



UNIVERSITY OF  
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Archaeological Services

**A Level 3 Historic Building Survey of  
10 Short Hill and the rear wings of  
54-56 High Pavement,  
Nottingham,  
NG1 1HW  
Final Report  
NGR: SK57749 39620**

Andrew Hyam



ULAS Report No. 2019-115  
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**A Level 3 Historic Building Survey of  
10 Short Hill and the rear wings of  
54-56 High Pavement,  
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NGR: SK 57749 39620**

**A R Hyam**

**For: MDA Consulting Limited**

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	<b>Previous/Future Work</b>	Project also includes excavation behind 54-56 High Pavement		
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	<b>Current Land Use</b>	Former offices and warehouse		
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	<b>Site Address/Postcode</b>	10 Short Hill and 54-56 High Pavement, Nottingham. NG1 1QX		
	<b>Study Area</b>	300m <sup>2</sup> in total		
	<b>Site Coordinates</b>	SK 57749 39620		
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	<b>Project Brief Originator</b>	Nottingham City Council		
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**A level 3 Historic Building Survey of 10 Short Hill and the rear wings of 54-56 High Pavement, Nottingham.  
NGR: SK 57749 39620**

**Andrew Hyam**

**Summary**

*A level 3 historic building survey was undertaken at 10 Short Hill and 54-56 High Pavement, Nottingham by the University of Leicester Archaeological Services (ULAS) between August 2018 and September 2019. The survey studied the Grade II listed Number 10 Short Hill which is a three storey plus basement warehouse constructed in c.1869-70 and altered and extended in the early 20th century. With the exception of the façade facing onto Short Hill the entire building was to be demolished as part of a redevelopment programme for the site. The survey also studied a late 19th century extension and a later 20th century corner extension to the rear of Number 56 High Pavement which also have planning permission to be demolished, leaving the main building intact. Number 56 is a Grade II listed mid-18th century former townhouse which was originally St. Mary's Vicarage but has more recently been used as office space.*

*This report represents the final version of the building survey following on from the Interim 2019-007 ULAS report. This report and archive will be deposited under Accession Number NCMG 2019-11*

**Introduction**

In accordance with National Planning Policy Framework (NPPF) Section 16 *Conserving and Enhancing the Historic Environment* this document forms the final report for a historic building recording of 10 Short Hill and the 19th and 20th century rear wings of 56 High Pavement, Nottingham. An interim report, 2019-007, was issued in January 2019 to allow the demolition of the 54-56 High Pavement extension to take place. Level 3 historic building surveys are defined in the Historic England guidance document – *Understanding Historic Buildings: A guide to good recording practice* (2016). The report was commissioned by MDA Consulting Limited from University of Leicester Archaeological Services (ULAS) in advance of a proposed partial demolition and change of usage from a warehouse and offices to residential units.

Short Hill and High Pavement lie on the eastern side of Nottingham City centre (Figs 1 and 2). The proposed redevelopment site lies within the Lace Market Conservation Area, opposite the medieval church of St. Mary.

The works involve the demolition of all but the façade of 10 Short Hill and the rear wings of 56 High Pavement (Fig. 3). This building survey was undertaken to satisfy Condition 3 of Listed Building Consent (Application Number 16/02250/LLIS1) granted by Nottingham City Council (25th May 2018) which states:

*3. Prior to the commencement of development including demolition, Historic Building Recording to Level 3 shall be conducted in relation to 10 Short Hill*

*and the rear wings of 56 High Pavement. The findings shall be assessed and a written report shall be provided which shall be deposited in the Local Historic Environment Record prior to the development being first occupied.*

*Reason: To ensure that an appropriate historic buildings record of 10 Short Hill and the rear wings of 56 High Pavement is undertaken and that the information is publically available to comply with Policy BE9 and BE11 of the Local Plan and Policy 11 of the Aligned Core Strategy.*

The redevelopment work is part of a larger programme of work covering the main buildings of 54-56 High Pavement which are not covered in this report.

Due to the historic nature of the Grade II listed buildings a request was made by the Senior Planning Archaeologist, Nottingham City Council, for a programme of historic building recording take place prior to the commencement of redevelopment work.

The buildings are Grade II listed and all will be directly affected by the development proposals. The principal elevations of the buildings face northwards onto High Pavement and Short Hill. Prior to the redevelopment work the area to the south and south-east of Numbers 54 and 56 was used as a car parking area. To the west of Number 10 Short Hill is the basement of a late 19th century building which was destroyed during the Second World War. This area was also used for car parking and is accessed via a short tunnel leading out to Hollow Stone which lies on a parallel, but lower, course to the north of Short Hill.

Numbers 9-10 Short Hill have been unoccupied for a number of years but were used for textile and lace manufacturing and warehousing with some office space up until the late 20th century. Only the rear, four storey plus basement warehouse section of 9 Short Hill is included within the development, the front parts having already been redeveloped into apartments. 54-56 High Pavement was only recently vacated prior to the demolition after being used as office space for a number of small businesses. The internal and external details of the rear extensions of High Pavement were surveyed in August 2018. The external elevations of 10 Short Hill were also surveyed at this time. Due to the dangerous and dilapidated state of this building access could not be made to look at the inside of the Short Hill building and it was decided, in consultation with the City Archaeologist, that it would be recorded, as well as safely possible, during demolition. The southern end of the building was demolished in May 2019. The remainder of the building was demolished in August and September 2019 following the construction of support scaffolding to secure the north facing façade which will be retained and incorporated into the new scheme.

The British Geological Survey map for Nottingham (1:50,000 sheet 126, Solid and Drift), shows the site as sitting on an outcrop of the Pebble Beds, a soft sandstone. The site is located on the southern edge of the outcrop upon which the historic core of Nottingham is located. The site is generally flat at around 40m OD. Immediately south of the cliff on Malin Hill the ground is significantly lower at c.26m OD.

