JSAC JOHN SAMUELS ARCHAEOLOGICAL CONSULTANTS

Brayford Quays

Level 1 Photographic and Materials Record
&
Watching Brief Report

Simon Johnson

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Prepared on the behalf of

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Brayford Quays, Lincoln

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Supplementary Report to Cultural Heritage Assessment

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1.0 Introduction

1.1 This document outlines a programme of archaeological recording undertaken as final mitigation for the redevelopment of the former Green's Building, Brayford Wharf North, Lincoln.

1.2 Centred on NGR SK 962 713, the Site lies between Brayford Wharf and Newland and is within the West Parade and Brayford Conservation Area.
The Site once formed part of a diverse and thriving commercial sector and retained the only surviving industrial building of the nineteenth century, known as Green's building, which was part of a once much larger malting complex.

1.3 The Site has been subject to earlier archaeological attention in the form of desk-based assessment and intrusive evaluation by trial trenching (JSAC 1993, Northamptonshire Archaeology 1993).

1.4 The desk-based works summarised the archaeological and historical development and importance of the site and constituted the justification for the demolition of Green's building in accordance with the test outlined in PPG **15**.

1.5 The trial trenching characterised the nature of surviving archaeological deposits across the site including a previously unknown Romano-British inhumation cemetery. It was possible to preserve the significant archaeological remains by engineering design across the whole site, and follow-on works were confined to a targeted watching brief.

2.0 Purpose and scope of works

2.1 The desk-based assessment reports (JSAC 972/03/07 & JSAC 972/03/09) summarised the available archival sources pertinent to both Green's building and the site as a whole. They also considered the importance of the building and discussed the chronological development of the surviving structure. They were not, however designed to mitigate the loss of the building and thus additional works were requested by the local planning authority to preserve the structure by record in accordance with National Planning Policy.

2.2 Given the level of detail already presented, however, it was agreed that the additional works should concentrate on constructional detail and be presented as

a supplementary report to the primary desk-based assessments.

2.3 Although an engineering solution enabled buried remains to lie *in situ* below the formation level of the new development with an acceptable loss of <5% by piling, the area closest to the Brayford was an area of concern. This was because the presence and condition of Green's building prevented evaluation of the lower portion of the Site. Previous fieldwork within the locality had identified significant palaeoenvironmental remains and it was considered that there was some potential for these to not only continue within the application area, but to be adversely affected by the development. It was thus agreed that a targeted watching brief should be undertaken during the main construction phase to record and sample any significant remains disturbed.

3.0 Aims and objectives

3.1 The principal aim of the works was to preserve, by record, further detail on the construction methods and materials of green's Building and any further significant archaeological remains disturbed during the main construction phase. This was realised by the following objectives:

1. To undertake a comprehensive photographic record of significant changes in the fabric of the building.
2. To create a descriptive record of significant changes in construction or materials.
3. To monitor sensitive ground works and identify any significant archaeological deposits exposed.
4. Where significant remains were exposed, to preserve these by record
5. To produce an integrated project archive and report.

4.0 Methodology

4.1 The fabric record was undertaken in accordance with Level 1-2 as outlined in the industry standard *Recording Historic Buildings: A descriptive Specification* (RCHM(E) 1986).

4.2 This included photographic recording in 35mm print format of the setting of the building and general internal / external views of the principal elevations. Close detail shots of specific architectural details and evidence of primary function or significant alterations were also undertaken.

4.3 The photographic record was supplemented by a written record including technical descriptions of materials, methods of construction and changes in the fabric that signified specific phases in the development of the building as an architectural group.

4.4 A drawn record was also undertaken by a combination of digital survey and measured drawing.

4.5 Sensitive ground works were monitored and a record made in accordance with the Institute of Field Archaeologists *Standard and Guidelines for an Archaeological Watching Brief* (1994 *rev* 2001). This included the monitoring of the excavation of selected pile caps, ground beams and service trenches. The deposit sequences exposed was recorded by 35mm photography and on pro-forma record sheets. Had significant deposits been identified, the photographic and narrative record would have been supplemented with scale drawings related to Ordnance Datum.

5.0 The Fabric Record

5.1 *General Arrangement*

5.1.1 The surviving structure forms only part of a once much more extensive malting complex. A late C18th town house survives fronting on to Newland Road and is a Grade II Listed Building. The full extent of the lost elements is not known as no systematic recording was undertaken prior to their demolition. It is known, however, that a kiln on the north side of the existing structure survived until being demolished in 2002.

5.1.2 As remaining, Green's Building comprised a sub-square amalgamation of three distinct rectangular components. The phasing of these was dealt with under preceding desk-based assessment, and so only a summary is presented here. For ease of reference, the same nomenclature will also be used, namely:

Building 1 -west range

Building 2 -central range

Building 3 -east range

5.1.3 Buildings 1 & 3 were in existence by 1842 when Padley published his Map of Lincoln. A photograph of Brayford Pool taken in 1890 shows Building 2 and thus gives a *terminus ante quem* for its construction.

