.).

## Acknowledgements

With thanks to Mary Anderson, from Anderson and Glenn Architectural Practice, and Paula Judson, from Heritage Lincolnshire, for their assistance and cooperation during this project.

## 1.0 INTRODUCTION

This report presents the results of a measured survey and archaeological buildings assessment of 7-13 Bridge Street, Horncastle, undertaken by the Historic Buildings Section of Field Archaeology Specialists Ltd, on behalf of the Heritage Trust of Lincolnshire. The survey was carried out between 12th November and 10th December 2002.

### 1.1 LOCATION AND LAND USE

Numbers 7-13 Bridge Street (NGR: TF 2577 6964) are currently listed as Grade II and lie within a Conservation Area in the historic market town of Horncastle, East Lindsey, Lincolnshire (Figure 1). They occupy an area flanked by the Market Square to the south and the River Bain to the north within the commercial district of the town.

The group of buildings form an approximate 'L' shape with Numbers 7-11 fronting Bridge Street itself; Number 13 forms a later extension which follows the line of the River. However, there is evidence to suggest a further range extended to the west of Number 7, but this was demolished in the 1980s (A Wayne, pers. comm.).

### 1.2 AIMS AND OBJECTIVES

Although the buildings were formerly used as shops, they have been unoccupied for a number of years and are in a state of dilapidation. Numbers 7-9 are currently supported by scaffolding, both internally and externally. The recording programme formed part of a scheme to conserve these buildings through restoration and repair, in line with Planning Policy Guidance 15. This report provides a detailed assessment of the historical development of these buildings, both individually and on a national scale, and presents an accurate, as existing, record of the complex.

### 1.3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The origins of the market town of Horncastle can be traced as far back as the Roman period when its site was occupied by the fort of Banovallum. The subsequent Roman town formed a parallelogram, bound on three sides by the Bain and Waring rivers, and parts of the Roman occupancy are still visible within the modern town. After the desertion of the fort, the history of Horncastle is unclear. The town was in Royal hands until 1250 when control was given to the Bishop of Carlisle 'for his own use' (Walter 1908, 11). By the medieval period the town had expanded considerably to form a large urban centre, focused upon its market economy.

However, as Clarke (1988, 47) highlights, the town had fallen on hard times by the early 17th century. Many people were suffering as a result of successive epidemics and poor sanitation. In 1631, for example, 176 people died due to contamination of the water supply by tanners and butchers who dominated the south side of West Street and disposed of their waste directly into the River Bain. It



Figure 1 Location of 7-13 Bridge Street. Scale 1:10,000 (OS, 1959).



appears that Horncastle's buildings fared no better, with many being in a state of ruin by the 17th century.

This was further exacerbated by the occupation of the town by both Royalist and Parliamentary forces during 1643, each causing widespread damage. However, the Civil War also represents a period of pride for the town. It was here that Cromwell stayed after a victorious battle at nearby Winceby, which also claimed the lives of a number of Horncastle inhabitants (Rawnsley 1914, 364).

In 1660, fire raged through the town. The damage was widespread and devastating, leading to the implementation of a 'Fire Brief' by the Horncastle justices, effectively allowing all those affected to collect money for repairs from other residents, without being prosecuted for begging (Clarke 1988, 47). It may be that a number of new buildings were erected in the town at this time to replace those irrevocably damaged by the fire.

By the end of the 18th century, Horncastle was regaining some of its prosperity. Much of this was due to Joseph Banks, who bought the market rights to the town in 1714 (Robinson 1983, 31). It was further enhanced by the development of the navigation canal which allowed the town to flourish and establish itself once again as an important commercial centre. Work on the canal began in 1792, and it was opened in 1802 (Walter 1908, 126; Robinson 1983, 13). After this date, new buildings began to appear throughout the town with new industries developing along the line of the waterway, many of which are still visible within Horncastle's architectural landscape.

The development of the Bridge Street complex coincides with this increased prosperity for the town. The successive building phases express the piecemeal replacement of existing buildings in line with increased wealth and changing fashions. Number 11 represents the earliest building phase with a succession of subsequent extensions and enlargements. The site also demonstrates a combination of commercial and residential space, reflecting its position within the commercial centre.

However, the map evidence for Horncastle provides no further phasing information for the Bridge Street site. Both Stukeley's 1722 plan and Weir's 1820 map clearly indicate the presence of buildings along the Bridge Street frontage, but further definition was not provided. The Ordnance Survey map of 1888 provides more accurate information. While numbers 7-9 Bridge Street appear to have changed little in their overall plan, there is some suggestion of a secondary building projecting to the west of number 7. This probably represents the structure known to have been demolished in the 1980s (A. Wayne pers. Comm.). More recent maps indicate little change in the footprint of the buildings, with a solid frontage along Bridge Street.

## 2.0 FIELDWORK PROCEDURE

7-9 Bridge Street are currently encased in scaffolding externally and shored internally. Structural decay has affected the integrity of the whole complex, although to a lesser extent within Numbers 11

and 13. Consequently, some areas are currently inaccessible and could not be recorded due to health and safety considerations.

The recording programme involved the metric survey of the building complex. This entailed the establishment of a survey grid around and through the buildings using a Total Station Theodolite (TST). An accurate ground plan was produced of each floor using a reflectorless TST. These were reproduced at a scale of 1:50 in AutoCAD 2000 for further enhancement on site. The reflectorless TST was also used to produce a cross-section through Number 11, which was enhanced using rectified photography.

Rectified photography was undertaken using a medium format camera with perspective control. Silver-based monochrome film was used to ensure the archival stability of the resulting photography. 35mm colour print photography was used both internally and externally to record any significant structural evidence, as well as original fittings and fixtures. Where possible, an appropriate scale was included in record photographs. Digital photography was used to record features of particular interest for the purposes of this report.

External elevation drawings were prepared using a combination of TST survey and rectified photography. These drawings were then enhanced on site, noting significant evidence for building development, including blocked or inserted openings, discontinued features, straight joints and any interruptions to coursing.

