

**AN HISTORIC BUILDING
SURVEY OF Nos. 200-201
HIGH STREET, LINCOLN**



Trent & Peak
ARCHAEOLOGY



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**AN HISTORIC BUILDING
SURVEY OF Nos. 200-201
HIGH STREET, LINCOLN**

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OS Grid Ref. SK 9796 7117
TPA Project Code: HSL
LCNCC Accession no. 2012.119
April 2013
TPA Report No. 037/2013

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SUMMARY

- Trent & Peak Archaeology was commissioned by Prospect Archaeology on behalf of Wilson Peck Properties to carry out a Level 2/3 historic building survey of Nos. 200-201 High Street, Lincoln. It is in relation to a proposed application to demolish the existing buildings and to redevelop the site. Although not listed the site is positioned within the City of Lincoln Conservation Area No. 1: Cathedral and City Centre. The survey follows on from an earlier risk appraisal and an historic building assessment. It was also carried out independently of and without reference to pre-demolition site evaluation and post-demolition site excavation.
- The site is situated towards the north end of the High Street in central Lincoln, just south of the River Witham and the southern extent of the extended Roman town or colonia, with the High Street following the course of Ermine Street. In both the Roman and later periods so-called ribbon development is likely to have spread along this highway. The site is within Wigford, one of two pre-Conquest suburbs, and is between St. Benedict's parish church to the north and St. Mary-le-Wigford to the south. The site lies well within an area of archaeological significance and in recent years many nearby spots have been the subject of archaeological investigations.
- Although the site is referred to here as Nos. 200 and 201 High Street (a numbering system that probably came into being in c.1840), it includes three distinct properties running back from the High Street, the third one being numbered 201A. These properties represent three of a possible block of 4-5 original medieval burgage plots, each about 15 feet (c.4.5m) wide.
- The general site extends back from the High Street for over 40m, the structures varying from three storeys at the east end to two and one storey construction at the west end. Cellars were accessible in two of the three plots. The survey noted 13 distinct units, coded on report plans from A-N, with discrete rooms or groupings of small rooms numbered between 1-34 for the purposes of the site photographic record; this is comprised of 354 digital views.
- Mid-18th century brickwork was found in those parts of the building fronting the street and the alley forming the south site boundary. The survival of stonework and early brickwork in the cellarage under No. 200 points to an earlier origin for this particular property, perhaps dating back to the 15th-16th century. The brick evidence might further suggest that not long after this, this standing building was knocked down as part of a rebuilding of the street frontage in this part of the High Street.
- The property's later history in the 19th and 20th century is a mixed picture of retail and professional use, with some domestic accommodation also evident. It probably reflected a common pattern of commercial activity being concentrated in retail along the High Street site, distinct from warehousing and workshops positioned alongside the narrow side alleys. These disparate activities later came together with the arrival of general merchants J.G. Doughty & Sons in the 1840s, who found the site a convenient commercial outlet, office base and storage facility, with their bone mill and yard not far away between Sincil Street and High Street. They stayed on most of the site until c.1920. Other occupants included chemists, clock importers and tailors.

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1. Introduction

This Level 2/3 historic building report by Trent & Peak Archaeology (TPA) was commissioned by Prospect Archaeology on behalf of Wilson Peck Properties. It is in relation to a proposed application to demolish the existing buildings at Nos. 200-201 High Street, Lincoln and to redevelop the site. Although not listed the site is positioned within the City of Lincoln Conservation Area No. 1: Cathedral and City Centre. This report follows on from an earlier historic building risk appraisal (2010) and an historic building assessment (2011). It has been carried out independently of and without reference to pre-demolition archaeological site evaluation and post-demolition site excavation. The report has site plans which are based on an original survey carried out by Tower Surveys.

The overall study employs the methodology developed by Trent & Peak Archaeology (TPA) for use on similar projects in the region. This methodology conforms to the standard requirements of planning authorities where consent applications are made for development, re-development, building conversion, major restoration or demolition. These follow guidelines to be found in the National Planning Procedure Framework (2012) which replaces conservation planning document *Planning Policy Statement 5: Planning for the Historic Environment* (PPS 5, Department for Communities and Local Government 2010).

The procedures follow closely those laid down in English Heritage's *Understanding Historic Buildings. A guide to good recording practice* (2006). The methodology also accords with the Institute for Archaeologists (IfA) *Codes of Conduct and Standards* and the paper *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Institute of Field Archaeologists 2001).

The report

This report is the result of several specific information-gathering tasks:

- Site visits carried out by the author in August and September 2012. The building was examined, parts of it measured and details added to existing site plans and the building fully photographed. The resulting archive consists of 354 digital images.
- Background research, including a visit to the Heritage Team at City of Lincoln Council Offices where documents relating to building applications were consulted.

The TPA site code is HSL.

2. Historical background

The site is situated towards the north end of the High Street in central Lincoln (Fig. 1). It lies just south of the River Witham and the southern extent of the extended Roman town or *colonia*, with the High Street following the approximate course of the main Roman road running south of Lincoln, Ermine Street. In both the Roman and later periods so-called ribbon development is likely to have spread along this highway. To the west is the Brayford Pool, which once extended further to the east and closer to the High Street.

Although lying outside the main Roman settlement area, the site is within Wigford, one of two pre-Conquest suburbs and an area once rich in churches. About 50m to the north stands St. Benedict's parish church and 120m to the south, St. Mary-le-Wigford, possibly Lincoln's oldest parish church. The site lies well within an area of archaeological significance and in recent years many spots in the vicinity that have been affected by redevelopment or groundworks have been the subject of archaeological investigations.

Although the site is referred to here as Nos. 200 and 201 High Street, a numbering system that probably came into being in c.1840, it includes three distinct properties running at a right angle back from the High Street for a now shortened distance of c.42m. At the southern extent there is a narrow unnamed alley and to the north a corner block occupied by a large bank. Not including the alley, the site appears to cover three of a possible block of four or five original medieval burgage plots, each about 15 feet (c.4.5m) wide. Similar blocks composed of 4-6 burgage plots can be seen on earlier maps of the town extending along the High Street.

One of the earliest surviving plans of the town, Stukeley's plan of 1722 shows buildings extending along both sides of the High Street for some distance south of the town centre. Although clearly not as accurate as later maps, this plan shows the site position as occupied, with the area around St. Benedict's to the north shown as open space and the position of Cornhill too far north (Fig. 2). By the early 19th century the area's street frontage was again shown completely built up and in use (Fig. 3).

Since the 19th century

Trade directories show that the three shop areas (Nos. 200, 201 and 201A) have been used by a succession of different businesses since the early 19th century. The upper part of the street frontage indicates a probable common ownership though, being of a near-uniform build and with similar quoining at either end (Plate 1). From 2005 onwards most of the site was occupied by Next Clothing

Company, with only part of the ground floor area of No. 200 and a small upstairs area used by another concern. Prior to this the site had been more divided up. This multi-occupation of the site has a long history and it partly explains the varied nature of the separate building units within the overall site. A list of occupants from several directories demonstrates this:

The City of Lincoln Directory, 1867.

- 200: John Kemp Dispensing and wholesale druggist
- 200: William Watkins's office (architect)
- 201: J.G. Doughty & Sons office. Seed crushers and general merchants
- 201: Charles Doughty JP

William Watkins, who occupied offices at no. 200, was an eminent Lincoln architect. He was responsible for the design of several buildings in this part of the High Street including no. 305-6 (currently occupied by Fat Face) and no. 191 (current location of River Island) as well as elsewhere in the city, including the Constitutional Club on the corner of Silver Street and the Girl's High School on Lindum Road (information supplied by N. Field).

Lincoln & District Directory, 1897.

- 200: Kemp, J. & Co. Chemists
- 201: J.G. Doughty & Sons
- 201A: Thurlby S. grocer

Directory of the City of Lincoln, 1919.

- 200: Kemp & Elmitty. Dispensing chemists
- 200: George Elmitt. Chemist
- 201: Doughty, Son & Richardson Ltd. Seed crushers, manufacturers and seedsmen

Kelly's Directory of Lincoln & Neighbourhood, 1957.

- 200: Clarke Hall & Scorer, architects
- 200: Farrand & Frank Ltd, grocers
- 200: United Dominions Trust, bankers
- 200: Riley, J. (Housing) Ltd
- 201a: T.L. Lidgett & Sons. Wholesale watch and clock importers, jewellers and house furnishers
- 201a: Stokes, R.W. & Sons Ltd. Tea and coffee specialists. Warehouse and office
- 201a: Cornhill Cafe

Kelly's Directory of Lincoln & Neighbourhood, 1967.

200: Farrand & Frank Ltd, grocers

201: Hains & Hains, chartered accountants

201a: Hains F.C.G., chartered accountant

201a: Hains D.W., chartered accountant

201a: Stokes R.W. & Sons Ltd, wholesale coffee merchants

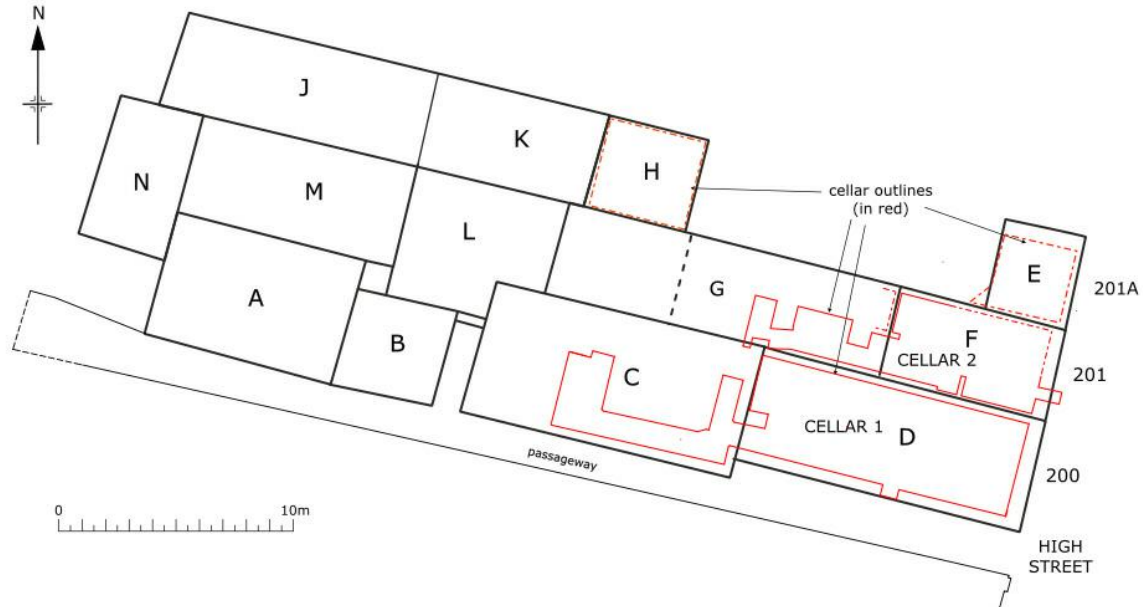
201a: Neville Red tailor

These directories indicate that the site has long been used by at least two major retail concerns with ancillary offices sometimes occupied by professionals. One particular concern stands out, J.G. Doughty & Sons (later with Richardson) general merchants, who may have occupied the larger part of the site between c.1844 (when first mentioned in a newspaper as being on High Street) and c.1920. This concern specialized in agricultural feed and seed and it may have moved from Bail Gate in c. 1842-44 to a larger site and one closer to their wharfage on Brayford Pool. Plans from 1901 (Fig. 16) and 1917 (Fig. 17) show that they occupied the whole of No. 201 and the back part of 200, and that only then were they starting to infill the previously open rear part of the central plot. The north plot of No. 201A was also open at the back until T.L. Lidgett & Son had a shed built in 1903. A small part of the central plot remained open until the mid-20th century; of this only a small entry courtyard now remains.

In the early 20th century Lidgett's extended into part of No. 202 but in 1920 a major change occurred. Doughty's moved out and Lidgett's moved across into their central plot, relinquishing part of No. 201A to Lloyd's Bank in No. 202. At the west end of the site the now irregular site outline resulted from two parts of the plot being acquired by an adjacent print works.

3. Building description and interpretation

The general site extends back from the High Street for over 40m and at the east end dividing walls still denote the three-part division.; this is largely lost within the west part of the site. The site also varies from a three storey height at the east end to two and then one storey construction at the west end (Fig. 10). Cellars within two plots were accessible but whether cellarage existed below No. 201A was not evident at the time of the survey. The survey noted a number of distinct units, coded on the accompanying plans (Figs 7-11) and below from A-N, with discrete rooms or groupings of small rooms numbered between 1-34 for the purposes of the site photographic record only; they are not referred to here.



The units are described here in sequence, along with an interpretation:

UNIT A (Figs. 5-8, 10, 11, 15; Plates 4, 5, 10), No. 200 High Street

Discrete brick-built block, now two-storey with hipped slate roof. Divided into two rooms on ground floor (one now a kitchen) and partly open at west end where shortened in length. Contained stairs to a 4-bay upper floor where a modern partition divided off the west end bay. South side had wide arched doorway, since reduced in width, and nearby a possibly original cast-iron framed window. Blocked doorway in north wall.