5.1.4 By 1906, the three structures formed part of a complex of two maltings, two kilns, a malt chamber, foreman's cottage, stables, cart shed, gardens and other out-buildings; and were offered for sale by Messrs Bass, Ratcliffe and Gretton Ltd, when they transferred their malt business to Sleaford.

5.2 *Constraints*

5.2.1 The three elements which comprised Green's Building were in variable condition. The south of Building 3, for example was extensively fire-damaged and the first floor of Building 1 decayed through wet-rot.

5.2.2 These necessitated careful execution of the building recording in accordance with a safe system of work based on a site-specific risk-assessment. This resulted in some details of the constructional history, namely recent stud-partitioning, not being fully recorded. Although it is acknowledged that this represented the general arrangement of the buildings during their final period of use, their significance was not considered sufficiently important, given their relatively recent insertion, to warrant the control measures necessary to execute detailed recording.

5.3 **Building 1**

5.3.1 Building 1, a two storey structure, was constructed from local reds set within a coarse lime mortar. The bricks measured an average of 9" by 2 $^{3}/_{4}$", with a bed of 4 $^{1}/_{8}$", and were of a hard orange fabric. The mortar included a course angular aggregate and had frequent inclusions of un-burnt lime stone, charcoal and free-lime. These inclusions have often been taken as an indication of hot-mixing on site. This practice, considered to have been a standard -if poorly documented and dangerous- method of producing lime mortar, comprised the mixing of quick lime with wet sand on site without going through the process of slaking and the maturing of lime putty.

5.3.2 Up to first floor level (including the beam filling), the walls of the north, south and west elevations were 1 $^{1}/_{2}$ bricks thick and laid in English Bond (EB). Thereafter, the wall thickness remained unchanged, but the bonding changed to English Garden Wall Bond (EGW). The brickwork was correctly executed with the use of closers against the first header in each course to give a quarter bonding with the stretcher courses. The perpends were a little irregular, but this was most likely due to a lack of uniformity in brick size than a lack of skilled laying. The building had been truncated by demolition works at the north end, with further demolition and rebuilding evident to the south elevation. The ground floor was finished in pressed 6" red quarry tiles with buttered joints. The west elevation was two bricks thick owing to a thickening at ground floor level undertaken when Building 2 was created.

5.3.3 *North Elevation*

5.3.4 The existing north elevation was originally an internal division between the malting floors of all three buildings and the kiln which had already been

Building 1, West Elevation

The reveal of a first floor window and a ground floor doorway of the demolished northern range can be seen on the right hand side of the plate. Also of note, on the left, is the butting of the lower wall contemporary with Building 3 and the toothing of the upper extension. This may be the result of the northern range being contemporary with Building 1, but there is too little surviving fabric to be definitive

demolished prior to the survey. There was a blocked central opening at first floor level and toothed brickwork to the west side signifying where the building had been reduced by demolition of the kiln.

5.3.5 *West elevation*

5.3.6 At the north and south ends of the west elevation, there was surviving fabric indicative of arched openings. At the north, a stone abutment and part of the haunch of a semi-circular scheme arch with a half-brick face survived, the geometry being evidenced by a surviving framed and ledged boarded door. Similarly, at the south end, part of a haunch also survived. In this case, however, the arch was a three ringed arch and sprang from a 60^0 skewback. This naturally leads to a wide arch with a low rise and it is thus considered likely that this arch originally bridged over a side passage and was most likely set out with three centres.

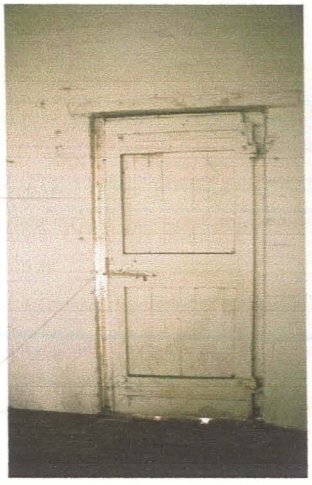
Building 1: North and South ends of the West Elevation

Note Springs for segmental arches, C20th alterations to window openings, and the extensive rebuilding at the south end

5.3.7 The ground floor of the west elevation included 15no windows with cast iron fenestration and brick sills comprised of bull-nosed bricks on edge. These windows were grouped in to seven pairs + one, and were of twenty lights with a full width central pivot opening. They were topped with cast concrete lintels as was a raised doorway at the north end. Their design and construction indicates

that the openings were not primary and they were probably inserted at some point during the 1930s-1950s. Either side of the odd window, were two smaller pairs of windows that appeared to be contemporary.

5.3.8 At first floor level, the building retained most of its original detailing. At the north end a blocked doorway was recorded. This had a simple rough segmented arch with stone dressings in the form of a threshold and bonders for gudgeon pins and lock keep. To the south, there were four equally proportioned windows followed by a second door, three further windows; a third door and a final window. This window was of the same proportions, but was positioned higher up the elevation. To the south of this window, the wall had been rebuilt and the original detailing is thus unknown.