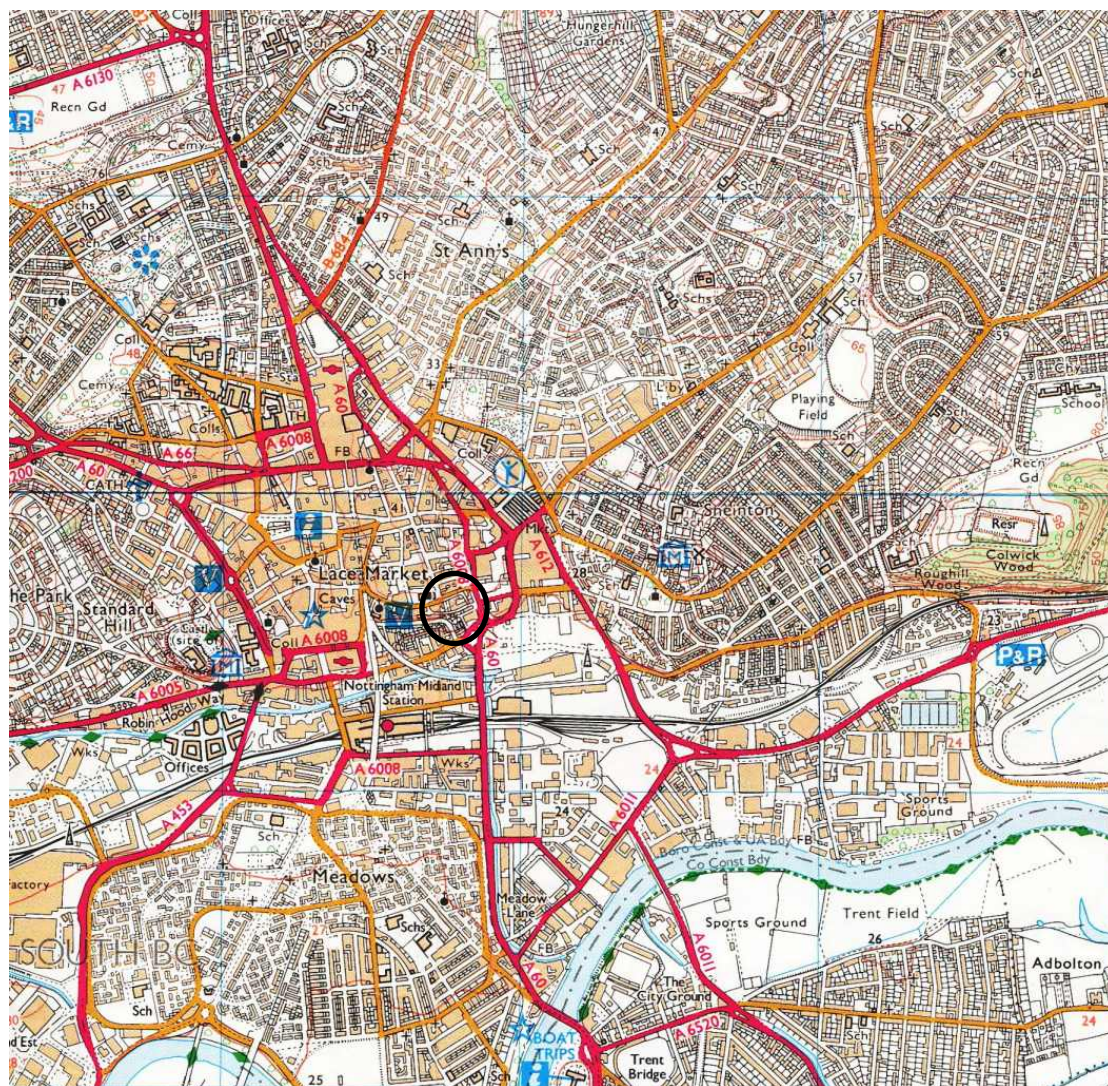


Figure 1 Site location

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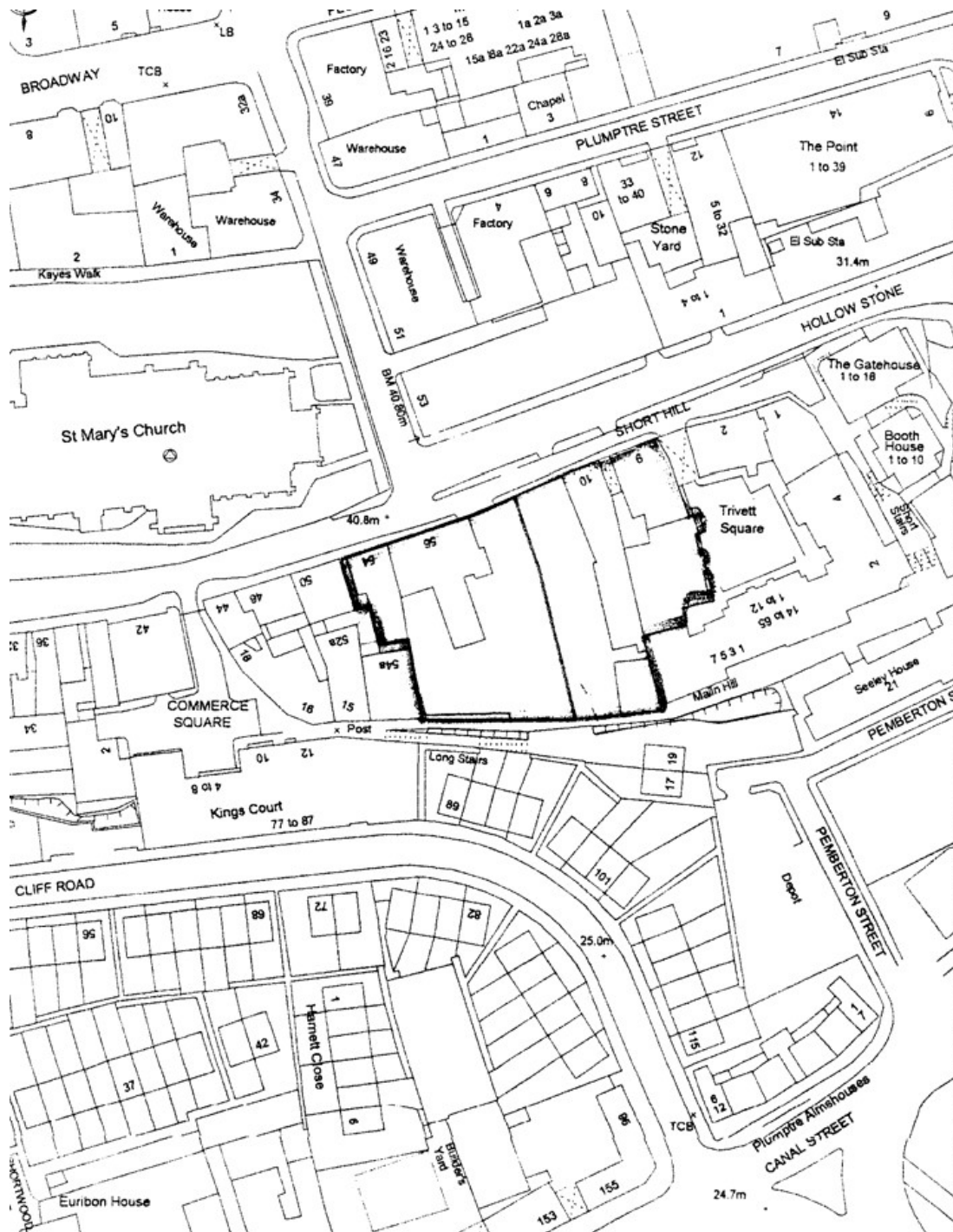


