

**SCHEME OF HISTORIC BUILDING
RECORDING (PHOTOGRAPHIC SURVEY)
OF A BUILDING ADJACENT
TO 1 MORTON TERRACE,
GAINSBOROUGH, LINCOLNSHIRE,
DN21 2RF.**

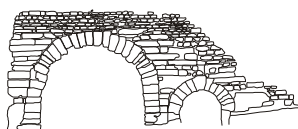
Site Code: MOTE 12
Accession No. LCNCC 2012.42
NGR: SK 81399 90374
Planning Ref: 127388

Report prepared for
Mr R Harvey

By

Steve Williams

May 2012



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MAS 341/12

CONTENTS

Summary	1
1.0 Introduction	1
2.0 Definition of historic Building recording	1
3.0 Location	1
4.0 Methodology	2
5.0 Archaeological and historical Context	4
6.0 Map Regression	5
7.0 Description	5
8.0 Chronology and Overview	5
9.0 Discussion and Conclusions	7
10.0 Acknowledgements	7
11.0 References	7
12.0 Site Archive	8
Appendix: 1 Colour plates	9
Appendix: 2 Oasis documentation	24

List of plates

- Plate.1:** The site looking north-west
- Plate.2:** East-facing elevation looking west
- Plate.3:** South-facing elevation looking north
- Plate.4:** North-facing elevation looking south-west
- Plate.5:** Room 1 looking south-west
- Plate.6:** Room 1 looking north-east
- Plate.7:** Room 2 looking west
- Plate.8:** Access to upper storey looking south-west
- Plate.9:** Access hatch upper storey looking south
- Plate.10:** Upper storey looking north
- Plate.11:** Upper storey looking south
- Plate.12:** Roof of upper storey looking north
- Plate.13:** pitch-hole south gable looking south
- Plate.14:** Air vent north elevation looking south-west
- Plate.15:** Air vent in Room 1 looking north
- Plate.16:** Sliding sash window in Room 1 looking east
- Plate.17:** Ceiling joists in Room 1 looking east

Plate.18: Sliding sash in Room 3 looking east

Plate.19: Pitch-hole south elevation looking north

Plate.20: Window openings east elevation looking west

List of figures

Fig.1: Site location map 1:12500

Fig.2: Site location plan 1:1250

Fig.3: Building plans with photo direction 1:100

Fig.4: Elevations 1:100

Fig.5: Map of the land subject to Vicarial Tithe in The Township of Gainsborough in
The parish of Gainsborough in the County of Lincoln 1852

Fig.6: 1887 1st Edition Ordnance Survey Map of Nottinghamshire 1:10, 560th .

Fig.7: 1921 2nd Edition Ordnance Survey Map of Nottinghamshire 25" to 1 mile.

Summary

A scheme of archaeological building recording (photographic survey) was undertaken of a building adjacent to 1 Morton Terrace, Gainsborough, West Lindsey, Lincolnshire, DN21 2RF on the 23rd of March 2012 and on behalf of Mr R Harvey. The works comprised the written description and photographic recording of a building, making use of survey drawings independently commissioned by the client. The works were undertaken as defined by a Written Scheme of Investigation produced by Midland Archaeological Services and approved by the Archaeological Advisor to West Lindsey District Council.

The building is dated from the late 19th Century.

1.0 Introduction

West Lindsey District Council has granted permission for the demolition of an existing detached two storey coach house and erection of a replacement two storey building, planning reference: 127388.

Permission is subject to conditions imposed by West Lindsey District Council that a scheme of historic building recording (text and photographic survey) be undertaken in accordance with a written scheme of investigation and approved by the Archaeological Advisor to West Lindsey District Council Planning Department in writing. A copy of the historic building recording report shall be submitted for approval by the Archaeological Advisor to West Lindsey District Council Planning Department prior to the above works being undertaken.

This document summarises the results of the archaeological building recording and the historical research undertaken. It has been prepared by the author in accordance with the agreed written scheme, relevant regional and national guidance.

2.0 Definition of Historic Building Recording

The definition of building recording is ‘*a programme of work intended to establish the character, history, dating, form and archaeological development of a specific building, structure, or complex and its setting, including its buried components on land or under water.*’ (IfA 2008)¹.