Building 1, West Elevation

Framed and boarded door and first floor showing original detailing of doors and windows. Note stone bonders, segmented arches and cornice.

5.3.9 The first floor windows all had simple low-rise rough segmented arches with brick sills and three horizontal wrought-iron bars, a common detail of industrial warehousing of the nineteenth century.

5.3.10 Two of the west elevation first floor doors survived and were constructed as framed and ledged boarded doors; the top, middle and bottom rails being of equal scantling. The door was carried on simple strap hinges and gudgeon pins leaded into fine grained sandstone bonders. The original catch/locks were absent having been replaced by through-bolts.

5.3.11 The wall was toped by a typical cornice comprised of a sailor course with dentil headers above and capped by a single course in stretcher bond

5.3.12 *South Elevation*

5.3.13 The south elevation was rendered thus masking the detail of the primary fabric and later alterations. The

The South elevation *-original window openings are evident on the first floor, but the original arrangement of the ground floor has been lost by the insertion of large framed and boarded doors*

original detailing appeared unchanged at first floor level with two windows identical to those previously described at first floor level on the west elevation. At ground floor level a large opening had been inserted with glazed frame and ledged boarded doors.

5.3.14 *East Elevation*

5.3.15 The east elevation formed the party wall with Building 2. There were numerous blocked openings at ground floor level, both towards the top and bottom of the wall. Although some of these were primary features of the building, such as the bottom openings being blocked ventilation holes, the function of the upper openings could not be discerned owing to later modification and truncation.

***Building 1,** ground floor looking south*

5.3.16 At first floor level, much of the original position and proportion of windows was lost owing to the insertion of large rectangular openings with cast iron frames, presumably at the same time as those on the west elevation. What did survive, mirrored the details described for the west elevation

5.3.17 *First Floor*

5.3.18 The first floor was accessed by an inserted open-tread stair in the northeast corner and by an original example in the south east corner. The latter was of single riser construction with plain newels and a bull-nosed handrail.

5.3.19 The floor was boarded by slabbed and grooved softwood of 7" by 2 $^{1}/_{2}$" scantling with loose tongues over parallel beams aligned east-west.

5.3.20 The beams totalled 22 in number, at 7' 6" centres, but two had been replaced by Rolled Steel Joists. Each beam consisted of a single timber with a section of 12" x 24", with the underside finished with chamfers to both edges. These were stopped at either end, but towards the

***Building 1** -the south-east stair and detail of first floor boarding*

middle there was a 12" section, un-chamfered, indicating the location of a removed north-south spine beam.

Building 1 *Beam with simple stopped chamfer either side of spine beam (removed). Owing to the length of the building, the spine beam must have been composite and supported at intervals by verticals*

5.3.21 Originally open, the first floor had been subdivided in the recent past by the insertion of numerous stud partitions to form individual work areas. These were not recorded owing to the decayed floor.

5.3.22 *Roof*

5.3.23 The roof was hipped at both the north and south ends and covered in pantiles with plain saddleback ridge tiles. It was of trussed construction with support for the hip provided at each corner by dragon posts half-lapped to angle ties or *squinch* beams.

Dragon bracing at the north-east corner

King Post roof trusses at the south end

Queen Post Roof Trusses

Detail of butt purlins

5.3.24 The building had 16 trusses forming 17 bays. The first 6 trusses, from the south, were of King Post construction; the next 9 trusses were of Queen Post construction; and the northern most a further King Post truss. There was no architectural detailing or surviving primary fixtures or fittings to account for the duality of roof truss construction. The trusses were constructed within the centre-

point carpentry tradition utilizing softwood of uniform scantling for each component, which may account for a complete absence of carpentry marks.

5.3.25 The King Post trusses were set at 7' centres and were triangulated by braces from King Post to Principal Rafter and strutted from Tie beam to Principal Rafter. The Principal Rafters supported a pair of butt-purlins tenoned into the rafters and secured with pegs.

5.3.26 Conversely, the Queen Post Trusses supported trenched purlins, although these were butted at each end where the roof arrangement shifted to King Post construction. Although primarily carried on small cleats, the purlins were partially trenched. The trusses were again triangulated by inclined braces between, in this case, the Queen Posts and Principal Rafter .

5.4 Building 2

5.4.1 Building 2 was essentially formed by roofing over the space between Buildings 1 & 3. In terms of plan area, it was the largest unit although only single storey.

5.4.2 *North Elevation*

5.4.3 The North elevation was essentially of two builds. The lower portion, to below a line of slots indicative of floor joists of the demolished North range, was contiguous with Building 3, but butted Building 1. It was constructed in the local stock bricks of 9 x $2^{3}/_{4}$", laid with a hot-mixed lime mortar, and it is interesting to note that the end butting Building 1 was detailed with closers rather than being laid to a half-brick. It is likely that this formed a wall enclosing a paved yard between the two earlier buildings.