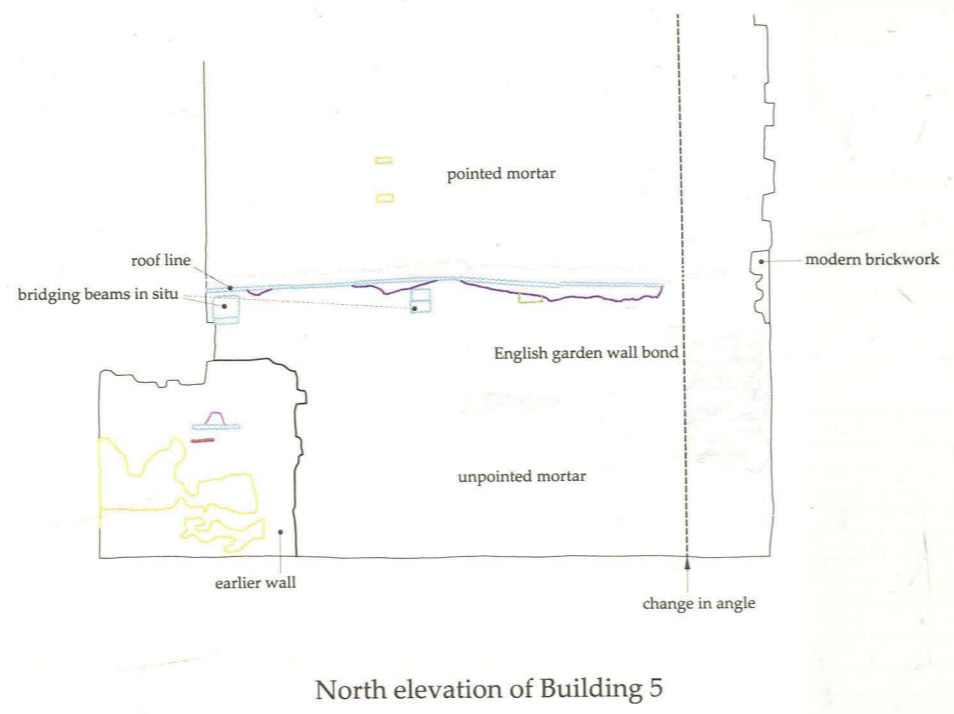
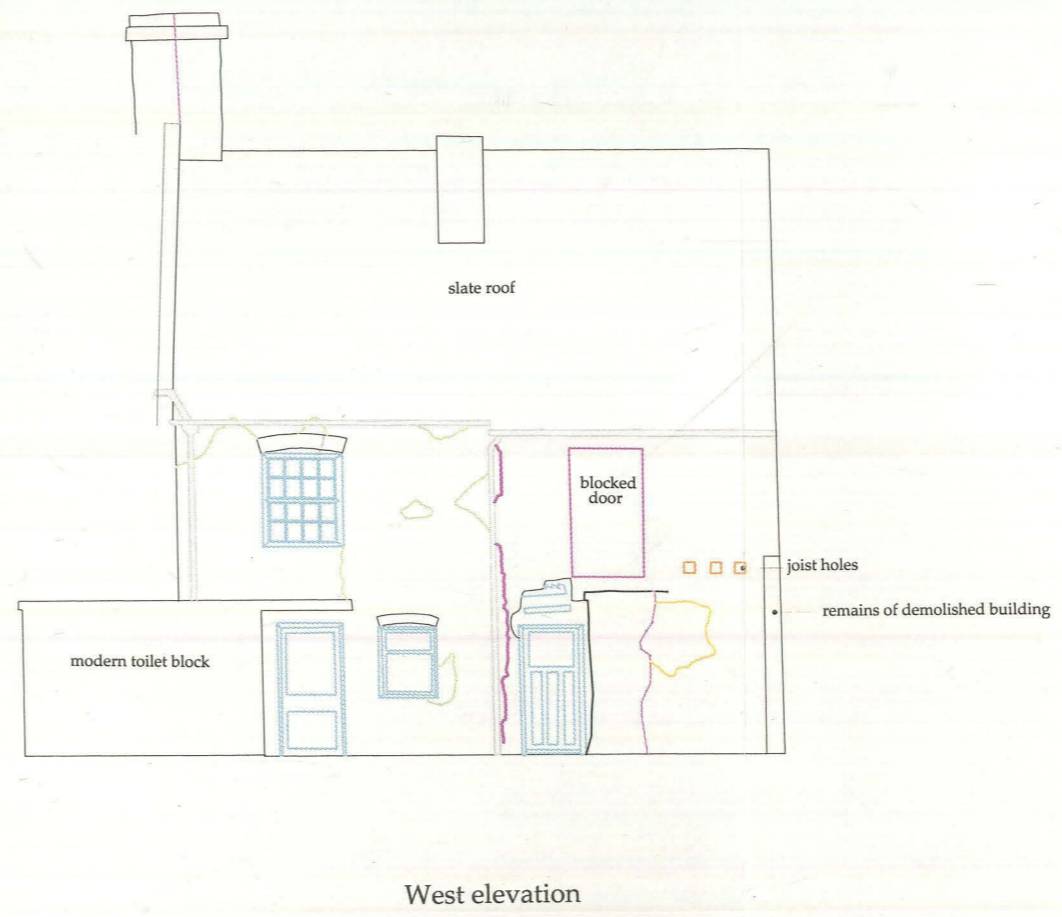
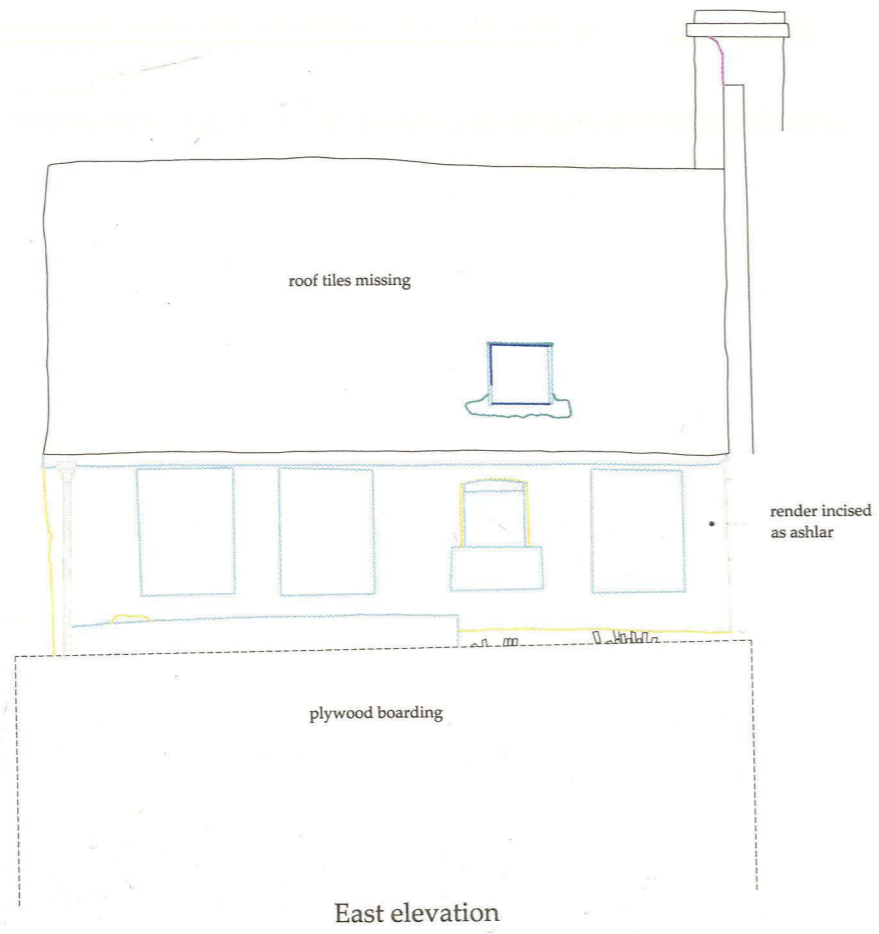
Roof trusses in Numbers 7-11 were recorded using the reflectorless TST and further enhanced by hand at a scale of 1:20 to record significant architectural information, such as joint types and carpenters' marks. No such record was produced for Number 13 due to restricted access.

### 3.0 FIELDWORK RESULTS

#### 3.1 7-9 BRIDGE STREET (Figure 2)

##### *External elevations*

Numbers 7-9 Bridge Street form a single building, structurally and chronologically distinct from Number 11. It represents a four-bay structure of three storeys, with central and flanking brick chimney stacks, that to the south having been recently lost (Figure 2). The building is of brick construction in English Garden wall bond, with a concrete tile roof. While the eastern side has been removed, it has been suggested that it was of clay pantile construction (M. Anderson, pers. comm.). When the building was listed in 1987 the south gable end was coped and tumbled, but was removed in 2001 as part of an urgent works programme ([www.imagesofengland.org.uk](http://www.imagesofengland.org.uk), accessed 20/11/02; M. Anderson, pers. comm). Remains of this can be seen in the gable wall of the adjoining building. Both the front and rear elevations are currently encased in scaffolding, obscuring many of the architectural features, therefore interpretation will be based on the internal evidence.



- boarding
- brick
- drainage
- grille
- felt
- lead
- mortar
- paint
- render
- straight joint
- tile
- timber

Elevations of 7-9 Bridge Street

Scale 1:100 Figure 2

The Bridge Street frontage (east elevation) is largely rendered and is concealed by plywood boarding below first-floor level (Figure 2). Internal evidence for the arrangement of the ground floor highlights extensive alteration. Present openings represent 20th century interventions, including a plate glass door flanked by large single-pane windows, reflecting contemporary commercial activity on the site. Four openings are evident on the first floor, all boarded. Internally, it is apparent from the remaining frame, that these represented hung sashes under segmental brick heads, although that to the north has been completely removed and blocked with breeze blocks during recent shoring work. At attic level, there is a single inserted dormer window to the north, with six-pane sliding sashes.

To the rear of the property (west elevation), the ground floor is pierced by two doorways, that to the north leading into the commercial area, and that to the south providing access to the upper levels (Figure 3). Between the two doorways is a late 20th century window, within an earlier opening. Further division is provided by an open straight joint which runs up the entire elevation dividing Numbers 7 and 9. This joint marks a small change in wall alignment, and thus while the external junction is packed with mortar, the internal joint is left hungry at first-floor level. A second break can be found at the northern extreme of the elevation, above the 20th century extension, marking the junction between Numbers 9 and 11.