Figure 2 Building locations  
From Gnanaratnam 2006. Not to scale. North to top



Figure 3 Parts of the buildings studied in this report  
Imagery ©2018Google. Map data ©2018Google.

## Background

A number of earlier reports have been produced covering the buildings on the site and assessing the impact of a number of different proposed schemes. In 2004 an archaeological desk-based-assessment was produced by ULAS which was subsequently updated in 2006 and again in 2016 (Gnanaratnam, 2004, 2006 and Hyam 2016). A historic buildings impact assessment was also produced by ULAS in 2004 which was then updated in 2010 and again in 2016 (Finn, 2004, 2010 and Hyam 2016). A site visit was also made by C. Briden, Historic Buildings Archaeologist, in December 2010 to assess the buildings and a short report was produced (Briden 2010).

In brief the buildings, prior to demolition, were as follows:

The adjacent Number 9 Short Hill is a five storey plus basement warehouse constructed in *c.*1860-70 and altered in the early 20th century. This building faces eastwards into Trivett Square and does not include the building fronting northwards onto Short Hill which has already been converted into flats. The roof structure of the warehouse was replaced following bomb damage during WW2. This building is listed with Number 8 which does not form part of the redevelopment scheme.

Number 10 Short Hill (to be demolished) is a three storey plus basement warehouse constructed in *c.*1869-70 and altered and extended in the early 20th century and subsequently modified throughout the 20th century. To the west and south of Number 10 Short Hill is the open basement of a late 19th century building which was destroyed

by bombing during the Second World War. Prior to the demolition work this area was used for car parking and is accessed via a short tunnel leading out to Hollow Stone.

Number 54 High Pavement is a substantial late 18th century building which may have been constructed as a lace finishing workshop and warehouse in c. 1775. It was certainly in use as a lace warehouse in the 19th and early 20th centuries. More recently it has been used as offices. This main part of the building is not covered in this report but it forms a single unit with Number 56 High Pavement which is a substantial 18th century townhouse. A two storey rear range (to be demolished) was added in the 19th century when this building was the vicarage to the nearby Church of St Mary, and an inserted carriage entrance may also be of this date. The building was in use as a lace warehouse in the early 20th century and a further three storey rear range (also to be demolished) was added in the 1960s. Only the 19th and 20th century additions are covered in this report.

The listing details shown on the Historic England listed buildings online website are:

*Nos.8 AND 9 Short Hill Warehouses on the west and north sides of Trivett Square*

*Warehouses, now workshops. c1860-70, with additions 1901-02 by HJ Price of Nottingham, and 1912 by Heazell & Sons, for LO Trivett, Ltd. Brick with ashlar dressings and slate roofs. 4 storeys plus basement; 5:3 window range. 3 ranges in an L-plan, enclosing Trivett Square on west and north sides. Range fronting Short Hill has 2 facades. Left facade has moulded ashlar cornices to ground floor and third floor, and coped brick parapet. Upper floors have five 12-pane sashes with brick flat arches and ashlar keystones. On the first floor, to left, a wrought-iron sign and bracket. Ground floor, c1901, rusticated ashlar, has to left an elliptical arched carriage entrance with voussoirs, keystone, and a pair of wrought-iron gates. To right, a tripartite window with transom. Right facade has the upper floors divided by pilasters, corner pilasters with ball finials, and a shaped coped gable with a pediment containing a framed panel. On the first floor, 3 plain sashes, the central one with eared and scrolled architrave, the outer ones with brick flat arches. Above, 3 similar windows with ashlar flat arches. Above again, a round-arched cross casement with keystone, flanked by smaller segment-headed cross casements. Ground floor has to right an ashlar doorcase, with panelled pilasters and pediment, and round-arched doorway with wrought-iron gates. Range to west of Trivett Square has a projecting off-centre stair tower topped with an octagonal turret and conical roof. At the foot of the tower, an ashlar doorcase with entablature, flanked to right by 2 windows. Rear range to south, overlooking Malin Hill, early C20, 6 storeys plus basement; 4 window range. Windows are metal framed casements with concrete lintels. To right, a set back bay, 5 storeys; single window range. Windows are wooden framed cross casements. (Nottingham Industrial Archaeological Society Journal: Oldfield G: Nottingham: 1983-: 6; Salmon's Map of Nottingham: Nottingham: 1861-).*

*No.10 SHORT HILL*

*Warehouse, now disused. c1860-70, with alterations and additions 1909 by*

*Taylor & Thraves for CH Taylor. Red brick with ashlar dressings. Roof not visible behind coped parapet. Sill bands to each floor, modillion main cornice. 3 storeys; 3 window range of plain sashes with brick flat arches. Ground floor has to left, 2 similar windows. To right, an early C20 wooden doorcase with cornice on shaped brackets, 6-panel double door and glazing bar overlight. Right return blank. (Nottingham Industrial Archaeological Society Journal: Oldfield G: Nottingham: 1983-: 6; Salmon's Map of Nottingham: Nottingham: 1861-).*