3.0 Location

Morton is located 2.4km north-west of Gainsborough on the eastern bank of the River Trent. The site is located on the corner of Morton Terrace and Bayard Street and centered on SK 81399 90374. The underlying geology is of 1st Terrace River Gravels over Permo-Triassic Mercia Mudstone (BGS, 1967), (figs. 1, 2).

¹ Institute For Field Archaeologists 2008

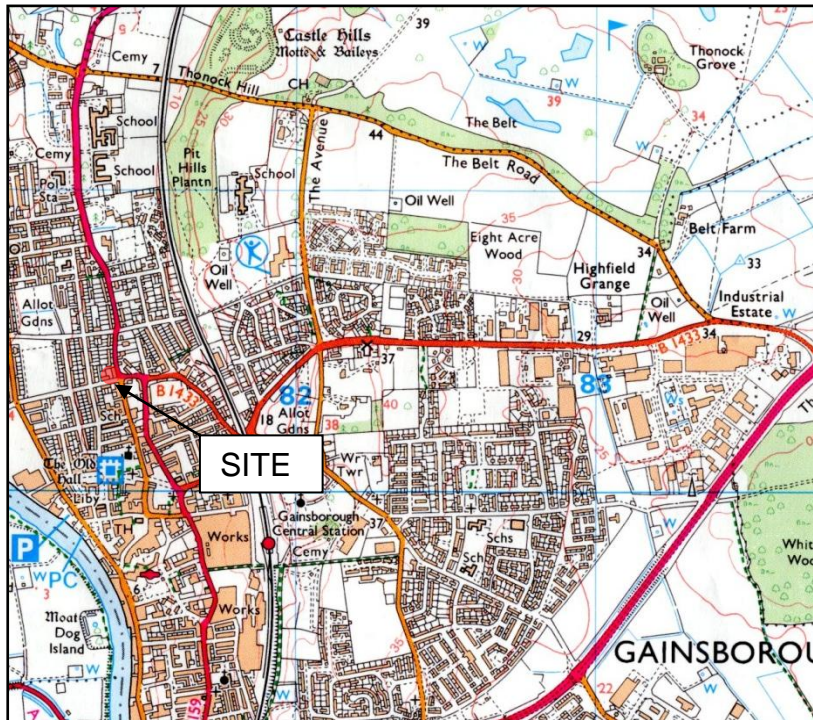


Fig.1: Site Location (Scale 1: 25 000 (O.S. Copyright Licence no: 100049426)

4.0 Methodology

This document has been prepared in accordance with current best practice and with specific regard to *Understanding Historic Buildings: A guide to good recording practice*².

Aims and Objectives

The aim of the project was to preserve by record the fabric and setting of the buildings prior to the approved alterations, by:

1. The production of a drawn record
2. The production of a photographic archive
3. The production of a written narrative

Site Recording

The Photographic record was undertaken in 35mm format in both monochrome and, colour transparency. It included detailed shots of significant constructional elements and general photography placing the building its existing landscape setting.

The drawn record was based upon drawings supplied by the client. These were checked for dimensional accuracy and amended to record architectural and

² English Heritage 2006

constructional details. These details were further described in accordance with standard architectural and constructional terminology.

The building was inspected internally and externally where safe access was possible. Parts of the building contained stored materials which restricted access in places. The west facing elevation was not accessible and partly obscured by the neighbouring property to the west.

Archive creation

On completion of the fieldwork all photographic films were processed by a specialist laboratory and scanned at a resolution of 600dpi for selective inclusion within this report.

All field notes and drawings were checked for completeness and ordered into a documentary archive based on the requirements of the receiving museum. The basic archive includes:

1. Annotated site plans and elevations
2. 2 no photographic registers
3. 3 no building recording pro-formas
4. The written scheme of investigation

An archival study was undertaken to elucidate information to place the building in its historical context. This was undertaken broadly with regard to the *Standard and Guidance for Desk-based Assessment*³.

This comprised the search of published and archival material within a radius of 500m of the site, with data from further afield included where considered relevant to establishing baseline conditions. Local and regional archives and collections were examined for relevant historical information, in published and unpublished sources, from the following sources:

- Lincolnshire Archives
- Lincolnshire Historic Environment Record (HER)
- www.heritagegateway.org.uk
- www.listedbuildingsonline.co.uk
- www.british-history.ac.uk
- www.genuki.org.