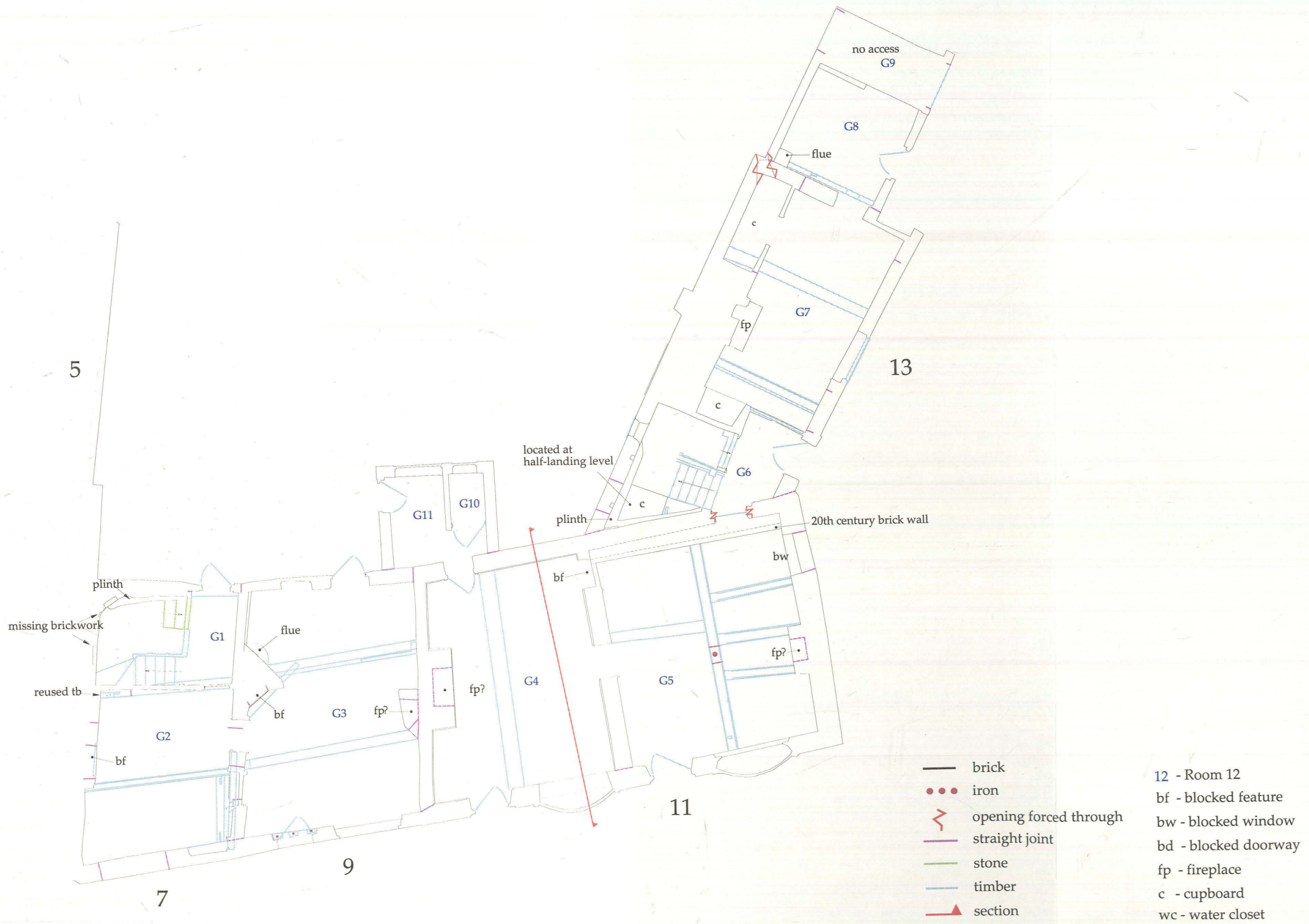
At first-floor level, there is a single window above the north doorway. In style it mirrors those at the front of the property, being of sixteen-pane hung sash type. There is a further opening above the south door, which has since been blocked with brick and is only visible externally as a series of straight joints and a timber lintel. The height of the opening suggests a doorway rather than window and may link the building to a second construction to the west, no longer in extant. Further evidence for this building is found along the north gable wall of Number 5 Bridge Street (Figure 2). The lower part of the elevation includes a single roofline, below which are large areas of mortar and render and a series of exposed bridging beams to suggest further extension. This is reinforced by the rear wall of Number 7, where the whitewash terminates in a vertical line and a line of joist holes have been packed with tile. There is also a small brick stub keyed into the south gable of Number 7 which represents part of the demolished structure.

#### *Internal evidence*

Numbers 7-9 represent the most structurally unsound buildings within the complex, thus restricting internal recording. Much of the internal evidence, however, has been lost due to dereliction, while access to the upper levels was hazardous, being most severely restricted on the second floor. The recent insertion of scaffolding made surveying difficult.

#### *Ground floor*

The ground floor is divided into three distinct rooms (Figure 3). Room G3 extends the full length of the building and has both front and rear access. Along the north wall a chimney stack has been constructed abutting the earlier chimney in the gable wall of Number 11, and possibly sharing its flue. Although the straight joint for the addition is visible on the east, it could not be detected on the west. Similarly, only the eastern side of the blocking in the fireplace is visible. To the west of this feature



Ground floor plan

Scale 1:100



Figure 3

is a single post which supports the north-south bridging beam. The east wall demonstrates substantial 20th century alteration. Along the south wall a second chimney is clearly visible, located at an angle. One again, any evidence of the fireplace has since been lost, but two parallel straight joints suggest its former position. Also within the south wall is a doorway connecting Rooms G3 and G2, breaking through the substantial brick partition. Above this door a single straight joint runs to the ceiling suggesting a later shift in position. Further breaks in coursing can be found to the east, below a large timber lintel which also covers an internal hatch opening which represents a later insertion. The west wall has been substantially re-decorated in the 20th century with an inserted casement window and panel door.

Room G2 can be accessed from street level and via G3. A third doorway provided access into G1, but has since been blocked in order to separate commercial and residential space. The north wall reveals a continuation of the straight joints identified in G3 and, once again, the east wall has been largely reconstructed in the 20th century. The south wall is dominated by a large fireplace which has been blocked in several stages (Plate 1). The first blocking can be seen high in the wall and employed a combination of tile and brick ( $0.23 \times 0.05 \times 0.13\text{m}$ ). The largest mass of blocking is distinguished by its use of quarry tiles set on edge, creating a void behind for the flue. Evidence for the head and jambs of a limestone fire surround, blocked with a second series of quarry tiles, is still visible.



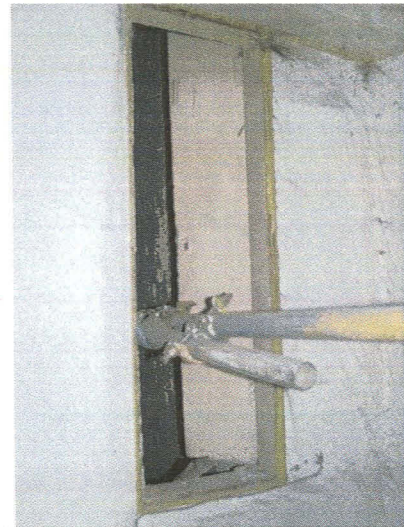
Plate 1 Blocked fireplace in Room G2 (scale 1.0m)

The west wall is of brick with thin vertical and horizontal stud divisions, except to the left where the area is distinguished by a straight joint running the full height of the wall. It is significant to note that this break continues into the first floor, terminating at second-floor level. Running above the wall is a large beam with exposed tenoned lap joint to the left, although probably a re-used timber. A further bridging beam runs north-south across the centre of the ceiling.

Room G1 is entered from the rear of the property and provides the only access to the upper levels of Numbers 7-9. Much of the staircase has been boarded over, obscuring any evidence for the original balustrade except at first-floor level where splat balusters are clearly visible. However, there is extensive evidence to suggest that the stair has been reset, thus excluding it as dating evidence. The evidence for resetting takes the form of the bridging beam, which has a slight offset to hold floor joists. There is also the suggestion of a blocked doorway, discussed further below, which would have opened across the current stairwell. Returning to ground-floor level, there are also two stone steps which lead to a store beneath the stairs. The western wall of this space is curved, with a single light opening in the southwest corner. There is no evidence for this externally as the wall has been squared off. A low brick plinth of four courses runs around the space, level with the wooden floor boards of the stairwell, suggesting that the area was once floored. A small area of exposed stonework might represent an earlier wall footing.

### *First floor*

The first floor has been divided into two main rooms, a corridor and a small inserted bathroom (Figure 4). There are two staircases at this level; one forms a continuation of the ground-floor staircase in the southwest corner, while the other mirrors its position to the northwest. The northwest stair shows evidence of discontinued use, prior to the conversion of the bathroom. While the southwest staircase is in a ruinous state, it does reveal a repetition of the curved wall visible at second-floor level. However, any evidence for a second angled opening has been lost due to the collapse of the wall at this point. Light is instead provided by a small window into Room F2 (Plate 2), to the north of which runs a straight joint to the offset beam below, at ground-floor level, suggesting that the present staircase is a later insertion. Instead a doorway originally occupied this position, being made redundant by the insertion of the new staircase. This second stair was blocked at a later date by the insertion of the 20th century bathroom (Room F4), involving the removal of three treads. It is likely that there was no easy access to the second floor after this date.