#### *No.54 HIGH PAVEMENT*

*Town house, now offices. Mid C18, altered mid and late C19. Red brick with painted ashlar dressings and altered slate gambrel roof. Plinth, sill bands, dentillated main cornice, rendered panel to parapet. 4 storeys; 3 window range. On the first and second floors, 3 linked Venetian windows. Above, 2 Diocletian windows linked by a round-arched window. All these windows have glazing bars. Ground floor has to left 3 linked margin light sashes under a common cornice. To right, a late C19 ashlar doorcase with renewed 12-panel double door and overlight. To right again, a similar doorcase to a passage entrance. (The Buildings of England: Pevsner N: Nottinghamshire: London: 1979-: 231).*

#### *No.56 HIGH PAVEMENT*

*Town house, formerly St Mary's Vicarage, now offices. Mid C18, altered mid and late C19. Red brick with painted ashlar dressings and concrete tile roof. Plinth, first floor sill band, moulded eaves cornice, blocking course. 3 storeys; 5 window range. Windows are glazing bar sashes with brick flat arches, those to the projecting central bay with moulded surrounds, those to the third floor smaller. Central C19 stucco doorcase with cornice on brackets, panelled door and overlight. To left, a late C19 carriage opening with brick and stone surround and a pair of wrought-iron gates. This building was converted to a lace warehouse mid C19. (Nottingham Industrial Archaeological Society Journal: Oldfield G: Nottingham: 1983-: 6).*

### **Objectives**

The purpose of the work is to record and advance understanding of the significance of the affected heritage asset.

The objectives of the historic building survey were:

- To provide a written, drawn and photographic record of the prior to the commencement of works with specific attention given to those elements proposed for demolition, conversion and/or alteration. This work to be undertaken to a standard that will allow the future interpretation of the building within the context for which it was originally designed and into which subsequently evolved.
- To assess the impact of the proposals on fabric of architectural or historic importance.

- To ensure the long-term preservation of the information through deposition of the record and a summary written report with an appropriate depository.

## **Methodology**

Digital colour photographs were taken throughout the survey. Notes and sketches were also made and scale site plans and elevations supplied by the client were used and modified to suit the purposes of this survey. The specific levels of detail used in the Level 3 survey followed the ULAS WSI and the guidelines laid down in the RCHME (1996) and Historic England (2016) specification.

## **Results**

### *Cartographic evidence*

The first available map of the site was published in 1610 by Speed. This appears to show that the site was occupied but that the focus of the buildings then in place faced southwards out over Malin Hill. The location of the present buildings seems to be in the area formed by back the yards of these properties. The Thoroton plan of 1677 shows a reversal of the above with buildings now facing northwards on the Short Hill frontage but almost nothing on Malin Hill. It is possible that the realigned building layout may be as a result of destruction caused during the Civil War.

A print by Edward Hall engraved by Wenceslaus Hollar, also produced in 1677, shows more buildings along the Short Hill frontage. A slightly later but similar view of Nottingham by Jan Kip of around 1708 also seems to show the Short Hill frontage as being gradually built up although these are clearly different buildings from the ones currently occupying the site. However, they do appear to show the beginnings of the current property boundaries.

The area around the proposed development site has a remarkable number of subsequent maps published in 1714, 1744, 1820, and 1831 with a final map being published by Deardon in 1844. Unfortunately, although they show a gradually increasing level of building activity none of them show the present buildings, the first of which (Number 56 High Pavement) was not built until shortly after 1844.

It is not until the publication of the Ordnance Survey maps that the present buildings are shown. The First Edition Series OS map of 1881 shows the development area built up along the Short Hill frontage, with no buildings to the rear overlooking the Malin Hill. Number 56 is still shown as a vicarage and already has the 19th century extension added to the south side of it (Fig. 4). A small glasshouse or conservatory also appears to be added to the southern end of the extension. A number of small rectangular structures appear to be built against the eastern side of this extension. Another large building is shown joining the eastern end of Number 56 and continuing across what is now the open access to the rear car park and joining the building which was destroyed by bombing in 1940. Both of these buildings are set slightly back from the frontages of Numbers 56 and 10 Short Hill.

The First Edition OS map shows Number 10 Short Hill to exist as two large blocks to the north and south joined by a narrow connecting range. The joint appears to be located where the present three storey plus basement gable-ended building now fits between the north and south ranges.

The second edition, published in 1901, shows the buildings in rather more detail (Fig. 5). The whole of 54 and 56 are identified as being lace warehouses by this time although the word Vicarage is still shown to the rear of Number 56. The map also seems to show the carriage entrance through the eastern end of Number 56. The narrow connecting range at Number 10 Short Hill has now been infilled on this map. This may represent the additions which the listing description states as taking place in 1909 but which, if the map is to be believed, may be slightly earlier. The two buildings between Number 54-56 and 10 Short Hill are still present with the westernmost building having been extended southwards.

The later OS survey maps show little change to the two surveyed buildings. However, the 1915 edition now indicates that Number 56 is no longer a vicarage and also clearly shows the carriageway passing beneath its north-eastern corner. Extra buildings have been added in between Number 56 and Number 10 Short Hill and much of the earlier space now seems to be built up back as far as the Malin Hill boundary (Fig. 6). This would tie in with the property being basemented. The rest of the current car park area to the rear of Number 56 seems to have escaped disturbance at this date.

The 1954 edition OS map shows the area to the east and south-east of Number 56, which partially covers the present higher level car park, as being a ruin (Fig. 7). This presumably was as a result of the bomb damage to the properties during the war. Excavations by ULAS in June 2019 exposed large quantities of building rubble which presumably came from this ruined building. By time of the 1968 edition (not shown) the former ruin has been transformed into the present car park serving 54 and 56 High Pavement. The modern extension to the south-east corner of 56 High Pavement also appears for the first time on this edition giving it a probable mid-1960s date. The bombed building to the west of Number 10 Short Hill has gone completely and is shown as an empty basement space connected to Hollow Stone by a tunnel passing beneath the roadway of Short Hill.