Interpretation: Building was probably a tall warehouse with wide entrance from the alley. Lack of upper windows indicates upper floor since added. Building had been shortened at the west end and then re-roofed. It appears on the earliest detailed map of 1842 and this suggests it was then grouped with several other commercial / industrial structures to the west. The irregular coursed brickwork of $2\frac{3}{8}$ - $2\frac{1}{2}$ inch (60-63mm) thickness and over 9 inch (230mm) length places it in mid-late 18th century date-range.

UNIT B (Figs. 5-8, 10, 11, 15, 16; Plates 25-27), No. 200 High Street

Narrower brick-built structure, most recently two storey high with gabled roof. Was added on to unit A, with bricks of different tone, but whose similar size suggests a late 18th century date. Was originally single storey and probably included a covered passage through to inner yard; this was recently open and

blocked off at the north end. The ground floor had a blocked-off staircase and toilet cubicles and the upper floor had a single room, lit on two sides. Staircase to upper floor was found to cover a former sash window in the ground floor north wall.

Interpretation: This single storey structure was heightened in 1901 by Doughty, Son & Richardson (Fig. 16). It then had two possible boilers on the ground floor with a corner flue and was lit by two windows. The upper floor was added as a back office. One of the two windows at this level was set near a corner to take light from a small gap outside where several roofs met.

UNIT C (Figs. 5-11, 15; Plates 3, 17, 28, 34), No. 200 High Street

Discrete brick-built block, slightly irregular in plan at west end and three-storey tall with gabled slate roof and four chimney stacks. Ground and first floor plans indicated it had two similar-sized rooms, both heated, with a central staircase and a possible lobby entrance in the south wall. The west ground floor room had a hatch opening to a wooden staircase down to Cellar 1. The east room had been shortened by the addition of an east-end staircase. Rooms were accessed along a through passage on the north side.

Interpretation: This was probably originally a two-storey and mainly domestic unit behind unit D, a retail unit on the High Street, and at least of 18th century origin. It may have had a separate access from the alley, to a kitchen in the west room (with later cellar access) and to stairs leading to living rooms on the upper floor. Ornamental arches in the ground floor wall between units C and D suggest that the east room was part of the retail function (Plate 15). In the later 19th century the building was altered and largely rebuilt, its south wall now being composed of 3 inch brickwork and featuring many windows. The building was also heightened to three storeys, with a staircase added to at the east end and the earlier one blocked off. This required the blocking-up of the arches.

UNIT D (Figs. 5-11, 15; Plates 1, 15, 16, 24, 34), No. 200 High Street

High Street end of No. 200, brick-built, three storeys high with flat roof and a large cellar beneath that mirrors its footprint. Much altered retail interior with one single room at each floor (with minor partitions only) and with the upper floors connecting through into units C, F and E. Fairly featureless modern interior.

Interpretation: Some exposed 2³/₈ inch (60mm) thick brickwork in the south wall's interior face and in the dividing wall with unit F at first floor level provides a date in the 18th century for most of this unit. However, the building clearly stood above an earlier cellar (see below) and was a rebuild on the same

footprint of an earlier structure. The second floor was a likely 19th century addition, with the added staircase in unit C serving this area too. The continuation of side quoining to the roof suggests that the street frontage is of late 19th century date and the classical-style first floor decoration is an affectation from that time.

CELLAR 1 (Figs 7, 10, 14; Plates 11-14, 17), No. 200 High Street

This cellar stood out from the rest of the site for being walled in both stone and brick. The cellar consisted of a large open cell beneath and the full size of unit D, and an irregular passageway beneath unit C, now leading from a ladder, although probably prior to this from a staircase immediately to the east (and below a staircase above). The passageway was lined with a mixture of brick and stone and the floor was of brick. A side passageway, later blocked off at its north end, may have provided a light source from a previously open area behind unit F. The full cellar is of particular interest, consisting solely of stonework blocks at in the western half and mainly (but not exclusively) of brick in the eastern end.

Interpretation: Although the stonework was not in itself dateable, its relationship to early brickwork suggests a pre-brick era date, either late medieval or, more likely, early post-medieval. The east end appeared to have been extended or repaired with thin brick (largely hidden and obscured under plasterwork), most likely of 17th century date. At the west end a projecting stone pillar may have provided support for a stair or ladder down from an adjacent position, prior to the later extension westwards when unit C was built. However, this is more likely a storm-guard or a rebuild to form a double-entry. At the east end of the passageway a block of 17th-18th century brickwork, 1.3m wide, and a small area solely of stonework next to it suggests a likely short recess for an earlier entrance here at one time, reached from outside the building. Removal of the remaining surround to this will have provided stone for reuse when the passageway was extended in the 18th century under unit C.

UNIT E (Figs. 5-11, 15, 18; Plates 1, 21), No. 201A High Street

This was the truncated east end of the once continuous plot No. 201A High Street. More recently occupied by a modern staircase rising to the first floor and with a tiled storage space on the second floor.

During site clearance the cellar known to have existed beneath this building was noted. It had not been accessible during the building survey as it lay beneath the stair access to the first floor. It was brick lined, at least at ground level, and corresponds with the room size above. As the cellar lay outside the excavation area it was not investigated further.

Interpretation: No structural elements were exposed to determine its age but its association with the adjacent plots suggests an 18th century origin. It may have retained part of a cellar beneath its ground floor. A plan of 1920 shows the ground floor then extending as a shop the full length up to unit H, with an entrance through (Fig. 18). At first floor level, unit E then extended further to the west, with doorways opening into the adjacent area. The latter and the attic space were clearly being used by another concern at this time and are not shown in any detail on the 'as existing' part of the plan. The proposed part of the plan shows unit E to be sectioned off, opened up to unit F and replicated on the second floor. The angled south-west corner resulted from the removal of a flue at this time.

That the shape of unit E also showed at roof level indicates that the flat roof was of 20th century date. As the 1920 plan identifies the uppermost level as the *attic*, the site may have had three gable roofs fronting onto High Street at this time. The plain second storey windows above the shop fronts will have been put in when the roofline was subsequently altered. This may have happened in 1950 when Federated Properties applied to make changes to form offices in both Nos. 200 and 201 High Street.

UNIT F (Figs. 5-11, 15, 18; Plates 1, 8, 35, 36), No. 201 High Street

This, the central part of the shop frontage, extended in for c.8.5m and its west wall, still evident at first and second floor levels, may have been on the continuous line running parallel to the street frontage shown on Padley's plans of 1842 and after.

At ground floor level unit F ran through into unit G, with no indication of any change and a rise in floor level occurring well within G. (Plate 8). At first floor level the removal of panelling revealed a sash window in the west wall overlooking an enclosed gully (Plate 22), and a blocked entry through into unit G. This had been a single heated room, served by a central fireplace in the north wall. On the upper floor there was a similar room, possibly once used for offices but more recently for storage. A corner tower had been added at the west end to contain a water-tank, dumb-waiter lift and ladder access to the flat roof above.

Interpretation: This part probably dated to a collective rebuild of the street fronting parts of the property in the mid-18th century. On the 1920 plan (Fig. 18) it was shown as used for offices at all three levels, before Lidgett's moved in to use it for a shop-floor and an area for carrying out repairs to time pieces.

CELLAR 2 (Figs. 7, 10, 14; Plates 18-20), No. 201 High Street

This cellar was brick-built and consisted of several small cells at the east end, several of which were blocked off and inaccessible. One had a chute for coal delivery from the street and a brick floor; elsewhere tiles were used in the floor. The size of the brickwork varied but the earliest 2⅜ inch (60mm) thick bricks were towards the east end, with 19th century brickwork in the west part. Unlike the other cellar, this one had a brick-built staircase at the west end, although this had been blocked off and access had to be made through a hatch in the floor.

Interpretation: The major part of this cellar under unit F was of 18th century date, to whose footprint it generally matched. The west part was complicated, with variations in its brickwork and this part was almost certainly a 19th century addition when unit G was added / altered.

UNIT G (Figs. 6-8, 10, 11, 15, 18; Plates 7, 31-33, 37), No. 201 High Street

This part was built somewhere between 1868-81 behind unit F, in an area previously occupied by a small shed or annex (as shown in Figs. 4, 5). At ground floor level it was indistinguishable as part of a larger open shop area. However, at first floor level it was distinct, containing at the west end a well-lit and heated office (mirroring a similar lost office on the ground floor) and then a narrower ancillary part, containing a passage, staircase and toilet block. Light came from a narrow open gully on the south side. The unit as a whole had a complex roof structure with sloping sections draining rainwater into the gully part.

Interpretation: Although probably purpose-built as office space by Doughty's, in 1920s it was adapted into part of Lidgett's new shop-floor and for domestic use on the upper floor. Later still, the staircase was removed (possibly having become unsafe) and replaced by another in unit H (to which it had been connected).

UNIT H (Figs. 6-8, 10, 11, 15, 18; Plates 7, 9, 29, 30), No. 201A High Street

This was at the west end of No. 201A High Street, as shown in 1881, and a part added not long before then. At ground floor this was a changing room with cubicles to one side and a blocked-off staircase on the other. The staircase rose in a dog-leg to a former office / a later bedroom on the first floor, with fine Victorian panelling, cornice and a tall bay window that at one time had looked down on an enclosed yard or garden area. This had mirrored a similar window at ground floor level, removed in 1920.

During site clearance it was found to have had a cellar, the size of which at 4m x 4.2m corresponds with the room size. The cellar lay outside the excavation area and was noted on the ground surface only.

Interpretation: This discrete block built on open ground in the mid-19th century date stood out in the roofscape as a tall steep-roofed structure (Plate 7). Although originally part of No. 201A, it was connected up to No. 201 after 1920, with doorway accesses put through. Originally heated, the fireplaces were removed although the stack remained in place.

UNITS J, K (Figs. 5-11, 14, 15, 18; Plate 9), 201A High Street

This was a single storey section of the shop which at one time had been a narrow, long showroom (unit J). It was built on a previous garden / open yard for Lidgett's in 1903 with the addition of a sloping slate roof with three small skylights. A small open area was left between it and unit H (unit K). At this time it incorporated an existing water closet at the west end.

Interpretation: A late addition and the first stage in the 20th century infilling of a sizeable open area between the buildings extending back from the High Street and warehouses to the west. It was lengthened and its roof structure, a basic lean-to to begin with, was altered first in 1920 and again in recent times. A lack of side lighting made skylights essential.

UNIT L (Figs. 5-11, 14, 15, 17, 18), 201 High Street

This area was still largely open up until 1920 when both it and unit K were roofed over. A plan of 1917 shows it as an open yard with a toilet block, some cross-walling, a manhole and crossed by drains (Fig. 17).

UNIT M (Figs. 5-11, 14, 15, 17, 18; Plate 10), 201 High Street

A single-storey office block added in 1917 in an open area (Fig. 17). It made use of the existing back wall of unit A to which a V-shaped fireplace was added to heat two offices, separated by a thin central dividing wall. Because it stood beyond a still intact central yard a passageway provided access to it from the offices in the main building to the east. The passage and the dividing wall were later removed and the room given a modern wall covering.

UNIT N (Figs. 5-11, 14, 15, 17, 18; Plate 10), 200, 201 High Street

Shown as a warehouse extension to unit A on the 1920 plan (Fig. 18) this filled in the west end of a former garden not long after 1917. It was later sub-divided into two long sections by a partition. Much of its external walling on the west side and its roof structure was replaced when the adjoining property was rebuilt in the late 20th century.

4. Comment

The property block of Nos. 200-201 has had a complex history, dating from probably the early post-medieval period to a phase of accelerated infilling of the rear of the property in the early 20th century. The piecemeal nature of this is reflected in the discrete units that show in plan and the varied roofscape. In these respects it is no different to many extended properties in the older parts of English county towns.

Whilst the remains of probably mid-18th century brickwork shows in those parts of the building fronting the street and the alley (reflecting the importance of direct street access), the survival of stone and early brickwork in the cellarge under No. 200 points to an earlier origin for this particular property, perhaps dating back to the 15th-16th century. The nature of the east part of the cellar might further suggest a movement of the street frontage some distance eastwards in the 17th century.

The property's later history in the 19th and 20th century is a mixed picture of retail and professional use, with some domestic accommodation, in particular in No. 200. It probably reflected common pattern of commercial activity being concentrated in retail along the High Street site, distinct from warehousing and workshops positioned alongside the narrow side alleys. These later came together with the arrival of Doughty's in the 1840s, who found the site a convenient commercial outlet, office base and storage facility, with their bone mill and yard not far away between Sincil Street and High Street (Stocker 2003, 351).

The other main occupants have included chemists, clock sellers and tailors. Although each concern has been able to influence alterations to the internal use of the space and to extend into open space at the rear, a single landlord has probably retained overall control since at least the 18th century. This is perhaps best illustrated by the character of the street frontage, which combines both a single overall shape and yet some eclectic variations.

5. References and sources consulted

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Building Applications 200-201 High Street: ledger entries. Heritage Team, City of Lincoln Council – see next page.