³ Institute For Field archaeologists 2011

5.0 Archaeological and Historical Context

The place-name Gainsborough derives from the Old English *burh*, 'a fortress or defended settlement', combined with the personal name *Gaegn* (Cameron, 1998). It is generally associated with an Anglian tribe known as the *Gainas*, connecting 'Gaegn's stronghold' with 'Gaegn's people': a princess of the Gainas is said to have become the wife of Alfred the Great (AD 871-899), but little more is known about them. The implication that Gainsborough was a fortified settlement from the Anglian period, possibly from its inception, is probably due to its position on the Trent, which formed the boundary between the Anglo-Saxon kingdoms of Lindsey and Mercia, making Gainsborough a frontier town (Beckwith, 1988).

The earliest written record of Gainsborough is in the Anglo-Saxon Chronicle, which records how King Swein of Denmark, after years of raids and attacks on the English coast, brought an invasion fleet via the Humber and the Trent in AD 1013, setting up his campaign base at Gainsborough and leaving it in charge of his son Cnut. Gainsborough may not have been a major settlement at this time: it is likely that its significance to Swein lay in its being the first solid landing point (after Burton-on-Stather cliff) on the east bank of the Trent for a ship coming upstream. Following Swein's death in 1014, Cnut was crowned at Gainsborough before setting out to put down the adherents of the rival king, Aethelred, whom Swein had deposed and driven into exile (Garmonsway, 1953). The 19th century local historian Adam Stark records that the Danish force fortified the town in 1013, and that their defensive works could still be identified at the time of writing (Stark, 1817): there is documentary evidence for a town ditch known as the Burghdyke in the 15th century, but nothing to suggest that it was either defensive or Danish (Everson, 1991).

Gainsborough appears in the Domesday Survey of 1086AD as a single manor, part of the estate of Geoffrey de la Guerche. Prior to the Norman Conquest, this estate had contained 8 carucates of arable land, sufficient to employ 12 plough teams, but in 1086, only 8 teams were occupied there, and the estate's taxable value had fallen from £6 to £3; it also contained 40 acres of meadow and 80 acres of 'scrubland', and had a recorded population of 16 households (Martin and Williams, 1992). The sharp fall in the value of the estate was probably caused by the long-term effects of the 'Harrying of the North', William the Bastard's reprisal for the insubordination of the northern earls: William's army passed through Lindsey in the midwinter of 1069, at the beginning of his campaign, although Lincolnshire in general suffered much less than Yorkshire, where many estates were still being recorded as 'waste' in 1086. Beckwith's history of Gainsborough suggests that the population at the time of the Domesday Survey was low, and only $\frac{2}{3}$ of the available land in cultivation, not only because of the damage done directly to the estate, but also because Geoffrey de la Guerche had dispatched a number of his villeins to his extensive Yorkshire holdings, to help repair the far greater depredations caused there (Beckwith, 1988).

The site although not a listed building is just south of several listed properties situated along Morton Terrace, these include number 2, 4, 6, 8, 10 and 12 (HER: 55501, 55502, 55503, 55504). Approximately 1.2km north is what is believed to be the remains of a barrow in the grounds of Elliot House and now incorporated into its gardens (HER 54051), while 600m south-east at the football ground a medieval floor tile was uncovered in 1962 (HER 52072). Closer to the site approximately 400m

south an undated pit, brick lined well and cellar were recorded along with a single medieval pot sherd during a watching brief in 2005, (HER 55194, 55195).

6.0 Map Regression

The earliest map available for the study area was an 1852 tithe map which shows the site as undeveloped. The next available map was those of the 1887 and 1921 Ordnance Survey which both show the site as it is today, (figs. 1, 2, 5, 6, 7).

7.0 Description

Setting

The site is located on the corner of Bayard Street and Morton Terrace, opposite North Street. Access to the building is via Bayard Street and where it is set back just to the west of the main building and where it forms a boundary with Bayard Street and the adjacent property to the immediate west, (figs. 1, 2, plate 1).



Plate 1: The Site looking north-west.

8.0 Chronology and Overview

This section summarises the observations of the fabric record illustrated in the figures 3, 4, plates 1-14.

The building

The building is orientated north-south, is two storeys in height, rectangular in plan and constructed from (23x8x12cm) red brick with lime mortar; while red pantiles and ridges form a gabled roof (figs. 2, 3, 4, 5, 6, plates 1-19).

South Elevation

This elevation is constructed mainly in Stretcher Bond but with some random courses and forms part of the boundary wall to the property. Central to the elevation at first storey level is a small rectangular pitch-hole/access comprising of a splayed brick threshold and a brick arch in a gauged style. A vertical planked ledged door hung on steel strap hinges is fitted (figs. 2, 3, 4, plates 1, 3, 19).

