

For the purposes of this survey, the internal space within the built in mezzanine floor of **Building 5**, is designated as **Cell 20**. This is situated to the east of **Cell 19** and to the west of **Cell 18**. It functioned as a former store to the public house complex.



**Plate 409: View of the flooring of Cell 20, from the north-west**



**Plate 410: View of the flooring of Cell 20, from the south-west**

**Plates 409 and 410** show the nature of the flooring of **Cell 20**, which is of horizontal timber planking.

**Plate 411** presents a detailed view of the east wall of **Cell 20**. The brickwork wall fabric of this east wall is mostly composed of courses of brick stretchers with further occasional courses of mixed brick headers and brick stretchers. The eastern ends of the horizontal timber purlins of the overlying roof structure may be seen to be inserted into the uppermost levels of the brickwork wall fabric here.



**Plate 411: View of the east wall of Cell 20, from the south-west**



**Plate 412: View of the west wall of Cell 20, from the east**

**Plate 412** provides a detailed image of the west wall of **Cell 20**. The brickwork wall fabric of this west wall is mostly composed of courses of brick stretchers with further occasional courses of mixed brick headers and brick stretchers. The western ends of the horizontal timber purlins of the overlying roof structure may be seen to be inserted into the uppermost levels of the brickwork wall fabric here. Also featured is the west facing entrance opening, which leads onto the adjoining **Cell 19** to the west. This opening is occupied by a timber frame of a head and surrounds and by a timber threshold at the base of the opening.

**Plate 413** presents a view of the low south wall of **Cell 20**. The brickwork wall fabric of this south wall is mostly composed of courses of brick stretchers with further occasional courses of mixed brick headers and brick stretchers. Horizontal timber wallplates may be seen to extend along the top of this south wall.





**Plate 413:** View of the south wall of Cell 20, from the north-east



**Plate 414:** View of the north wall of Cell 20, from the south-west

**Plate 414** furnishes a detailed view of the low north wall of **Cell 20**. The brickwork wall fabric of this north wall is mostly composed of courses of brick stretchers with further occasional courses of mixed brick headers and brick stretchers. Horizontal timber wallplates may be seen to extend along the top of this north wall. The remains of an infilled former first floor north facing window opening may also be observed within this wall fabric. The brick infilling is composed of three courses of brick stretchers alternating with single courses of brick headers in English Garden Wall Bond.



**Plate 415: View of the roof supporting structure of Cell 20, from the north-east**



**Plate 416: View of the roof supporting structure of Cell 20, from the south-east**

**Plates 415-425** present a large number of images of the nature of the roof supporting structure of **Cell 20** and hence of the central portion of **Building 5**. This structure comprises a framework of timber rafters and of horizontal timber purlins that extend along both sides of this structure along with further horizontal timber purlins at the roof apex. The upper ends of the rafters are attached to the purlins at the roof apex, whilst their basal ends are attached to the timber wallplates that extend along the top of the low north and south walls. At the upper levels and attached to the rafters are several horizontal timber collars. The collars provide additional support and reinforcement to this structure.





**Plate 417: View of the roof supporting structure of Cell 20, from the south-east**



**Plate 418: View of the roof supporting structure of Cell 20, from the north-west**



**Plate 419: View of the roof supporting structure of Cell 20, from the north-east**



**Plate 420: View of the roof supporting structure of Cell 20, from the south-west**





**Plate 421: View of the roof supporting structure of Cell 20, from the north**



**Plate 422: View of the roof supporting structure of Cell 20, from the north-west**



**Plate 423: View of the roof supporting structure of Cell 20, from the north-west**



**Plate 424: View of the roof supporting structure of Cell 20, from the north-west**





**Plate 425: View of the roof supporting structure of Cell 20, from the north-west**

For the purposes of this survey, the third of the ground floor internal spaces within the interior of **Building 5**, is designated as **Cell 21**. This is situated to the east of **Cell 19**, to the west of **Cell 18** and below **Cell 20**. This formerly functioned as a store and a boiler room.



**Plate 426: View of the flooring of Cell 21, from the north-west**

**Plates 426 and 427** illustrate the nature of the flooring of **Cell 21**, which is of modern concrete.



**Plate 427: View of the flooring of Cell 21, from the north-west**



**Plate 428: View of the ceiling of Cell 21, from the south-east**

**Plates 428-430** present views of the nature of the ceiling structure of **Cell 21**. This is composed of a series of horizontal timber joists that are orientated from north-south. These in turn support the mezzanine floor covering above of horizontal timber planking, which are aligned from east-west.





**Plate 429:** View of the ceiling of Cell 21, from the south-east



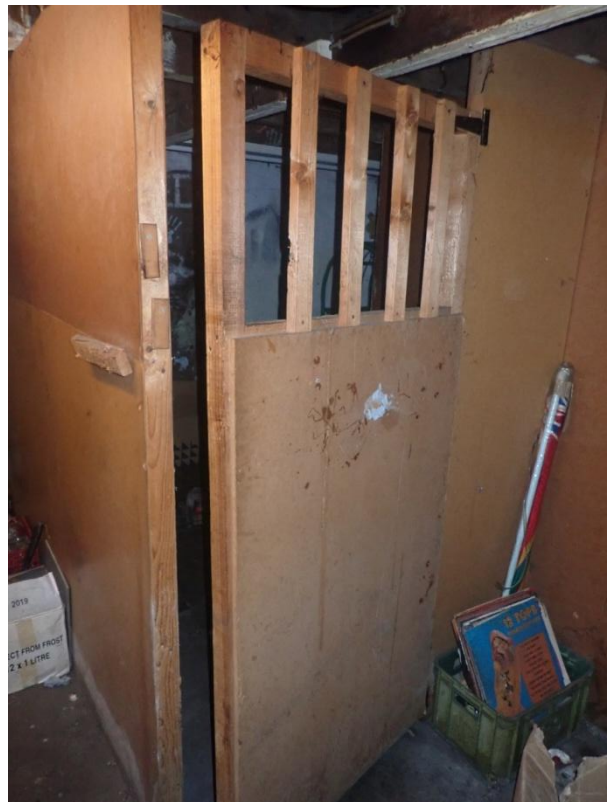
**Plate 430:** View of the ceiling of Cell 21, from the north-west

**Plates 431** provides a view of a modern hardboard partition with door, which separates this **Cell 21** from **Cell 23** to the south.

**Plate 432** shows the hardboard and timber door that extends onto the adjoining **Cell 22**, to the south-east.



**Plate 431: View of the interior of Cell 21, from the north-west**



**Plate 432: View of the interior of Cell 21, from the south-west**





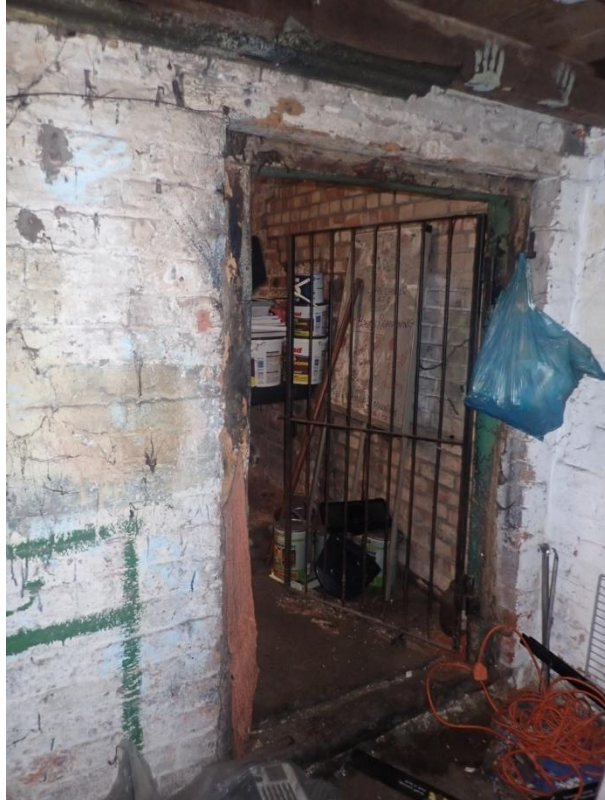
**Plate 433: View of the interior of Cell 21, from the north-west**



**Plate 434: View of the interior of Cell 21, from the south-east**

**Plate 433** provides a further view of the hardboard and timber door that extends onto the adjoining **Cell 22**, to the right (south) and also of the second hardboard and timber door that leads onto the boiler room of **Cell 21** to the east.

**Plate 434** features part of the north wall of **Cell 21**. Here the detail of the brickwork wall fabric has become obscured by being covered over with paintwork.



**Plate 435: View of the interior of Cell 21, from the south-east**

**Plate 435** provides a view of part of the west wall of **Cell 21** and shows the inner face of the west facing entrance opening that leads onto **Cell 19** to the west. This opening is occupied by a timber frame of a head and surrounds and by a modern metal gridded door. Above the opening is an horizontal timber lintel that is incorporated into the wall fabric here.

**Plate 436** provides a detailed view of the remainder of the west wall of **Cell 21**. Here also, the detail of the underlying brickwork wall fabric has become obscured by being covered over with paintwork.

**Plates 437 and 438** detail the interior of the boiler room of **Cell 21**. The east and the north walls are shown of brick, though here also the detail of the underlying brickwork wall fabric has become obscured by being covered over with paintwork. To the right (south), is the internal modern hardboard partition that separates this boiler room from **Cell 22** to the south.

**Plates 439** provides a further view into the interior of the boiler room of **Cell 21** and shows the inner face of the hardboard and timber door and hardboard internal partition to the west.



**Plate 436: View of the interior of Cell 21, from the east**

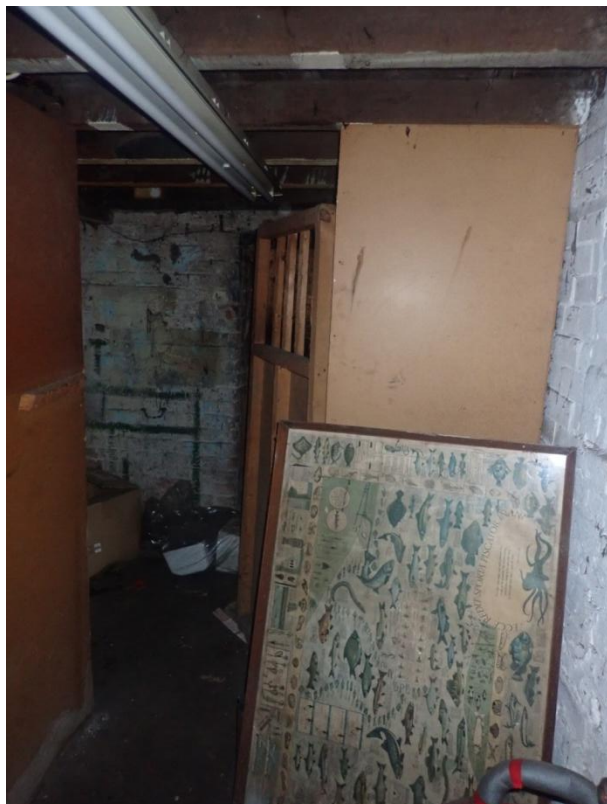


**Plate 437: View of the interior of Cell 21, from the south-west**





**Plate 438: View of the interior of Cell 21, from the south-west**



**Plate 439: View of the interior of Cell 21, from the north-east**

For the purposes of this survey, the fourth of the internal room spaces within the ground floor interior of **Building 5**, is designated as **Cell 22**. This is situated to the south of **Cell 21** and to the west of **Cell 18**. This formerly functioned as a bottle store.



**Plate 440: View of the flooring of Cell 22, from the south-west**



**Plate 441: View of the flooring of Cell 22, from the south-west**

**Plates 440 and 441** illustrate the nature of the flooring of **Cell 22**, which is of modern concrete.



**Plate 442: View of the ceiling structure of Cell 22, from the south-west**



**Plate 443: View of the ceiling structure of Cell 22, from the north-west**

**Plates 442 and 443** provide detailed views of the nature of the ceiling structure of **Cell 22**. This is composed of a series of horizontal timber joists that are orientated from north-south. These in turn support the mezzanine floor covering above of horizontal timber planking, which are aligned from east-west.

**Plates 444-446** feature the modern internal hardboard partition between **Cell 22** and **Cell 21** to the north.





**Plate 444: View of the interior of Cell 22, from the south-west**



**Plate 445: View of the interior of Cell 22, from the south-west**



**Plate 446: View of the interior of Cell 22, from the south-west**



**Plate 447: View of the interior of Cell 22, from the north-west**

**Plate 447** presents a view of the east wall of **Cell 22**, which though constructed of brick, much of the detail of this underlying brickwork has become obscured by being painted over. At the lower levels, where this is absent, courses of brick stretchers and of mixed brick headers and brick stretches may be observed.

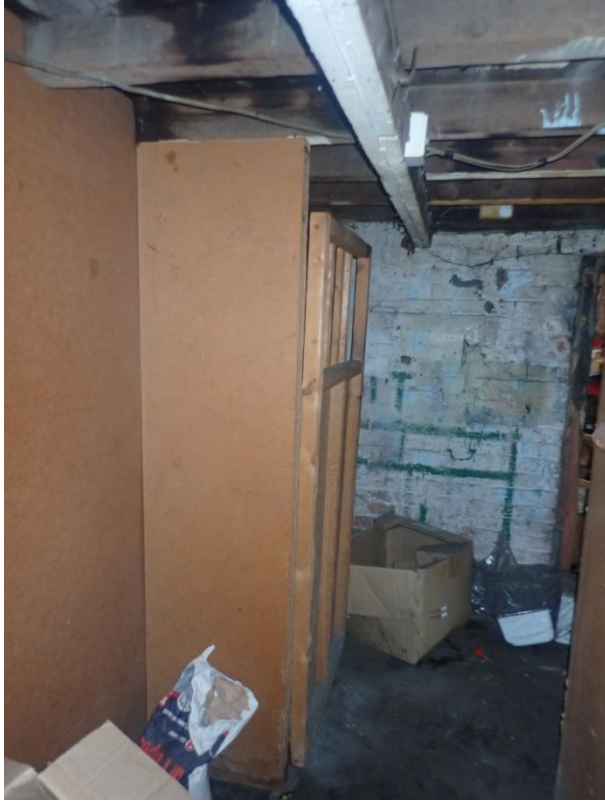


**Plate 448: View of the interior of Cell 22, from the north**



**Plate 449: View of the interior of Cell 22, from the north-east**





**Plate 450: View of the interior of Cell 22, from the north-east**

**Plate 448** presents a view of the south wall of **Cell 22**. Here also, the detail of the underlying brickwork wall fabric here has become obscured by being covered over with paintwork.

**Plates 449 and 450** feature the modern hardboard partition between this **Cell 22** and **Cell 23** to the south-west. The inner face of the modern hardboard and timber door that leads onto **Cell 21** to the west is also shown.

For the purposes of this survey, the remaining internal ground floor space within the interior of **Building 5**, is designated as **Cell 23**. This is situated to the east of **Cell 19**, to the south-west of **Cell 22** and formerly functioned as a store.

**Plates 451 and 452** feature the nature of the flooring of **Cell 23**, which is of modern concrete.

**Plate 453** shows the east wall of **Cell 23**, which is composed of modern timber panelling.

**Plates 454 and 455** present views of the south wall of **Cell 23**, the detail of the underlying brickwork wall fabric of which, has become obscured by being covered over with paintwork. The central feature here is the slightly recessed inner face of a modern timber serving hatch/counter, which served the former games room (**Cell 24**) to the public house to the east.

**Plate 456** provides a detailed view of the west wall of **Cell 23**. Here also, the detail of the underlying brickwork wall fabric of which, has become obscured by being covered over with paintwork.



**Plate 451: View of the flooring of Cell 23, from the north-west**



**Plate 452: View of the flooring of Cell 23, from the south-west**



**Plate 453: View of the interior of Cell 23, from the south-west**



**Plate 454: View of the interior of Cell 23, from the north-west**





**Plate 455: View of the interior of Cell 23, from the north-west**



**Plate 456: View of the interior of Cell 23, from the north-east**

**Plates 457 and 458** illustrate the nature of the ceiling structure of **Cell 23**, which has been rendered over with modern plasterwork.