ILLUSTRATIONS

FIGURES

LINCOLN

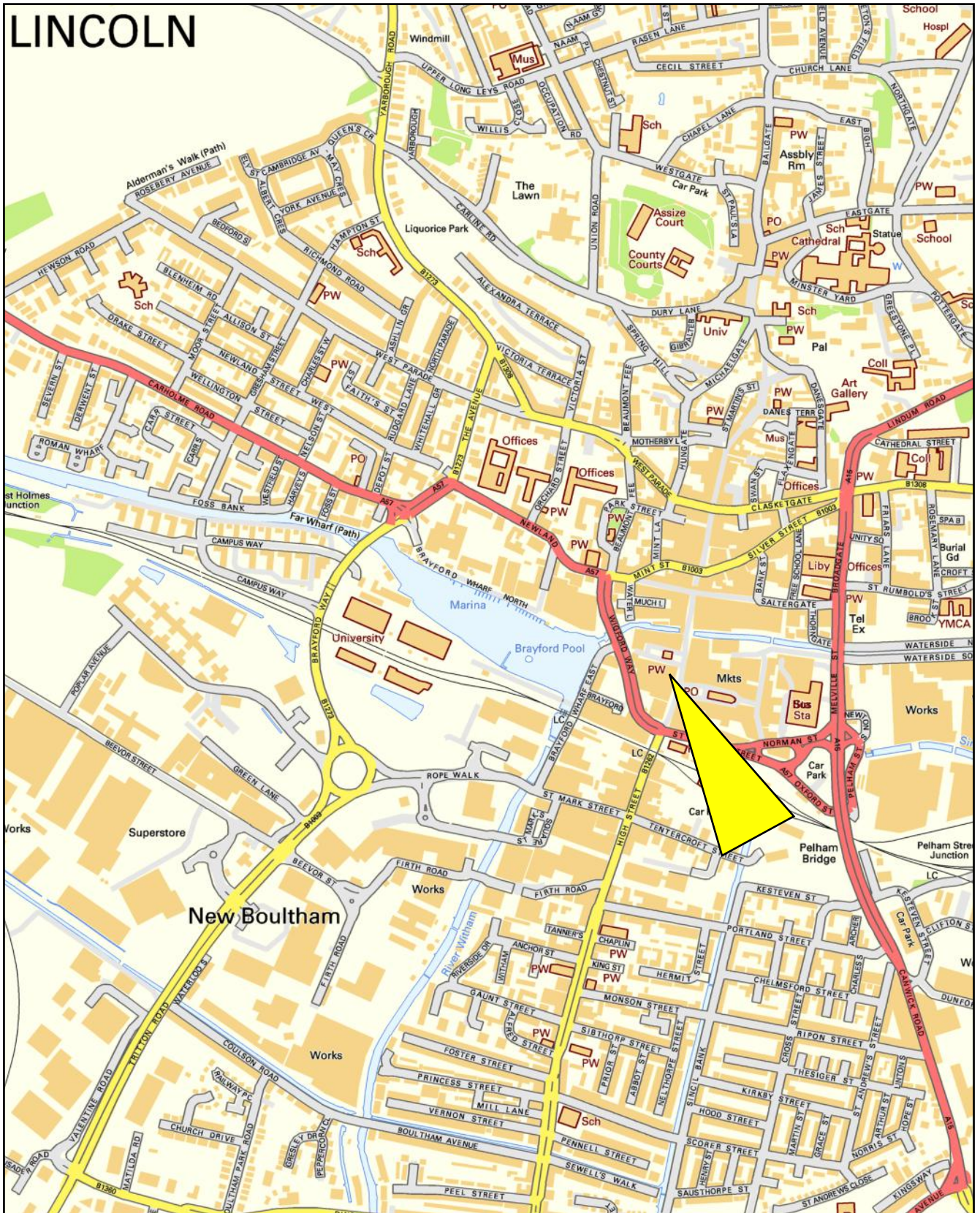


Figure 1: Location of Nos. 200-201 High Street in the centre of Lincoln. Scale 1:10,000. Contains Ordnance Survey data. © Crown Copyright and database right 2013.

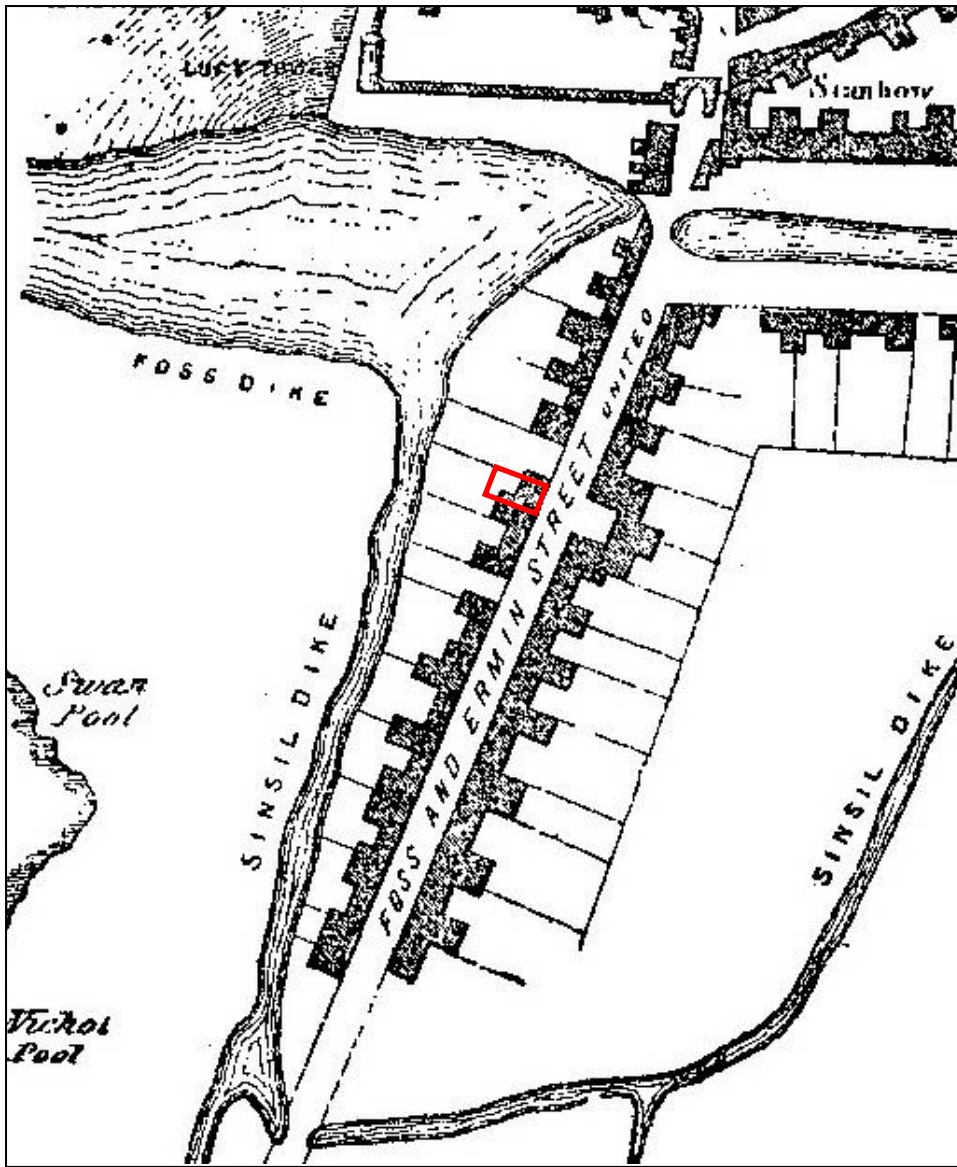


Figure 2: Approximate site location (red box) shown on Stukeley's map of Lincoln, 1722.

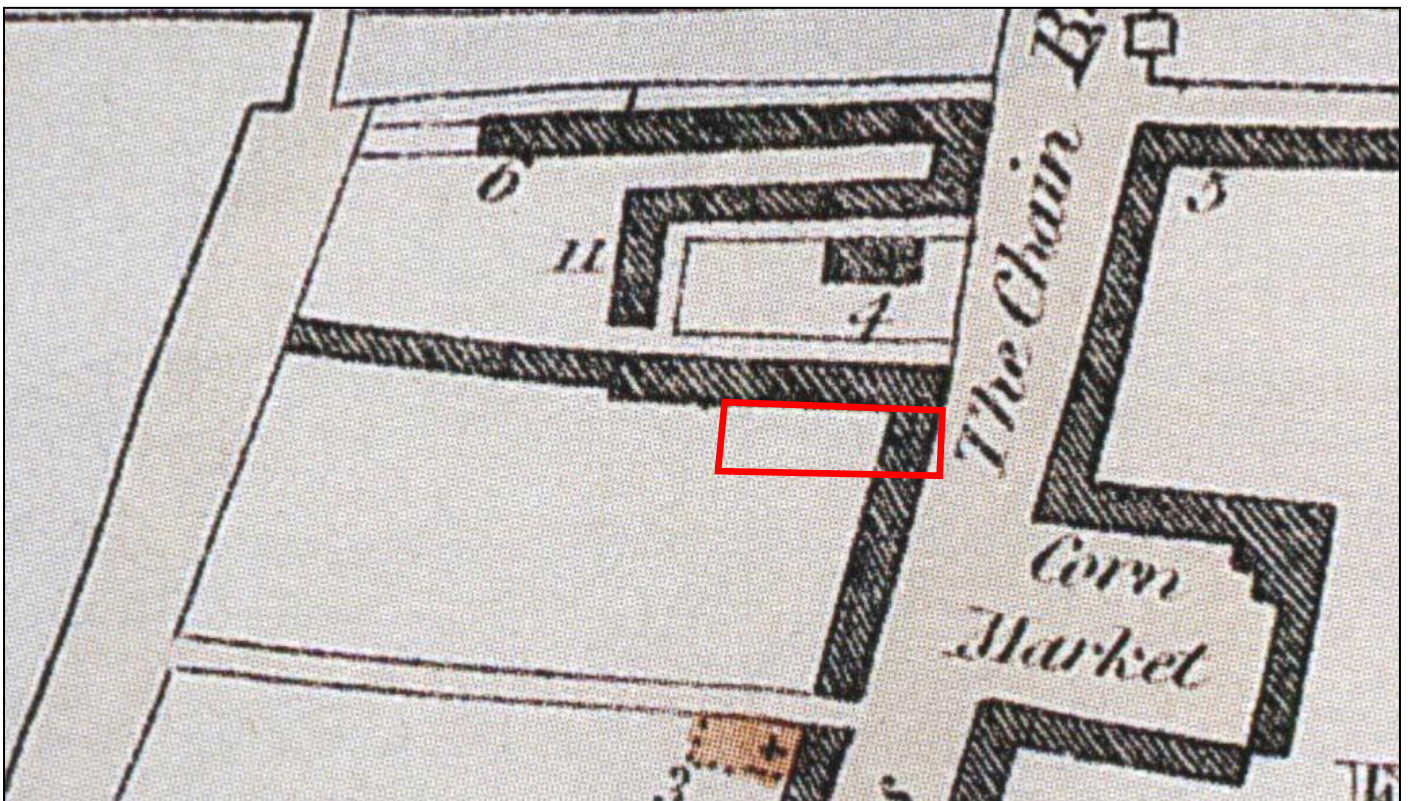


Figure 3: Site location (red box) shown on Marrat's map of Lincoln, 1817.