North Elevation

This elevation is constructed in English Bond with non consistent coursing. Projecting from the gable is a brick flue with one pot, either side of this are two cast iron air vents (figs. 2, 3, 4, plates 4, 14).

East Elevation

The principal elevation is built in Flemish Bond. At ground level there are two entrances; to the right a single entrance giving access to Room 1 and which consists of Bullnose detailed brick jambs, a gauged arch and which is fitted with a timber frame with a vertically planked ledged door hung from steel strap hinges and fitted with a thumb latch. To the left of the elevation is a double span entrance comprising of projecting brick cheeks and fitted with a modern roller shutter. Between the two entrances there are two rectangular wooden two light windows, one fixed, the other being a vertical sliding sash type. Each window opening consists of Bullnose detailed brick reveals, gauged arches and blue brick splayed header sills. At first storey level there are three wooden sliding sash windows of two lights each, all of which sit within openings identical as those at ground storey level (figs. 2, 3, 4, plates 2, 20).

Room 1

This room is relatively small, rectangular in plan with a poured concrete floor and a ceiling comprising of heavy machine cut joists. There is no evidence of a fireplace connected to the external flue (figs. 2, 3, plates 5, 6, 15, 16, 17).

Room 2

Square in plan with a modern poured concrete floor. The dividing wall between this room and that of Room 1 is made of (23x8x12cm) red brick in random bonding and has been painted white. The ceiling is boarded with modern timber, while to the left of the entrance and located within the ceiling is a trap door access to the upper storey (figs. 2, 3, plates 7, 8).

Room 3 (Upper Storey)

This room runs the entire length of the building and is rectangular in plan with an exposed Collar Rafter style roof structure and 11cm wide boards for flooring. Located within the south-east corner is the trap door access to the lower level. At either window there has been some alteration/repair at sill level (figs. 2, 3, plates 9, 10, 11, 18).

9.0 Discussion and Conclusions

The building is dated to the latter half of the 19th Century.

This conclusion has been based upon the observations of the constructional elements, style and materials used, as well as the map evidence studied.

The building dates from the late 19th Century and its architectural styling and position with No.1 Morton Terrace would postulate that the two are contemporary and that the building was originally intended for the stabling of one Hackney Pony and associated trap and tack.

Room 1 would have been in use for harnesses etc and may have originally housed a small stove or fireplace as is evident with the inclusion of a flue and chimney. Room 2 which is a little larger would have accommodated a trap, while the upper storey was most likely used for the storage of bedding and feed, the pitch-hole would have allowed access for this.

The building has been subject to very little repair or alteration since its initial construction and retains its primary layout, although none of its original fixtures, fittings or stalls remain and the building is generally in a bad state of repair and collapse.

10.0 Acknowledgements

Midland Archaeological Services would like to thank Mr Richard Harvey for this commission and also Alexandra Thornton, Archaeological Advisor to West Lindsey District Council for comments.

11.0 References

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12.0 Site Archive

An archive of written, drawn and photographic elements is in preparation and will be deposited at the Collection on 4th June 2012; access may be gained to it by quoting reference LCNCC 2012.42.

Appendix 1: Colour Plates



Plate 2: East-facing elevation looking west.



Plate 3: South-facing elevation looking north.



Plate 4: North-facing elevation looking south-west.



Plate 5: Room 1 looking south-west.



Plate 6: Room 1 looking north-east.



Plate 7: Room 2 looking west.



Plate 8: Access to upper storey looking south-west.



Plate 9: Access hatch upper storey looking south.



Plate 10: Upper storey looking north.



Plate 11: Upper storey looking south.



Plate 12: Roof of upper storey looking north.



Plate 13: Pitch-hole south gable looking south.



Plate 14: Air vent north elevation looking south-west.



Plate 15: Air vent in Room 1 looking north.



Plate 16: Sliding sash window in Room 1 looking east.



Plate 17: Ceiling joists in Room 1 looking east.



Plate 18: Sliding sash in Room 3 looking east.



Plate 19: Pitch-hole south elevation looking north.



Plate 20: Window openings east elevation looking west.