**Plate 457: View of the ceiling of Cell 23, from the north-east**



**Plate 458: View of the ceiling of Cell 23, from the south-east**

**Plates 459 and 460** provide views of the north wall of **Cell 23**, which is composed of modern timber panelling. Also shown is the north facing entrance opening, which leads onto the adjoining **Cell 21** to the north. This opening is occupied by a modern timber frame of a head and surrounds and by a modern timber panelled door.

**Plate 461** provides a further view of the nature of the flooring of **Cell 23**, which is of modern concrete.



**Plate 459: View of the interior of Cell 23, from the south-west**



**Plate 460 View of the interior of Cell 23, from the north-east**





**Plate 461: View of the flooring of Cell 23, from the north-east**

#### **7.11 The Exterior of Building 6**



**Plate 462: View of the South Elevation of Building 6, from the south-east**

**Plates 462 and 463** show the South Elevation of **Building 6**, which is clearly a modern addition to this former pubic house complex. This is a single storey building with a low angled half gabled roof and a roof covering of sheets of corrugated metal, which had a former dual role with the eastern portion comprising a former games room and with the western portion along with **Cell 10** of **Building 5** to the north, functioning as a former working commercial garage. This duality of purpose is reflected in the appearance of this South Elevation, the eastern portion of the brickwork wall fabric of which has been covered over with modern cement rendering. Above this rendering and at just below roof levels is modern timber weatherboarding, which also extends westwards to the upper levels of the western portion of this building. Also within this eastern portion is a blocked off south facing window opening that has been boarded over.

Within the western portion of the building, the brickwork is visible as two columns which flank both sides. This brickwork is composed of courses of brick stretchers. Enclosed by these two columns is a south facing entrance opening, that is occupied by a timber frame of a head and surrounds and by a pair of timber doors, each in turn composed of a series of vertical tongued and grooved timber planks. The doors are attached to the frame by two pairs of cast metal strap hinges. A vertical metal pillar may also be seen to be supporting the frontal roof structure of the building. At just below roof levels is modern Upvc horizontal guttering that extends onto a vertical modern Upvc downpipe to the east.



**Plate 463: View of the South Elevation of Building 6, from the south-east**



**Plate 464: View of the East Elevation of Building 6, from the south-east**

**Plate 464** provides a view of the East Elevation of this building. Most of the brickwork wall fabric on this Elevation has been covered with modern cement rendering. A portion of this brickwork is exposed, where this rendering is absent however. Here, this is composed of a mix of courses of

brick stretchers, of courses of mixed brick headers and stretchers and a single course of brick headers.

### 7.12 The Interior of Building 6

For the purposes of this survey the interior of the eastern portion of **Building 6**, is designated as **Cell 24**. This comprises a former games room to the public house complex and was situated to west of **Cells 16 and 17** and to the south of **Cells 22 and 23**.



**Plate 465: General view of the interior of Cell 24, from the north-east**



**Plate 466: General view of the interior of Cell 24, from the north-east**

Plats 465 and 466 present several general views of the interior of **Cell 24**.





**Plate 467: View of the flooring of Cell 24, from the north-east**



**Plate 468: View of the flooring of Cell 24, from the north-east**

**Plates 467 and 468** feature the nature of the flooring of **Cell 24**, which is covered with modern carpeting.

**Plates 469-474** feature a number of views from differing positions of the nature of the ceiling structure of **Cell 24**. This consists of a timber framework within which the ceiling surface has been rendered over with modern plasterwork.



**Plate 469: View of the ceiling of Cell 24, from the north-east**



**Plate 470: View of the ceiling of Cell 24, from the north-east**



**Plate 471: View of the ceiling of Cell 24, from the north-east**



**Plate 472: View of the ceiling of Cell 24, from the north-east**





**Plate 473: View of the ceiling of Cell 24, from the north-west**



**Plate 474: View of the ceiling of Cell 24, from the north-west**

**Plate 475** presents a detailed view of the south wall of **Cell 24**. The wall fabric here has been covered over with modern wallpaper with horizontal timber dado rails inserted into this fabric at mid levels. Also shown is the inner face of the south facing window opening that was recorded externally at the South Elevation of this building and which was boarded over.

**Plate 476** furnishes a view of the north wall of **Cell 24**, which is also the internal dividing wall with the adjacent **Cells 22 and 23 of Building 5** to the north. The wall fabric here has also been covered over with modern wallpaper with horizontal timber dado rails inserted into this fabric at mid levels. Also shown is the inner face of the north facing entrance opening that leads onto **Cell 19** to the north. This opening is occupied by a timber frame of a head and surrounds and by a modern panelled timber door. To the right (east), is the outer face of the modern timber serving hatch, that was also recorded within the adjacent **Cell 22 of Building 5** to the north.



**Plate 475: View of the south wall of Cell 24, from the north-west**



**Plate 476: View of the north wall of Cell 24, from the south-east**

**Plates 477 and 478** present views of the east wall of **Cell 24**, which has also been covered over with modern wallpaper with horizontal timber dado rails inserted into this fabric at mid levels. To the left (north), is the open access which leads onto **Cell 16 of Building 4** to the east.



**Plate 477: View of the east wall of Cell 24, from the south-west**



**Plate 478: View of the east wall of Cell 24, from the north-west**

**Plates 479 and 480** provide views of the west wall of **Cell 24**, which has also been covered over with modern wallpaper with horizontal timber dado rails inserted into this fabric at mid levels.





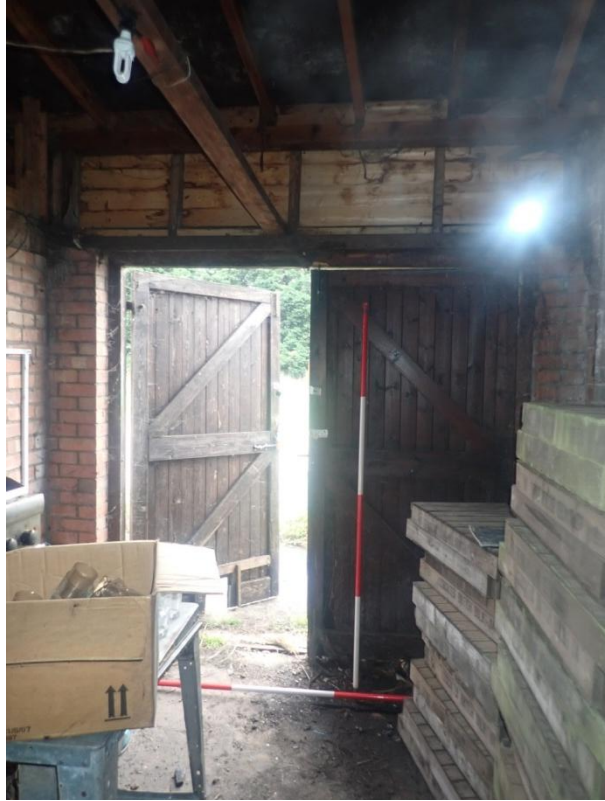
**Plate 479: View of the west wall of Cell 24, from the north-east**



**Plate 480: View of the west wall of Cell 24, from the south-east**

For the purposes of this survey, the western portion of the interior of **Building 6** is designated as **Cell 25**. This formerly functioned along with **Cell 19 of Building 5** as a commercial garage on the site and is situated to the west of **Cell 24**.

**Plate 481** provides a view of the south wall of **Cell 25** and features the inner face of the south facing entrance opening that was recorded externally at the South Elevation of this building. The central feature here is the entrance opening that is occupied by a pair of timber doors, each composed of a series of vertical tongued and grooved timber planks that are in turn affixed to an internal framework of angled, vertical and horizontal timbers. The opening is flanked to either side by vertical brick columns, composed of courses of brick stretchers. Above the opening is external horizontal timber weatherboarding that is attached to an internal timber framework of vertical and horizontal timbers.



**Plate 481: View of the south wall of Cell 25, from the north-west**



**Plate 482: General view of the interior of Cell 25, from the south-east**

**Plate 482** provides a general view of the interior of **Cell 25** from a south-eastern position. This formerly functioned as a garage. This space is incorporated with the adjoining **Cell 19 of Building 5** to the north. This combined formed the whole former garage space. A portion of the original South Elevation of the older **Building 5**, would have been removed to accommodate this modern function.



**Plate 483: View of the flooring of Cell 25, from the south-east**



**Plate 484: General view of the interior of Cell 25, from the north-west**

**Plate 483** provides a view of the nature of the flooring of **Cell 25**, which is of modern concrete.

**Plate 484** provides a further general view of the interior of **Cell 25** from a different north-western vantage point.





**Plate 485: View of the east wall of Cell 25, from the south-west**



**Plate 486: View of the east wall of Cell 25, from the north-west**

**Plates 485 and 486** furnish views of the east wall of **Cell 25**, which is also the internal dividing wall with the adjacent **Cell 24** to the east. The brickwork wall fabric here, including that of the bonded vertical brick column is composed of courses of brick stretchers in Stretcher Bond.

**Plate 487** provides a further view of the nature of the flooring of **Cell 25**, from a different north-western perspective, which is of modern concrete. Sunk into this flooring is a former vehicle inspection pit.





**Plate 487** View of the flooring of Cell 25, from the north-west



**Plate 488:** View of the west wall of Cell 25, from the south-east

**Plates 488-491** provide several images of the west wall of **Cell 25**. Most of this wall fabric pertains to the East Elevation of an adjoining building, which is outside of the scope of this survey. Additional new brickwork associated with the construction of the modern **Building 6** is featured to the south. This brickwork is composed of three courses of brick stretchers that alternate with single courses of brick headers in English Garden Wall Bond. The three bonded vertical brick columns are part of this modern construction and are each composed of courses of brick stretchers.



Plate 489: View of the west wall of Cell 25, from the south-east



Plate 490: View of the west wall of Cell 25, from the south-east



**Plate 491: View of the west wall of Cell 25, from the north-east**



**Plate 492: View of the roof supporting structure of Building 6, from the north-west**

**Plates 492-503** present a number of views of the nature of the roof supporting structure of **Building 6**. This is a low angled half gabled roof structure, which consists of a framework of a series of north-south orientated timber rafters and east-west aligned timber purlins. Providing additional strength and reinforcement to this structure are several half gabled timber roof trusses.





**Plate 493: View of the roof supporting structure of Building 6, from the north-west**



**Plate 494: View of the roof supporting structure of Building 6, from the south-west**





**Plate 495: View of the roof supporting structure of Building 6, from the south-west**



**Plate 496: View of the roof supporting structure of Building 6, from the south-west**

**Plates 495 and 500** show the southern side of the by now submerged former gabled roof structure of the adjoining and earlier **Building 5**. This earlier roof structure has become subsumed by the subsequent construction and addition of the modern roof structure of **Building 6**.



**Plate 497: View of the roof supporting structure of Building 6, from the north-west**



**Plate 498: View of the roof supporting structure of Building 6, from the north-west**



**Plate 499: View of the roof supporting structure of Building 6, from the north-west**



**Plate 500: View of the roof supporting structure of Building 6, from the south-west**



**Plate 501: View of the roof supporting structure of Building 6, from the north-west**



**Plate 502: View of the roof supporting structure of Building 6, from the north-west**





**Plate 503: View of the roof supporting structure of Building 6, from the north-west**

## **8. Discussion and Conclusions**

- 8.1 This former public house complex is considered to be made up of at least six distinctive buildings, which for the purposes of this survey, have been designated as **Buildings 1-6**.
- 8.2 It is known from documentary sources that there have been publicans in business on this site since 1826 and there is a documentary reference in the *Stamford Mercury* to this public house of 1820. It is thus considered that this complex is at least of early 19th century date, if not earlier. The evidence for the probable earlier origin may come from the designation of the 'Duke of York' for the public house itself. Frederick, the Duke of York was the second son of King George III and was created as such in 1784. So this designation may also point to an earlier late 18th century origin.
- 8.3 Further evidence for a probable late 18th century origin for this former public house may come from the extract from the enclosure award map for the parish of Gosberton of 1799, (which is reproduced in this report). This map of 1799 features two contemporary and bonded buildings on the south-eastern frontage of *Risegate Eau* (the present Risegate Road). The first to the south-west, is orientated from approximately north-south with the second on a different east-west alignment. It is considered that the north-south orientated building is **Building 3** of this complex and the east-west aligned second building comprises the original main body of **Building 2**. It is concluded that these were thus the two earliest buildings on the site and would appear to date from at least the late 18th century.
- 8.4 It is also worthy of note that during the site survey that an east facing entrance opening on the East Elevation of **Building 3**, appears to be partially blocked off by the original main body of **Building 2**. If this is so, this would point to **Building 3** being the earliest building on this site.
- 8.5 This public house complex has over the past two hundred plus years been the subject of much later addition and alteration particularly in the 20th century. The internal alterations along with the uniform modern external cement rendering of all of the buildings masks and obscures external original architectural building details and in turn renders the

phasing of the buildings in this complex somewhat difficult. Not much original building detail has been recorded by this survey with the exception of the earlier roof spaces, where accessible, and within the interior of much of **Building 5**, for example.

- 8.6 So in the main, any attempts at the phasing of this former public house complex, must come mainly from the maps which have been reproduced for this survey. The First Edition O.S. map of 1887 shows that most of the present buildings in this complex were already in place by the late 19th century. This included (as noted earlier), **Building 3** and the original main body of **Building 2** along with the later addition of the rear outshut to **Building 2** and **Building 1**. This late 19th century layout appears to have remained relatively unchanged until the 1932 Edition O.S. map. Beyond this date, the detail of the subsequent O.S. map of 1951 (which is of a smaller scale), shows this complex, though the detail is unclear.
- 8.7 The phasing of the south-western end of this complex is the most difficult. The O.S. maps from 1887 to 1932 all show a single rectangular shaped building (bonded to **Building 3**) at the south-western end of this complex. This building may have included **Building 5** with its gabled roof structure. The survey within the interiors of **Buildings 5 and 6**, showed that much of the southern side of the gabled roof structure of **Building 5** has survived largely intact within this interior. This may point to the northern portion of this rectangular shaped building or **Building 5**, also being of late 19th century origin with the southern portion of this rectangular shaped building having been demolished during the course of the mid-late 20th century. This subsequently facilitated the construction of the modern **Building 6**.
- 8.8 It is also clear from this survey that further modern external additions were made to this former public house complex during the second half of the 20th century. This included **Building 6** (which had entailed the removal of the South Elevation or perhaps the southern internal partition wall of **Building 5** and the demolition of the southern portion of the former rectangular shaped building in this process), the addition of **Building 4** with the men's toilets along with the addition of the small female toilet extension to the rear outshut of **Building 2**.
- 8.9 It is also worthy of note that the western portion of **Building 6** and the western portion of **Building 5** combined, formerly functioned as a separate commercial garage business in the mid-late 20th century as witnessed by the vehicle inspection pit sunk within the modern concrete flooring in the interior.

## 9. Acknowledgements

- 9.1 Thanks are gratefully extended to Mrs. S. Goodenough and Ms. Lucy Andrew for commissioning this work and for their kind assistance for arranging access to the site. Thanks are also extended to Mr. Ian Marshman of the Lincolnshire County Council Historic Environment Team and to the staff of the Lincolnshire Archives for their kind assistance.

## 10. Bibliography

Extract from the Enclosure Award map for the parish of Gosberton of 1799 (Archive ref: Gosberton Par/17/1).