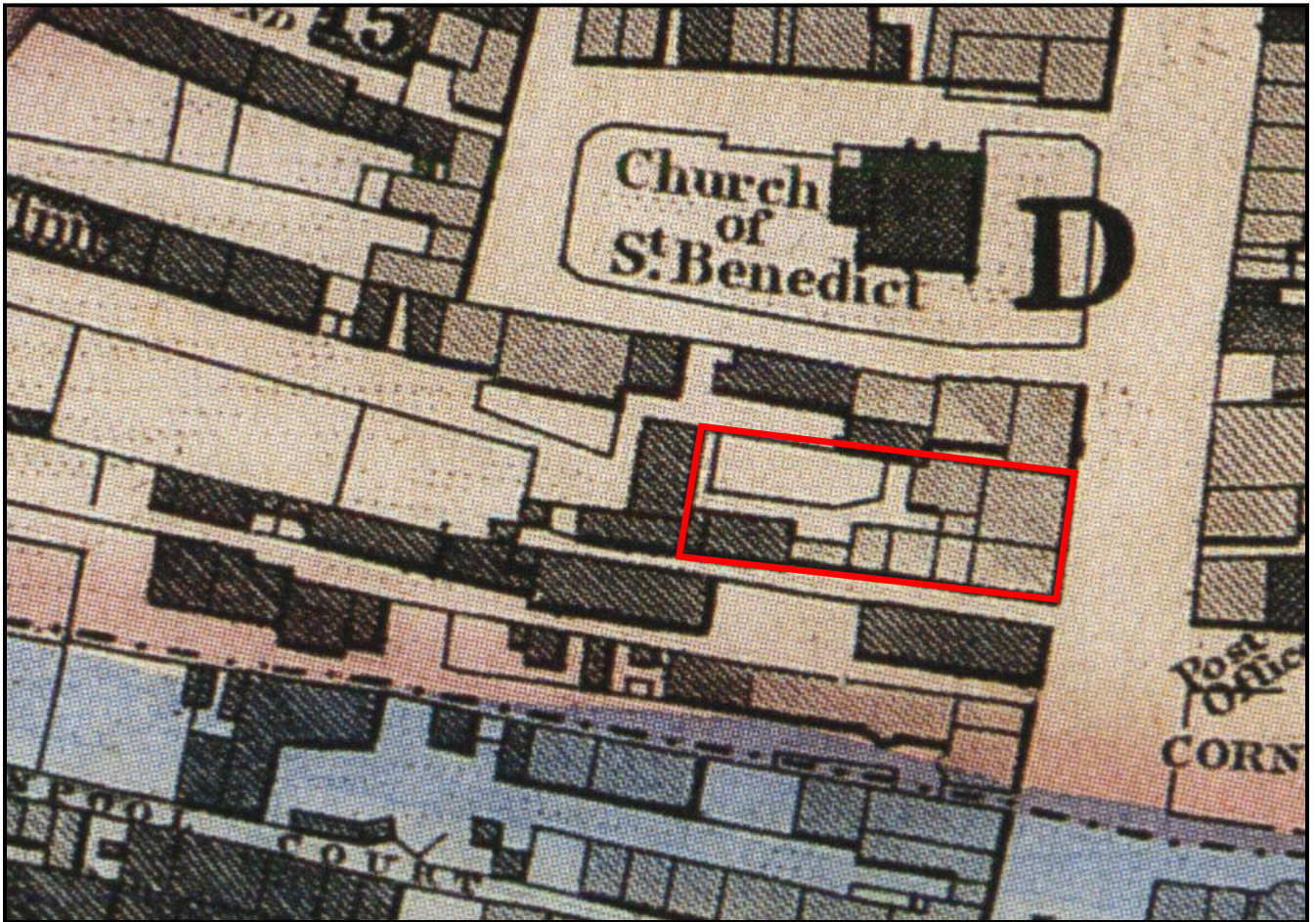


Figure 4: The site highlighted on Padley's town plan of 1851.

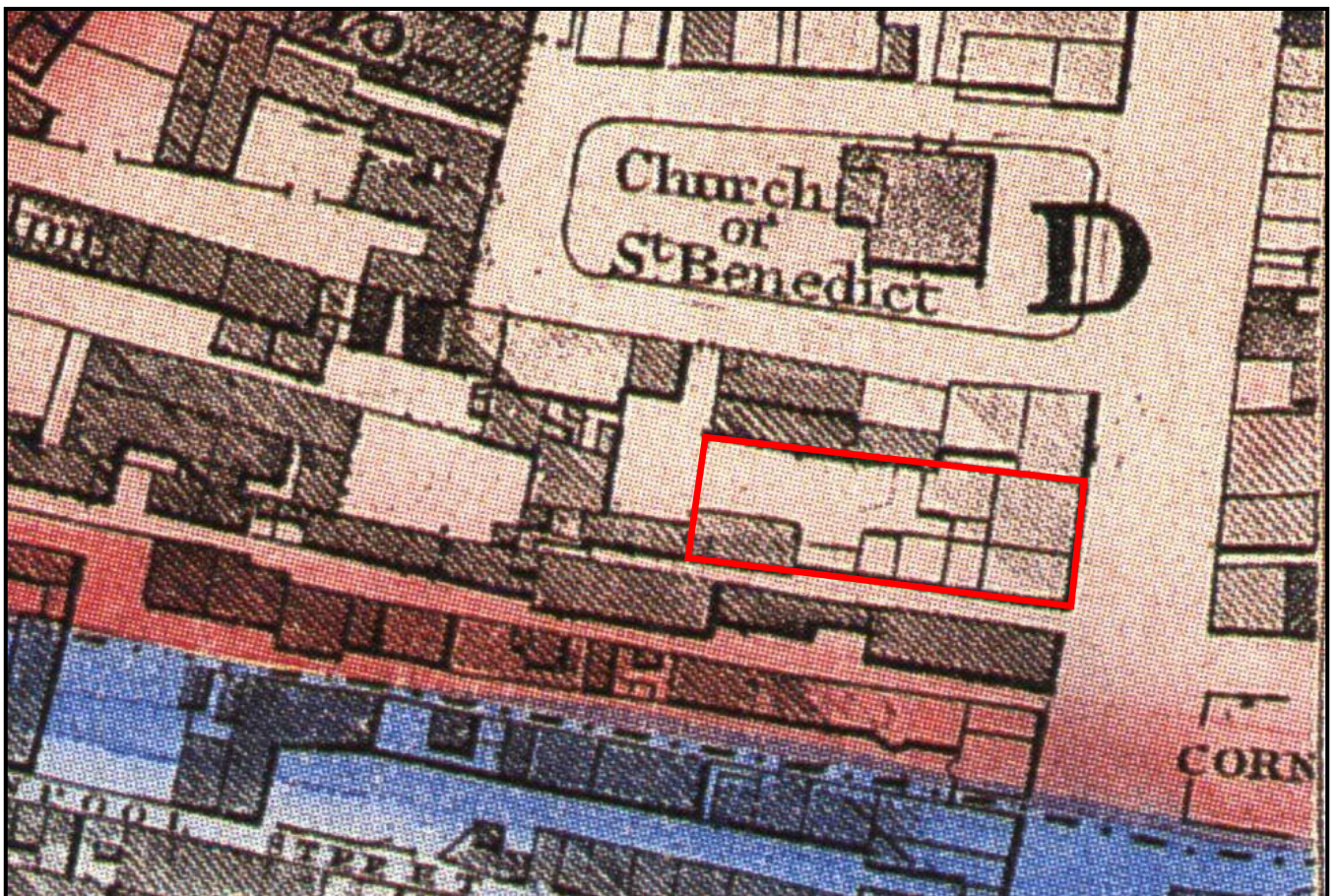


Figure 5: The site highlighted on Padley's town plan of 1868.



Figure 6: Location of Nos. 200-201 High Street highlighted on the First Edition Ordnance Survey 25 inch scale map of 1881. Scale 1:2,500.

GROUND FLOOR

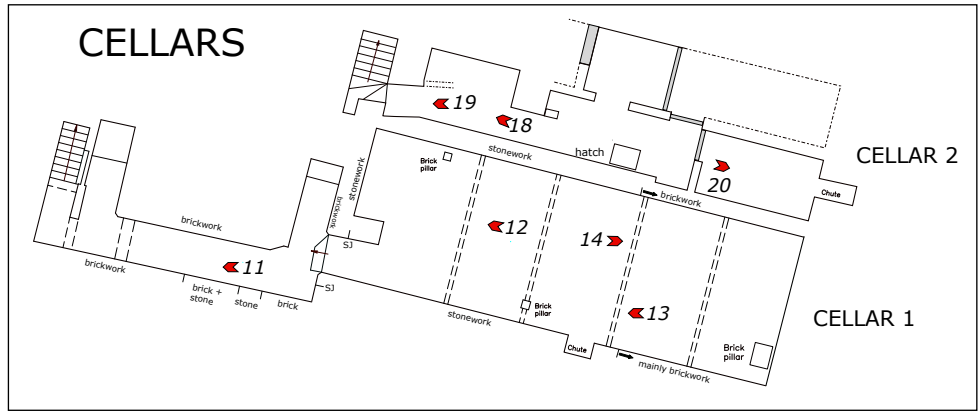
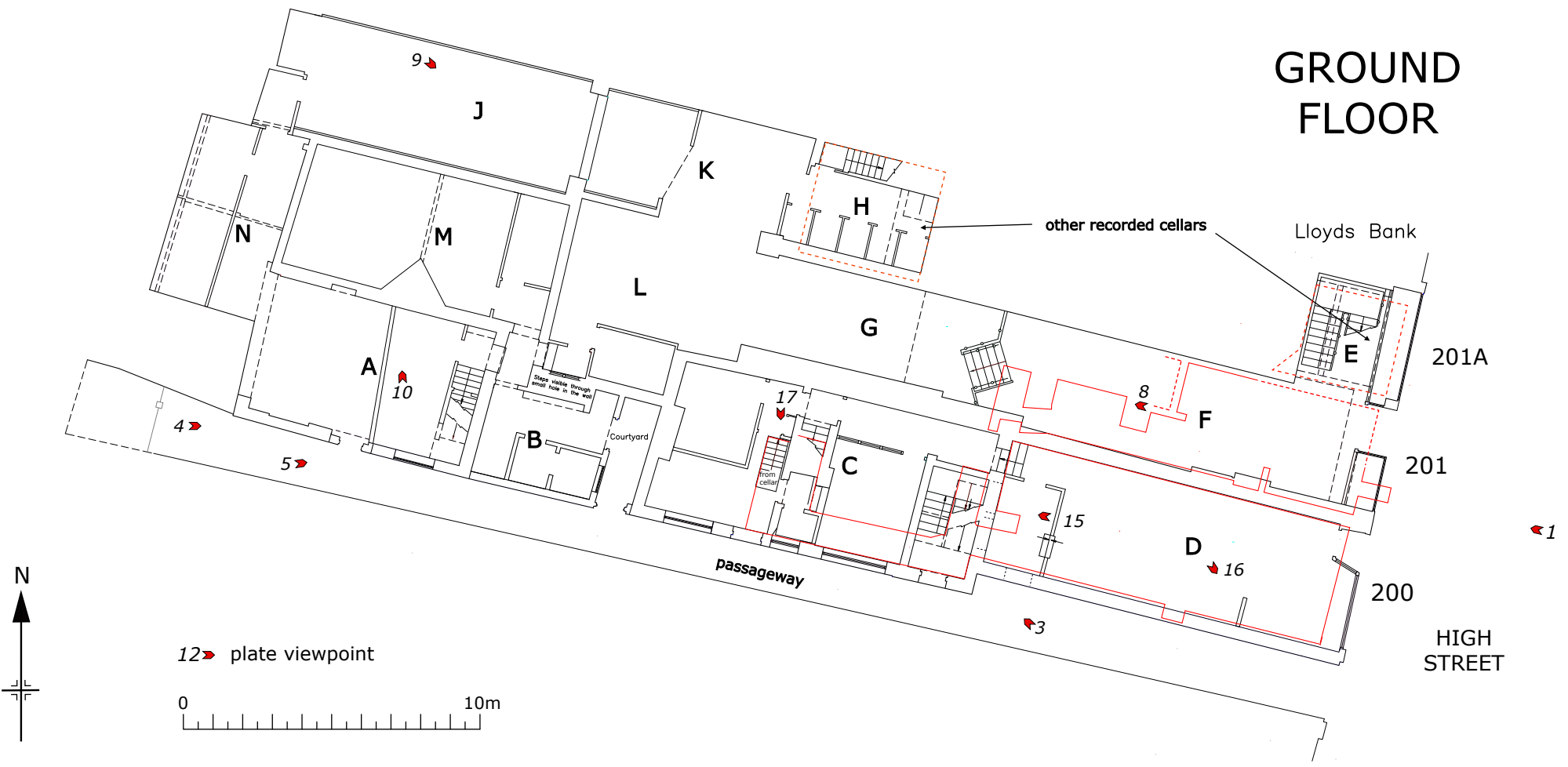
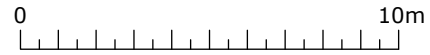
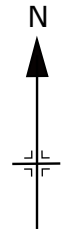


Figure 7: Ground level and known cellage plans of Nos. 200 and 201 High Street, Lincoln, with designated unit codes A-N. Plan based on original survey by Tower Surveys. Scale 1:200.



12 ➤ plate viewpoint

FIRST FLOOR



Figure 8: First floor plan of Nos. 200 and 201 High Street, Lincoln, with designated unit codes A-H. Plan based on original survey by Tower Surveys. Scale 1:200.