Appendix 2: Oasis Documentation

OASIS ID: midlanda1-125487

Project details

Project name	Scheme of Historic Building Recording 1 Morton Terrace, Gainsborough.
Short description of the project	Photographic historic building survey of an outbuilding adjacent to 1 Morton Terrace, Gainsborough, Lincolnshire, DN21 2RF.
Project dates	Start: 23-03-2012 End: 23-03-2012
Previous/future work	No / No
Any associated project reference codes	MOTE 12 - Sitecode
Any associated project reference codes	127388 - Planning Application No.
Type of project	Building Recording
Site status	None
Current Land use	Other 2 - In use as a building
Monument type	COACH HOUSE Post Medieval
Monument type	NONE None
Significant Finds	NONE None
Significant Finds	NONE None
Methods & techniques	'Photographic Survey','Survey/Recording Of Fabric/Structure'
Prompt	Planning condition

Project location

Country	England
Site location	LINCOLNSHIRE WEST LINDSEY GAINSBOROUGH 1 Morton Terrace, Gainsborough, DN21 2RF.
Postcode	DN21 2RF
Study area	90.00 Square metres
Site coordinates	SK 81399 90374 53.4036377890 -0.775493500670 53 24 13 N 000 46 31 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 6.00m Max: 7.00m

Project creators

Name of Organisation	Midland Archaeological Services
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Midland Archaeological Services
Project director/manager	S.L.W Williams
Project supervisor	S.L.W.Williams
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Mr R Harvey

Project archives

Physical Archive Exists?	No
Digital Archive Exists?	No
Paper Archive recipient	The Collection Lincoln
Paper Contents	'none'
Paper Media available	'Photograph', 'Plan', 'Report'

Project bibliography 1

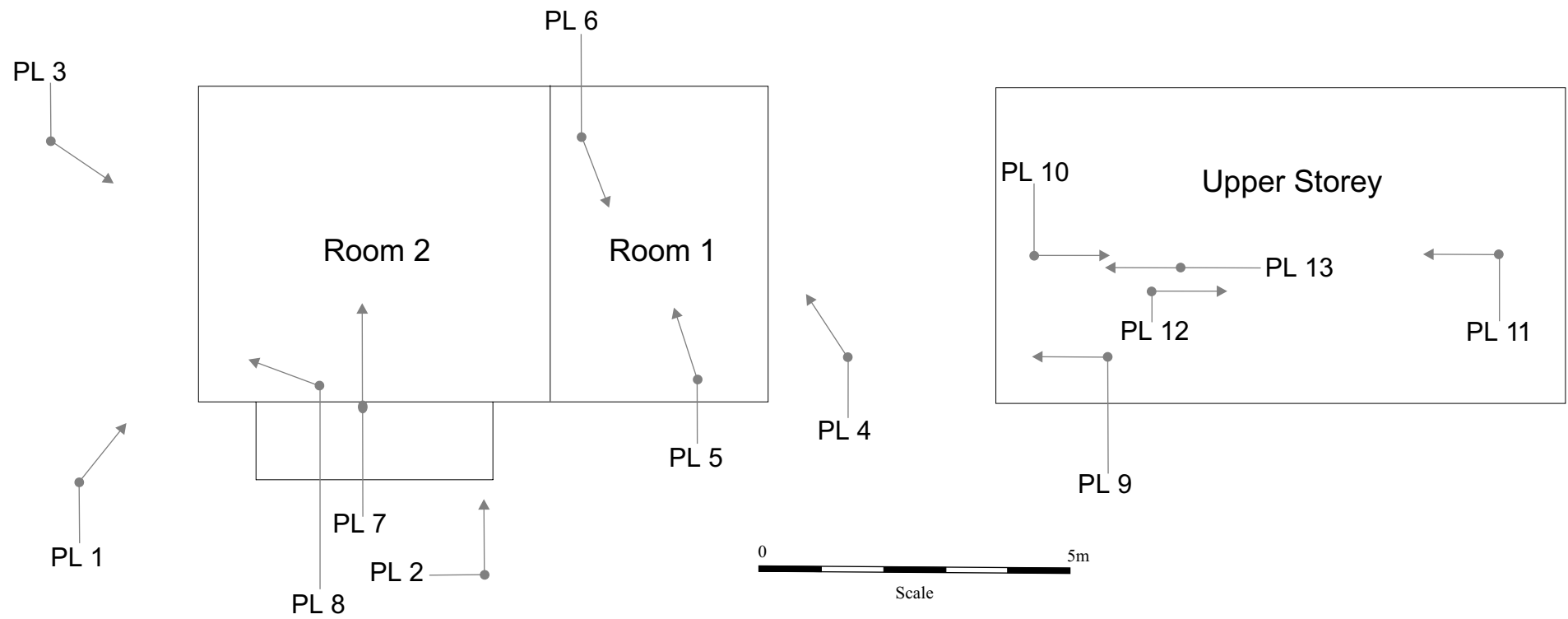
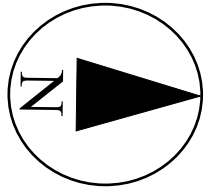
Publication type	Grey literature (unpublished document/manuscript)
Title	Scheme of Historic building recording (Photographic Survey) of a Building Adjacent to 1 Morton Terrace, Gainsborough, Lincolnshire, DN21 2RF
Author(s)/Editor(s)	S.L.W.Williams
Other bibliographic details	MAS 341/12
Date	2012
Issuer or publisher	Midland Archaeological Services
Place of issue or publication	Digby, Lincolnshire.
Description	Historic Building survey (Photographic Survey) of an outbuilding adjacent