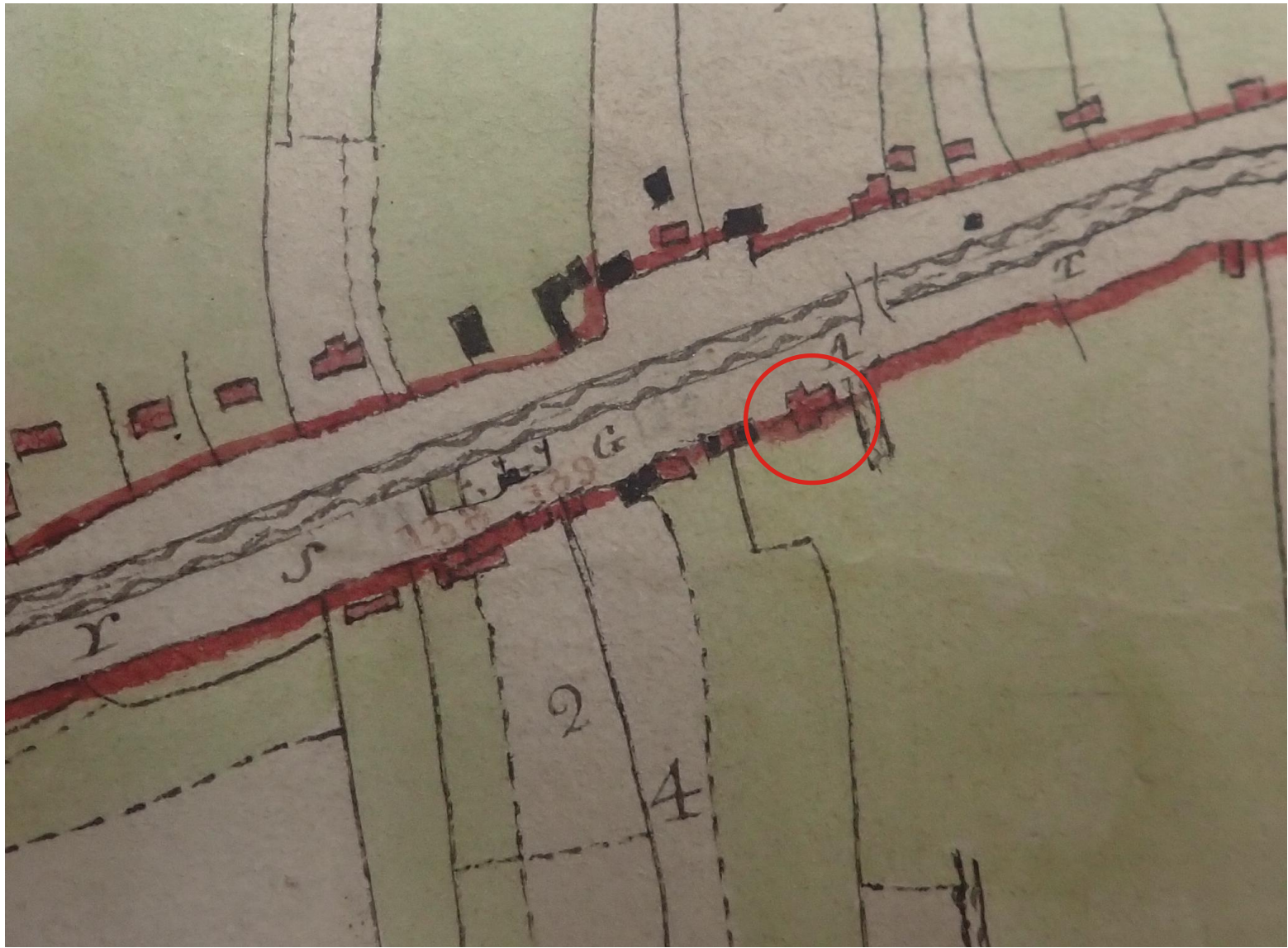
Extract from the First Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1887, map sheet no. Lincolnshire 126.13.

Extract from the Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1905, map sheet no. Lincolnshire 126.13.

Extract from the 1932 Edition 25 inch to one mile scale Ordnance Survey (O.S.) map, map sheet no. Lincolnshire 126.13.

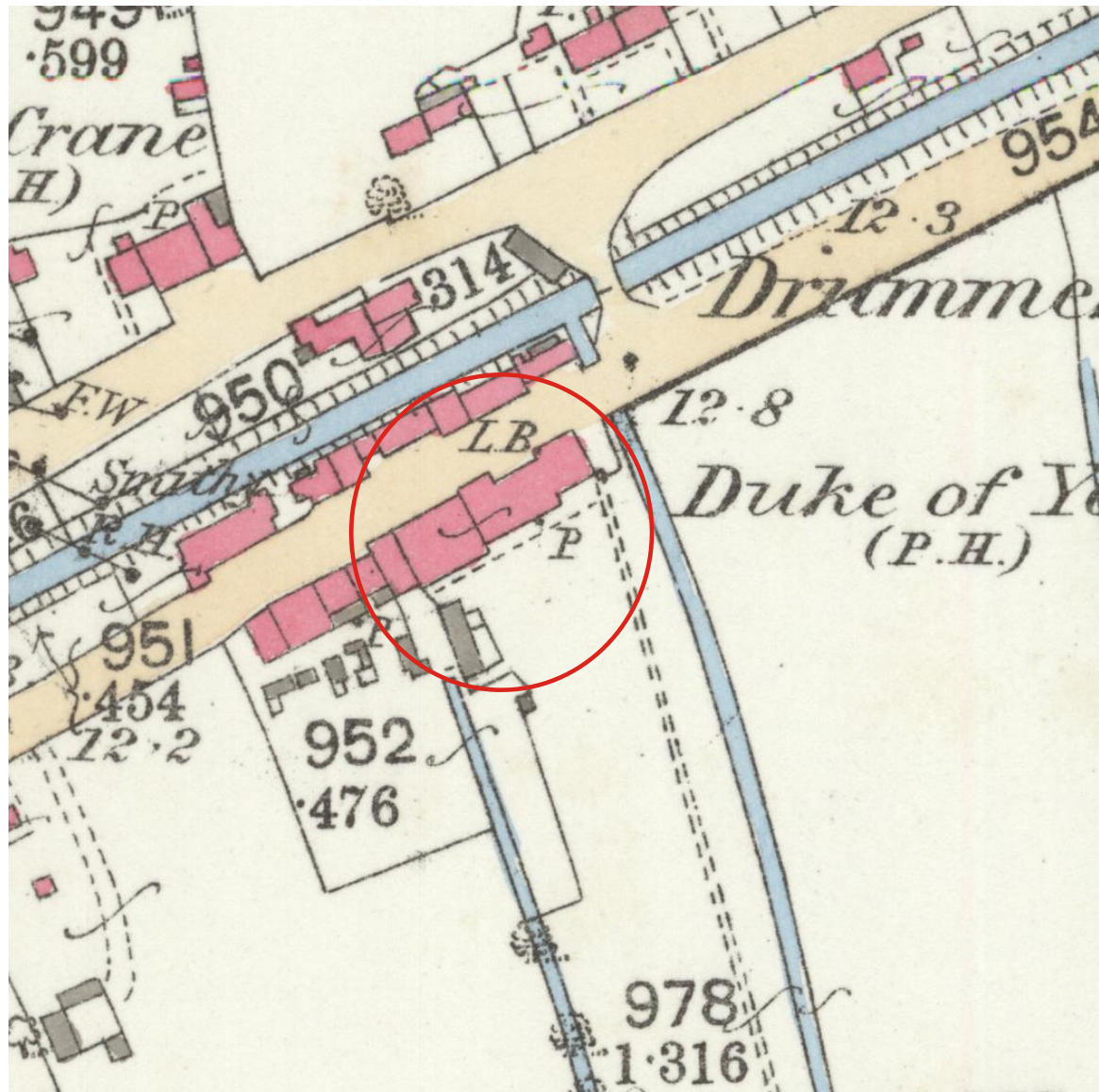
Extract from the Provisional Edition six inch to one mile scale Ordnance Survey O.S. map of 1951, map sheet no. Lincolnshire 126SW.

Ordnance Survey, (2008), 1:25,000 scale O.S. Explorer map sheet No. 249, *Spalding & Holbeach, Long Sutton & Kirton*.

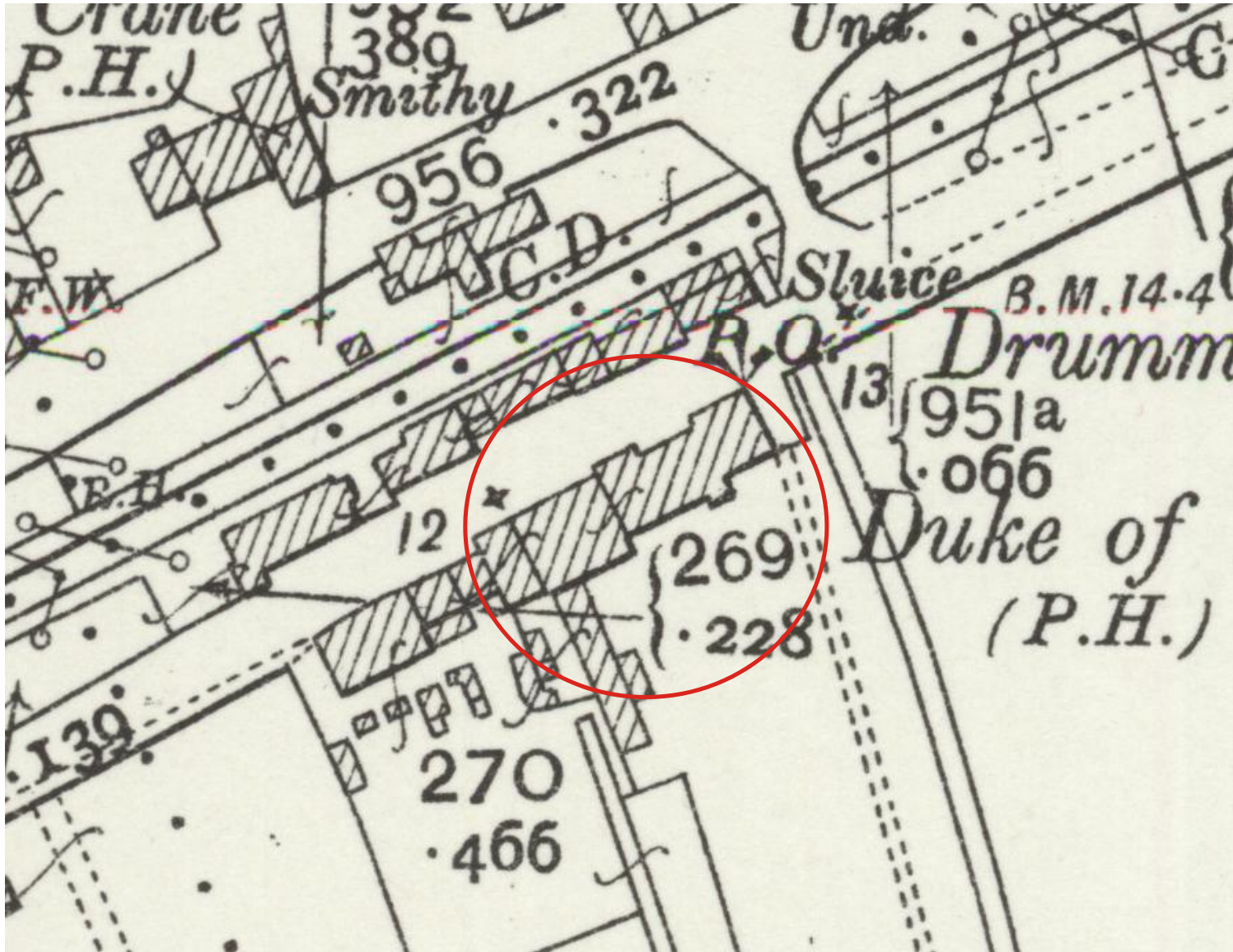


**Figure 5:** Extract from the Enclosure Award map for the parish of Gosberton of 1799 (Archive ref: Gosberton Par/17/1). The site is shown encircled in red.



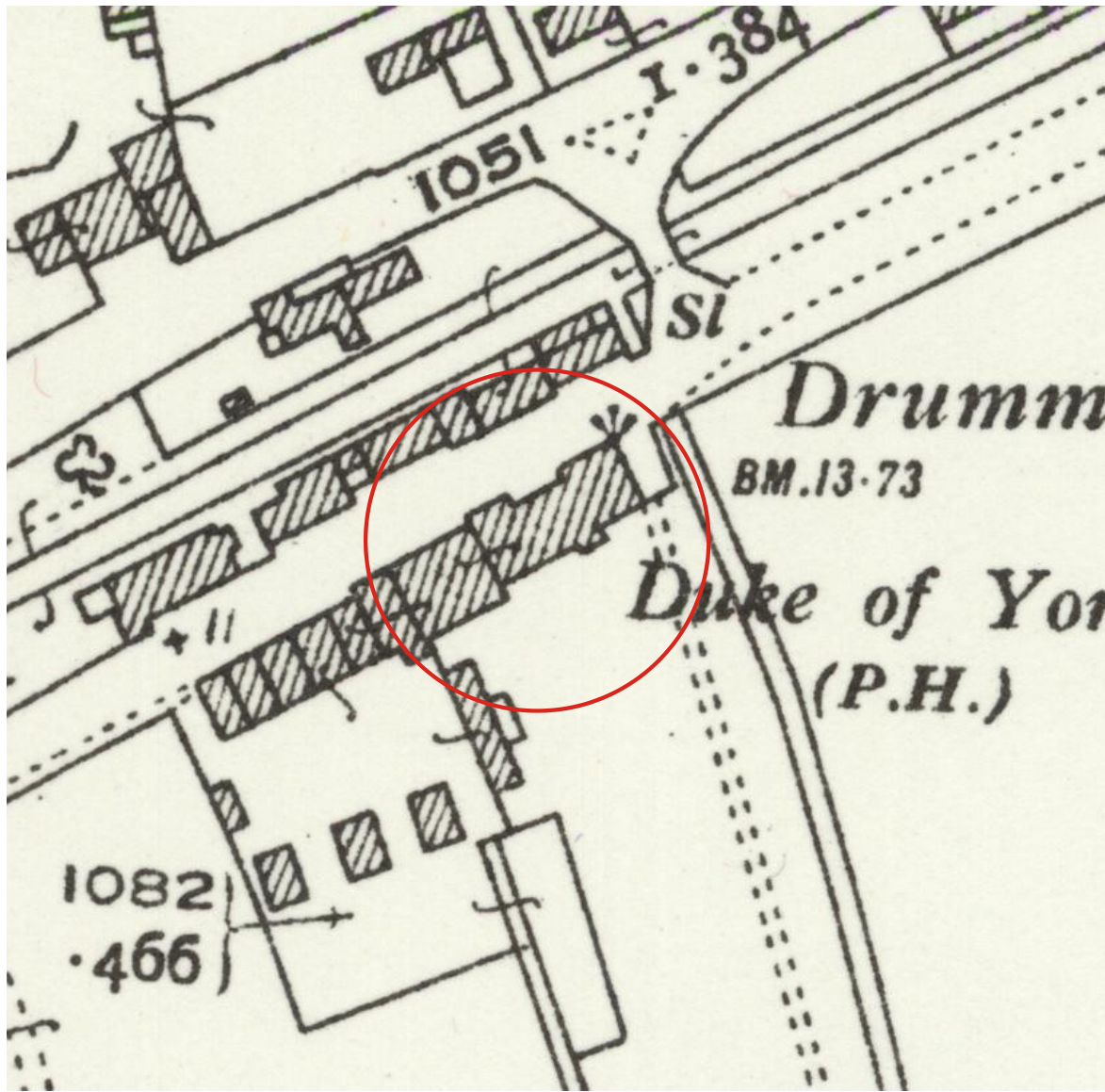


**Figure 6:** Extract from the First Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1887, map sheet no. Lincolnshire 126.13. The site is shown encircled in red.