The North elevation

The central section is complex: the lower portion of the wall is contemporary with Building 3 and is stopped at the west end with closers. Building 1 was partially built off this wall and the height extended at a later date, with the extended portion of the wall mainly butting Building 3, but with the upper three courses keyed in. This suggests that at least some components of the demolished north range post-date Building 3 but are contemporary with Building 1

5.4.4 At a later date, this was extended upwards and the bricks change to 3" commons which compliments the earlier desk-based assertion that Building 2 was a mid nineteenth century addition. The evidence of changes in build also indicate that at least part of the demolished north range was contemporary with the creation of Building 2 since the joist holes are primary to this later modification. Oddly, this extension was toothed in to Building 1, but only the top three course into

Building 3, the remainder being butted.

5.4.5 The lower section of wall, contemporary with Building 3, also had six openings inserted presumably at the time Building 2 and the north range were created. They were much modified later, but sufficient fabric survived to indicate that they had simple rough segmented arches similar to those described for the west elevation of Building 1 above. Later still, a large opening was inserted on the eastern side which was latterly filled with concrete blocks imitating rusticated ashlar.

5.4.6 *South Elevation*

The south elevation was dominated by large glazed frame and boarded doors inserted in the twentieth century. It was crowned by a parapet wall topped with a soldier course. This is likely to be a later addition, but the fact that the whole of the south elevation of the buildings was rendered thus masking the primary building materials inhibits any attempt at dating it.

5.4.7 *Roof*

5.4.8 The preceding building appraisal, undertaken during the desk-based assessment stage, described the Building 2 roof as including scissor-braced trusses at the south end and a Queen Post truss at the northern end. This was, however, an over simplification.

5.4.9 The northern truss, though incomplete owing to the partial loss of the roof, retained sufficient timbers to indicate that it not only formed part of the Queen Post roof Truss type, but that it had *kerb principals* or principal rafters which only run from the Tie beam to a collar (or in this case, the straining beam) and an upper King Post or King Strut extending from the straining beam to the apex of the roof. This truss was therefore unique within the building complex. It supported through purlins on cleats which were tenoned in to a King Post truss to the south.

Building 2 -North Truss

Though incomplete, enough of this frame survived to show that it was not only unique in terms of Building 2, but within the whole building complex.

The reasons for the change in frame design in Buildings 1 & 2 were not established, but Queen Post roof trusses are generally considered more appropriate for spanning wide buildings than King Post trusses, and it may be that the change is due to the redesign and repair of either a failed or fire damaged section

5.4.10 South of the Queen Post Truss, were a series of King Post trusses comparable to

those described for Building 1 above. The exceptions were the first three trusses at the south end. Although described as scissor braces, these were in fact originally King Post trusses of a common form. They were later modified, presumably when the large doors were inserted into the south elevation, to increase floor clearance.

5.4.11 The modifications included cutting the Tie beam, reducing it in effect to corbels at either end, and trimming the King Post and side struts. The truss was then triangulated by the addition of braces extending from the King Post to the Principal Rafter/Tiebeam interface which picked up the struts. The base of the King Post was picked up by the addition of a strutting beam to the underside of the braces, the whole construction being cobbled together by the use of metal stirrups and straps.

Building 2

General shot and detail of modified King Post roof trusses at the south end of the Building. The tiebeam has been reduced to corbels at either end of the truss, the King Post reduced and a new tiebeam added with additional inclined braces.

5.4.12 As with Building 1, the hip rafter was strengthened by the use of dragon posts with angle struts., and two pairs of butt purlins carried the common rafters.

5.4.13 The underside of the roof was finished with lath and plaster between the common rafters and trusses which were left exposed. The exception being three equally spaced roof lights formed of glass pantiles. Externally, the roof covering was comparable to Building 1, being comprised of pantiles with saddleback ridge tiles.

5.5 Building 3

5.5.1 Building 3, the eastern range, gave accommodation on three levels and, again, all traces of the primary function of the building was lost. It was similarly constructed in local thin bricks to Building 1. The east and west walls were two bricks thick at ground-first floor, and thinning to one brick thick for the upper stories. The north and south walls were both $1^1/_2$ bricks thick throughout the

elevations.

5.5.2 Substantial modification had been made to the building, with both floors greatly modified. The ground floor ceiling retained the original east-west beams at the south end, but the majority had been replaced with RSJs. The first floor ceiling had also been largely replaced, but also dropped as evidenced by a beam visible on the second floor. Of note, is the fact that the beam shows evidence for both floor and ceiling joists. There was no indication that the beam was reused, and it may be that the southern end the first floor was used as offices.

5.5.3 *Roof*

5.5.4 Almost the entire roof had been replaced and covered in corrugated refractory sheeting. Four primary roof trusses survived at the south of the building and were comprised of short King Post trusses with triangulating inclined braces from the King Post to Principal rafters. The trusses supported single trenched Purlins. The southern most truss also carried a bridging beam anchored into the south wall.