**Plate 2** Stairwell light in Room F1

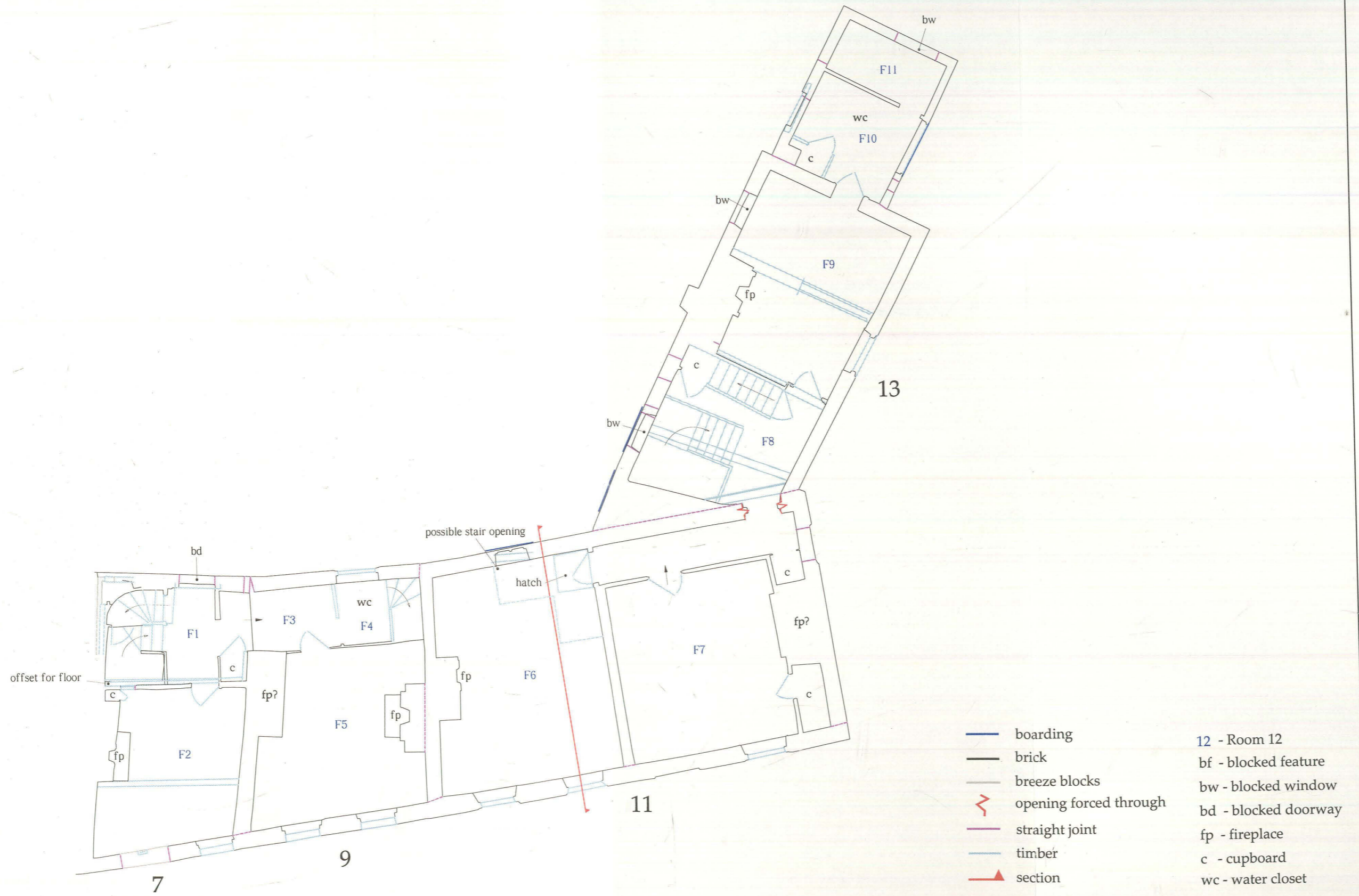
In the west wall of Room F1, the blocked doorway is clearly visible. Also evident, within Room F3, is the straight joint dividing Numbers 7 and 9, with the connecting walls angling away from each other. The junction between Numbers 7 and 9 is also marked by a *c.*0.05m rise in floor level.

Access to Room F2 was restricted due to the poor condition of the floorboards. A large chimney breast is situated along the south wall, framing a small cupboard to the west. The chimney breast incorporates a small Victorian cast iron fireplace. The west wall forms a lath and reed partition which contains the stairwell window noted above. The east wall contains a single window opening. It is reasonable to assume a second to the south, however, the area has since been infilled with modern breeze blocks, probably due to the severe subsidence in the brickwork to the extreme south. The window to the north breaks the alignment of the north wall, suggesting an emphasis on symmetry across the entire external facade, rather than to the individual buildings (Plate 3). More importantly, it indicates a rebuilding of the eastern facade.



**Plate 3** Window cut by internal wall in Room F2

In the ceiling of Rooms F1 and 2, two bridging beams mirror the arrangement below, both chamfered. However, evidence in F5 is obscured by a later plaster ceiling. As below, this room contains two chimneys, but only one fireplace, located in the north wall and dated to the 20th century. The west wall is represented by a simple plank partition.



First floor plan

Scale 1:100



Figure 4





### Second floor

Access to the second floor is hampered by the poor condition of the staircase. The floor itself is severely decayed, restricting movement to the western edge. The second-floor of Number 7 has been divided into two areas (Figure 5). Within Room S2 the north wall is of brick construction with a brick stringcourse which runs along the wall, terminating within Room S1 (Plate 4). There is no dormer window along the east wall, instead there is a small wooden window in the south wall. This is partially obscured by the erection of Number 5 Bridge Street and cut by an extension to the southern chimney. S1 forms a separate space framed within S2, being partitioned off by thin lath walls. It presents a small room with a sloping ceiling and is accessed via a single door, flanked by simple windows (Plate 5). The floor in S2 has been raised, forming a step in the eastern part of S1. The north wall is formed in brick and stud with a low door into S3, although plastered over at a later date.

Room S3 is accessed from S1 via two low doorways cut through the central chimney stack or by the truncated staircase in the northwest corner. The room is lit by a single six-pane sliding sash dormer window. The south wall shows evidence of rebuilding, the area above ceiling height being slightly set back and changing from English bond to runner bond brickwork. Although the elevation contains a chimney breast, there is no evidence for a fireplace.

It is within the west wall that the most significant archaeological evidence is found. This takes the form of two blocked openings under segmental brick arches. At each corner are large squares of brickwork which protrude c.0.05m, each being formed by two headers sandwiched between two stretchers (Plate 6). Running beneath these is a continuous brick stringcourse (0.22m wide and 0.97m above floor level), similar to that seen on the external west gable of Number 11.

Clearly visible throughout the attic storey is the use of horse hair-plaster, covering the reed and lath packing which seals the roof. The roof structure itself is of 'A' frame type, with trenched purlins and single tenoned collars. Between the trusses are a number of intermediate collars to support the lath and reed ceiling. To the east the truss also shows signs of replacement using re-used timbers, and subsequent



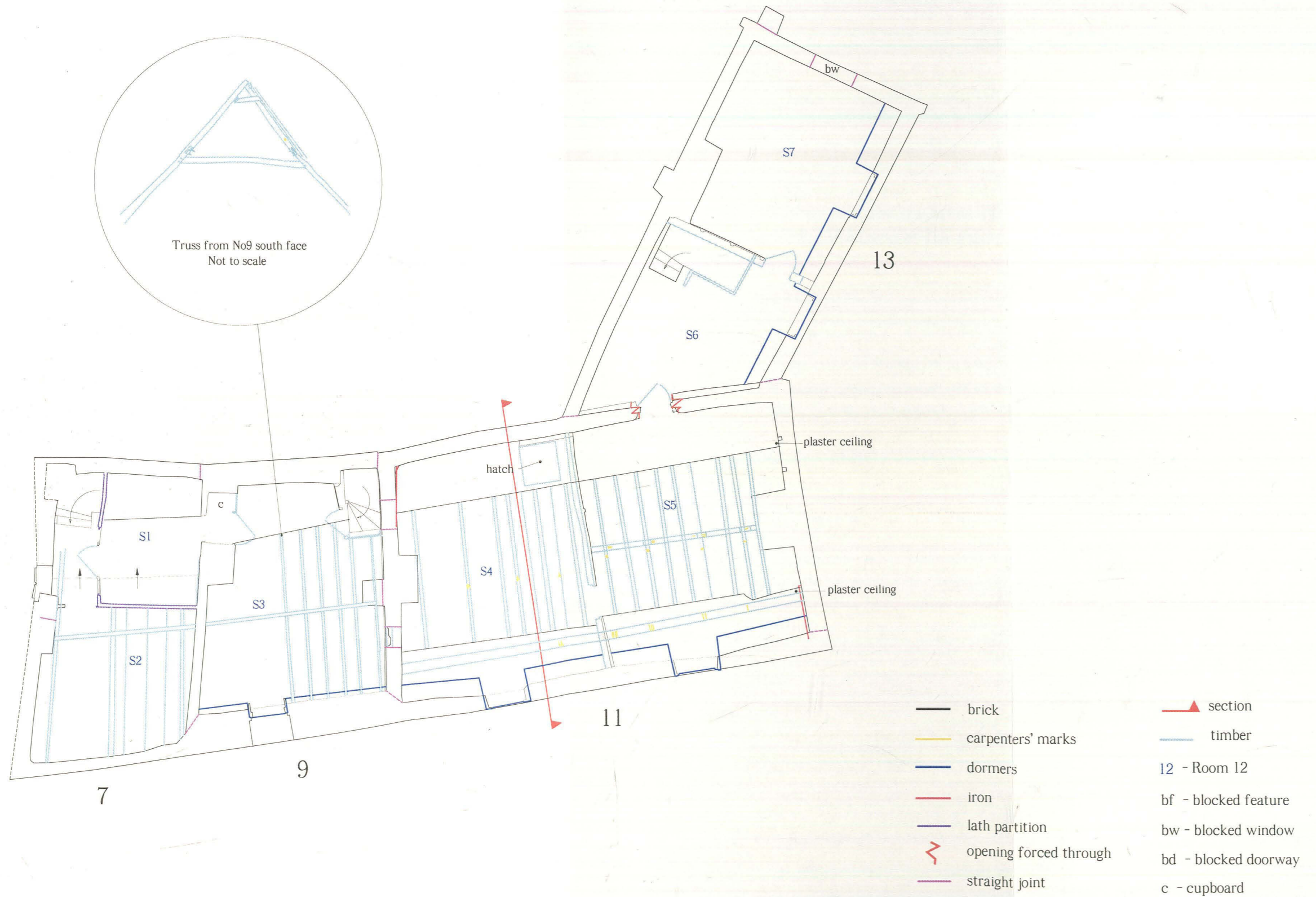
Plate 4 Stringcourse in internal wall of Room S2



Plate 5 Stud partition between Rooms S1 and S2



Plate 6 Blocked window in Room S3 (Scale 0.20m)



Second floor plan and roof truss form

Scale 1:100



Figure 5

pine packing creating a second set of rafters with staggered butt purlins. A single carpenter's mark was noted within Room S3, but the unstable floor surface and partially plastered ceiling hindered identification of further marking.