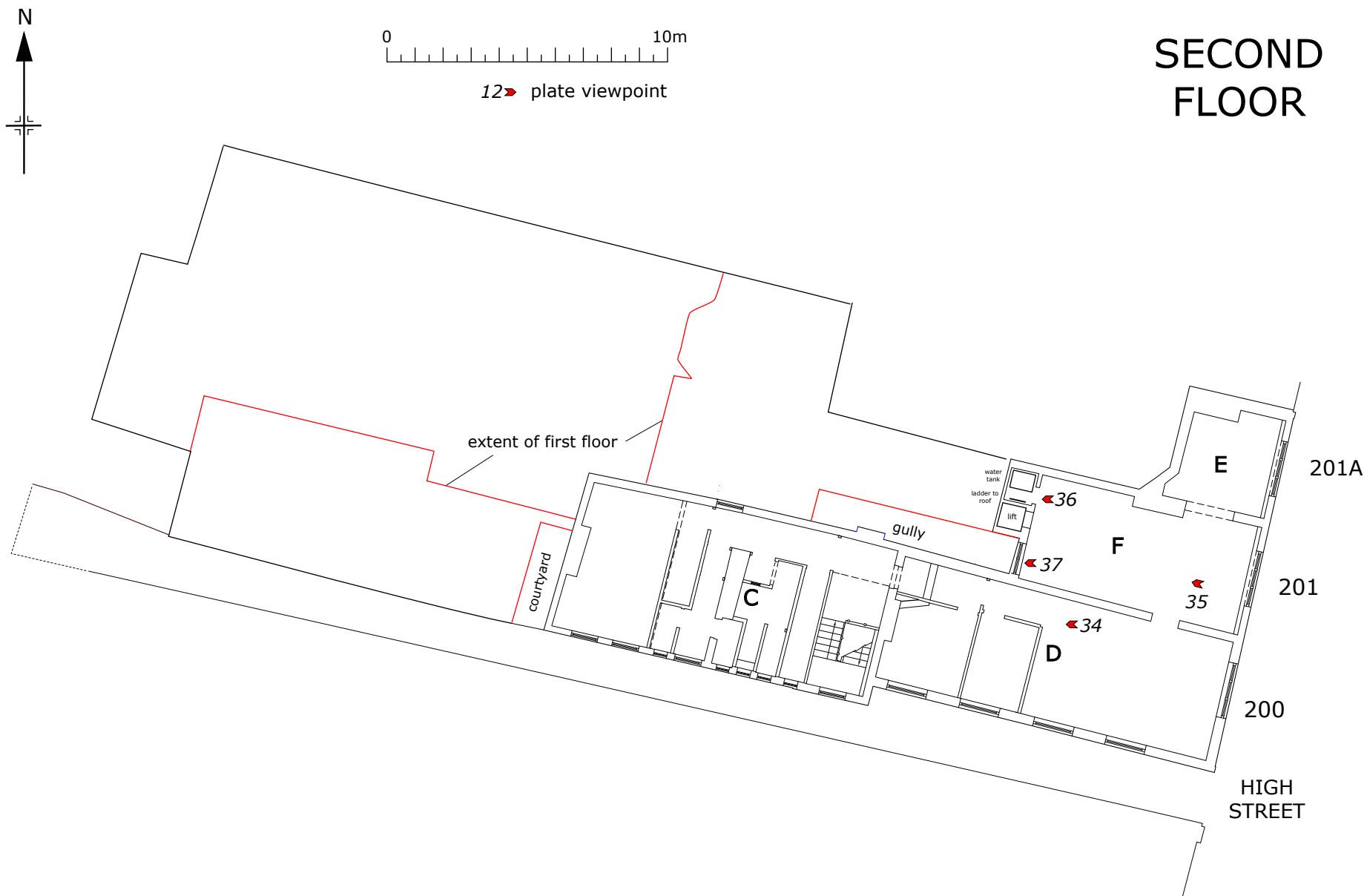


Figure 9: Second floor plan of Nos. 200 and 201 High Street, Lincoln, with designated unit codes C-F. Plan based on original survey by Tower Surveys. Scale 1:200.

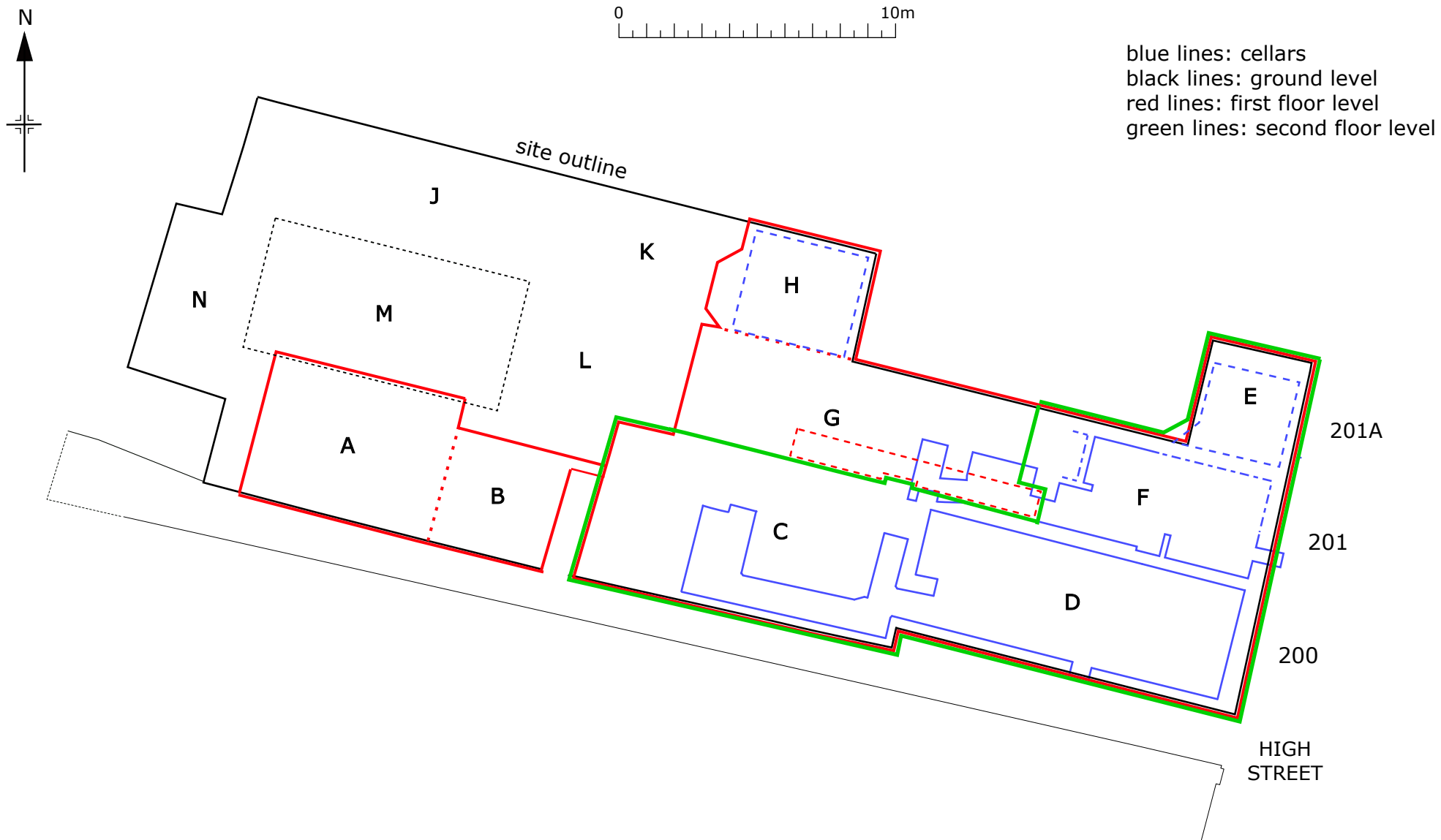


Figure 10: Plan showing site outline and boundaries of all floor levels and known cellars of Nos. 200 and 201 High Street, Lincoln, with designated unit codes A-N. Plan based on original survey by Tower Surveys. Scale 1:200.



Figure 11: Plan of the roofs over Nos. 200 and 201 High Street, Lincoln. Skylights are not shown. Units are shown with codes A-N. Scale 1:200.



Figure 12: Extent of buildings shown on the Padley map of Lincoln of 1842 (red outlines and tone) overlain on modern ground and first floor plans of Nos. 200 and 201 High Street, Lincoln. Scale 1:250.

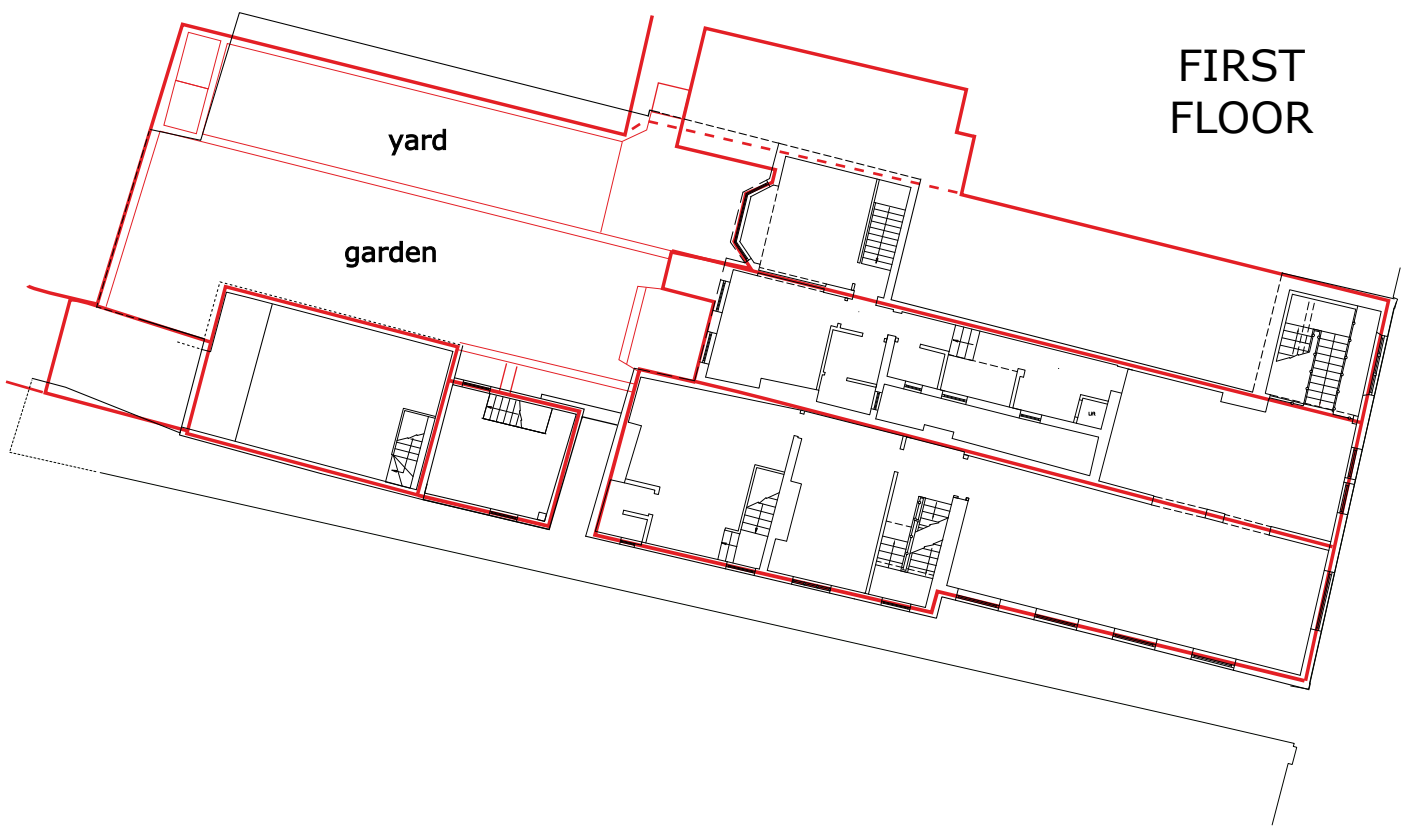
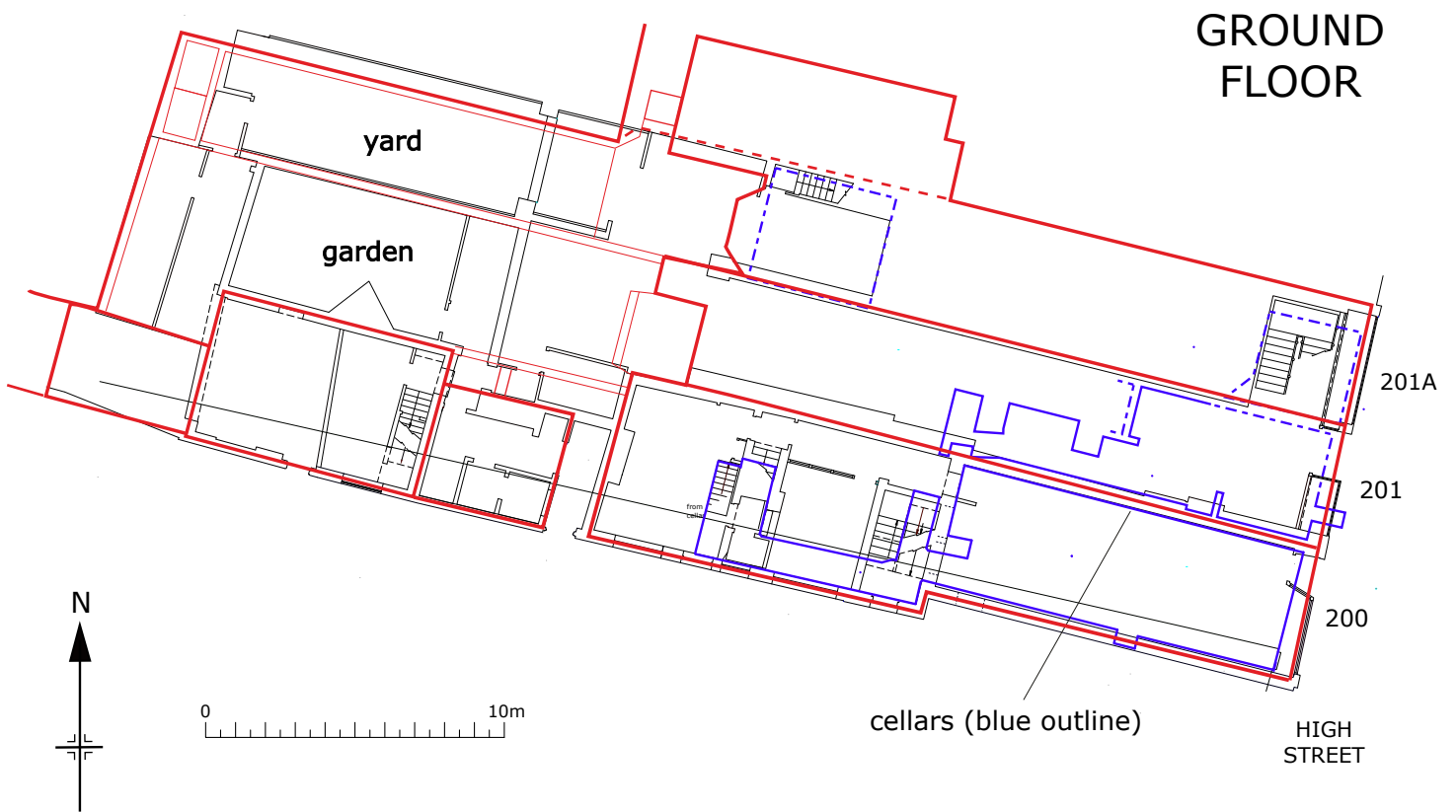


Figure 13: Extent of buildings shown on the First Edition 25 inch scale Ordnance Survey map of 1881 (red outlines) overlain on modern ground and first floor plans of Nos. 200 and 201 High Street, Lincoln. Scale 1:250.