Short King Post roof trusses at the south end of the building

TDA or TRADA roof trusses replacing the original short King Post trusses. Made of uniform scantling, they are formed by connectors rather than by traditional jointing and strapping techniques

5.5.5 The rest of the roof had been replaced with the introduction of T.D.A roof trusses constructed in softwood of uniform scantling of 3 x $1^1/_2$". These usually carry clasped purlins, but in this case they were through purlins carried on cleats and obscured by under-boarding. The familiar dragon beam halved with a angle beam detail at each corner was again observed at each corner of the building.

5.5.6 *South Elevation*

5.5.7 The south elevation was dominated by large glazed framed and boarded folding doors at ground floor level, presumably inserted at the same time as those of Buildings 1 & 2. At first floor level, there was an inserted central rectangular window with a cast iron 12 light window. Any evidence of the original

arrangement of the front elevation was hidden by later rendering, although a blocked central opening was evident, internally, on the second floor.

Building 3

The north end of the east elevation had sufficient surviving details to enable the original arrangement to be known with certainty.

Simple segmented windows, centrally aligned, for each floor with similar weepers just above ground floor level

5.5.8 *East Elevation*

5.5.9 At first and second floor level, the east elevation retained most of its original arrangement of windows. From the north, there were nine windows centrally placed within every second 'bay', as defined by external plain brick pilasters with bulls-eye ties. The original arrangement of the three southernmost bays was not clear owing to rendering: at first floor level the last two bays had inserted/modified windows fitted with cast iron frames, but all three bays were blank at second floor level. The nine original windows of each floor comprised splayed rectangular openings topped with axed brick arches, the fenestration had been replaced with internally opening, bottom hung, single-light casements.

5.5.10 At ground floor level, the window arrangement had been altered by the insertion of nine large rectangular openings similar to those of the west elevation of Building 1. They were fitted with twenty pane cast iron crital type windows with central six pane pivot openers. Below these were a series of weepers just above the external ground level.

5.5.11 *West Elevation*

5.5.12 At first and second floor level, the window arrangement mirrored that of the east elevation, both in terms of the original window opening details and the replaced frames.

5.5.13 At ground floor level, there were three door openings which all appeared to be either inserted, or else enlarged and thereby destroying any evidence for their possible primary status. The only other architectural details of note were a blocked door in the southern half of the building and a blocked vent in the northern half.

5.6 Summary

5.6.1 Further observation and recording of Greens Building did not identify any evidence to question the phased development outlined in the preceding assessment reports. It has, however, enabled a better appreciation of the construction detail of the building group and corrected a misinterpretation of the roof of Building 2.

5.6.2 All three units were constructed from local red bricks with hipped roofs and segmental arched openings. Their general arrangement follows a common architectural treatment for light industrial buildings of the nineteenth century and comparable buildings are widely represented in the region. Within this context, the buildings were not, in themselves, of any great architectural importance but they were the last remaining examples of the nineteenth century industrial development of the Brayford. With their loss, the only structure that points to the Brayford as a thriving Victorian commercial sector is the appallingly rebuilt structure, currently a nightclub, immediately west of Building 1.

5.6.3 Although the successive development of the three existing buildings was clearly understood, changes in build of the north elevations indicate that the lost northern range had a much more complex development and it is regrettable that those structures were lost without record.

6.0 Watching Brief

6.1 Evaluation of the site by trial trenching (Northants Archaeology, January 2004) identified a late Roman inhumation cemetery at the north of the site and demonstrated that the remainder of the site had been subject to ground raising during the medieval and post-medieval periods. The lower deposits contained assemblages of pottery, shell and animal bone and reflect aspects of the local economy at the time of the ground raising.

6.2 It was possible to preserve these important deposits by engineering design below the proposed new building, but their was also a potential for organic silts and peat deposits to be exposed at the southern end of the site during ground works. In order to ensure that any such deposits would be recorded and their palaeoenvironmental potential assessed, a watching brief was maintained during pile cap and deep service trenches at the southern end of the development site.

6.2 The watching brief was maintained by the author over the course of four days in December 2003. Monitoring comprised the removal of the existing building's floor followed by the two southern most rows of pile caps and the main service

trenches. This included the connection of water into the existing main, and the provision of new ducting for gas and electricity.

6.3 The floor of the existing building comprised approximately 200mm formed of pressed quarry tiles overlying a thin ash sub-base. Once removed, a piling mat of *c.* 500mm of hardcore was laid, and the foundations and service trenches were excavated through this.

6.4 The pile caps were excavated to a depth of 750mm below formation level of the finished piling mat, resulting in only a 250mm impact. The deposit sequence comprised:

500mm	crushed brick/limestone hardcore piling mat
150mm	ash/cinder sub-base of quarry tiled floor
100mm	undifferentiated dark brown sandy silt with frequent angular brick fragments.