### 3.2 11 BRIDGE STREET (Figures 6 and 7)

#### *External elevations*

11 Bridge Street is also of brick construction with an asbestos slate roof and flanking brick chimney stacks. The building is architecturally separated into four bays, having once represented two distinct dwellings at ground-floor level. The elevations are further divided horizontally by decorative stringcourses at each floor level. While the street frontage (east elevation) and north gable have been rendered over, the rear elevation illustrates the use of dentilated brick bands, forming a decorative eaves course at second-floor level. Ornamental brickwork is continued into the coped gables and kneelers.

The street frontage has been much altered due to commercial activity on the site (Figure 6; Plate 7). At ground-floor level, the facade is divided into two rooms, each with a single bow window to the north and doorway to the south. The windows are of typical early 19th century type, being divided into small panels with thin glazing bars. Each has flanking pilaster decoration and bracketed entablature. The fielded panel door to the north, continues the pilaster ornamentation and also contains glass panes divided by thin glazing bars. That to the south was replaced in the late 20th century and the frame adjusted accordingly.

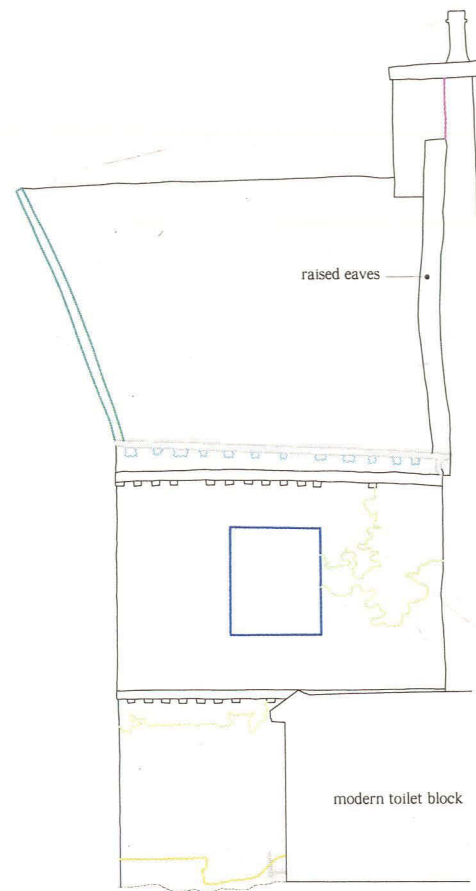


Plate 7 Shop frontage of Number 11

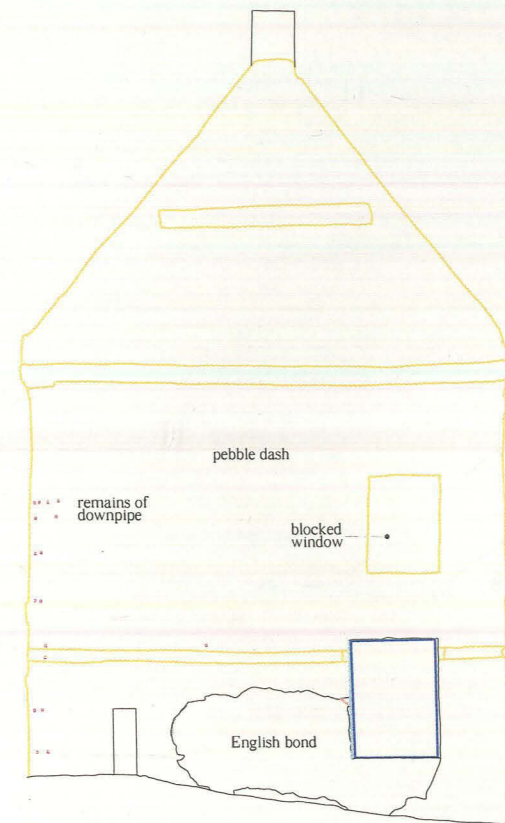
Above the first-floor band, the facade is pierced by four openings. Two represent twelve-pane (6 over 6) hung sashes also seen in the rear of Number 9, while that to the north is of sixteen panes. However, in the third bay from the south the opening has been blocked at an early date and shows faint traces of commercial advertising. This symmetry has been continued at second-floor level, which is lit by two simple dormer windows, but any evidence for glazing has since been lost.

The north gable has been rendered, thus obscuring much of its archaeological detail. The stringcourse representing the attic storey, however, is continued from the eastern elevation. A lower stringcourse is set at a level which is between those of the lower two on the east. A single window interrupts the stringcourse to the west, but is hidden by boarding and obscured internally by decoration. Above this is a further blocked opening which has been covered by render. There is no visible internal evidence for this feature.

The rear elevation (west) is partly hidden by the addition of Number 13 Bridge Street. It is evident, however, that the dentilated stringcourse is continued at each floor level. The subsequent addition



West elevation

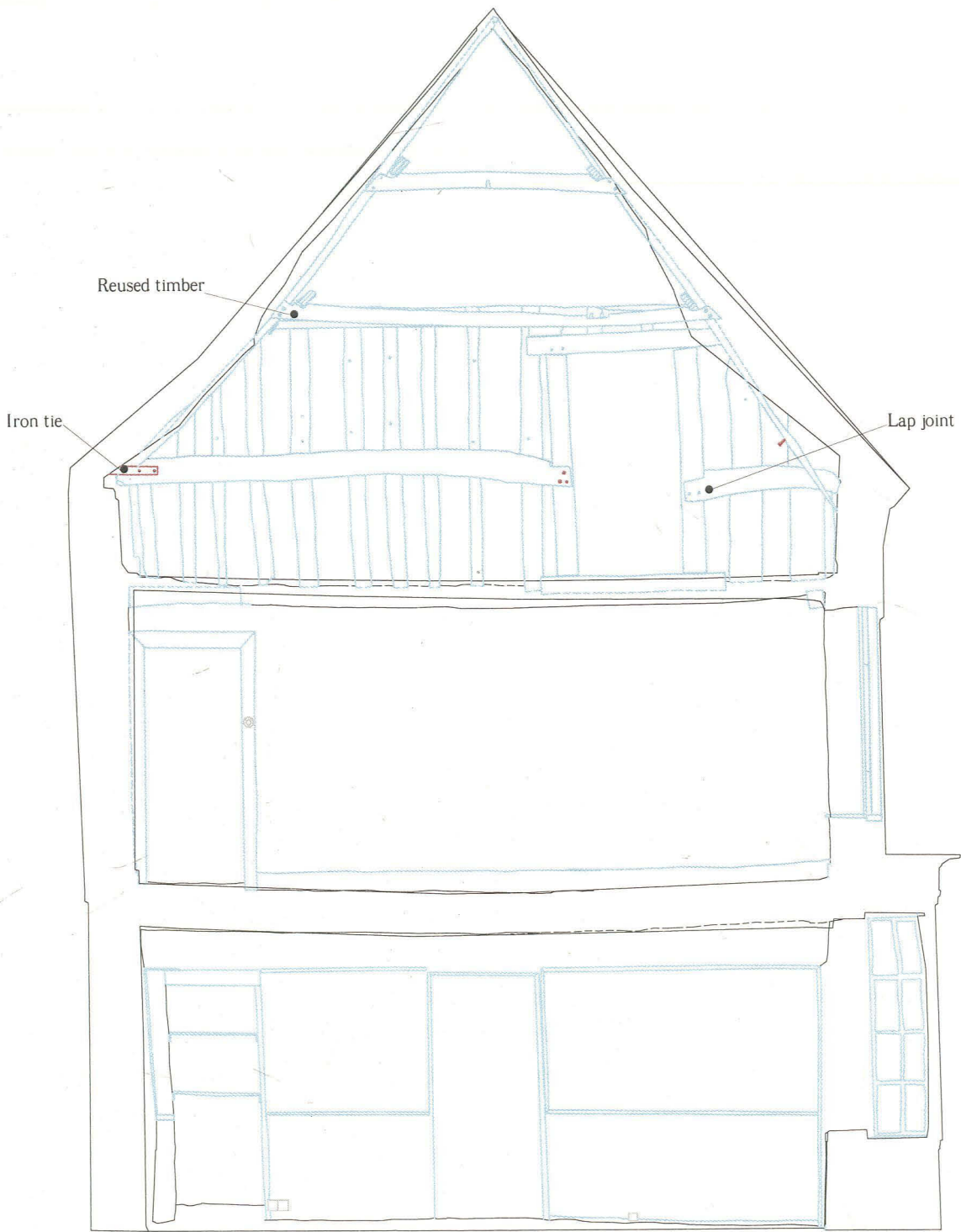


North elevation



East elevation

- boarding
- brick
- drainage
- iron
- lead
- paint
- render
- mortar
- straight joint
- timber



- timber
- iron
- electrics

Cross-section through Building 11

Scale 1:50

Figure 7

of Number 13 is further illustrated by an external junction between the rear facades of Numbers 11 and 13. Within the elevation there is a single opening located at first-floor level, now boarded. Rear access to the property is provided through a modern 20th century, single-storey addition which abuts the elevation.

#### *Internal evidence*

Internal access to the ground floor is available from both Bridge Street and from the rear of the building. However, the upper levels can be reached only through Number 13, thus providing a distinction between commercial and residential space.