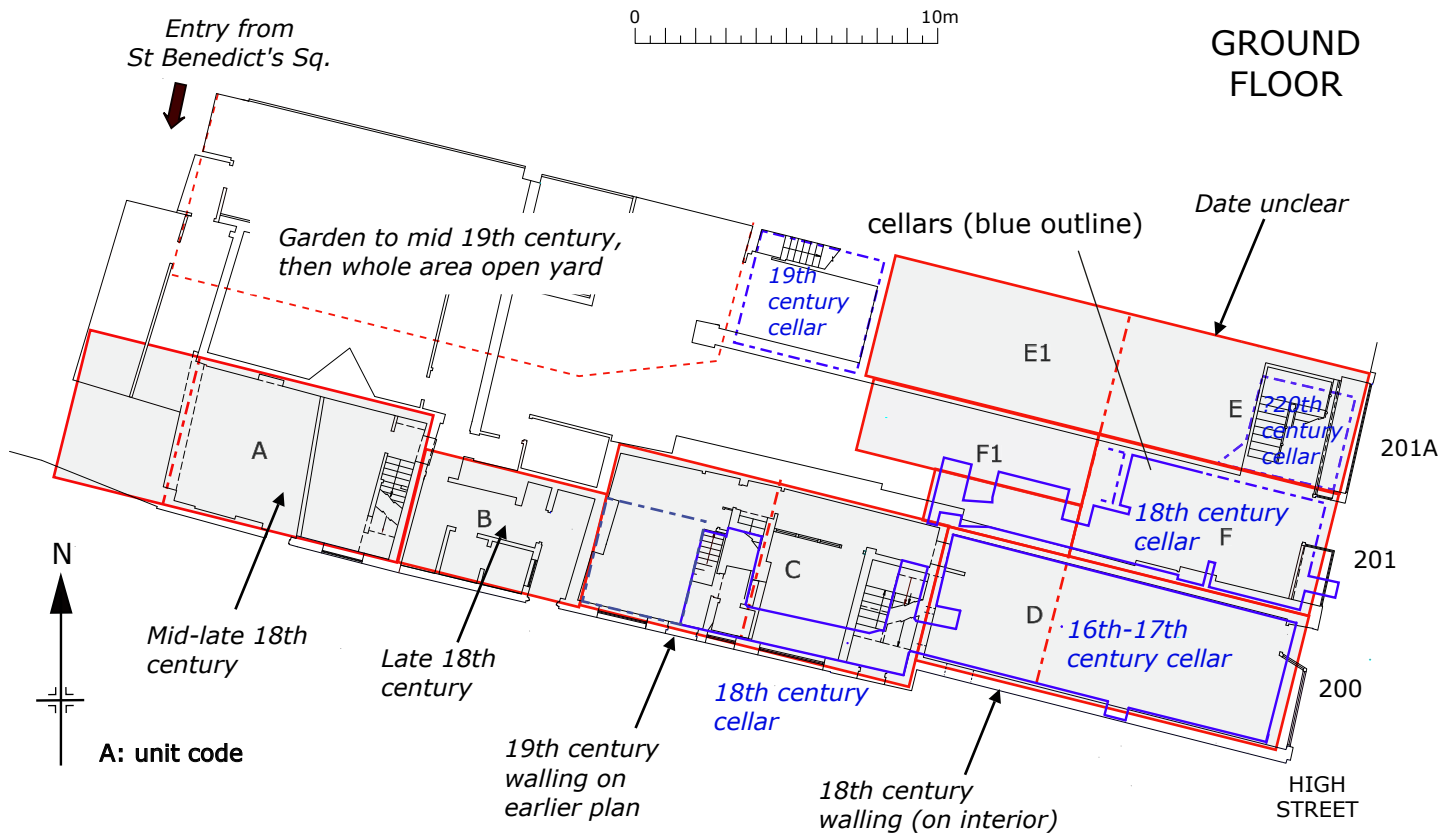


Figure 14: Corrected 1842 plan overlain on modern ground floor and cellarage plans of Nos. 200 and 201 High Street, Lincoln, with annotations to highlight suggested earliest surviving structures. Scale 1:250.

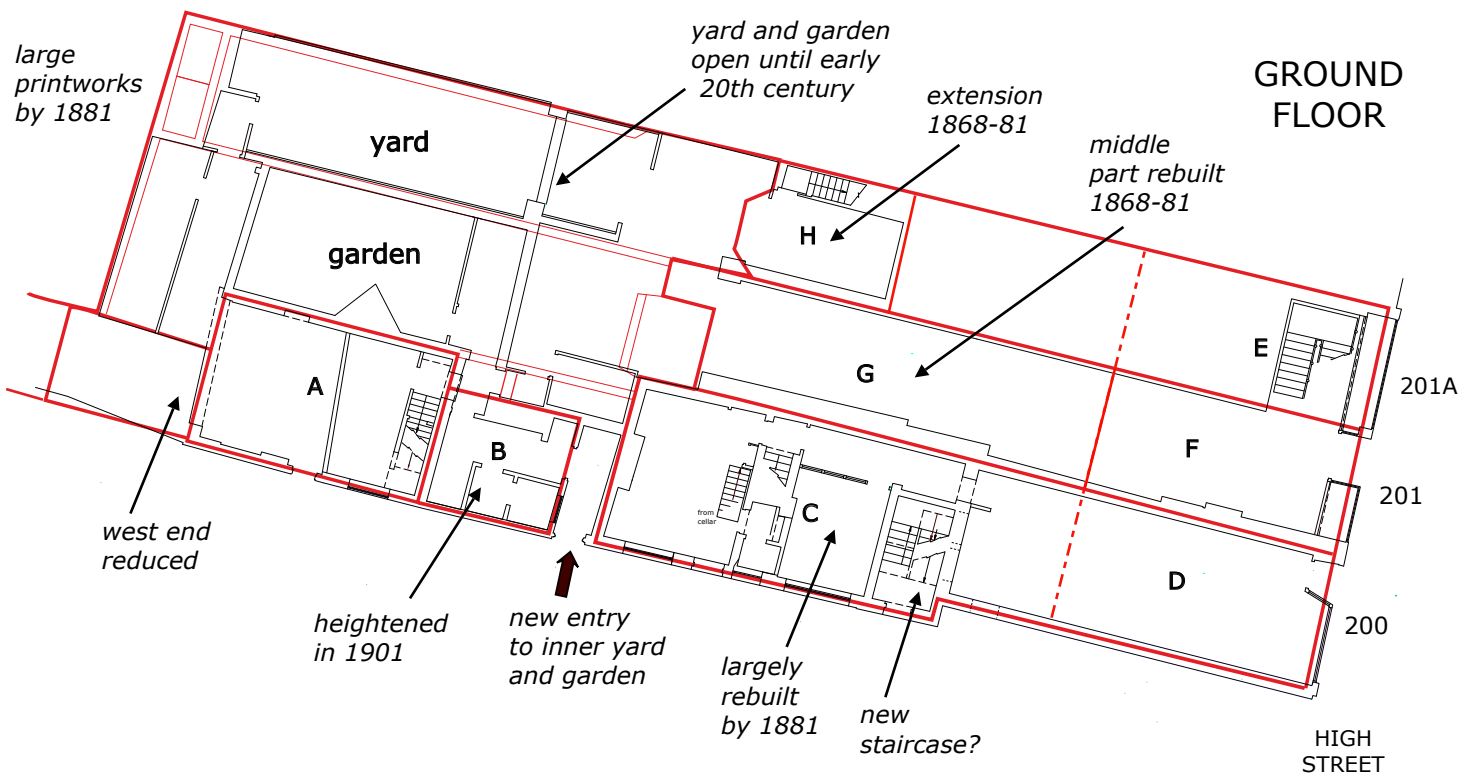


Figure 15: 1881 Ordnance Survey plan overlain on modern ground floor and cellarage plans of Nos. 200 and 201 High Street, Lincoln, with annotations to highlight alterations. Scale 1:250.