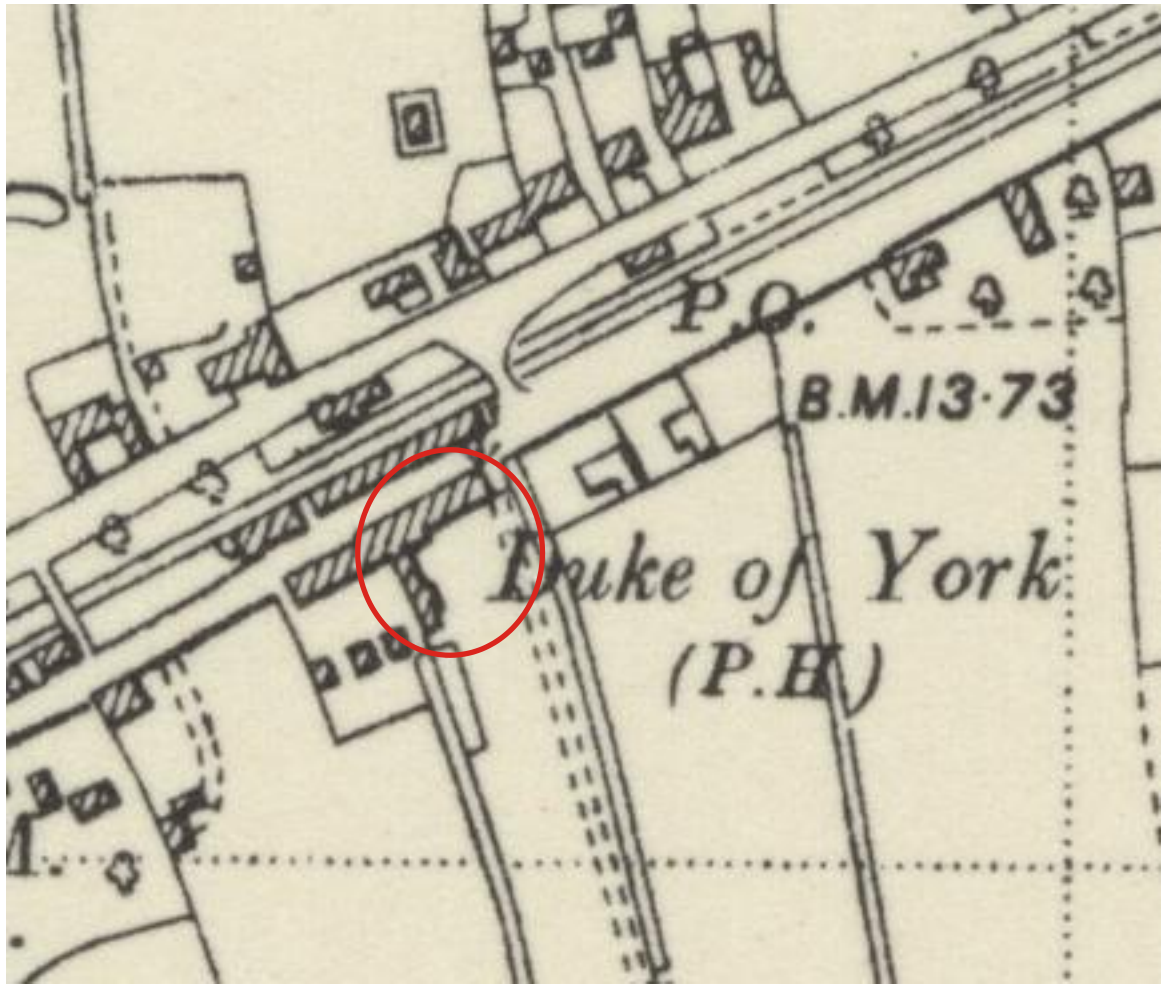


**Figure 7:** Extract from the Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1905, map sheet no. Lincolnshire 126.13. The site is shown encircled in red.





**Figure 8:** Extract from the 1932 Edition 25 inch to one mile scale Ordnance Survey (O.S.) map, map sheet no. Lincolnshire 126.13. The site is shown encircled in red.



**Figure 9:** Extract from the Provisional Edition six inch to one mile scale Ordnance Survey O.S. map of 1951, map sheet no. Lincolnshire 126SW. The site is shown encircled in red.



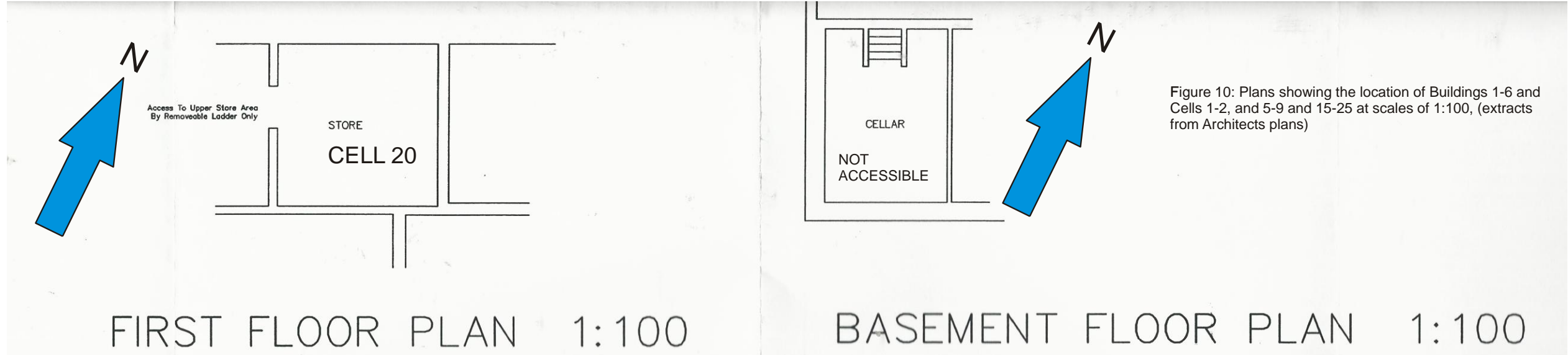
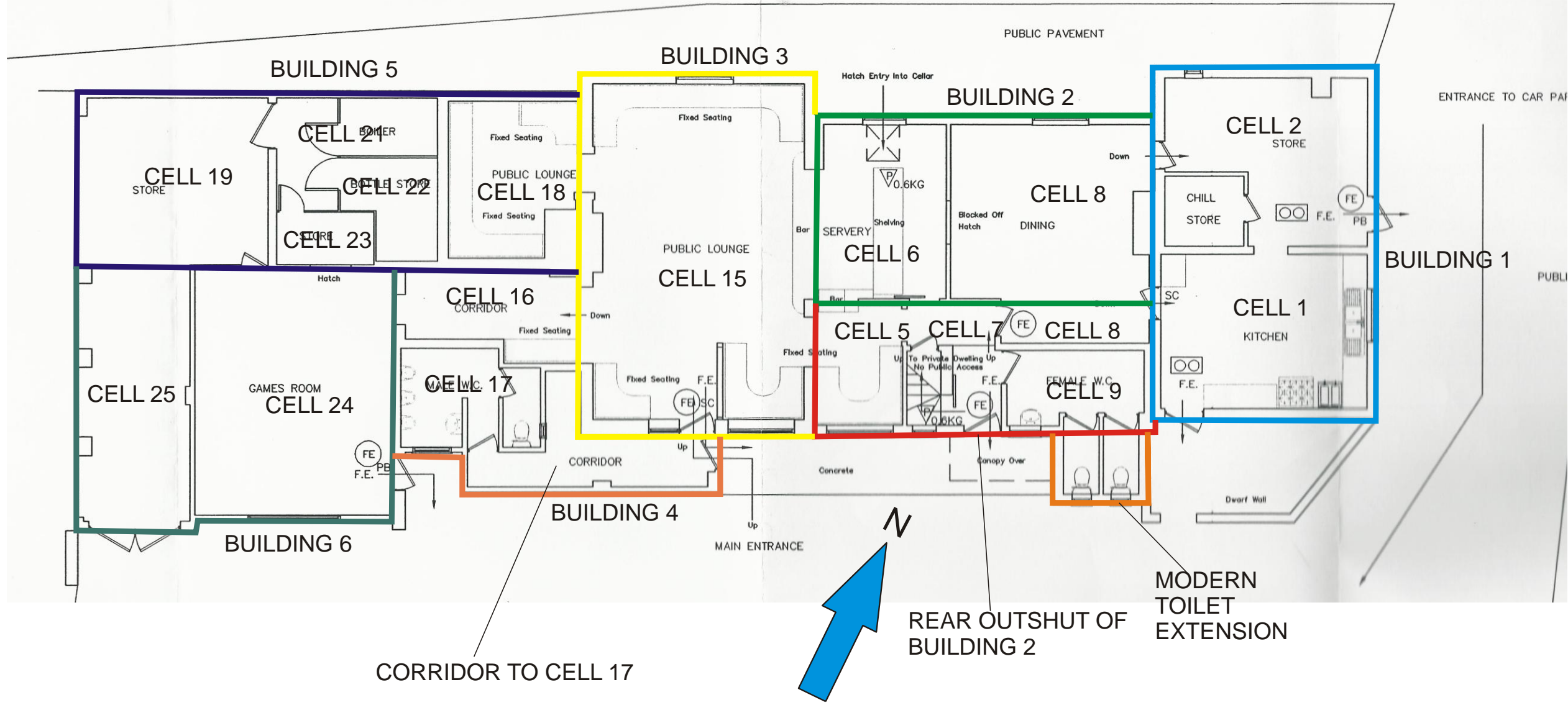


Figure 10: Plans showing the location of Buildings 1-6 and Cells 1-2, and 5-9 and 15-25 at scales of 1:100, (extracts from Architects plans)



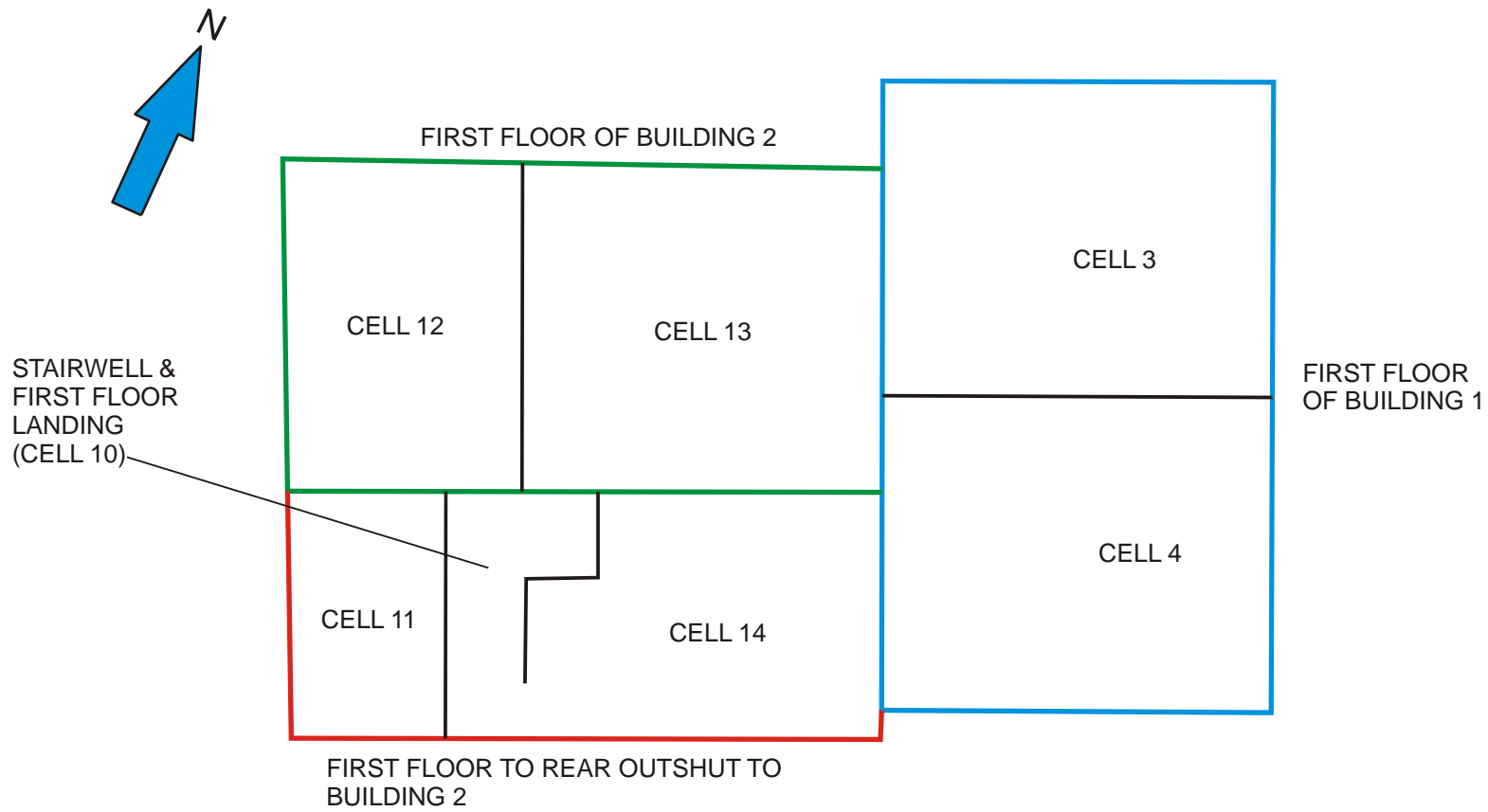


Figure 11: Plan showing the first floor layouts of Buildings 1-2, the Rear Outshut to Building 2 and Cells 3-4 and 10-14 at a scale of 1:100, (tracing from Architects plan)

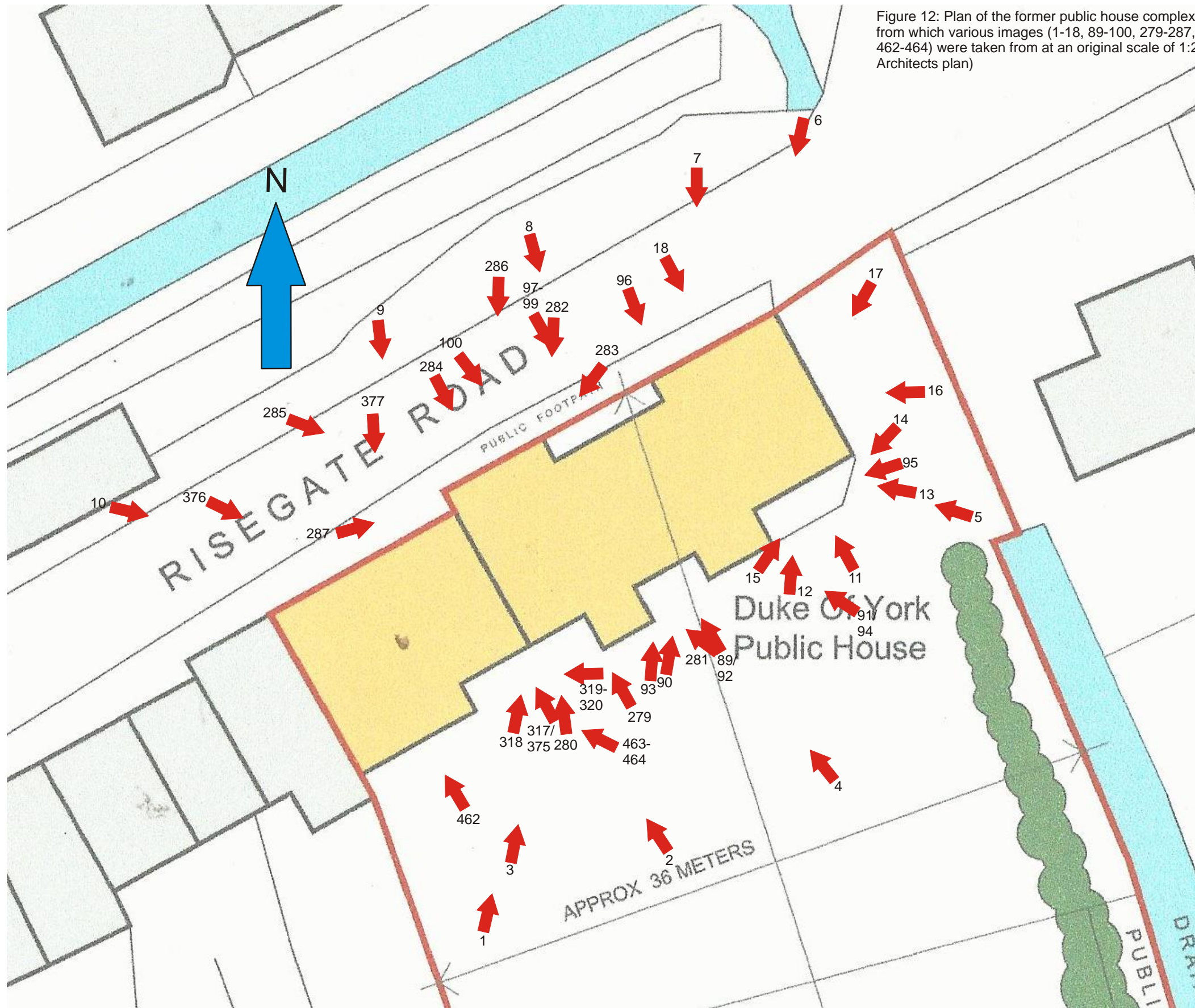
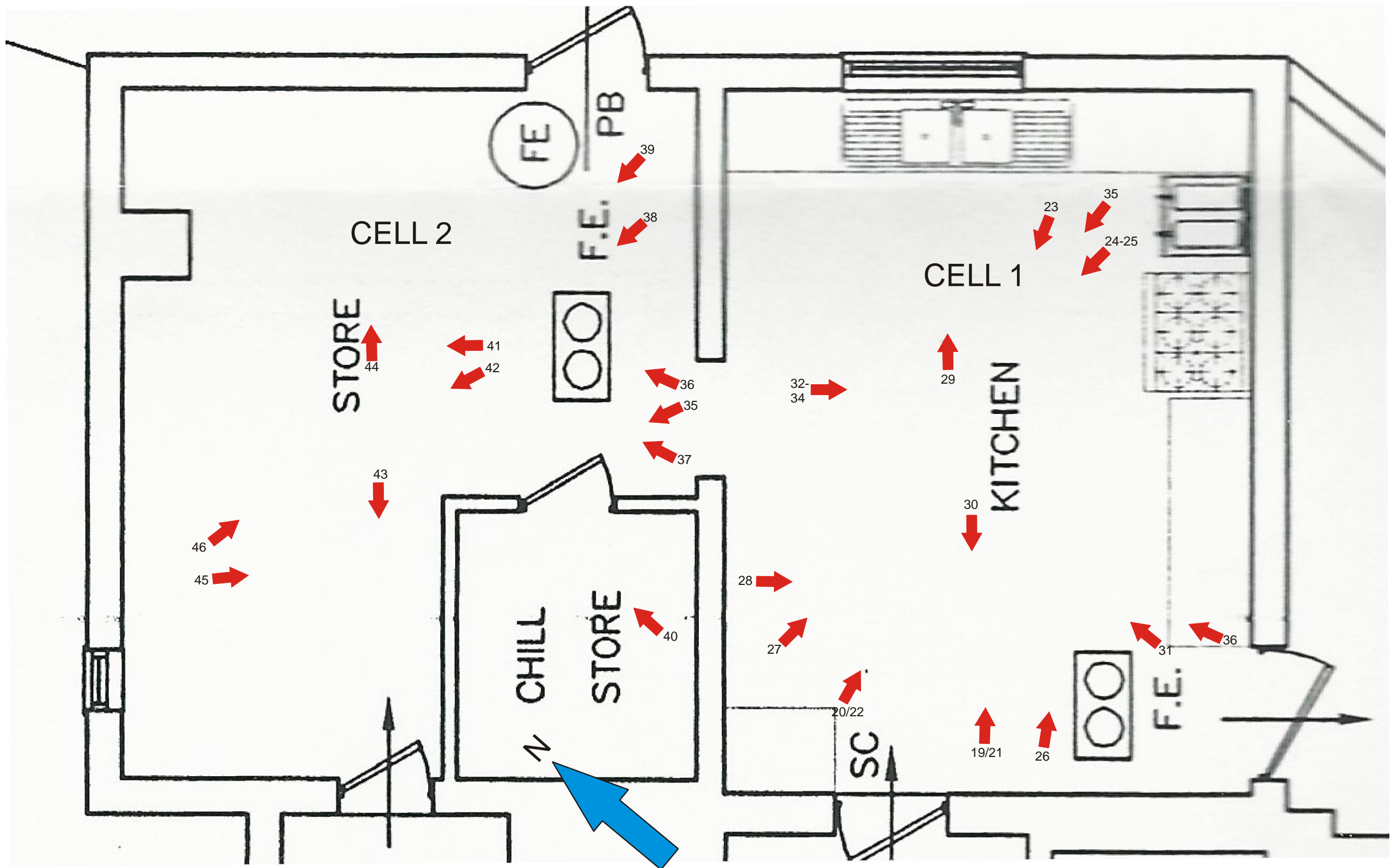