#### *Ground floor*

Later alterations have obscured much of the original evidence at ground-floor level, and further changes have been caused by the insertion of 19th century shop frontages. The latest change is represented by Room G11 which is a late 20th century bathroom extension (Figure 3). However, ceiling beams are evident throughout the floor. In Room G4 there is a single east-west bridging beam, slightly off-centre, which has been boxed in and supported by iron bolts and straps. This is mirrored in Room G5 where an east-west aligned bridging beam carries a further three timbers extending to the north external wall, and another to the south wall. There is evidence for chamfers with stops on the northern examples, but all other beams are boxed in. The east-west beam is supported by a central cast-iron column, with a timber copy to the east.

The west wall of Room G5 has been entirely constructed in the late 20th century, c.0.4m away from the external wall proper. This wall interrupts a blocked doorway to the south, also visible from G4. Opposite this, in the north wall, is a recent window blocking which forms part of the late 20th century decorative scheme. The gable chimney stacks to the north and south are visible, although both are now boxed in.

#### *First floor*

The first floor is divided into two rooms (Rooms F6 and F7) with a corridor running north-south across the western end of F7 (Figure 4). The floor level in the corridor is 0.08m higher than that in F7. Room F6 contains a small Victorian fireplace centred along the south wall. The east wall includes two twelve-pane hung sash windows, in line with the symmetrical external facade. During a recent 'opening-up' programme a small early 19th century four-pane casement window was uncovered in the west wall, boarded up externally and enclosed within a surround of 19th century brickwork. Also of note is a ceiling hatch in the northwest corner, which leads into Room S4 above. Below this is a large area of wooden floor boards which interrupts the earlier limeash floor surface (Figure 4).

In F7, two cupboards flank the north wall chimney, although one is accessed from the corridor beyond. This accounts for the shallow depth of the chimney within the room itself. The fireplace has since been blocked. The room is lit by a single sixteen-pane hung sash window.

### *Second floor*

The second floor is open to the roof, and is divided equally into two rooms by a wooden plank partition, running up to the collar beam (Figure 7). Each room is lit by a single dormer window, however, although the proportions can be established, no details remain. Each room is also flanked by the gable chimney stacks, although no fireplaces are evident. The roof structure is of 'A' frame type with clasped purlins and pegged collar. Sequential carpenters' marks are evident on each truss (Plate 8), in ascending order from north to south, although there are varying numbers of common rafters



**Plate 8** Carpenters' mark in Room S4

between. Further marks are found along the central ridge, and painted Roman numerals mark the lower purlin. However, it is apparent from the presence of numerous empty mortices and pegholes that there are a number of re-used timbers within the structure, and a large amount of subsequent packing and repair. Below the trusses the walls are plastered over reed and lath.

The doorway linking Rooms S4 and S5 cuts through the central tie-beam, but its contemporary date is suggested by the presence of tenoned lap joints composing the door frame itself (Plate 9; Figure 7). The jambs are formed by large uprights, tenoned into the sill and lintel. A similar arrangement is found between Rooms S5 and S6, but here, a doorway is cut through the wall plate, which is then housed in the door jambs. It is possible that this represents the position of a former dormer window.



**Plate 9** Tie-beam partition between Rooms S4 and S5

### 3.3 13 BRIDGE STREET (Figure 8)

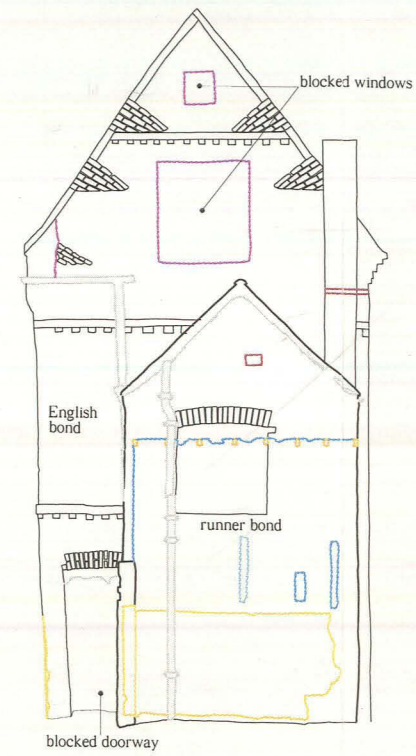
#### *External Elevations*

Fronting the River Bain, Number 13 forms a northwesterly extension to Number 11. The two buildings approximate an 'L'-shaped plan with Number 13 providing access to the upper levels of its neighbour. The building is of brick construction with a slate roof and a double flue chimney which rises from the rear wall. The structure is three storeys, and is divided into three bays, with an additional two storey extension to the west. This is also of brick construction, but unrendered, with a pantile roof and single rear wall chimney stack.

The north facade, although rendered, displays a decorative stringcourse at first, but not second-floor level (Figure 8). The presence of an eaves stringcourse on the west gable, and continuing into the rear, suggest that it was present on the north, but was removed at a later date, possibly when the elevation was rendered. It is also significant that the first-floor band is at a higher level than is seen on the gable of Number 11.



North elevation



West elevation



South elevation

- boarding
- brick
- chimney pot
- drainage
- iron
- lead
- mortar
- nails
- ~ paint
- ~ render
- stone
- straight joint
- timber
- void



Below the floor band, the facade contains two openings. A single doorway to the east provides access to the upper levels of both Numbers 11 and 13. The panelled door is housed within an early 19th century doorframe, decorated with reeded pilasters and plain entablature, although badly preserved. To the west is a large four-pane casement window, now boarded. Directly above this another window provides light to the first floor. This mirrors the windows in Numbers 7, 9 and 11, being of sixteen-pane hung sash type. The attic, in contrast, has two simple dormer windows. However, any evidence for their details has been lost. The north facade of the extension, contains two doorways which flank a central window, all boarded. Above the eastern door is a large, fifteen-pane window under a brick segmental arch.

The west gable is partly concealed by the two-storey extension. However, the dentilated stringcourse can still be seen at ground- and first-floor level, with a third at second floor. The coped ridge also shows signs of worn brick tumbling. At ground-floor level, there is a small doorway to the north under a brick segmental arch, now blocked with brick in runner bond and cut by the later western extension. Encompassed within this elevation is a small, angled single-light window which provides light into a ground-floor storage area, also cut by the extension. At second-floor level is a large blocked opening, defined by a break in brick coursing. This is repeated above, with a smaller opening formerly lighting the attic space.

Within the west elevation of the extension, there is a single blocked window with a brick segmental arch. The west end also shows evidence for further extension, now removed. What remains is a series of joist holes at attic level, cutting the blocked window; below these the wall has been whitewashed, and further plastered at ground-floor level. Remains of the north wall can also be found protruding from the western gable.

The south elevation is divided vertically by an external flue which runs into a larger chimney above (Plate 10). The chimney itself continues the dentilated brick band decoration, although its summit has been recently repaired. The external flue interrupts the second-floor stringcourse which continues across the wall. Across the main elevation, the building has been subject to a series of successive alterations, with numerous inserted or blocked features. To the east of the flue is a tall central window, half blocked, half boarded, which has been subsequently extended downwards in order to light the internal stairwell. At first-floor level, this is flanked by two openings, neither of which are apparent internally. At ground-floor level, a small central opening provides light to the below-stairs storage area. However, the two flanking openings perform unknown functions, with one opening into the chimney breast.

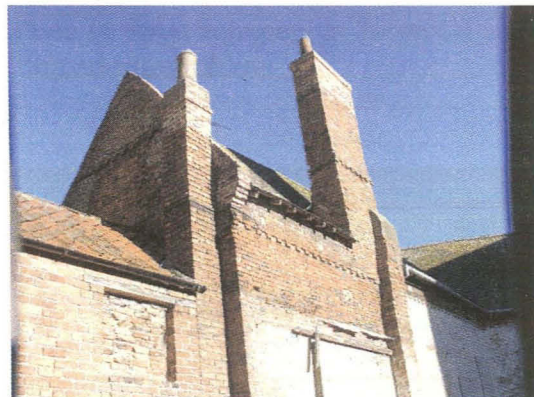


Plate 10 South elevation of No13

Also evident to the west of this elevation, are a series of redundant roof lines which suggest further

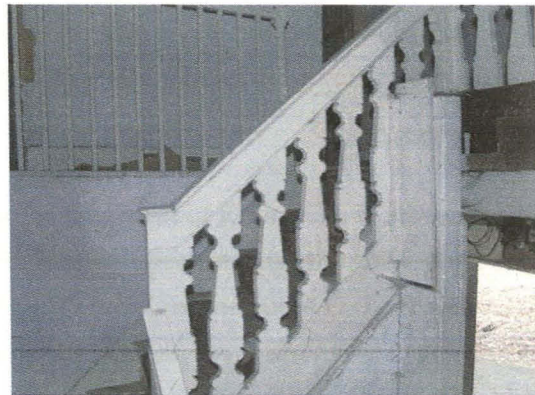
buildings to the south. Additional evidence for this is found in a vertical row of sockets to the right of the flue. The positioning of these suggests that the flue was contained within the addition. A blocked window, cut by the upper roofline, is evidence for its later construction. Further supporting evidence can be found in the presence of plaster and black paint on the external wall, to the west of the flue, and brick flooring within the yard.