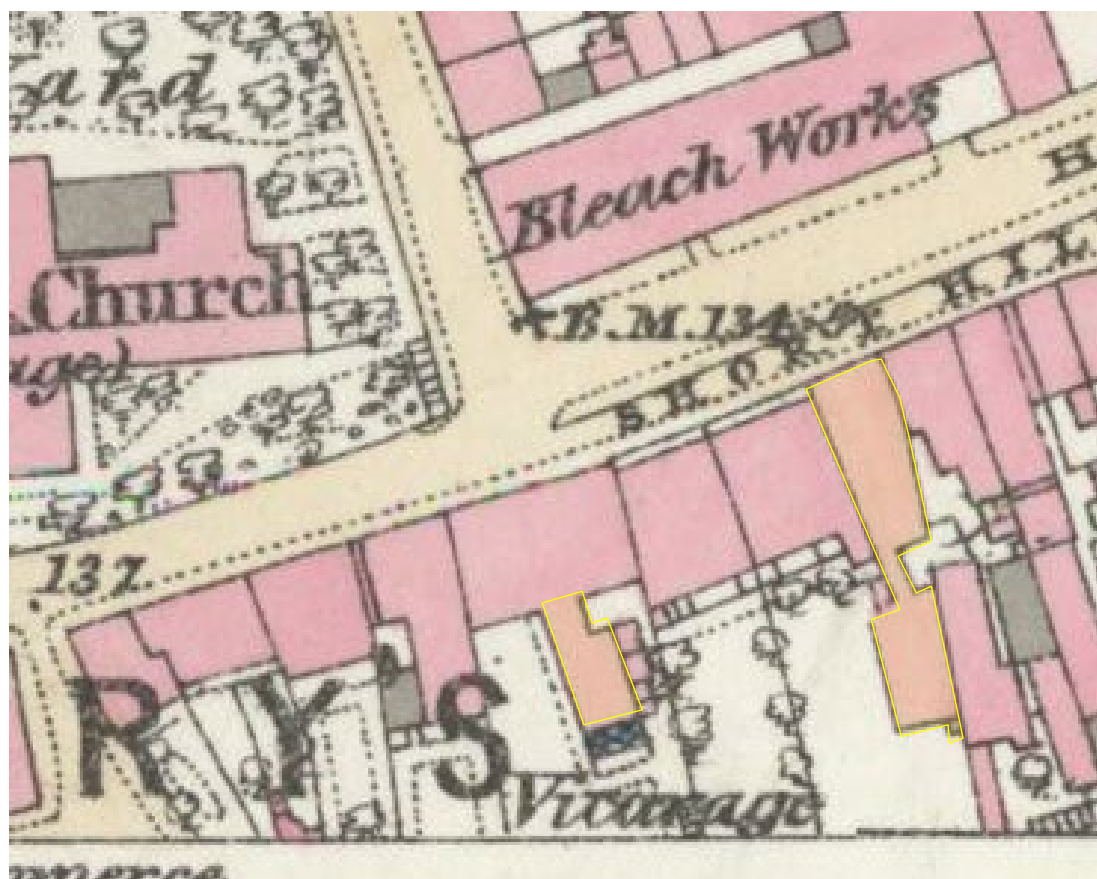


Figure 4 Detail from First Edition Ordnance Survey map 1881  
Buildings being studied highlighted in yellow  
Sheet XLII.2 (Nottingham)

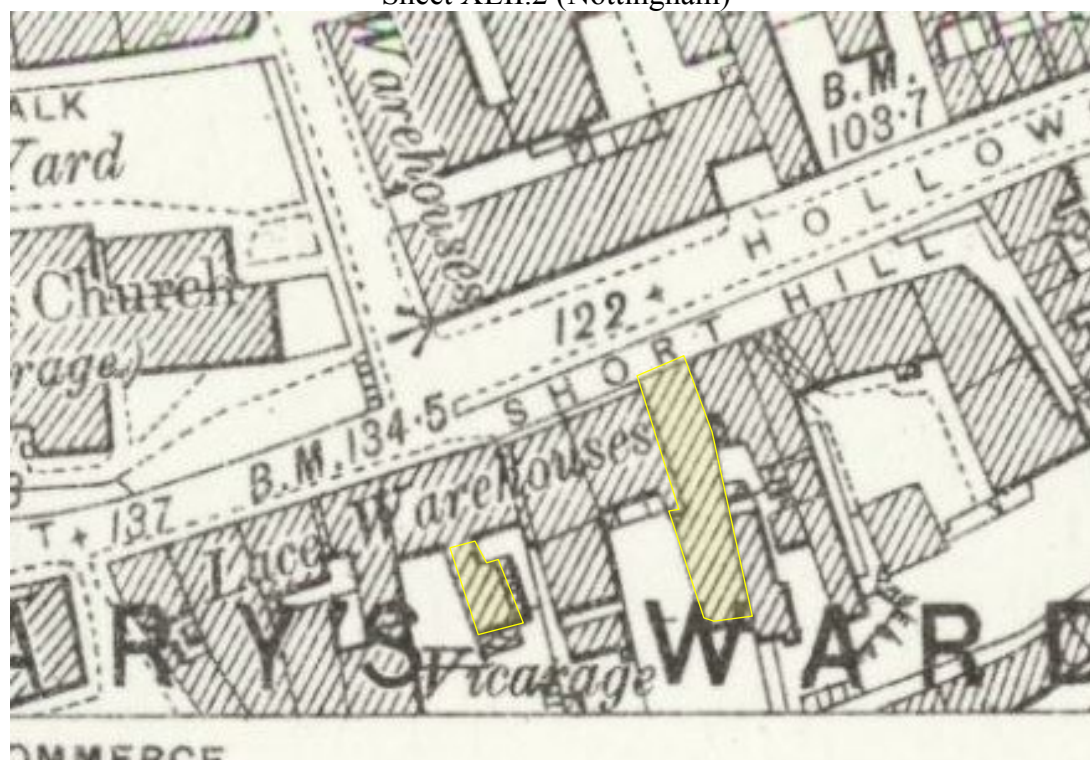


Figure 5 Detail from 1901 Ordnance Survey map  
Buildings being studied highlighted in yellow  
Sheet XLII.2 (Nottingham)