to 1 Morton Terrace, Gainsborough, Lincolnshire, DN21 2RF. Comprised of full photographic survey and annotated plans and elevations of the building which was a mid/late 19th century Coach house.

URL www.midlandarchaeologicalservices.co.uk

Entered by Steve Williams (steve@midlandarchaeologicalservices.co.uk)

Entered on 9 May 2012



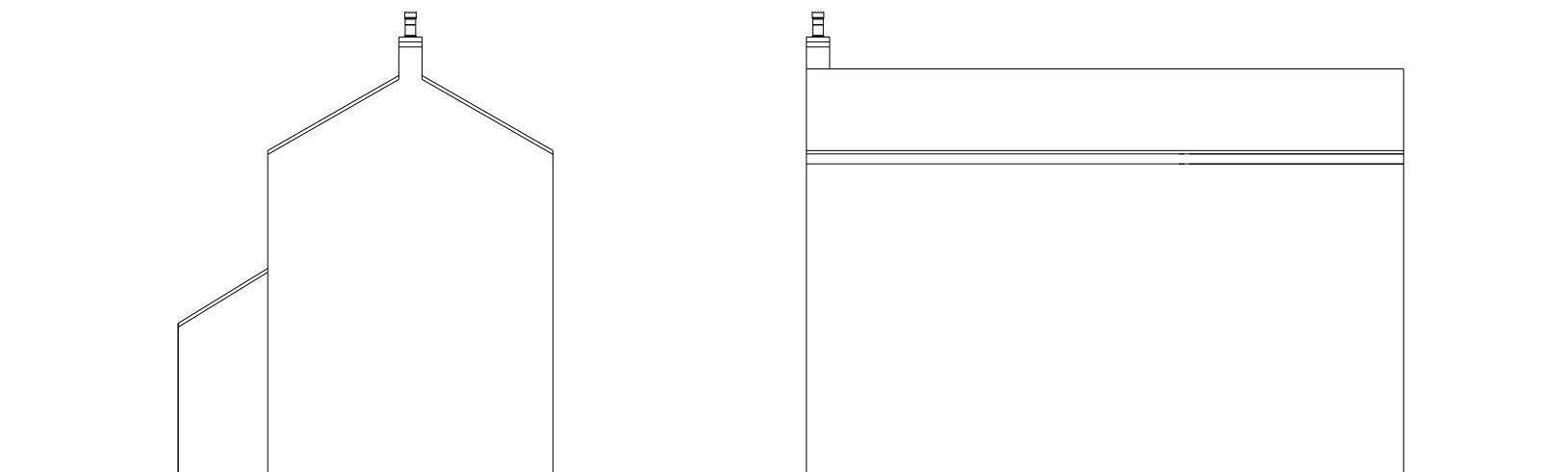
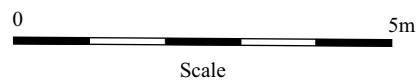
Building plans with photo location 1:100