Within the south elevation of the extension there is a blocked window at first-floor level, under a timber lintel. Beneath this opening a straight joint runs down and to the west, suggesting that the upper westernmost part of the building has been rebuilt. The single-flue chimney rises above the earlier structure, with an iron strap tying it to the gable. The top of the chimney itself has been recently repaired. Also of note is an opening at ground-floor level, which formerly gave access to the western room, but has recently been sealed with modern breeze-blocks. There is no access to this room.

### *Internal Evidence*

#### *Ground floor*

Access to the ground floor of Number 13 is divided between two doorways. That to the east opens into a stairwell (Room G6), which leads up to the first floor. Below the stairs is a lowered storage area, similar to the one found in Number 7, but with an offset brick plinth. The brick and stud walls are interrupted by a small window in the south wall, cut by the present stairs. The staircase itself includes decorative splat balusters, different to those found in Number 7, but still suggesting an early 18th century date (Plate 11). However, due to the tread packing and ill-fitting balusters, it is evident that this represents a re-used staircase. To the east of the main entrance is an internal doorway leading into Number 11 (Figure 3), although it is blocked by internal decoration within Room G5. The present door is housed within a larger arched opening which formed part of the earlier external wall. The west wall has been re-built using modern breeze blocks. A cupboard located between the ground and first floors, contains a continuation of the external stringcourse for Number 11, terminating 0.40m into the room (Plate 12). Also apparent is a slight gap between the walls at this point, showing that Number 13 abuts Number 11 and is therefore of a later construction date.



**Plate 11** Splat balusters in Room G6 with 19th addition above



**Plate 12** Continuation of stringcourse in Room G6

The rest of the ground floor area is reached via the later extension, although access was originally provided by a doorway in the gable end (Figure 8). From the plan, it is evident that a large part of Room G7 is occupied by the chimney breast. This is pierced by a small cast iron range with a fireplace to the right and double oven to the left (Plate 13), suggesting that the room has been used as a kitchen; this may also explain the enlarged chimney. To the west of the flue is a large, walk-in cupboard which contains an angled corner window, mirroring that found in Number 7. However, the walls dividing off this area appear to be later in date, suggesting that the room was originally of open plan, and that the window was broken through to provide light to the area after the construction of the extension. The doorway into G8 is later, as shown by the brick and breeze-block infilling to the right. The



**Plate 13** Victorian range in Room G7

north wall is dominated by a large window. To the east a second, blocked opening is visible, highlighted by breaks in coursing and a line of headers which indicate sill level. To the east the wall has been partly re-built in breeze blocks, with a recessed shelving area to the south under a four-centred arch. Two beams transect the room from north to south, the westernmost running into the storage area, thus reinforcing the cupboard's later date. Only the eastern beam displays any evidence of chamfering.

The extension is divided into two rooms. Running across the east wall of Room G8, is a beam with evidence for empty mortices and peg holes, but the wall is largely obscured by plywood patching. The west wall includes a brick projection which terminates 0.15m below the ceiling. To the right of this is evidence for a straight joint which may indicate a further doorway. However, much of the evidence is obscured by later plaster. The chimney flue in the southeast corner terminates c.1.85m above the floor. However, there is evidence to suggest that the flue did extent further, but has since been removed. Access to G9 was denied due to the blocked doorway.

### *First floor*

The main building of Number 13 is divided into two rooms at first-floor level (Figure 4). Room F9 forms the main living space. This room is dominated by the large chimney, pierced by a mid-20th century fireplace. To the east there is evidence of extension of the fabric to connect the chimney breast with the east wall, in the form of a simple wooden panel and a cut which runs into the skirting board. This appears to be an aesthetic addition, rather than a functional extension. To the west of the fireplace is a blocked window, light being provided by a hung sash in the north wall. Running north-south across the centre of the room is a bridging beam with chamfers and stops to the north, but boxed-in to the south. A second beam runs along the east wall, partly obscured by the doorway. To the south, it is evident that this beam has been altered to form a 19th century cornice.

The extension is also divided into two rooms by a simple wood partition. The area is currently occupied by a 20th century bathroom, obscuring much of the original evidence. The continuation of

the chimney flue is apparent in the south-east corner, now housed within the wooden airing cupboard.

Room F8 represents a continuation of the stairwell, and contains a second staircase leading up to the next floor. This is partitioned off from the main room and accessed through a simple plank door with large 'H' hinges. Below these stairs is a cupboard, reached through a second plank door. The west wall of this space reveals evidence for a square panelled partition, which is repeated above the staircase. The stairwell itself is lit by a large window in the south wall, now partly blocked. Two beams transect the area. The first runs in line with Number 11, with one chamfered side visible; the second runs north-south over the staircase.

### *Second floor*

The extension does not continue at second-floor level. At this level, therefore, the building is divided into only two rooms. Room S6 is lit by a single dormer window, of unknown detail. The east wall includes a brick offset at the height of truss level of Number 11. Above this level, the wall is represented by a thin timber partition. The door is of plank construction with original strap hinges and latch.

Room S7 is divided off by a square panelled partition. The doorway is formed by large beams lap jointed into the tie-beam, mirroring the arrangement in Number 11. The room is dominated by the large chimney in the southeast corner, although there is no evidence for a fireplace. A blocked window is evident in the east wall, while a dormer window is found to the north.

The plastered ceiling hides a roof structure which is only visible from within Room S5, in 11 Bridge Street. From here it is possible to identify a later 'A' truss, employing machine-cut wood and fastened with iron nails. The roof structure abuts that of Number 11, rather than being tied into it.

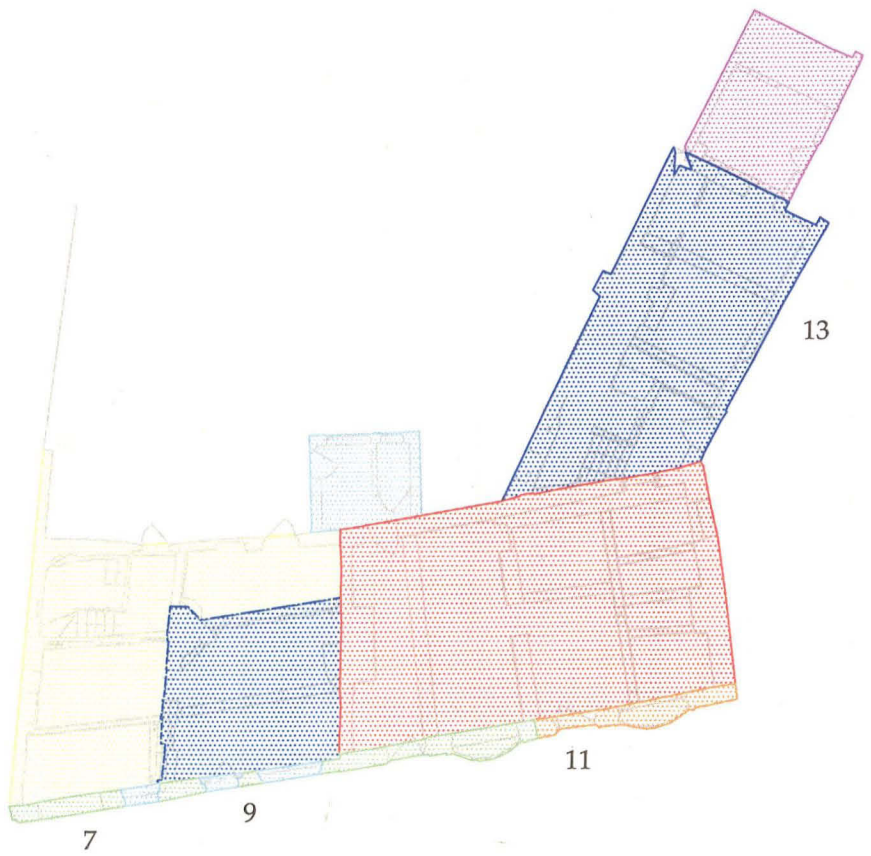
## 4.0 DISCUSSION (Figure 9)

The recording of 7-13 Bridge Street was hindered by the current dilapidated state of the buildings. Subsequent alterations and modernisations have disguised the original layout and have further obscured or destroyed architectural features. However, this recording and assessment programme has highlighted a complex history for the site, identifying successive phases of extension and modernisation.

### *Phase 1*

The first known phase of construction on the Bridge Street site is represented by Number 11 (Figure 9). Originally, it stood independently of its neighbours, fronting the main street and flanked by the River Bain. Despite the introduction of later shop frontages and subsequent rendering, much of the evidence for the original structure remains visible internally.

The independence of Number 11 is highlighted by the continuation of its external stringcourse. To



- Phase 1 - c1700
- Phase 2 - mid 18th century
- Phase 3 - late 18th century
- Phase 4 - 18th century
- Phase 5 - early 19th century
- Phase 6 - late 19th century
- Phase 7 - 20th century



Phased plan

Scale 1:200



Figure 9

the rear of the property, the first-floor stringcourse continues through Number 13 and can be found within the stairwell cupboard (Room G6). It is also apparent on the second floor, where an offset ledge has been enlarged to conceal the eaves band. Below this ledge, the wall is of solid brick construction, while above it takes the form of a simple lath partition. In the centre of the wall, a doorway has been broken through the redundant external surface, cutting the existing wall plate. It is likely that this door occupies the position of a former dormer window opening. Similar doorways have been broken through at ground- and first-floor level in order to unite Numbers 11 and 13 (Figures 3 and 4). Also of note is the change in truss form. In Number 13, the 'A' frame has a central ridge piece and only one collar, in contrast to that found in Number 11, which has two collars and omits any ridge piece. The two are also structurally separated, with that in Number 13 being simply nailed to the existing structure.