Figure 12: Plan of the former public house complex showing the directions from which various images (1-18, 89-100, 279-287, 317-320, 375-377 and 462-464) were taken from at an original scale of 1:200, (extract from Architects plan)





BUILDING 1

Figure 13: Plan of the ground floor of Building 1 showing the directions from which various images (19-46) were taken from at an original scale of 1:100, (extract from Architects plan)



# FIRST FLOOR OF BUILDING 1

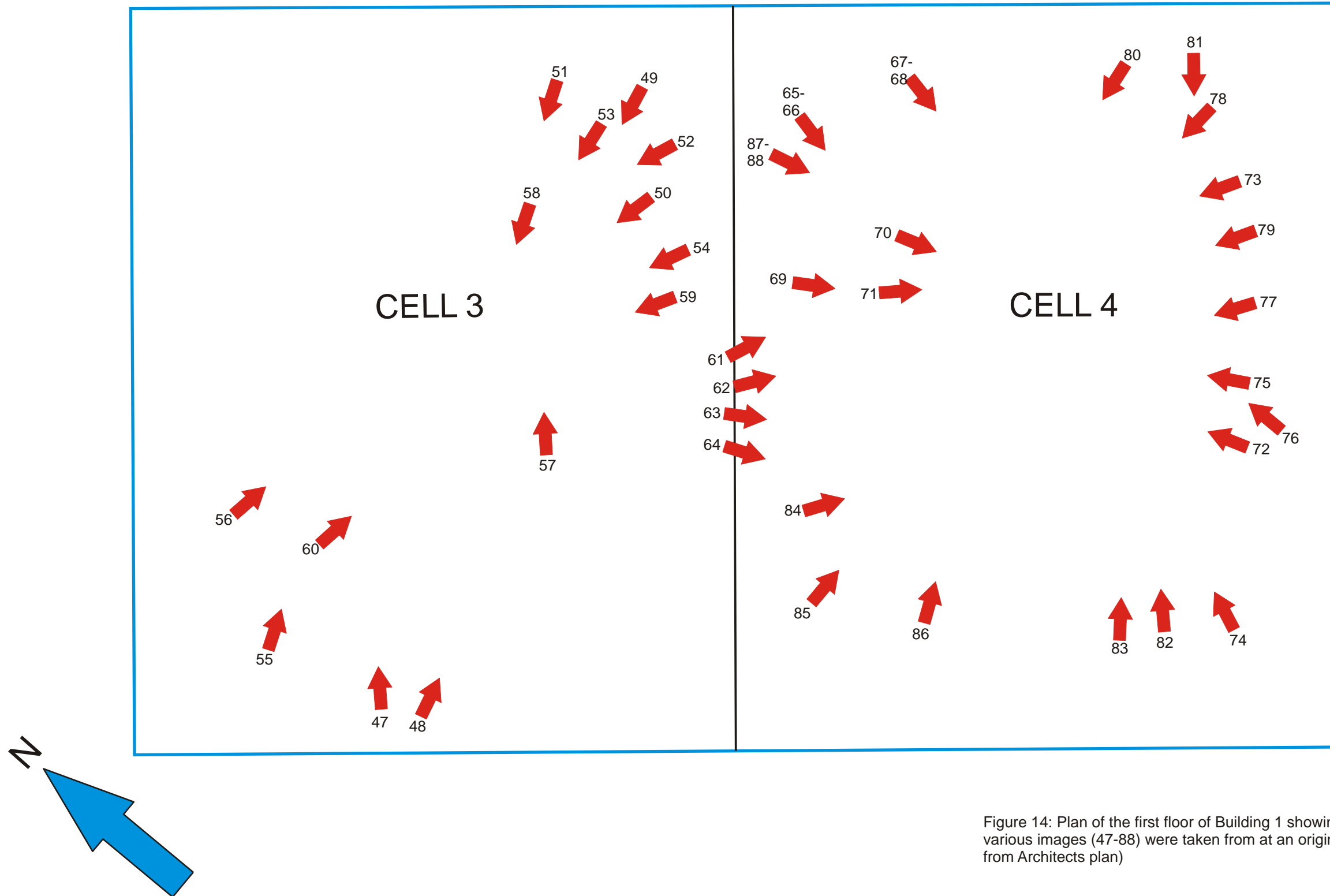


Figure 14: Plan of the first floor of Building 1 showing the directions from which various images (47-88) were taken from at an original scale of 1:100, (tracing from Architects plan)

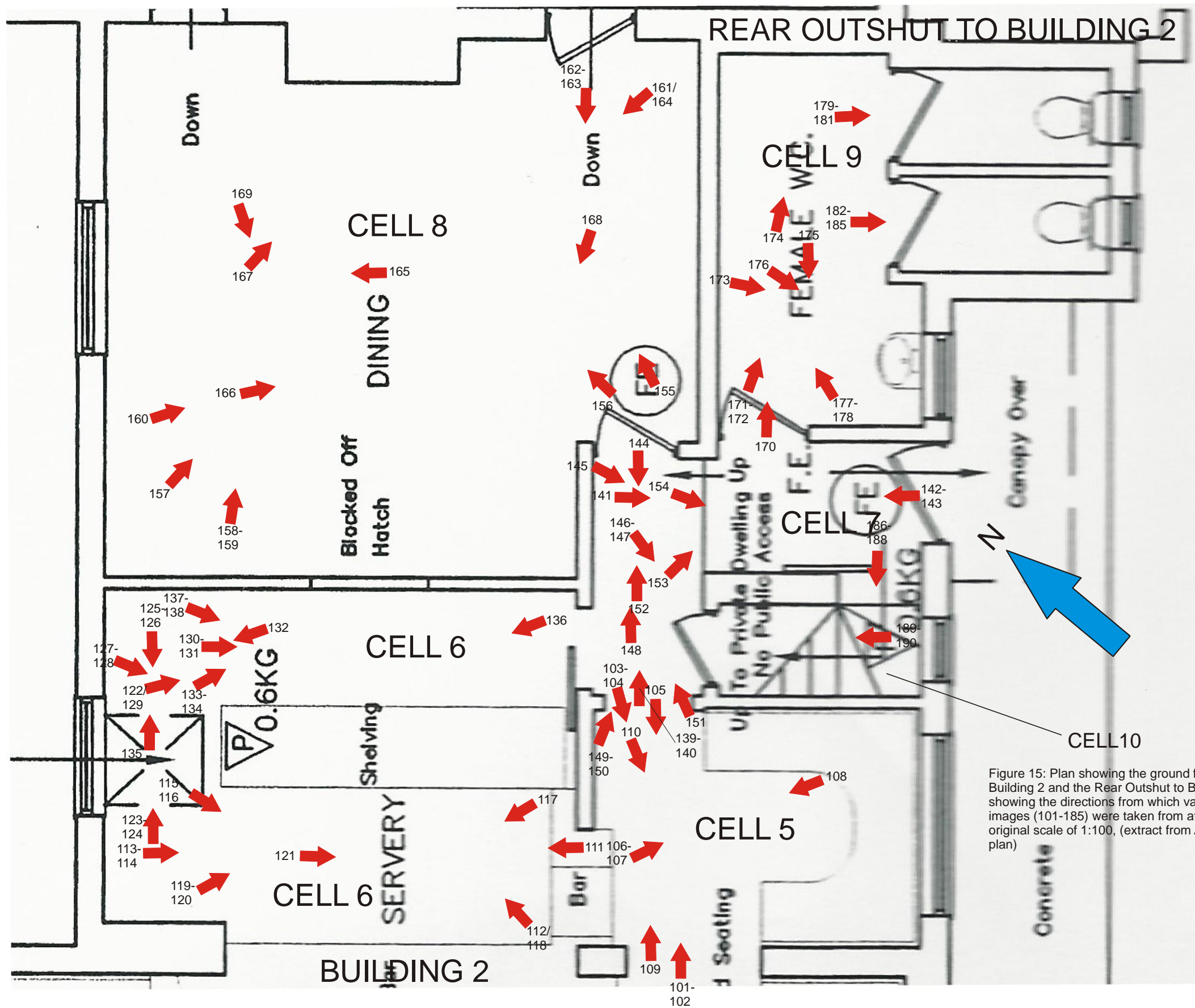


Figure 15: Plan showing the ground floors of Building 2 and the Rear Outshut to Building 2 showing the directions from which various images (101-185) were taken from at an original scale of 1:100, (extract from Architects plan)

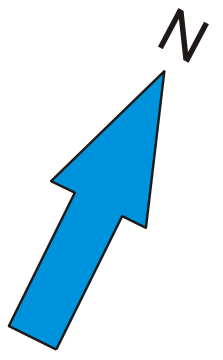
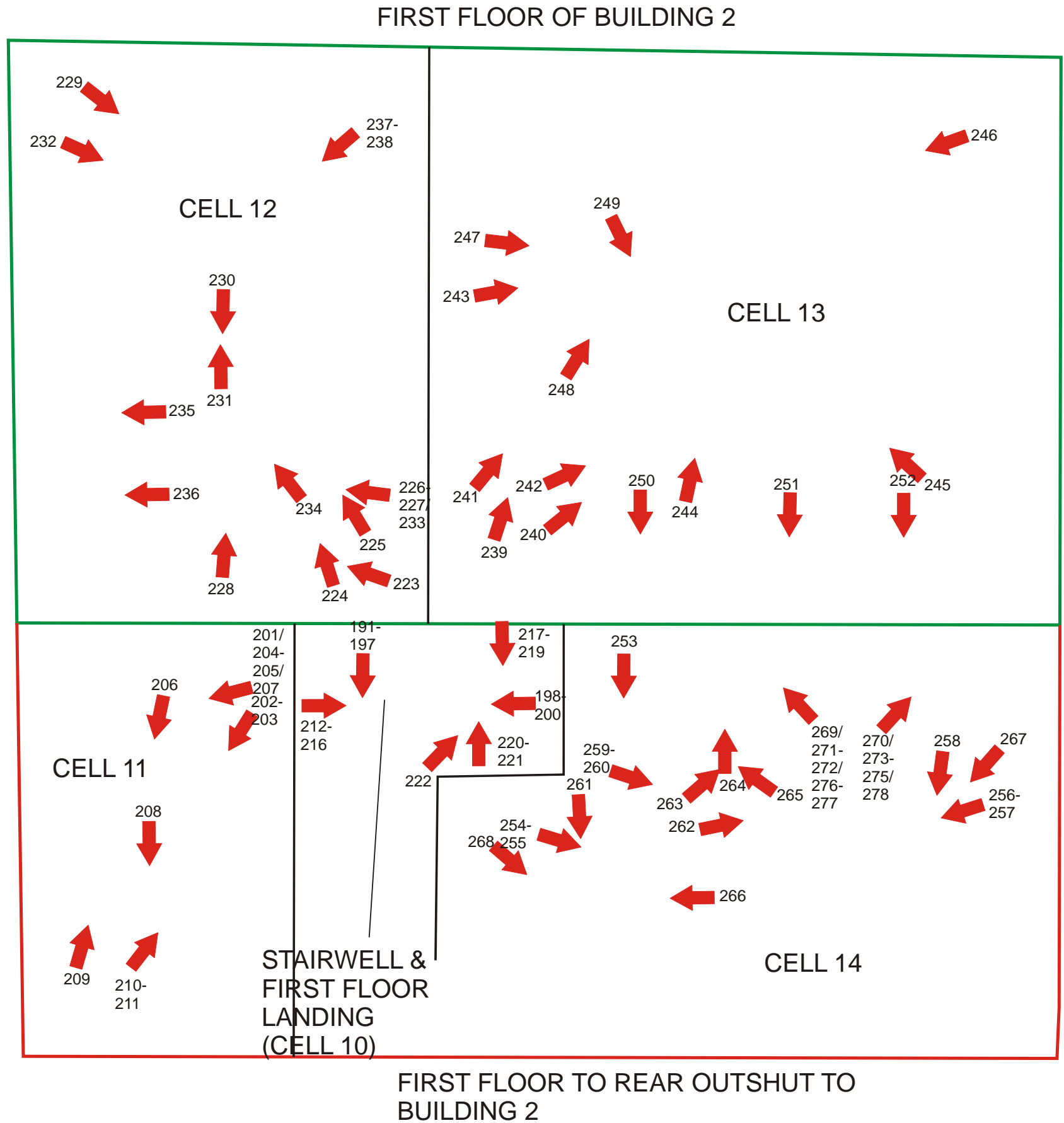
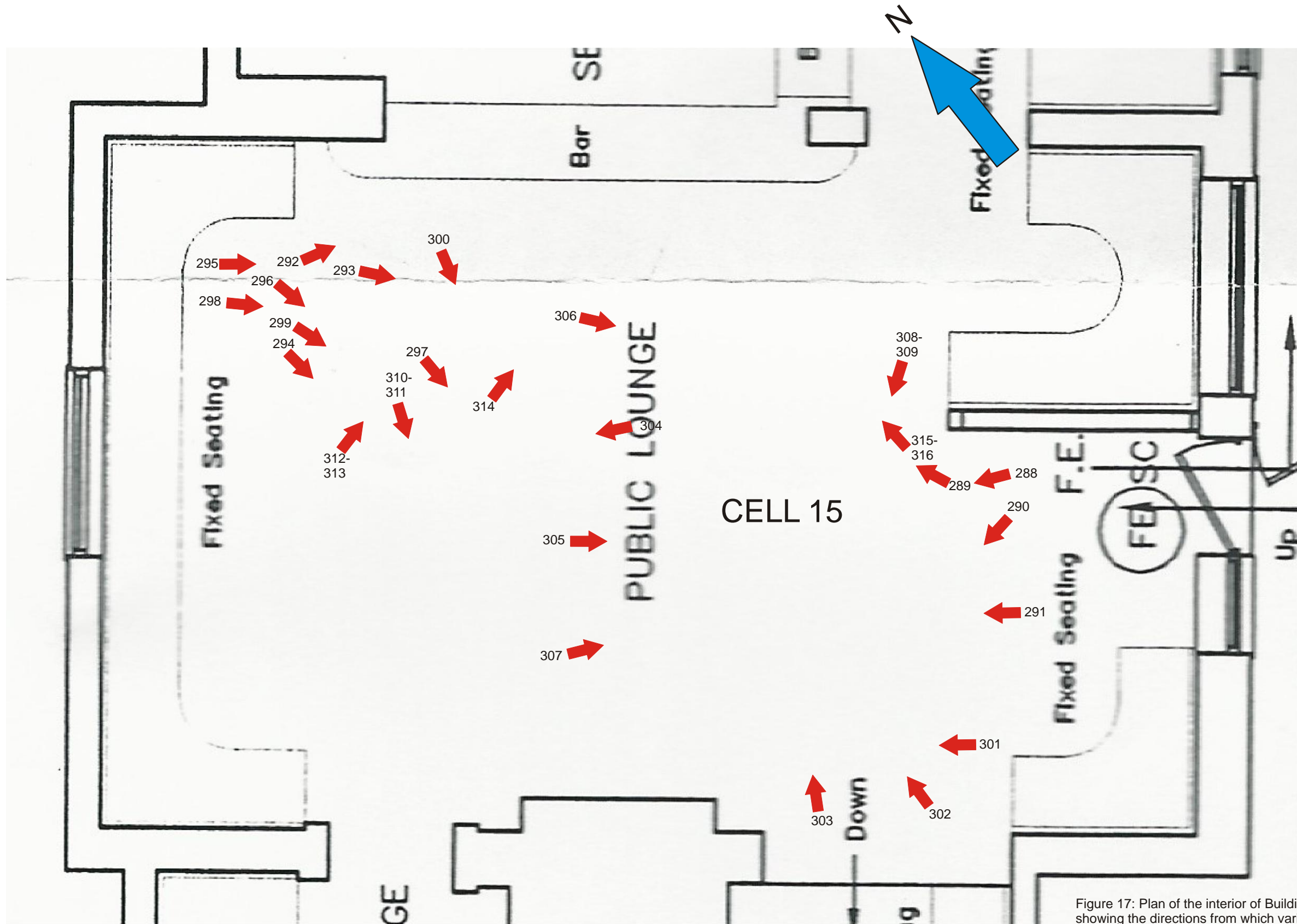