Fig.3



South Elevation

East Elevation

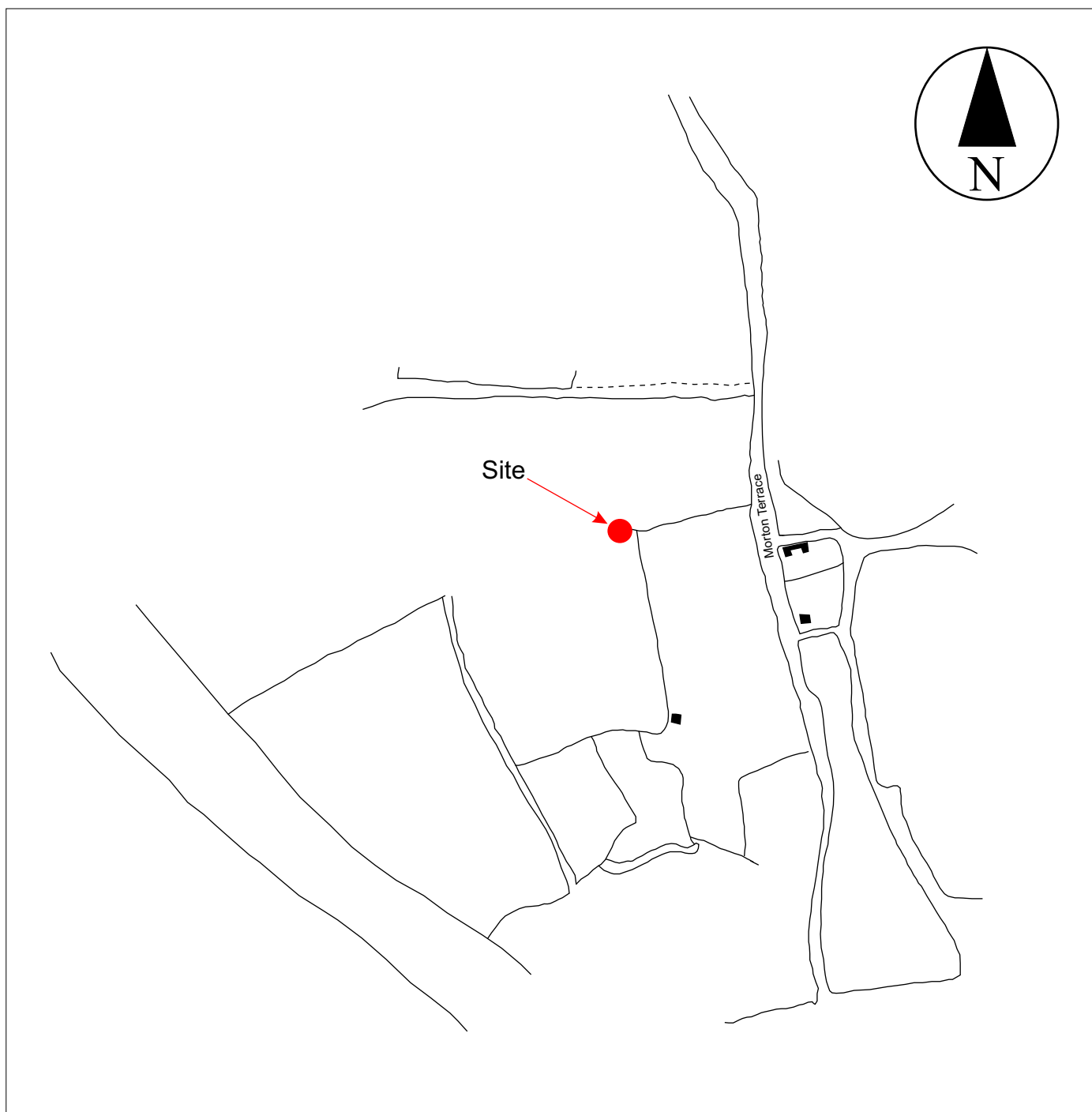


North Elevation

West Elevation

Elevations 1:100

Fig. 4



Map of the Land Subject to
Vicarial Tithe in The Township
of Gainsborough in the Parish
of Gainsborough in the
County of Lincoln 1852

No to scale

Fig.5

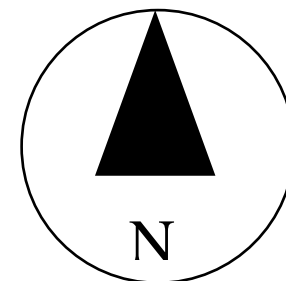


Fig. 6 1887 1st Edition Ordnance Survey Map of Nottinghamshire 1:10, 560th.



Fig. 7 1921 2nd Edition Ordnance Survey Map of Nottinghamshire 25" to 1 mile.