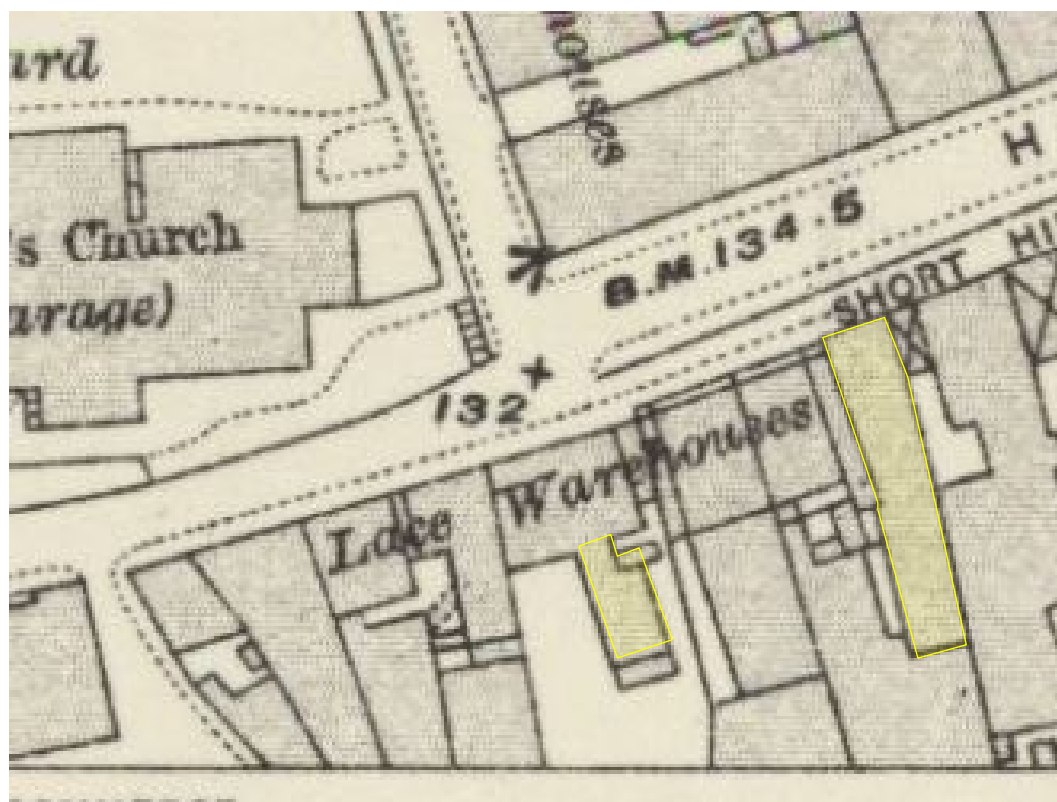


Figure 6 Detail from 1915 Ordnance Survey map  
Buildings being studied highlighted in yellow  
Sheet XLII.2 (Nottingham)

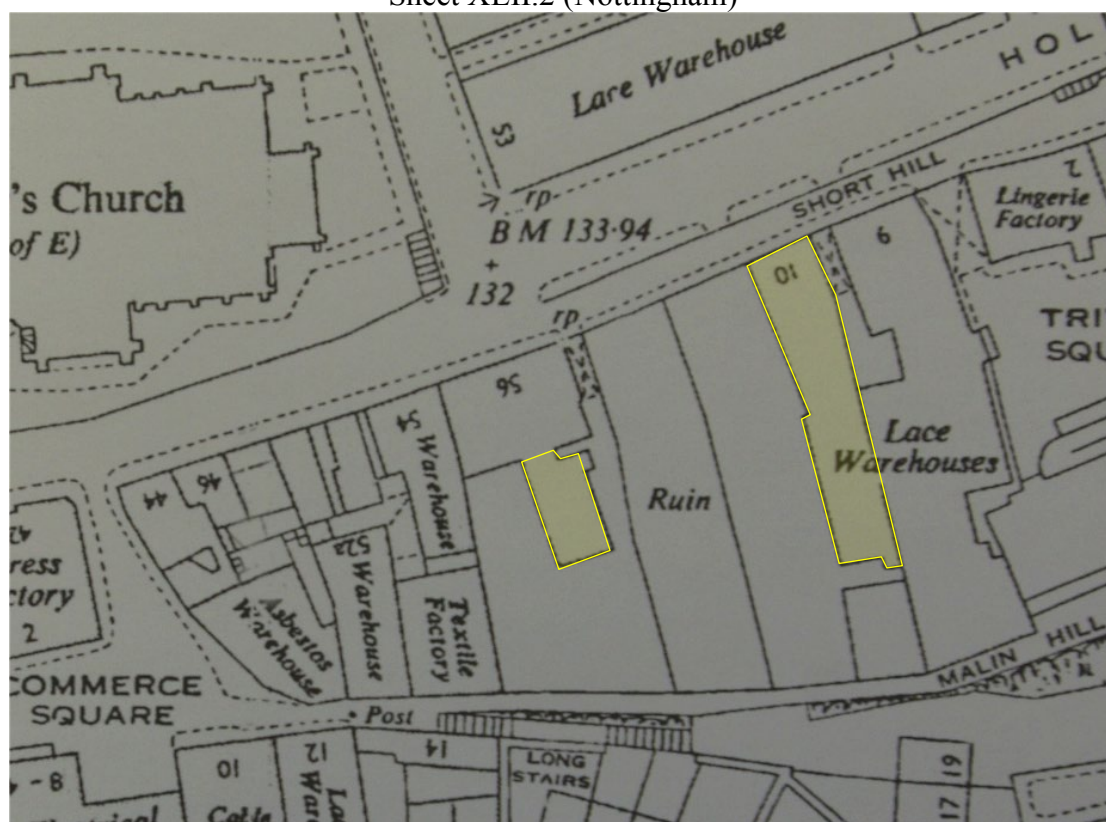


Figure 7 Detail from 1954 Ordnance Survey map  
Buildings being studied highlighted in yellow



### *The Buildings*

As already noted, the principal facades of the buildings face northwards onto Short Hill and High Pavement (Figs 8 and 9). Numbers 9-10 Short Hill are on the eastern side of the development site and at the time of the survey was partially obscured on its east wall by adjacent buildings (Fig. 10). To the west of Number 10 is the open basement belonging to the bombed and demolished building (Fig. 11). Numbers 54-56 High Pavement are in the north-western part of the site with the modern extensions proposed for demolition being located to the rear (south) of Number 56 within a car parking area (Fig. 12).