This evidence continues to the south, where the stringcourse has been preserved along the former gable end, but hidden by the subsequent erection of Number 9. Within Room S3 this brick stringcourse is continued, protruding c.0.04m into the room. More significant, however, is the presence of blocked windows above this level. Although heavily plastered, the form of these openings is distinctive and clearly demonstrates that the gable end was initially visible.

In plan, Number 11 has changed little. The internal dividing wall is an original solid structure, except at second-floor level, where it has been subsequently rebuilt. This contrasts with the wooden partition at first-floor level, which forms the flanking corridor, cutting a blocked window in the north gable. The character of the architrave and skirting board mouldings suggest that this was an early 19th century reorganisation.

Access arrangements proved to be more difficult to identify. Evidence for external doorways has been lost within later alterations. Of equal uncertainty is the location of the internal staircase between the ground and first floors. On the basis of comparisons with other early 18th century floor plans, it is likely to have been located centrally, running along the dividing wall. However, subsequent reorganisation of the ceiling structure and modern decoration, makes identification difficult. The remaining evidence surrounds the interruption to the limeash floor within Room F6. This suggests the stair rose along the south side of the dividing wall, returning to the south to enter F6. There may have been a second set of steps into F7, however, it is evident that this doorway is a later addition. This is reinforced by the presence of a 20th century architrave. The blocked doorway between Rooms G4 and G5 corresponds, therefore, to a large cupboard beneath the stairs. In addition, the splat balusters located within Number 13, may have been taken from this original staircase during the early 19th century which corresponds to the subsequent introduction of the casement window, within the west wall of Room F6. Access between first and second floor is clearly demonstrated by the hatch in F6, through which a ladder could be passed.

The dating of Number 11 provides a *terminus ante quem* of c1700 for the complex as a whole. This centres upon the use of small, orange bricks in English bond found along the north gable and to the rear of this property. The early 18th century date is reinforced by the stylised dentilated string

coursing and ornamental brickwork around the gable windows. Internal evidence can be found in the staircase of Number 13. This appears to represent a re-used feature taken from Number 11, with splat balusters dating to the late seventeenth to early eighteenth century. The balusters themselves have been cut to fit the staircase, while the treads have been extended by additional packing, and a simple, later, extension added. The squat dimensions of the building, however, contrast with the tall buildings of the later Georgian period which can be found elsewhere on Bridge Street. Thus, the dating of this building may reasonably be pushed further back towards 1700.

### *Phase 2*

During the next phase of building Number 11 was extensively altered and enlarged. The thick brick dividing wall between Numbers 7 and 9 was initially thought to represent an external wall to Number 7, with an open space in place of Number 9. However, this suggestion is contradicted by the identification of a brick stringcourse within Room S2 of Number 7. A more plausible solution, therefore, is that the wall forms part a small brick extension to Number 11 erected in the mid-18th century. More of this construction is retained within Room G3, where the rear wall-plate and post are still visible, despite later extension. However, much of this structure has since been lost at first- and second-floor level.

It is also possible to associate the construction of Number 13 with this programme. The contemporary date is suggested by the fenestration scheme with sixteen-pane hung-sashes, typical of the mid 18th century. It is more evident in the continuation of brick decoration with dentilated stringcourses and particularly in the tumbled gable to the west. Much of the internal evidence has been lost in successive decorative programmes.

### *Phase 3*

The attributes of phase 3 (late 18th century) is complicated by the presence of the above mentioned extension to the south of Number 11, but it appears to have included the erection of Number 7 and the subsequent extension to Number 9. It is possible that, when Number 11 was constructed, the plots of Number 7 and rear of Number 9 were occupied by low timber-framed buildings. Until the late 20th century, a simple mud and stud building stood to the rear of Number 7, remains of which can be seen in the gable of Number 5 (A Wayne, pers. comm.) (Figure 2). There is also evidence within the building to suggest re-used materials from an earlier structure. This is most notable in an oak beam found in Room G2, which has an open lap joint integral to timber frame construction. Also of importance is a large wall plate which is still visible at second-floor level with the collapse of the staircase. However, perhaps the most diagnostic evidence is found beneath the stairs in G1. Here the low plinth also contains evidence of stone footings retained from the earlier building.

The large straight joint identified between Numbers 7 and 9 (Figure 2), indicates a definite sequence of events; suggesting a slightly earlier date for the construction of Number 7, followed shortly thereafter by the extension of Number 9. The whole structure then became homogenised through the insertion of the 'A' frame roof. It is likely that access between the two was introduced at this time, although the present internal structure has been changed and the staircase moved (see above). The

late eighteenth century date is supported by the style of brickwork within the west wall, and is reinforced by the style of the roof truss (Figure 3).

#### *Phase 4*

This short period of work is only visible within the facade of Number 11. The area to the north shows evidence of subsequent rebuilding, before the addition of the shop frontages. The evidence is severely restricted due to the rendering of the entire elevation. However, what can be identified is the presence of an intermediate stringcourse and a change in level from those within the north gable. Any archaeological evidence, in the form of straight joints or interruptions to coursing, is obscured, as are any diagnostic changes in brick type.

#### *Phase 5*

Phase 5 represents a move from residential to commercial use. It was during this period that the present, ornate shop frontages were introduced. However, the new fenestration was not simply cut into the existing facade. There is extensive evidence to suggest that the entire Bridge Street facade was replaced, from Number 7 to Number 11, excluding the northern end, as discussed above.

The evidence within Number 11 is concentrated upon the second floor. Here it is apparent that the brickwork on the east wall is rougher, employing a larger, darker brick type to that found within the north gable and to the rear of the building. No eastern wall plate supports the roof at this level; in contrast, on the west, the plate has been cut through to create a doorway. Further alteration has taken place with the introduction of internal subdivision. The integrated tie-beam and door surround represents an attempt to secure the new facade to the existing structure, with extra support being supplied by iron ties (Figure 7). Similarly, at ground-floor level the bridging beams have been cut and then reinforced. This is most obvious within Room G5, where two posts have been introduced to provide the necessary support.

Numbers 7 and 9 also show evidence for refacing, despite the present 20th century shop frontages. To the north of Room G3 is a straight joint which separates the facade from the party wall. This is continued into G2 and onto the first floor where they become obscured by later decoration. Within F2, the suggestion of refacing is reinforced by the sash window which interrupts the dividing wall. However, it is on the second floor that the most drastic changes become apparent. The original oak truss has been supplemented to the east by a second pine structure, supported by the new facade.

The 1881 census return details James Marshall, tailor and woolen draper, occupying Number 11 while Thomas Buxton, plumber, owned Numbers 7 and 9 ([www.familysearch.org.uk](http://www.familysearch.org.uk), accessed on 26/11/02). Thus the date for these changes must pre-date the late 19th century. The early 19th century date is based on the stylistic evidence provided by the new facade. The elliptical bay windows and decorative surround suggest a date between 1790 and 1830. This is reinforced by the hung sashes with small panes between thin glazing bars. The facade draws upon the Georgian emphasis on external symmetry, at the expense of internal order, highlighted by the window in Room F2.



The 19th century date is also reflected in internal decoration, particularly in the extension to the balustrade and in the decoration within Rooms F6 and F7 which surrounds the half-roll moulded skirting board and door architrave, since replaced in F6. It is also likely that the balustrade in G6 was inserted at this time, as shown by the 19th century extension at first floor level. At the same time the central window was extended downwards in order to light the area, and probably took the form of a hung sash to continue to fenestration scheme elsewhere.

#### *Phase 6*

The latest extension to the complex can be found to the west of Number 13. This two-storey structure can be associated with the late 19th century due to its large first-floor window. However, little other diagnostic evidence has survived the extension's conversion into a bathroom.

#### *Phase 7*

Subsequent alterations to the Bridge Street complex have taken the form of new building to the south of Number 13, and to the west of the present extension (Figure 8). To the west, a series of joist holes and small brick outcrop indicate further extension. To the south, the remains of an earlier roofline can be seen cutting a former window. In addition there is a brick surface within the yard, suggesting a former floor surface. No further dating evidence was detected.

## 5.0 ASSESSMENT

While a clear chronology has been established for the Bridge Street complex, which revolved around Number 11, the six main building phases have been supplemented by smaller building programmes and refenestration schemes. However, it is also evident that the present site involved the piecemeal replacement of existing buildings. The last remaining evidence for this was lost only recently with the demolition of the possible mud and stud building to the rear of Number 7 in the 1980s (A Wayne, pers. comm.).

Number 11 Bridge Street represents the earliest building on the site dating to c.1700. As such it is potentially among the earliest surviving structures in the centre of Horncastle and, therefore, of great local significance. When restored, the buildings as a group will make a major contribution to the wider Conservation Area.

Much has already been established for 7-13 Bridge Street, however, there is still more that further investigation could reveal. It is recommended that if later features are removed, particularly within Number 13 where there is still uncertainty over the original layout, valuable archaeological evidence will be revealed. Furthermore, dendrochronological dating of original timbers within Number 11 would provide refinement of its dating and thus enhance its significance. In addition, the removal of external render will enable more definite dating for phasing the rest of the complex.

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