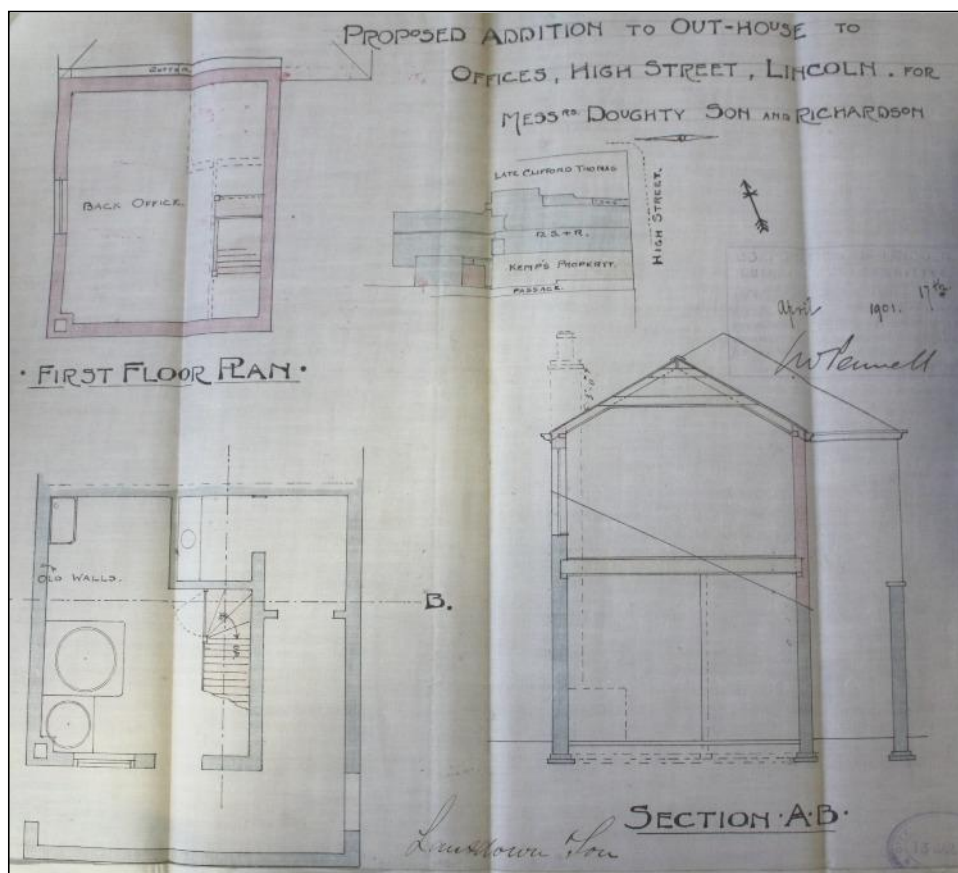
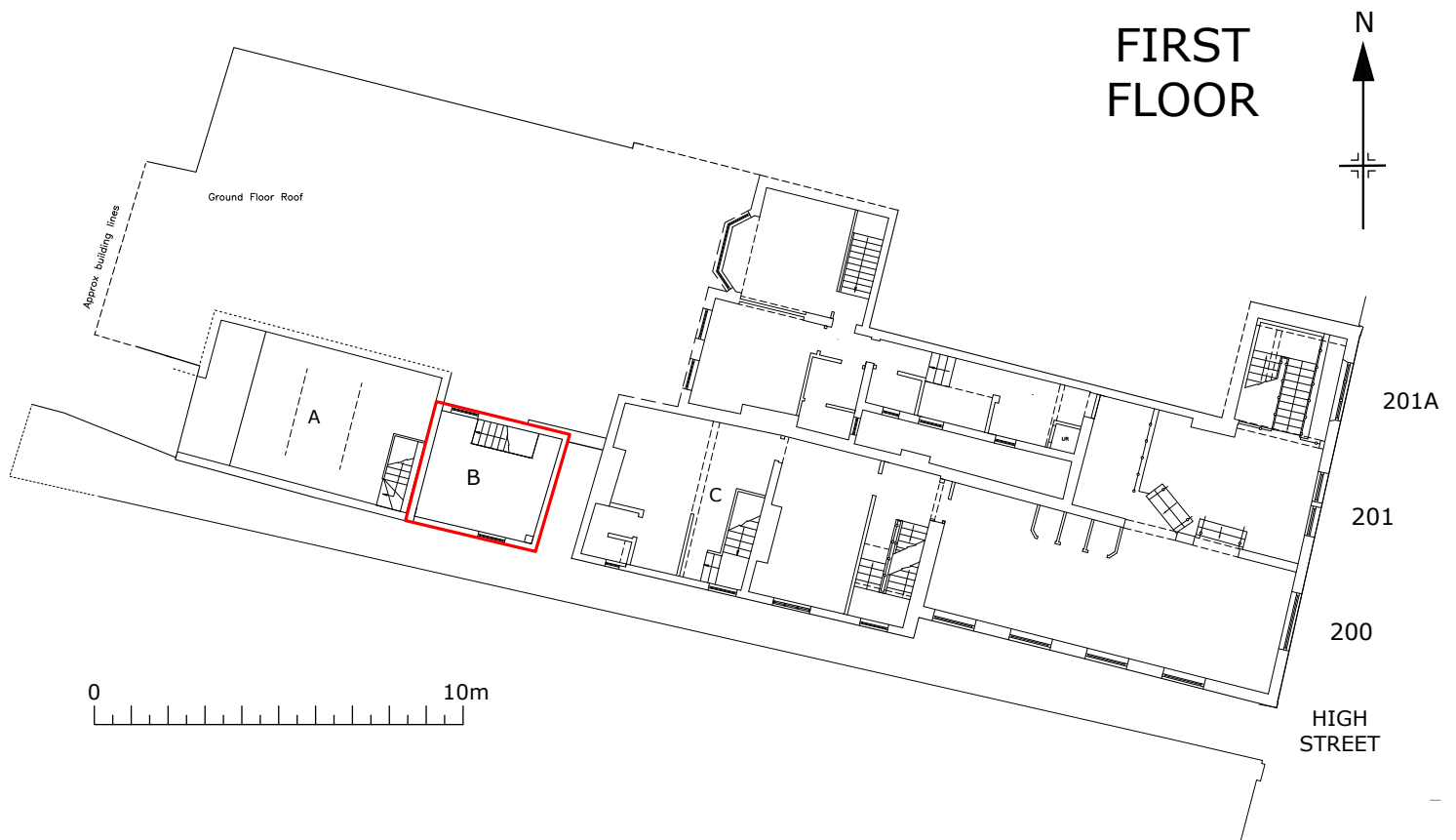
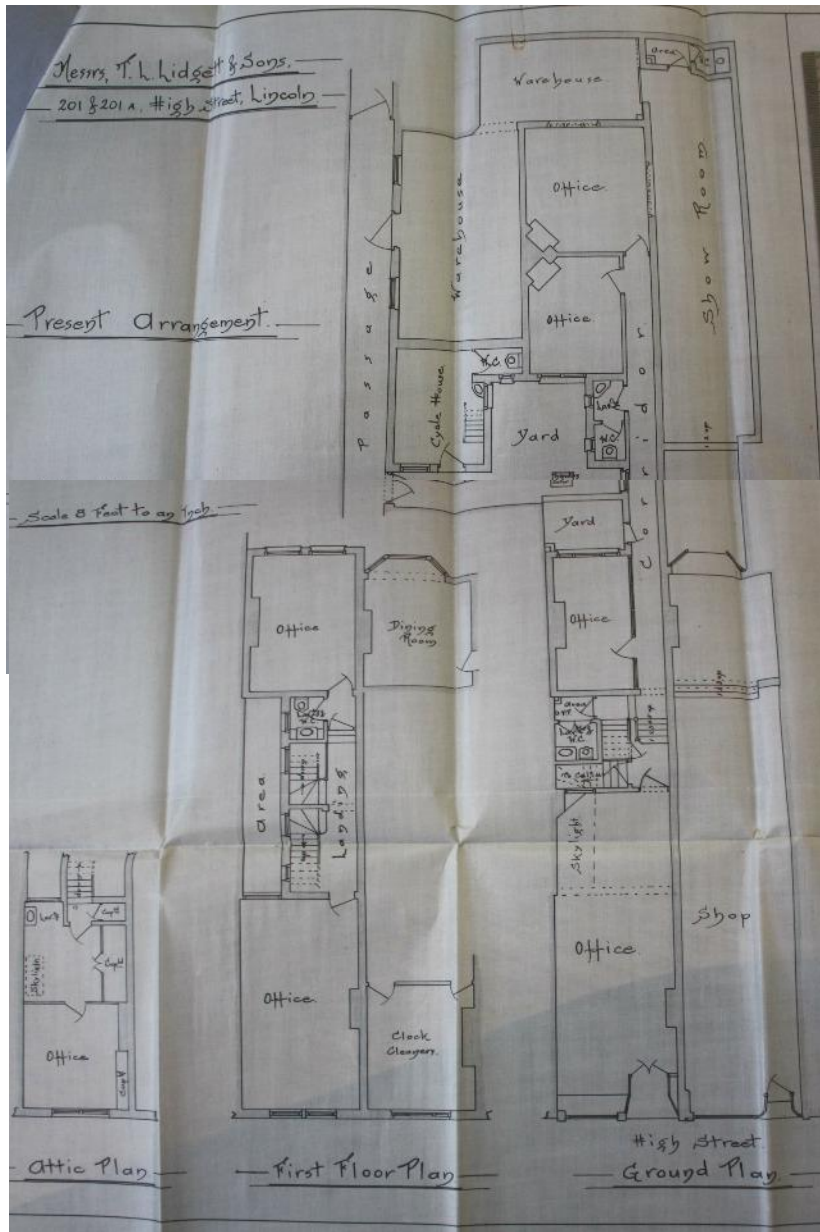
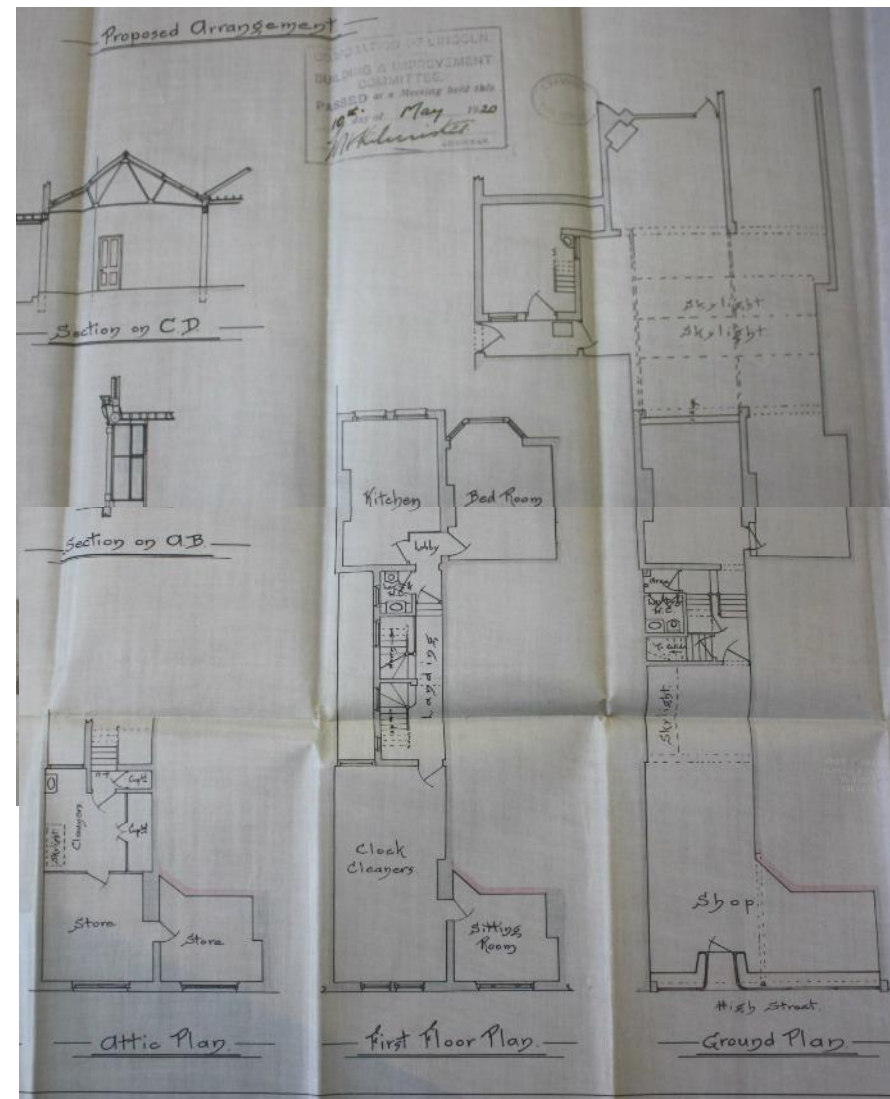


Figure 16: Plan of 1901 showing new upper floor office for Doughty, Son & Richardson of 201 High Street, Lincoln. Position shown as red overlay on modern ground plan (unit B). Scale 1:250.



EXISTING



PROPOSED

Figure 18: Plans of Nos. 201 and 201A High Street Lincoln from May 1920 showing existing layout and use of rooms and changes proposed by T.L. Lidgett & Sons, after their acquisition of No. 201 from Doughty, Son & Richardson.

ILLUSTRATIONS

PLATES



Plate 1: A partly mixed neo-Classical style frontage to Nos. 200 and 201 High Street, Lincoln.



Plate 2: Detail of highly ornamental window head at one level and plain window above.



Plate 3: View along narrow side alley running between Nos. 199 and 200 High Street.



Plate 4: West end of unit A with altered brickwork indicating that it once extended further to the west.

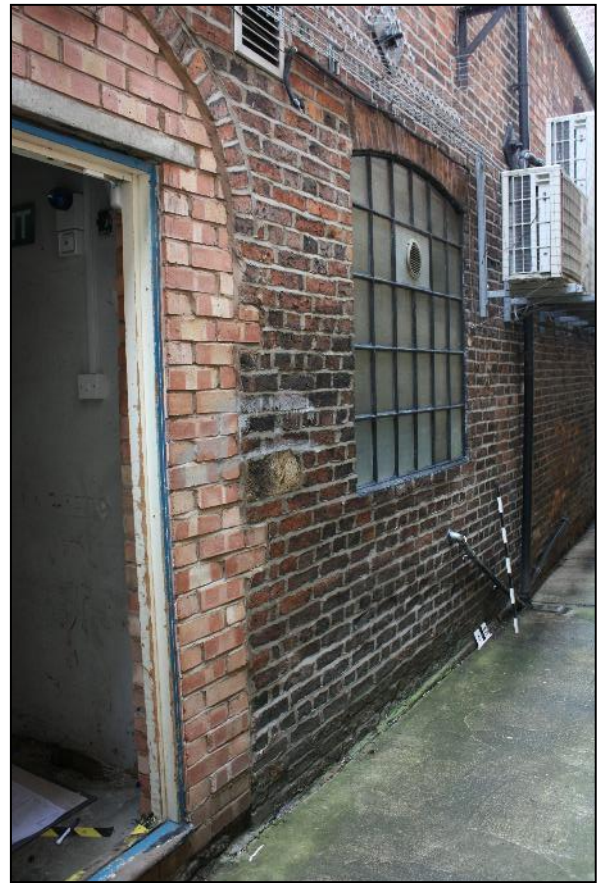


Plate 5: Narrowed arched doorway and original cast-iron window to unit A.



Plate 6: View from flat roof at the east end over unit F looking towards the gabled roof of unit C and the area beyond.

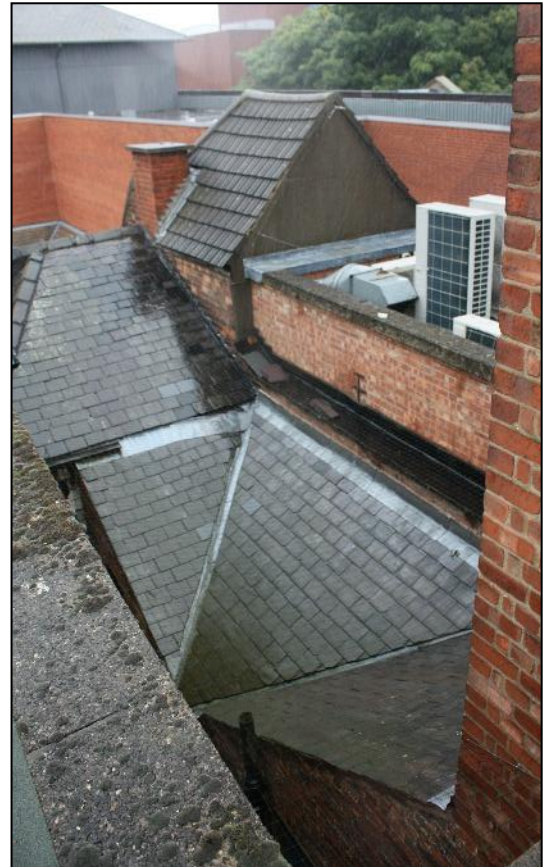


Plate 7: View from the roof over unit D showing the complex sloping roof over G and the steep gabled roof of unit H.