Short Hill forms a level roadway in immediately in front of the buildings. Hollow Stone runs on a parallel course to the north of Short Hill but drops down to the east. Many buildings, with the exception of Number 10, have archways leading from Hollow Stone into their basements.



Figure 8 9-10 Short Hill and 54-56 High Pavement  
Looking SW from Hollow Stone. Number 10 is shown by the green arrow. Number  
54-56 shown by the red arrow



Figure 9 Number 56 High Pavement and 9-10 Short Hill  
Looking SE from High Pavement. Short Hill on left, High Pavement on right



Figure 10 Number 10 Short Hill from High Pavement  
Looking south-east. 10 Short Hill outlined in yellow



Figure 11 Western elevation of 10 Short Hill and open basement of former building  
Looking north-east. Photo taken in 2016



Figure 12 Rear of 56 High Pavement  
Looking north-west from car park. Surveyed components highlighted

## 10 Short Hill

### *Exterior*

The listing information indicates that Number 10 is a late 19th century building built between 1860 and 1870. There is no reason to doubt that the main fabric of the building is of this date but the relatively plain and repetitive north facing elevation which faces out onto Short Hill may suggest a possible mid, rather than a later, 19th century date. Almost certainly the construction of this façade is closer in date to 1860 rather than 1870. It is possible that the building was designed and approved a number of years before this construction date. The remaining elevations were either constructed against existing structures or were built with function being more important than style or decoration. Drawings supplied by the client were modified during this survey according to the requirements of this report (Figs 13 to 15).

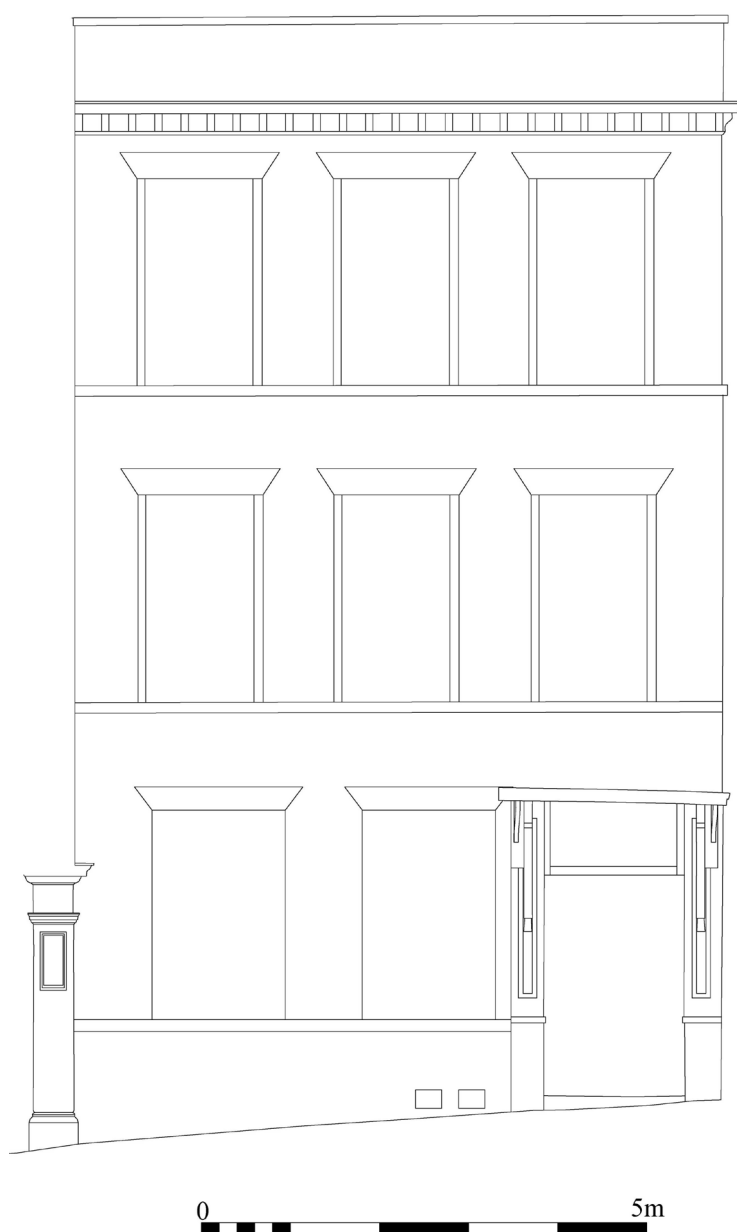


Figure 13 Number 10 Short Hill, north facing elevation



Figure 14 Number 10 Short Hill, east facing elevation



Figure 15 Number 10 Short Hill, west facing elevation

### *10 Short Hill north facing elevation*

The north facing elevation consists of a brick-built three storey structure with a basement which extends out below Short Hill down to the level of Hollow Stone (Figs 16 and 17). The bricks are laid in English Bond with limestone stone string courses running across the elevation at sill level. These courses wrap around and continue onto the west facing elevation for a short distance. The bricks measure 210mm long by 65mm high by 92mm wide and have quite narrow joints. Matching gauged bricks form the flat lintels to all of the windows. At the time of this survey the windows had all been boarded over and but the Briden report states that the upper floors have replacement two-pane sashes. The doorway is offset to the western side of the frontage and appears to have a decorative casing and canopy with an early 20th century date which, presumably, replaced the earlier less decorative original (Fig. 18). The doorway is quite wide which may reflect earlier 19th century tastes.

Above the second floor windows is a limestone cornice with ornate dentil detailing which, as with the stone string courses, wraps around onto the west facing elevation. The dentils have floral decorations carved onto them. Above the cornice is a brick parapet which appears to have been added in an attempt to mask the roofline of the building and maintain its Georgian style façade (Fig. 19). The parapet bricks are of a slightly different colour and, unlike the rest of this elevation, have been badly affected by frost and weather.