Figure 16: Plan of the first floor of Building 2 and the Rear Outshut of Building 2 showing the directions from which various images (186-278) were taken from at an original scale of 1:100, (tracing from Architects plan)



BUILDING 3

Figure 17: Plan of the interior of Building 3 showing the directions from which various images (288-316) were taken from at an original scale of 1:100, (extract from Architects plan)



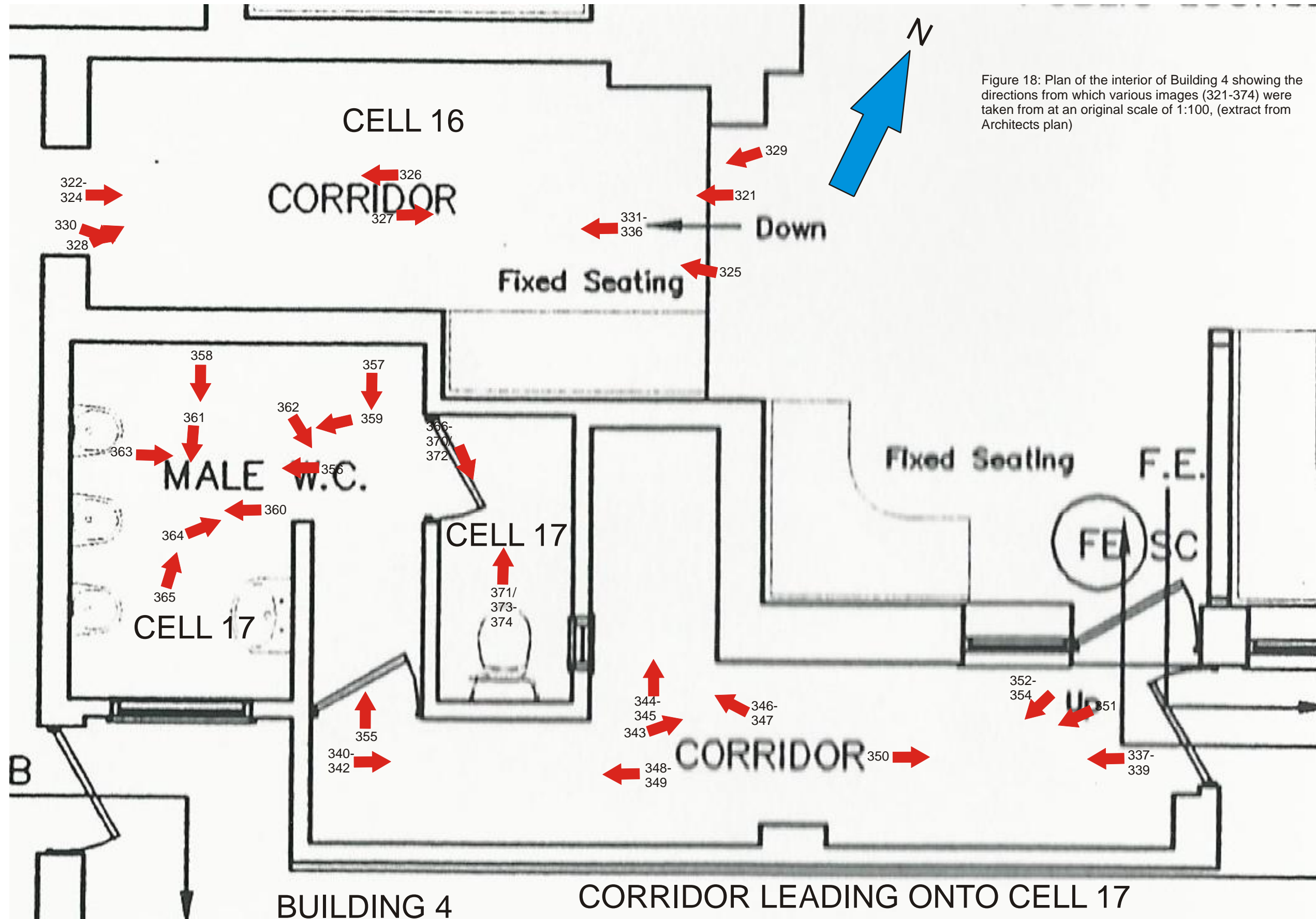


Figure 18: Plan of the interior of Building 4 showing the directions from which various images (321-374) were taken from at an original scale of 1:100, (extract from Architects plan)

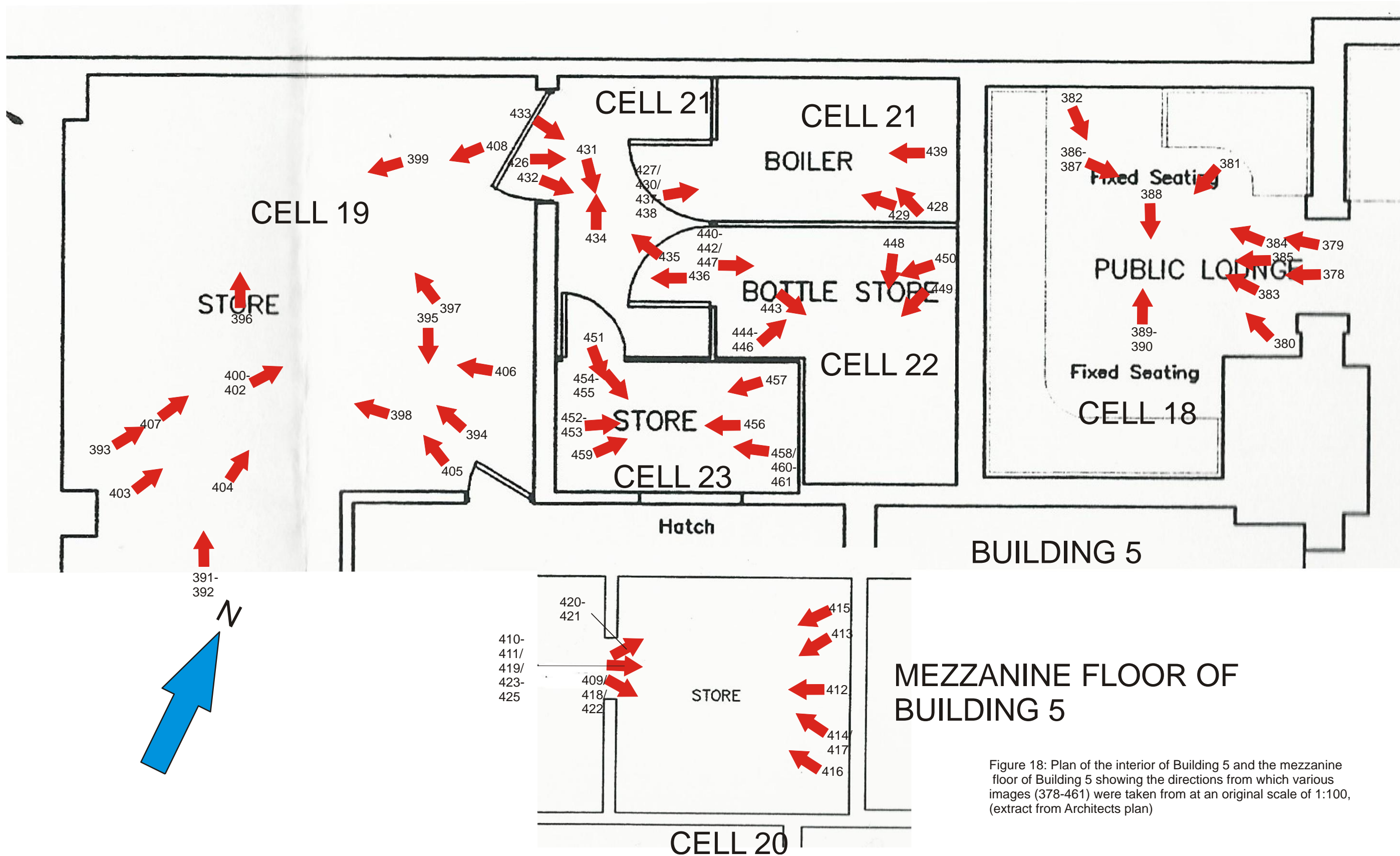


Figure 18: Plan of the interior of Building 5 and the mezzanine floor of Building 5 showing the directions from which various images (378-461) were taken from at an original scale of 1:100, (extract from Architects plan)

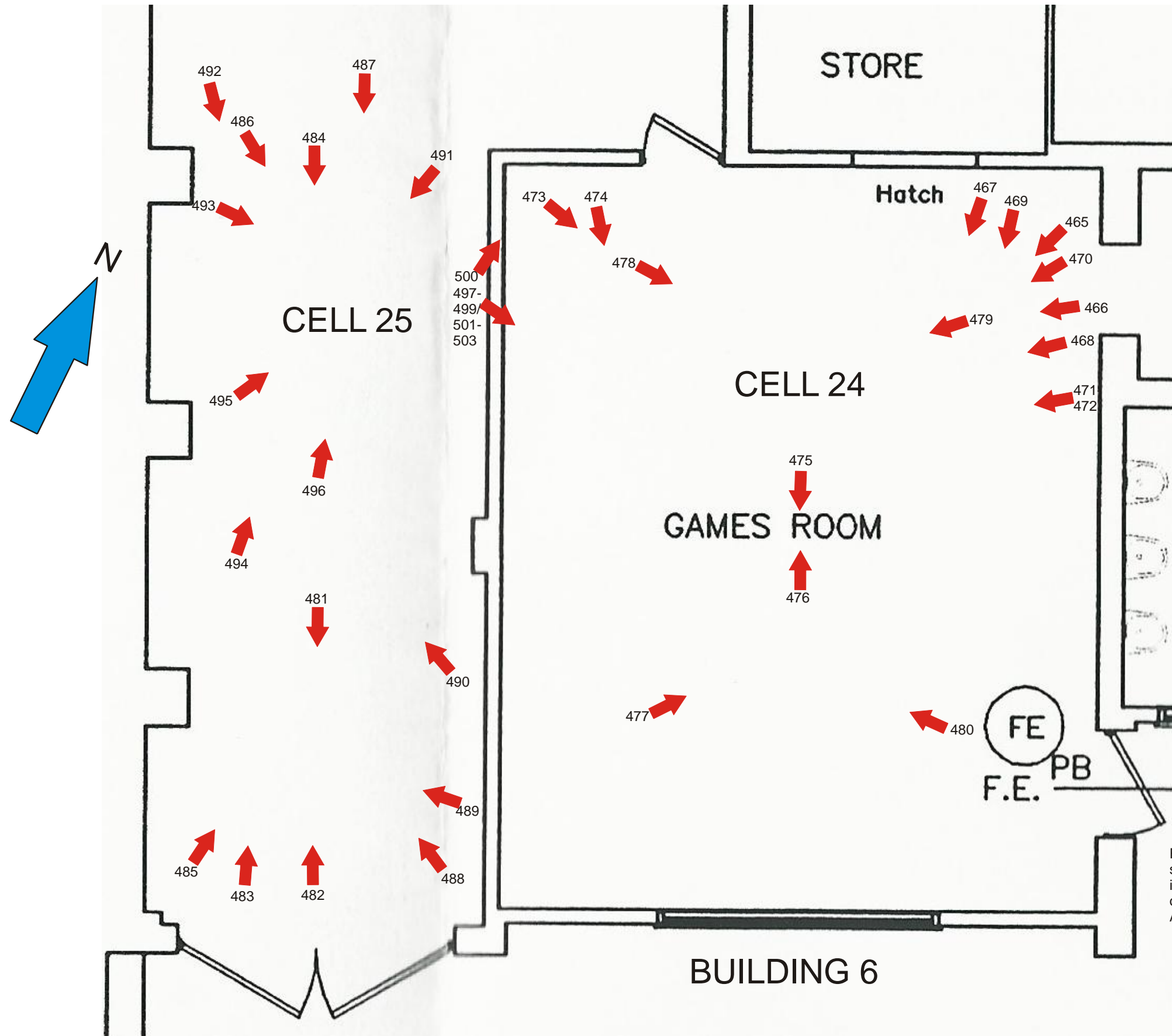


Figure 20: Plan of the interior of Building 6 showing the directions from which various images (465-503) were taken from at an original scale of 1:100, (extract from Architects plan)



**Appendix 1: OASIS Summary Sheet**



## Appendix 2: Specification



**Specification for Historic Building Recording  
at the Duke of York Public House, 106, Risegate Road,  
Gosberton Risegate, Lincolnshire.**

**Prepared for Ms. S. Goodenough**

**National Grid Reference: TF 2186 3004**

**Planning Reference: H08-0964-21**

**Site Code: RRGR22**

**Accession Number: LCNCC: 2022.147**

**Prepared by Neville Hall, Freelance Field Archaeologist &  
Consultant**

**October 2022**

## **S. Non-technical summary**

S1 *A scheme of works comprising historic building recording is required in advance of the proposed demolition of the former Duke of York public house at 106 Riseagate Road, Gosberton Riseagate, Lincolnshire.*

S2 *The extract from the enclosure award map for the parish of Gosberton of 1799 features a probable earlier precursor to the present buildings on the site, which may date to the early 19th century. The dedication 'Duke of York' refers to Prince Frederick, the second son of King George III who became the Duke of York in 1784. So this is a probable early 19th century public house dedication and designation. The public house is first referred to as such in the Stamford Mercury in 1820 and the earliest documentary reference to a listing to a publican at the public house known as the Duke of York dates from 1826, when this was one Ann Lawrence. The specific objectives of the historic building recording will be to provide an historical background to the buildings on this site as an aid to their interpretation and on this basis to provide a full photographic, drawn and written record of same prior to the proposed alterations and conversion works. This will provide an assessment of the impact of development on the historic fabric of the buildings and to provide an understanding of how the buildings have developed.*

S3 *The historic building recording will be undertaken prior to any demolition works at the site. The structure, ground plans, external elevations and internal details will be recorded in writing, graphically and photographically.*

S4 *On the completion of the fieldwork, a report will be produced detailing the results of the investigation. The report will consist of a narrative supported by illustrations and photographs.*

## **1. Site location and description [Figures 1-3]**

1.1 The development site at the former Duke of York public house is situated on the south-eastern frontage of the Riseagate Road at National Grid Reference TF 2186 3004 and at a height of approximately 4mAOD. The development site is situated within the modern civil parish of Gosberton, administrative district of South Holland, county of Lincolnshire.