No archaeological features or significant deposits were observed and no artefacts recovered.

6.5 Ducts for gas and electricity were at 600 and 450mm respectively below formation level and were therefore within made ground. The deepest impact came from the water connection, with a depth of 900mm below formation level. The deposit sequence mirrored that of the pile caps and again, no archaeological features or significant artefacts were observed or recovered.

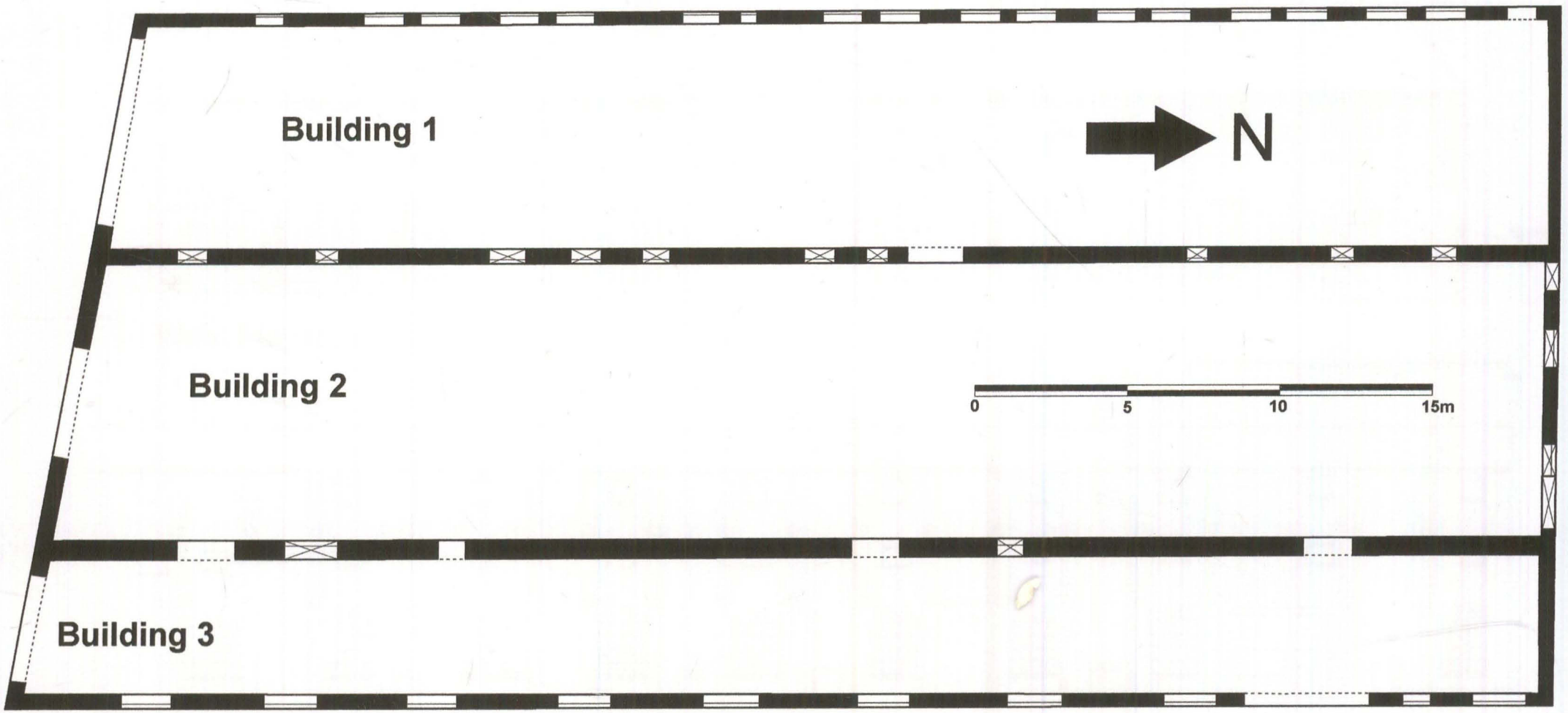


Figure 1: Ground Floor Plan, surveyed at 1m above EGL

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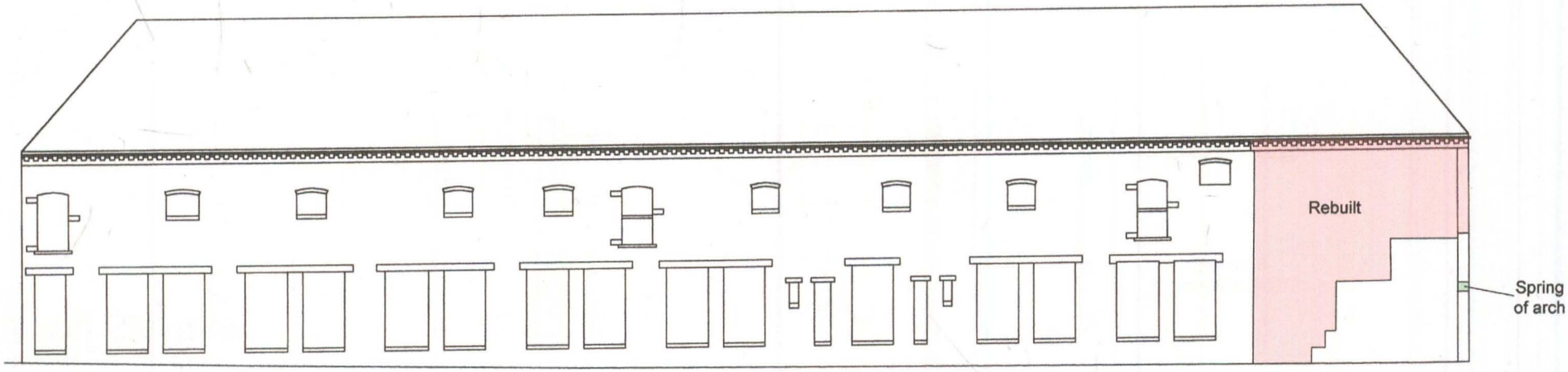


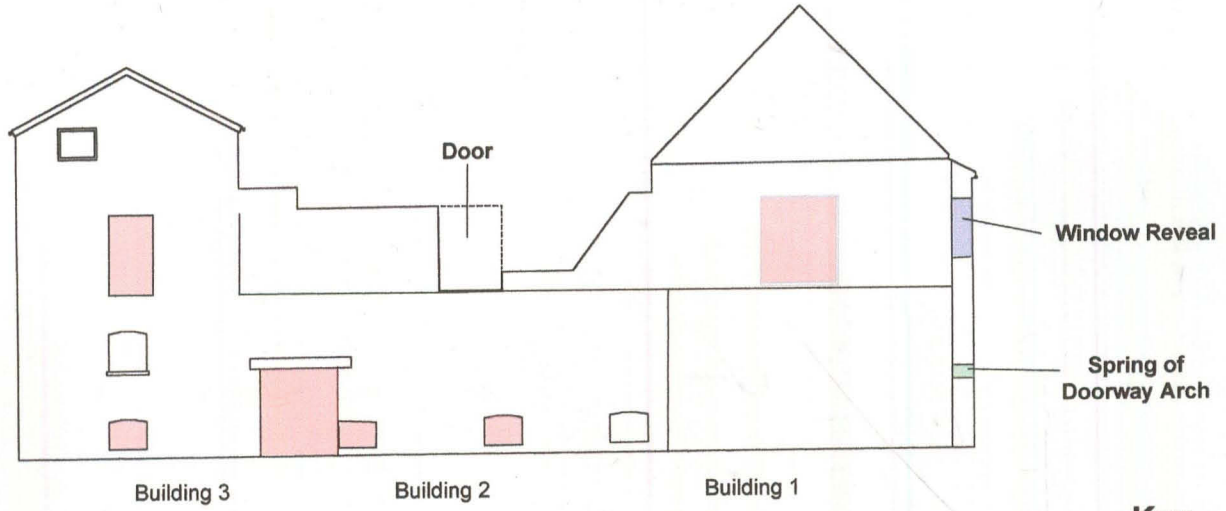
West Elevation (Building 1)

0 5 10 15m

East Elevation (Building 3)