Plate 8: Ground floor of No. 201 High Street (unit F), looking west towards raised level.



Plate 9: Ground floor area at back of No. 201A High Street (unit J) looking east and showing skylight.



Plate 10: Back wall to unit A in No. 200 High Street, showing blocked doorway, exposed brickwork and removed west wall.



Plate 11: Passageway to Cellar 1 beneath No. 200 High Street, with walling built from both stone and brickwork.



Plate 12: View of the west end of Cellar 1 showing stone pillar and, to right, possible position of former stairway entrance.



Plate 13: South side of Cellar 1, showing walling built mainly with stone.

Plate 14: View of north-east corner of Cellar 1 with bricks showing beneath plasterwork.





Plate 15: Ground floor area of unit D in No. 200 High Street, Lincoln, with infilled arched recesses revealed in west end wall.



Plate 16: South wall of unit D with brickwork revealed under plasterwork.



Plate 17: Staircase in unit C down to passageway in Cellar 1.



Plate 18: Old stove in Cellar 2 beneath unit G, No. 201 High Street.

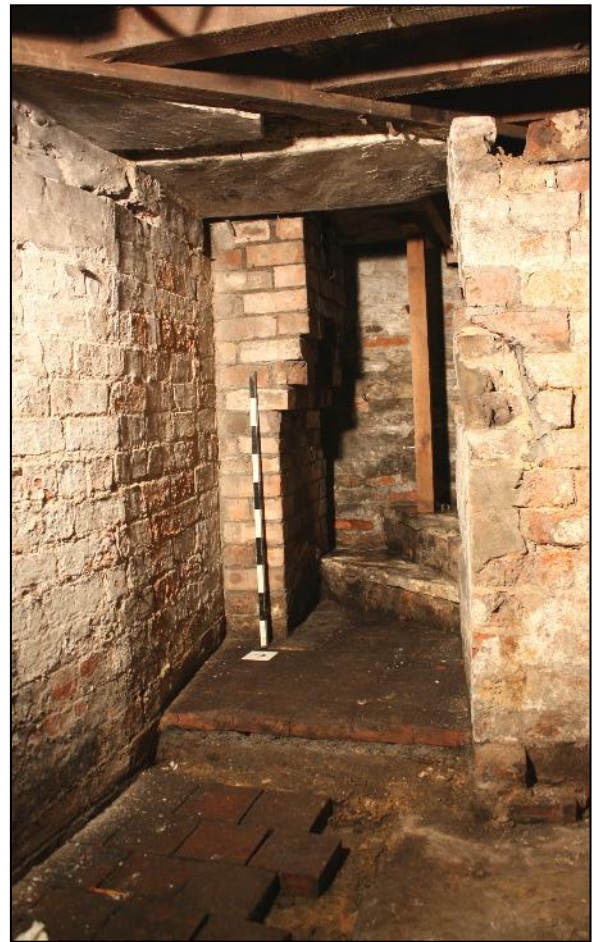


Plate 19: Base of blocked-off staircase and angle change in passageway in Cellar 2 beneath No. 201 High Street.



Plate 20: View looking towards east end wall with coal-chute wards in Cellar 2 beneath unit F, No. 201 High Street.



Plate 21: View of modern staircase and prominent windows in east end of first floor area (units E and F) of Nos. 201 and 201A High Street, Lincoln.

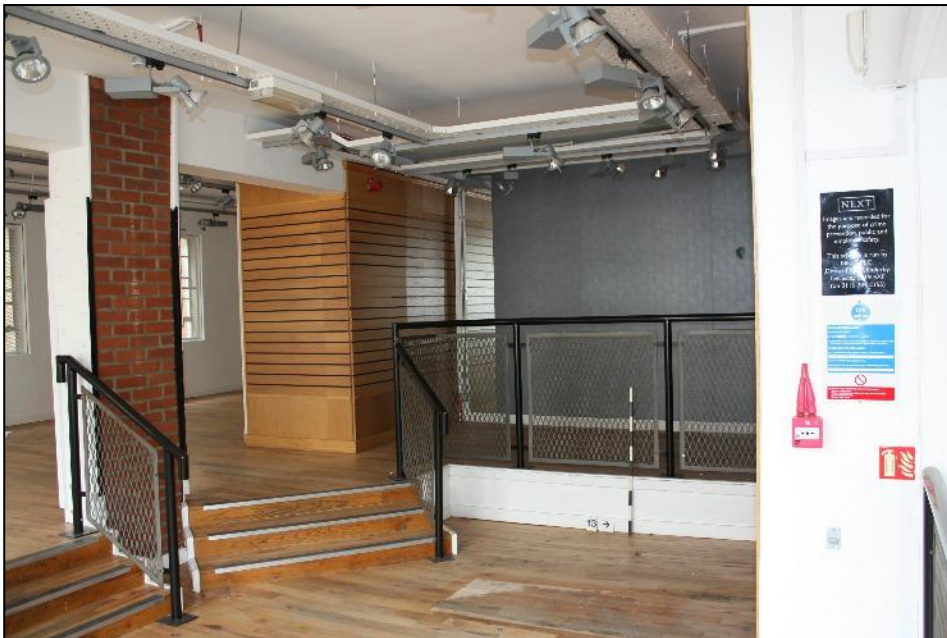


Plate 22: View towards west end of unit E, first floor area of No. 201, before soft strip.



Plate 23: Sash window in west wall of unit E exposed during soft strip.



Plate 24: Brickwork exposed in first floor dividing wall between Nos. 200 and 201 High Street.



Plate 25: Blocked-off staircase to added upper level of unit B, No. 200 High Street with obscured sash window showing far right.



Plate 26: South-east corner of unit B, upper level, with brick-lined flue and iron-framed window.

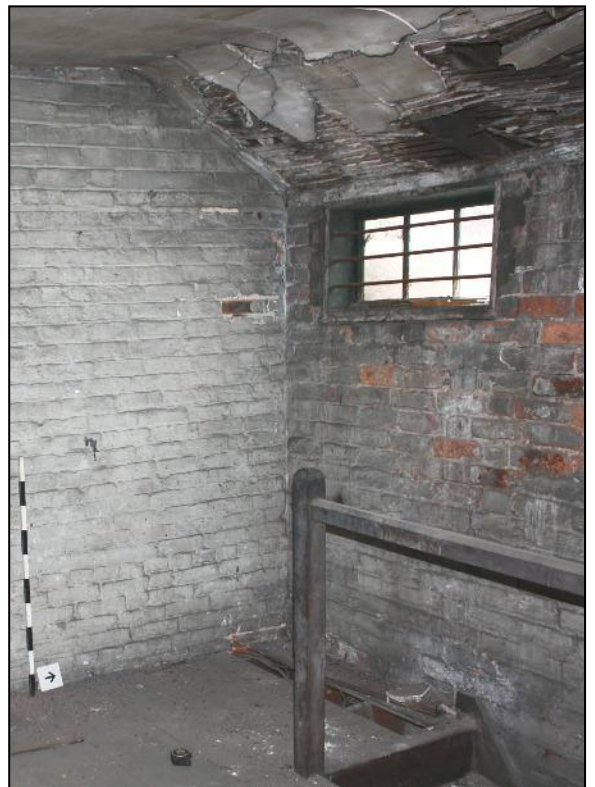


Plate 27: North-east corner of unit B, upper level, showing high window positioned where several roofs meet on outside.



Plate 28: Staircase positioned in unit C, giving access from outside alley to three floor levels of No. 200 High Street.



Plate 29: Panelling hiding an added stairway to the first floor room in unit H.



Plate 30: Large bay window in the first floor room in unit H.



Plate 31: Adjacent room at the first floor level of unit G.



Plate 32: Possible former doorway access from the first floor unit G to an enclosed gully.



Plate 33: Dumb-waiter lift at east end of unit G and, to left, blocked access to unit E.



Plate 34: View looking westwards at the second floor level of unit D, looking towards unit C.

Plate 35: View looking westwards at the second floor level of unit F, showing lift and entry to water-tower.

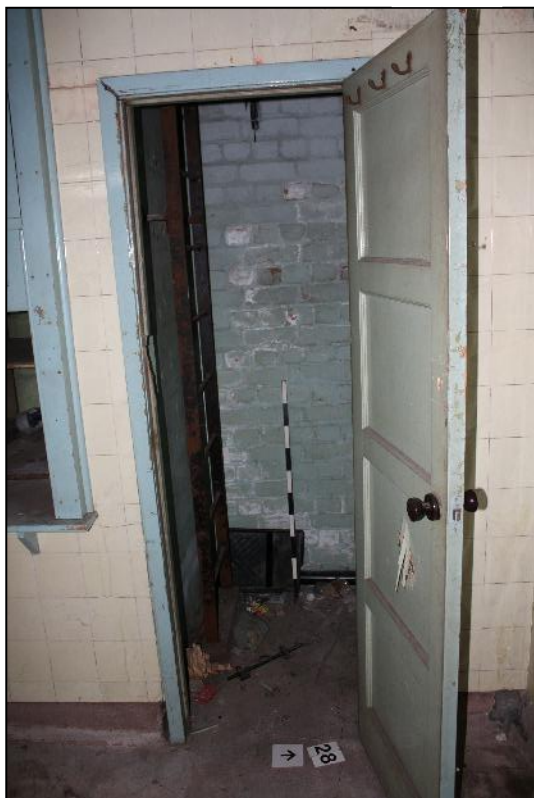


Plate 36: Access point to water-tower and vertical ladder rising to flat roof above the three-storey extent of Nos. 200 and 201 High Street.



Plate 37: View of enclosed gully seen from second floor window.

APPENDIX

OASIS DATA COLLECTION FORM: England

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OASIS ID: trentpea1-150437

Project details

Project name	200-201 High Street, Lincoln
Short description of the project	A Level 2/3 historic building survey was carried out of Nos. 200-201 High Street, Lincoln, prior to its demolition and redevelopment of the site. The survey followed on from an earlier historic building assessment and was also carried out independently of a pre-demolition site evaluation and post-demolition site excavation. The site covered three distinct properties with boundaries still based on earlier burgage plots in an area of archaeological significance. Mid-18th century brickwork was parts of the building complex fronting High Street and along an alley forming the south site boundary. A cellar under No. 200 had stone walls, extended with 17th century brickwork, which may have been of 15th-16th century origin. The street frontage is shown fully occupied on Stukeley's town plan of 1722 but the brick evidence suggested a major rebuild at some point after this date. The property's later history in the 19th-20th centuries is one of retail and professional use, with some domestic accommodation. One prominent concern was general merchants J.G. Doughty and Sons who occupied much of the site from c.1840 - c.1920.
Project dates	Start: 01-08-2012 End: 31-05-2013
Previous/future work	Yes / Not known
Any associated project reference codes	LCNCC 2012.119 - Museum accession ID
Type of project	Building Recording
Site status	Conservation Area
Current Land use	Industry and Commerce 3 - Retailing
Monument type	SHOP; WAREHOUSING Post Medieval
Monument type	SHOP, OFFICES Modern
Significant Finds	FIXTURES AND FITTINGS Post Medieval
Methods & techniques	"Annotated Sketch", "Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	Conservation Area Consent

Project location

Country	England
Site location	LINCOLNSHIRE LINCOLN LINCOLN 200-201 High Street, Lincoln
Postcode	LN5 7AL
Study area	750.00 Square metres
Site coordinates	SK 9796 7117 53 0 53 13 41 N 000 31 56 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 6.00m Max: 10.00m

Project creators

Name of Organisation	Trent and Peak Archaeology
Project brief originator	Consultant
Project design originator	Richard Sheppard
Project director/manager	Richard Sheppard
Project supervisor	Richard Sheppard
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Wilson Peck Properties

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Lincoln City Museum
Digital Archive ID	LCNCC 2012.119
Digital Contents	"other"
Digital Media available	"Images raster / digital photography","Text"
Paper Archive recipient	Lincoln City Museum
Paper Archive ID	LCNCC 2012.119

Paper Contents	"other"
Paper Media available	"Miscellaneous Material"

Project bibliography

1

Publication type	Grey literature (unpublished document/manuscript)
Title	An Historic Building Survey of Nos. 200-201 High Street, Lincoln
Author(s)/Editor(s)	Sheppard, R.
Other bibliographic details	TPA Report No. 037/2013
Date	2013
Issuer or publisher	Trent and Peak Archaeology
Place of issue or publication	Nottingham
Description	A4 comb-bound illustrated report

Entered by	R. Sheppard (rsheppard@yorkat.co.uk)
Entered on	14 May 2013

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