1.2 The development site is located within a flat and a relatively low-lying area of the Lincolnshire Fens.

## **2. Planning background [Figure 4]**

2.1 This document comprises a Specification or a written scheme of works for historic building recording at the former Duke of York public house, 106, Riseagate Road, Gosberton Riseagate, Lincolnshire (Planning Reference: H08-0964-21).

## **3. Historical Background**

3.1 Background research sources were consulted at the Lincolnshire County Council Historic Environment Record (HER), at the Lincolnshire Archives and at the online National Library of Scotland. The National Heritage List of Historic England was also consulted.

3.2 Copies of manuscript and of published early edition Ordnance Survey (O.S.) maps of the area of the development site were obtained from the Lincolnshire Archives and the online National Library of Scotland and provide a background to the historical development of this proposal site.

3.3 The earliest map consulted comprised an extract from the enclosure award map for the parish of Gosberton of 1799 (Archive ref: Gosberton Par/17/1). This comprises **Figure 5**. This map shows a building at the present location of the former Duke of York public

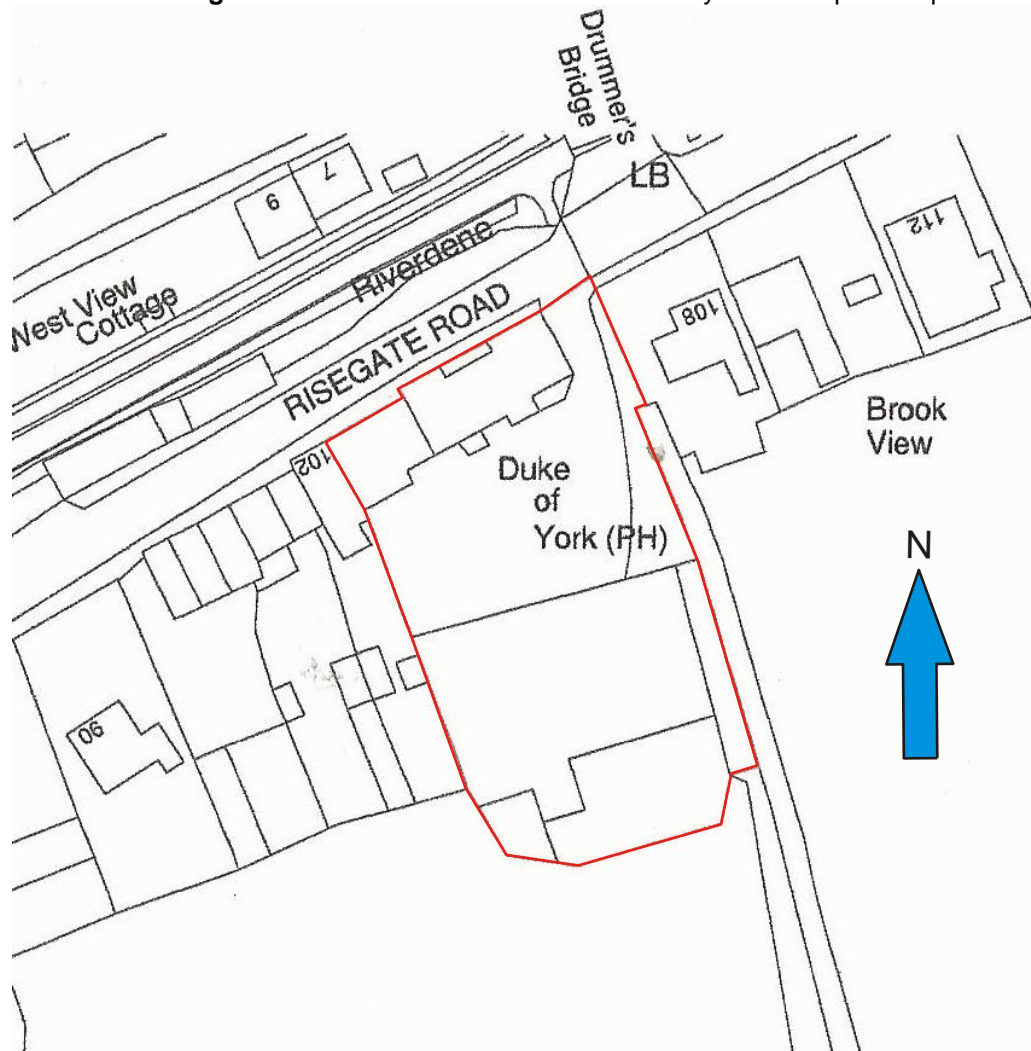
house on the southern frontage of Risegate Eau. It is unclear if this is an earlier precursor of the present buildings on the site or is an early version of the present buildings.



**Figure 1:** Site location at scale 1:25,000. The site is shown outlined in red. (O.S. copyright licence number 100048723)

- 3.4 The Lincolnshire Archives holds various trades directories of Lincolnshire within its library. White's Directory of Lincolnshire of 1826 lists the Duke of York public house with one Ann Lawrence as the publican.
- 3.5 White's trade directory of Lincolnshire of 1842 details one Benjamin Bowser as the landlord of the Duke of York public house at that time.
- 3.6 White's trade directory of Lincolnshire of 1856 lists William Hilton as the publican of the Duke of York public house at that time.
- 3.7 Kelly's trade directory of Lincolnshire of 1868 details one Abraham Willcock as the landlord of the Duke of York public house at that time.
- 3.8 The 1891 census details one Mrs. Harriet Coppin as the licensed victualler of the Duke of York public house then. She is also listed in the Kelly's trade directory of Lincolnshire of 1892 as a beer retailer here. She is further detailed in the Kelly's trade directory of Lincolnshire of 1900 as the same beer retailer here and once again in the census of 1911 as an inn keeper.
- 3.9 Kelly's trade directory of Lincolnshire of 1905 lists John W. Dennis as the publican of the Duke of York public house at that time.
- 3.10 Kelly's trade directory of Lincolnshire of 1922 details one Edward Bristow as the landlord of the Duke of York public house at that time.
- 3.11 Kelly's trade directory of Lincolnshire of 1930 lists Arthur S. Rylatt as the publican of the Duke of York public house at that time.

- 3.12 An extract from the First Edition 25 inch to one mile scale Ordnance Survey (O.S. map of 1887 forms **Figure 6**. This shows features the current layout of the present public house



**Figure 2:** Site location at an original scale of 1:1,250, (extract from Architects plan)

on the south-eastern frontage of the Riseagate Road and illustrates that this layout has thus remained relatively unchanged since at least the late 19th century.

- 3.13 An extract from the Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1905, forms **Figure 7**. This map shows that no change had taken place to the layout of the Duke of York public house between 1887 and 1905.
- 3.14 An extract from the 1932 Edition 25 inch to one mile scale Ordnance Survey (O.S.) map comprises **Figure 8**. This map similarly shows that no change had taken place to the layout of the Duke of York public house between 1905 and 1932.
- 3.15 An extract from the Provisional Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1951 comprises **Figure 9**. Although showing the layout of the Duke of York public house in less detail, it may be assumed that similarly no change had taken place to the layout of the Duke of York public house between 1932 and 1951.
- 3.16 **Figures 2 and 3** show the existing layout of this proposed development site.





**Figure 3:** Plan showing the existing layout of the development site at an original scale of 1:200, (extract from Architects plan)



**Figure 4:** Plan showing the existing basement, ground floor and first floor layouts of the Duke of York public house at scales of 1:100, (extracts from Architects plans)

#### **4. Aims and objectives of the project**

4.1 The general aim of the historic building recording of the exterior elevations and interiors of the former Duke of York public house at 106, Risegate Road, Gosberton Risegate, Lincolnshire will be to undertake this work prior to any demolition works commencing on the site.

4.2 The objectives of the project will be:

To obtain a complete and detailed photographic, drawn and written record of the interiors and of the external fabric of the former Duke of York public house, 106, Risegate Road, Gosberton Risegate, Lincolnshire.

4.3 The extract from the enclosure award map for the parish of Gosberton of 1799 features a probable earlier precursor to the present buildings on the site, which may date to the early 19th century. The dedication 'Duke of York' refers to Prince Frederick, the second son of King George III who became the Duke of York in 1784. So this is a probable early 19th century public house dedication and designation. The public house is first referred to as such in the *Stamford Mercury* in 1820 and the earliest documentary reference to a listing to a publican at the public house known as the Duke of York dates from 1826, when this was one Ann Lawrence. The specific objectives of the historic building recording will be to provide an historical background to the buildings on this site as an aid to their interpretation and on this basis to provide a full photographic, drawn and written record of same prior to the proposed alterations and conversion works. This will provide an assessment of the impact of development on the historic fabric of the buildings and to provide an understanding of how the buildings have developed.

#### **5. Methodology**

5.1 The historic building recording will be undertaken by Neville Hall prior to any demolition works at the site and shall take full responsibility for the setting out of the project and for the adequacy, stability and safety of site operations and methods of archaeological site monitoring and recording.

5.2 All work will be carried out according to the Chartered Institute of Field Archaeologists (CHIfA) standards.

5.3 All work will be undertaken following all statutory Health and Safety requirements and legislation in operation at the time of the monitoring.

5.4 A Risk Assessment will be prepared for the site.

5.5 The Proposed Development Site Methodology will comprise:

The recording of the interiors and of the existing external build fabric of the former Duke of York public house, 106, Risegate Road, Gosberton Risegate, Lincolnshire, to comprise a full written, drawn and photographic record of same.

5.6 The written record of the historic building recording shall include:

The precise location of the building, including parish and National Grid Reference;  
A note of the listing designation (if appropriate);  
The date of the written record, the name of the compiler and the nature of the archive content and location;

A summary of the buildings type and purpose, including past historical and present usage, building materials and possible date;  
A note of the buildings past and the its present relationship to its setting, its relationship to local settlement patterns and landscapes, and of its visual significance; and  
A gazetteer of the photographs taken.

5.7 The drawn record of the Level 2 historic building recording shall include:

Scaled plans of the existing floors showing the location of any structural features of historical significance e.g. blocked in windows, former fireplace openings etc.;

Scaled plans of the existing elevations showing the location of structural features of historical and architectural significance;

Site location plans at suitable scales; and

A scaled plan showing the location of the various images taken.

5.8 The photographic record of the Level 2 historic building recording shall include:

The photographic record shall provide both a general and a detailed record of the building;

The photographic record shall comprise digital photography utilising a 16.1 megapixel digital camera, high quality images will be taken with the digital images being submitted in a compressed .tiff format on archival quality CD/DVD.

The photographic record shall include:

General photographs of the exterior and setting of the building. A 2 metre ranging rod shall be included in general shots to ensure that all elements of the buildings will be established;

A record of any external detail, structural or decorative, which is relevant to the design development of the building;

A record of any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not adequately show on general photographs;

A record of any dates, inscriptions etc. which would contribute to an understanding of the building;

Copies of maps, drawings, views and photographs illustrating the development and/or use of the building; and

A selection of photographs in the report which show the building in its context and the main focus of the survey, including areas subject to demolition/alteration.

5.9 Resources in terms of building recording have been estimated at up to two days fieldwork/site attendance and up to four days for reporting.

## **6. Post-fieldwork methodology**

6.1 On the completion of the site fieldwork, all of the written, drawn and photographic records produced by the historic building recording will be checked, ordered, labelled (where appropriate) and catalogued to compile a distinctive site archive.

6.2 An assessment of significant finds will be made in light of general site information.

6.3 The site archive will be examined to enable the determination of various phases of activity on the site.

## **7. Monitoring arrangements**

7.1 Provision will be made for the Lincolnshire County Council Historic Environment Team (on behalf of South Holland District Council, the Local Planning Authority) to monitor the



works during the fieldwork stage and any other aspect of the archaeological project as required including the post fieldwork analysis and report preparation stages of the project.

- 7.2 It is understood that the programme of site historical building recording will begin as soon as possible following the agreement of this document with the Lincolnshire County Council Historic Environment Team. A period of not less than fourteen days notice will be given to the Lincolnshire County Council Historic Environment Team of the start date of this site historical building recording works programme.
- 7.3 All aspects of the archaeological programme will be undertaken in accordance with this project specification.
- 7.4 Any variation to the project programme in terms of works or recording on or off site will be fully discussed and agreed with the Lincolnshire County Council Historic Environment Team.
- 7.5 Arrangements will be made for the representative of the Lincolnshire County Council Historic Environment Team for access to the site to undertake monitoring visits, and such visits will be accounted for in the final report preparation.
- 7.6 The Lincolnshire County Council Historic Environment Team shall be kept fully informed of any unexpected or unforeseen discoveries made during the course of the archaeological monitoring and recording programme.

## **8. Archive preparation and deposition**

- 8.1 The documentation and records generated by the historic building recording will be sorted and ordered in the format acceptable to The Collection, Lincoln, and to the standards and requirements as laid out in their Guide Book.
- 8.2 A unique accession number will be obtained from The Collection for the site archive.
- 8.3 It is anticipated that the archive will be deposited at The Collection, Lincoln by December 2023.

## **9. Reporting procedures**

- 9.1 A report detailing the findings of the historic building recording will be completed within three months after the finalisation of the fieldwork. Any delays will be related to the relevant authorities.

- 9.2 The report will consist of:

A title page, with project name and location, national grid reference, planning reference, site code, accession number, client name, author and date;

A contents page listing report sections, illustrations and appendices;

A non-technical summary of the results of the historic building recording;

An introduction, site description and location;

Planning background to the project;

A section on the historical background to the project;

A description of the methodology used in the project;

A section describing the results of the historic building recording;

A section on the discussion and results of the project including a consideration of the findings of the project in a local and regional context;

A consideration of the effectiveness of the project methodology and a confidence rating of the results;

Illustrations including site location plans, scaled ground plans and elevations, plans showing the positions from which photographs have been taken, and

Appendices comprising appropriate photographs generated by the historic building recording, a list of archive contents, a photographic register, a copy of the approved specification and an OASIS form.

An electronic copy of the report will be deposited with the OASIS project (On-line Access to the Index of Archaeological Investigations) <http://ads.ahds.ac.uk/project/oasis/index.cfm>.

## **10. Publication and dissemination**

- 10.1 Copies of the final report will be deposited with the clients, the local curator (on behalf of the local planning authority), South Holland District Council and with the Lincolnshire Heritage Environment Record (including a digital copy in a .pdf format).
- 10.2 A note will be placed in 'Lincolnshire History and Archaeology' describing the results.
- 10.3 The deposition of the site archive will be in accordance with guidelines outlined in the Lincolnshire Archaeological Handbook (LCC, 2022).
- 10.4 Should the results of the historic building recording programme merit it, a note will also be placed in appropriate national journals e.g. *Medieval Archaeology*.

## **11. Other factors (including contingency)**

- 11.1 In the event of the discovery of any unexpected remains of archaeological importance, or of any changed circumstances, it is the responsibility of the archaeological contractor to inform the Lincolnshire County Council Historic Environment Team.
- 11.2 Where important archaeological remains are discovered and deemed to merit further investigation, additional financial resources may be required to provide an appropriate level of investigation, recording and analysis.
- 11.3 Any additional financial contingency requirement for additional fieldwork or post-fieldwork analysis outside the scope of the proposed scheme of works will only be activated following full consultation with the Lincolnshire County Council Historic Environment Team and the client.

## **12. Variations to the proposed scheme**

- 12.1 Variations to the proposed scheme will only be made following written confirmation with the archaeological curator.