Figure 2: East & West Elevations

North Elevation



Key

Blocking

Rebuilt

South Elevation

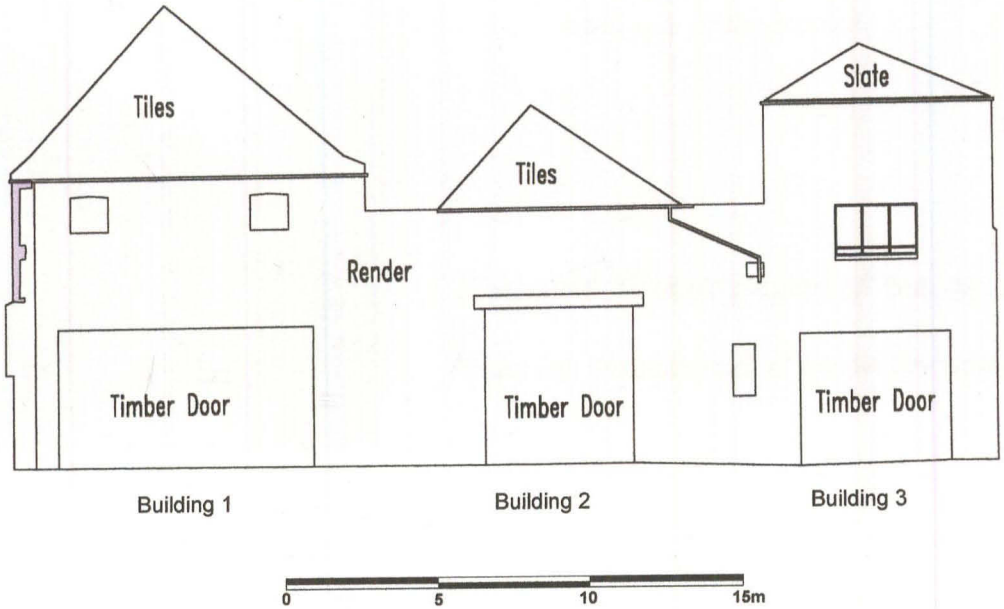
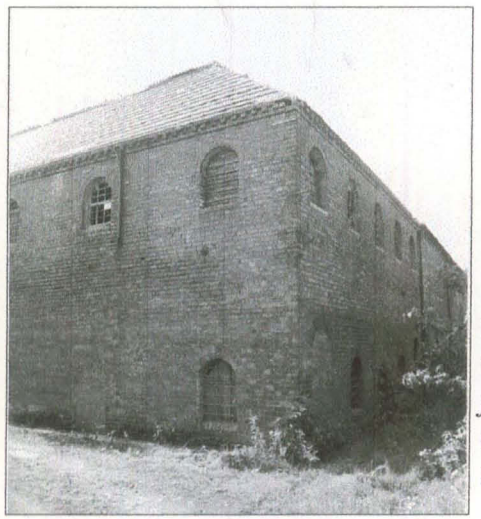
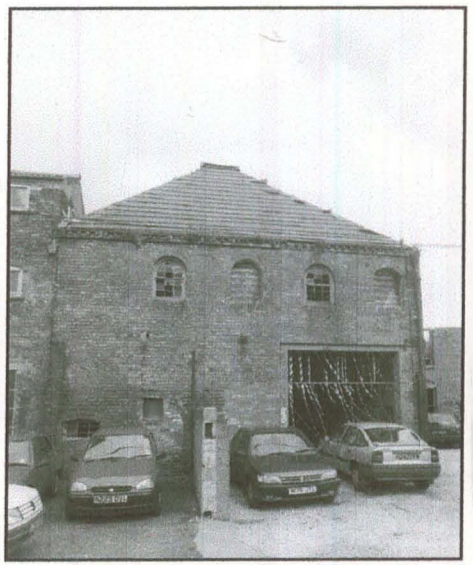


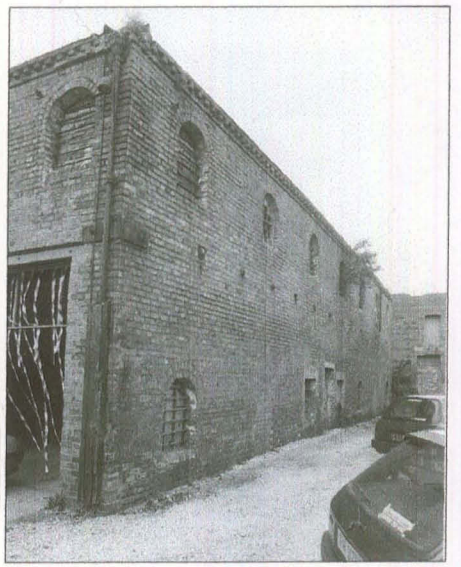
Figure 3: North & South Sections



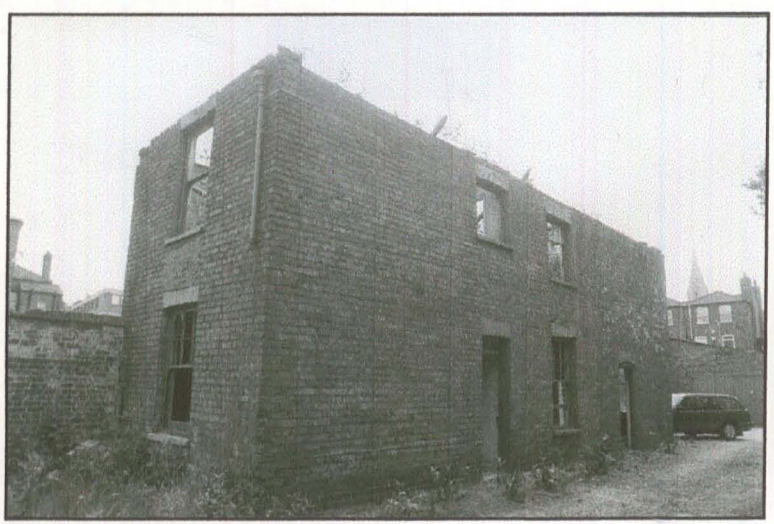
The demolished north range, which comprised the kiln, looking from the north-west. The extreme top right hand opening is the reveal recorded on Figure 3



The Kiln, East Elevation, Building 3 can be seen on the left hand side of the picture



The kiln looking south-west



The Foreman's House looking north-east

Figure 4: Photographs of the demolished north range

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