### **13. Resources**

- 13.1 The historic building recording will be undertaken by Neville Hall using standard archaeological field techniques. It is estimated that the site work will take up to a one days fieldwork/site attendance and up to five days for reporting.

### **14. Insurance statement**

- 14.1 Public indemnity of £2,000,000 and private indemnity insurance of £250,000 with Towergate Insurance.

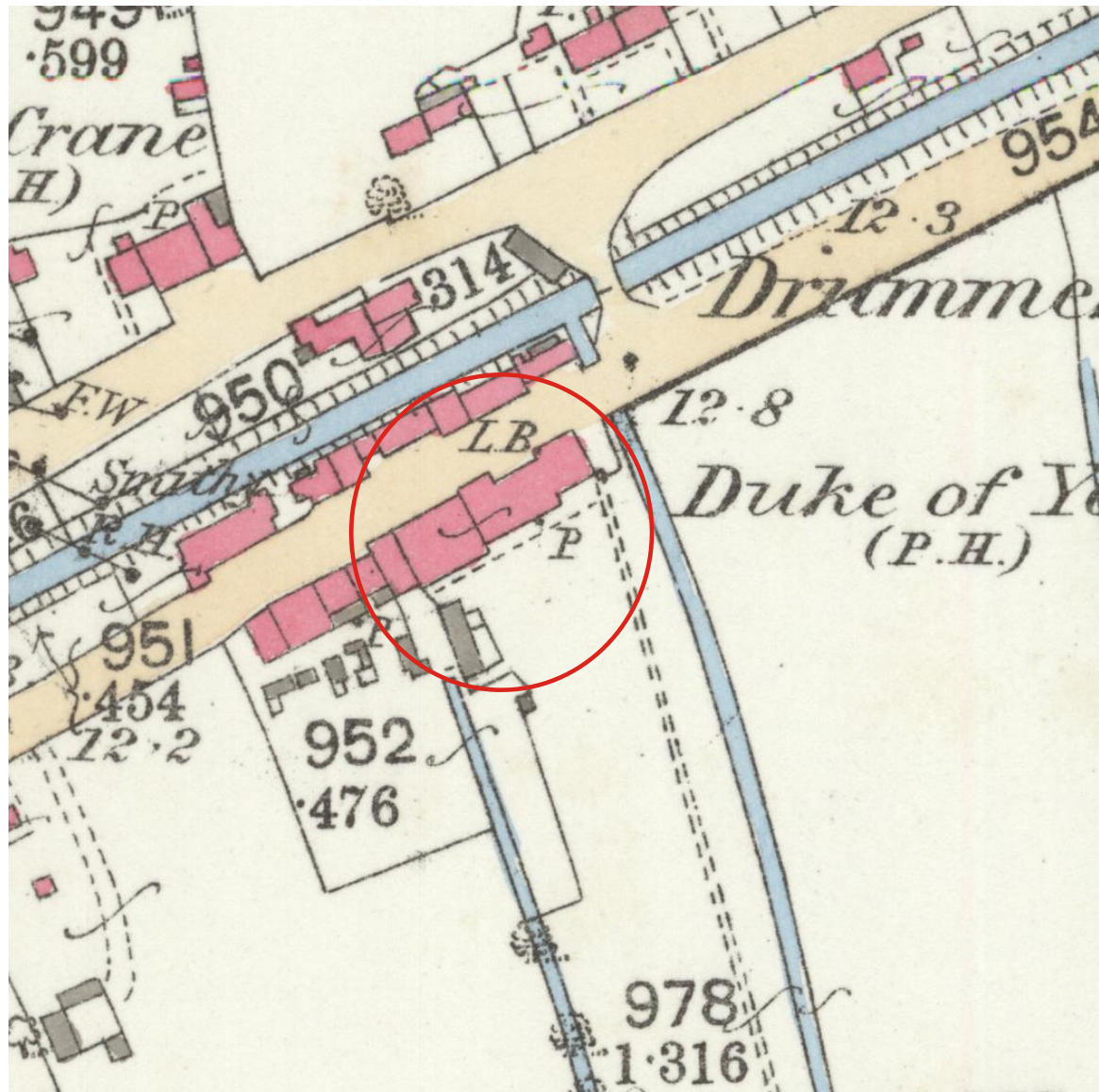
### **15. Copyright**

- 15.1 Copyright will remain that of the author. Licence will be given to the client to present any reports, copyright of the author, to the planning authority in good faith of satisfactory settlement of account.

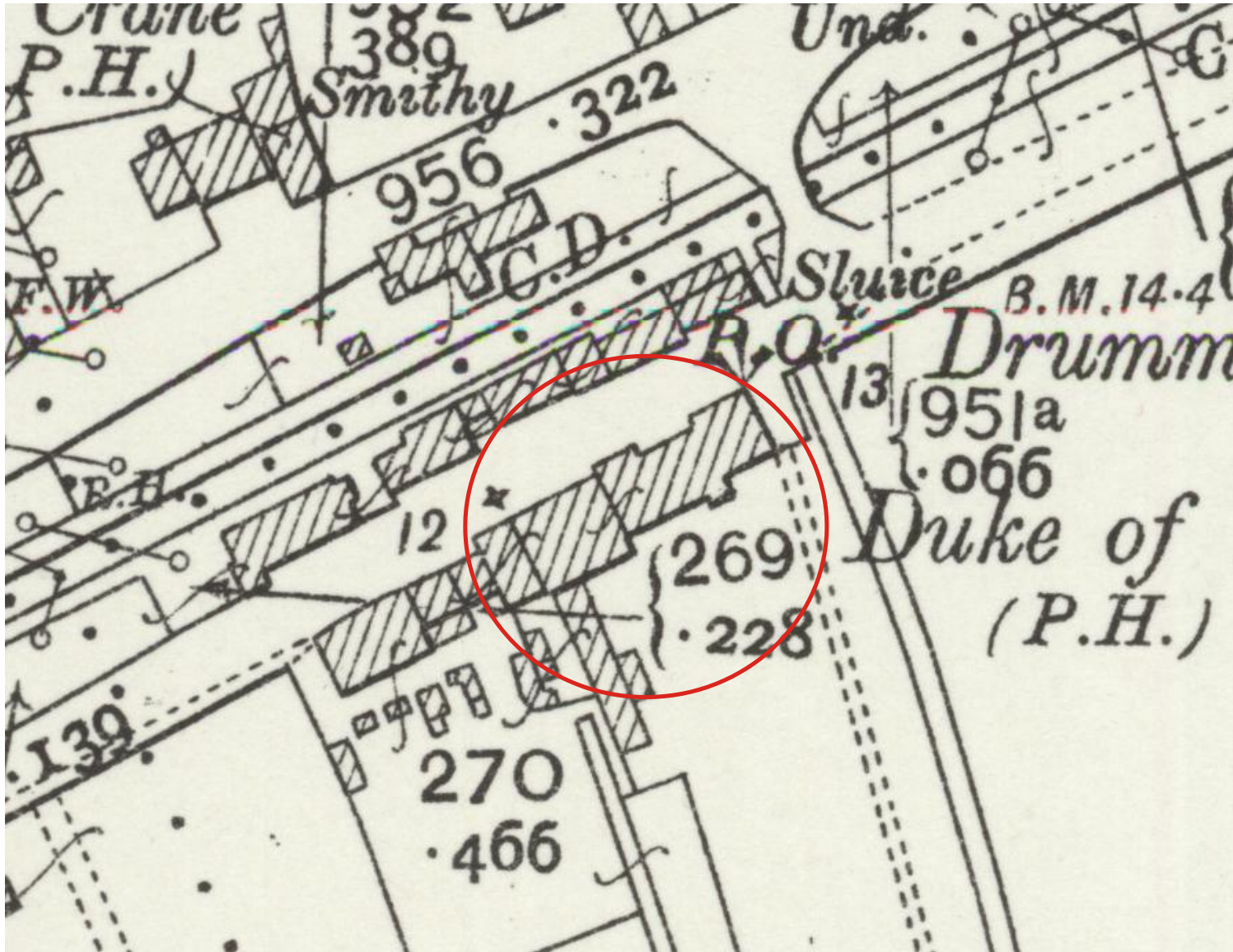


**Figure 5:** Extract from the Enclosure Award map for the parish of Gosberton of 1799 (Archive ref: Gosberton Par/17/1). The site is shown encircled in red.



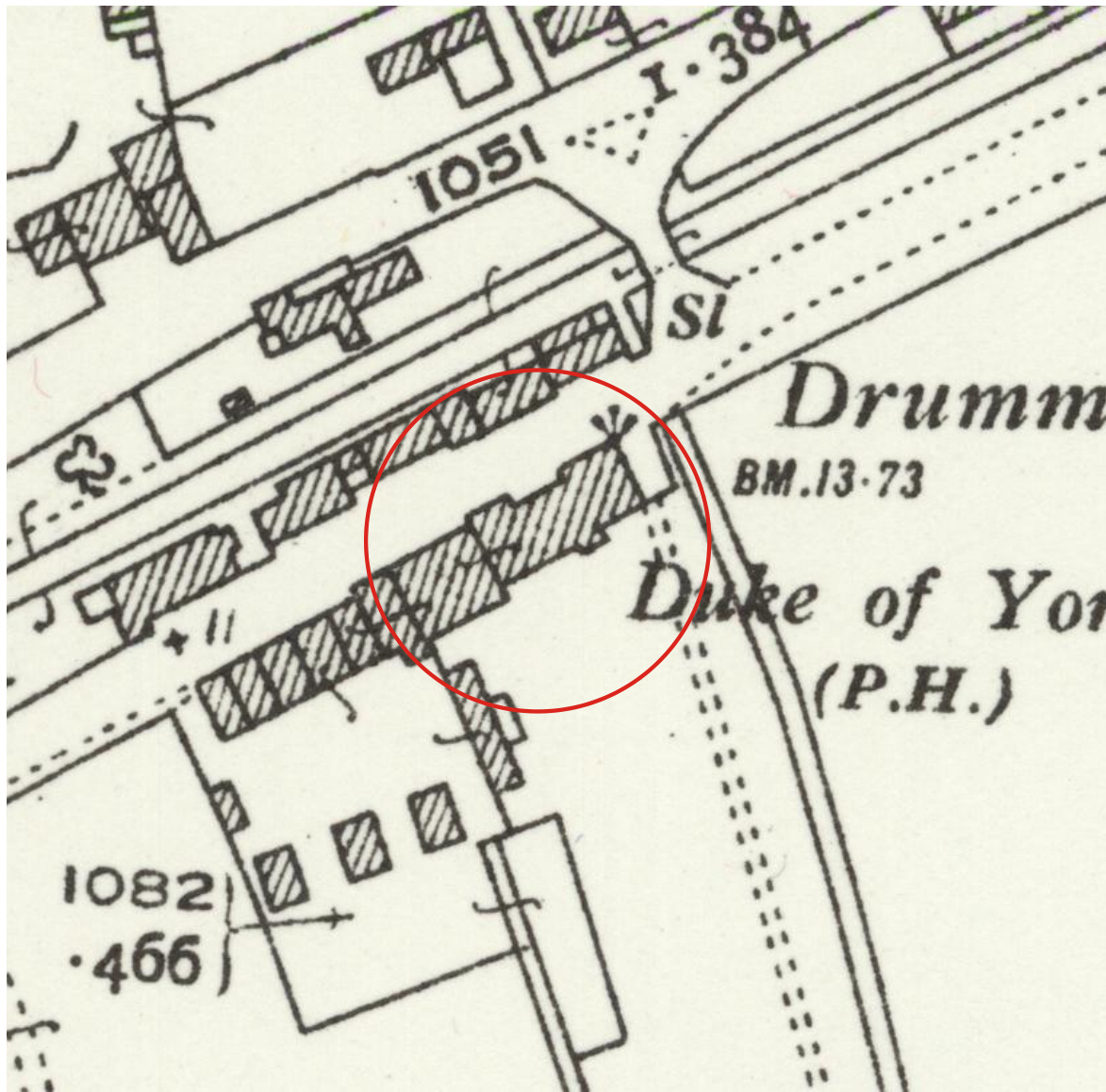


**Figure 6:** Extract from the First Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1887, map sheet no. Lincolnshire 126.13. The site is shown encircled in red.

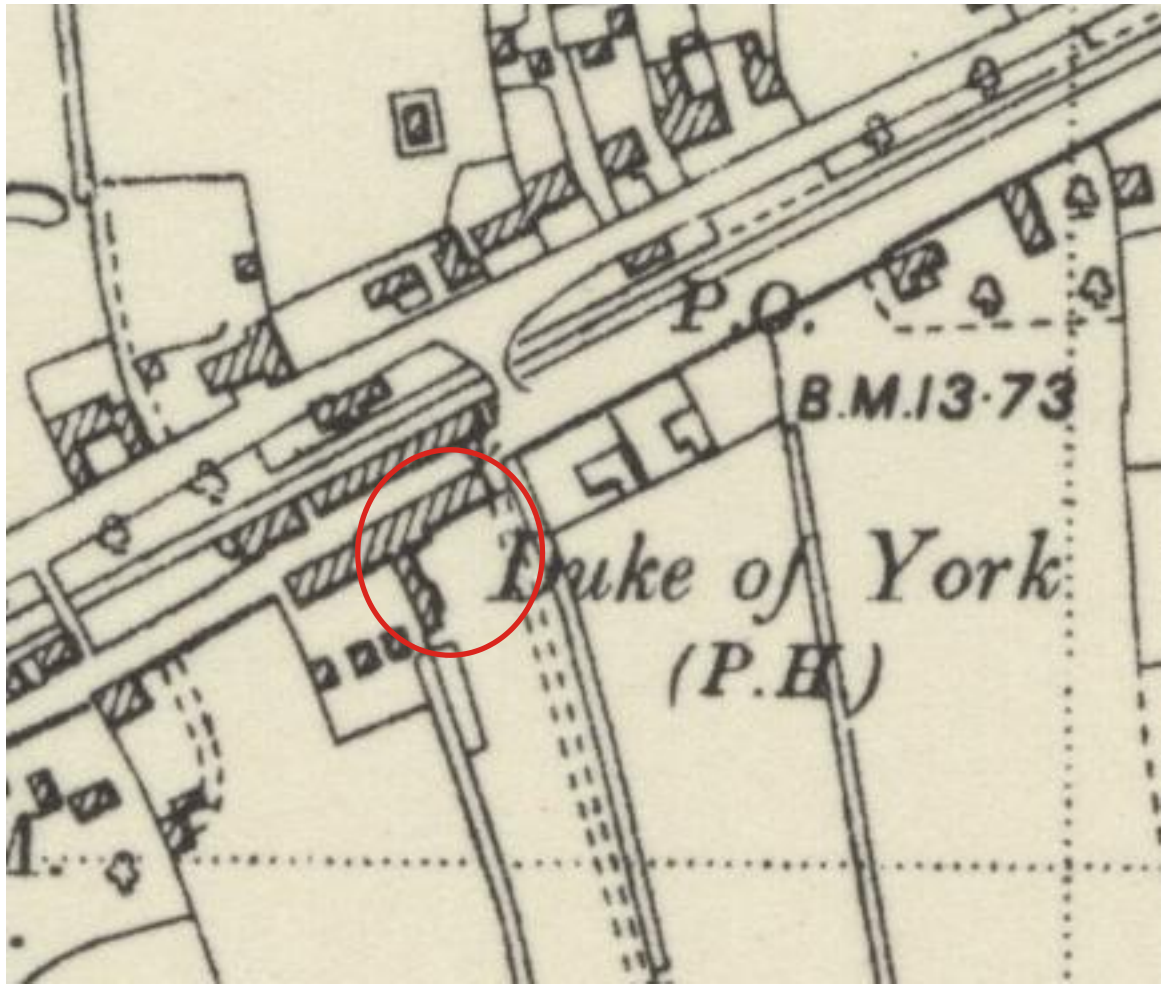


**Figure 7:** Extract from the Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1905, map sheet no. Lincolnshire 126.13. The site is shown encircled in red.





**Figure 8:** Extract from the 1932 Edition 25 inch to one mile scale Ordnance Survey (O.S.) map, map sheet no. Lincolnshire 126.13. The site is shown encircled in red.



**Figure 9:** Extract from the Provisional Edition six inch to one mile scale Ordnance Survey O.S. map of 1951, map sheet no. Lincolnshire 126SW. The site is shown encircled in red.