At Hollow Stone street level the wall has been rendered which may mask an entrance from the basement out to the street. Other entrances at this level lead into adjacent basements so it seems likely that this was also an entrance when first built.

### *10 Short Hill east facing elevation*

Most of the east facing elevation of Number 10 was formed by party walls with adjacent properties so that only a small portion was visible in a small courtyard area immediately behind Number 9. This area was inspected by the author of this report in May 2018, the results of which are shown in the following two paragraphs. The courtyard is reached via an archway leading through Number 9 from Short Hill.

The east facing elevation was inspected in heavy rain conditions which showed the bricks to be quite porous and that water was running down many parts of the wall (Fig. 20). A network of scaffolding had been erected to protect occupants of adjacent buildings from falling masonry. Despite the scaffolding being in place it could be seen that this elevation served the toilet block of the three storey building with rows of three narrow sash windows towards the southern end of the east facing wall. The sashes were made of wood whilst the arched window lintels were brick-built. Wider windows with timber lintels on each floor continued northwards and lit the warehouse rooms (Figure 21). The window frames of the wider windows appeared to be quite modern and may date to the second half of the 20th century. It is not clear if the wider window openings had been modified from earlier and smaller openings.

A pair of vertical timber and steel beams at either end of the wall appeared to be bracing the brickwork below. These appeared to have been present for some time and probably represent a longer-term structural problem dating to the wartime bomb damage. The

eaves finished in a flat parapet wall which shows evidence of modification and rebuilding. The parapet may be responsible for some of the blocked gutters and the consequent water damage. Patches of brickwork were bulging outwards in places and a number of apparent settlement cracks in the brickwork were visible.

### *10 Short Hill west facing elevation*

The west facing elevation is divided into three main segments. At the northern (front) end is the former party wall between Number 10 and the bombed and now-demolished structure on its western side (Fig. 22). With the exception of a small part of the brick wall and parapet of the north facing elevation this part of the party wall had been rendered and was also supported by tall and narrow brick-built pilasters along with some large vertical timbers which had been bolted to the wall to prevent bulging and sagging (Fig. 23). Because this elevation was the party wall to the bombed building there were no apparent windows or doors at ground, first or second floor level although it is possible that connecting openings may have been masked by the render. The top of the wall was capped by a flat parapet with concrete copings. This wall continued down to current ground level which was at the floor level of the former basement of the bombed building but which is now an open car park. At current ground level (i.e. original basement level) was a thickened part of the wall with a single doorway set into it. This may have been a former joining doorway between the two buildings or might be a later entrance added to gain access to the basement of Number 10 from the newly created car park following clearance. In the northern ground floor corner of the west facing elevation was a small doorway into the basement of Number 10 (Fig. 24). This doorway was adjacent to the tunnel entrance leading out to Hollow Stone from the former basement of the bombed building and seems likely to have been part of the original design.

The centre section of the west facing elevation consisted of a gable-ended three storey plus basement brick-built structure (Fig. 25). This part of the elevation was clearly intended to be seen as it was brick-built and had stone mullions on the three sets of wide windows. Map evidence suggests that it was of a slightly later date than the front and rear sections and was built between 1881 and 1901. Both the middle range and the southern range were constructed on a slightly different alignment to the northern end of the building. Wooden boards prevented inspection of the window frames but the flat lintels were of gauged brick which matched the style of the north facing elevation. The window sills were of limestone. A low parapet partially hid the slate covered roof. At basement level the wall was rendered which indicated that this part of the building was possibly hidden by the now demolished building. A wide double-width opening showed where there was a connection between the two buildings.

The rear southernmost section had only two stories plus a basement and was on the same alignment as the middle section of the building. The listing description indicates that this part of the building was added to the 1860/1870 building in 1909 which may be possible although map evidence suggests a slightly earlier date. The brickwork between the middle section and the southern section is different although a long-term leaking gutter had affected the area around the change in brickwork making it difficult to show the exact point of change (Fig. 26). Another change in the brickwork could be seen running from above the top floor windows from the joint with the higher middle section. This change in the brickwork then ran down to the sill level of the top floor

windows and southwards to the final bay where it dropped down to basement level (see Figure 15 above). This line also corresponded with windows that had concrete lintels rather than gauged brick and seems likely to correspond to a partial rebuild of this range, possibly as a result of bomb damage.

The rendered wall of the basement of the southernmost section had a single arched window and a single door opening, both of which were boarded over. The ground floor (at Short Hill ground level but not at Hollow Stone ground level) had four equally spaced windows and a double doorway fitted into what may have begun as a fifth window. This floor had stone or concrete sills and gauged brick flat lintels with the exception of the south end bay which had been rebuilt with a concrete lintel. The windows had vertical sliding sash windows with large central panes flanked by a pair of narrow panes. The door opened out to a void but may have been used as a loading door or as a connection to the bombed building. The (first) top floor windows had the same sash windows but, as already noted, had concrete lintels.

#### *10 Short Hill south facing elevation*

The south facing elevation of Number 10 had been completely rebuilt in the same way as the upper and end parts of the west facing elevation had been (Fig. 27). The basement level was covered in render with no openings apparent. The pairs of windows on the ground and first floors all had sash windows with concrete lintels. The ground floor west window had been reduced by modern brickwork to make a much smaller window. A truncated chimney stack or vent had been built against the corner of the wall but neither this, nor the wall of the main building, were bonded to the wall of the adjacent property.



Figure 16 Number 10 Short Hill, north facing elevation  
Looking south from Hollow Stone





Figure 17 Number 10 Short Hill, north facing elevation  
Looking south-east, at Short Hill level. 1m scale



Figure 18 Number 10 Short Hill, north facing elevation. Doorway  
Looking south. 1m scale



Figure 19 Number 10 Short Hill, north facing elevation. Cornice detail  
Looking south-east



Figure 20 Number 10 Short Hill, east facing elevation  
Looking up through scaffolding at first and second floors. Note timber bracing



Figure 21 Number 10 Short Hill, east facing elevation  
Looking south-west at ground floor east wall from covered entrance



Figure 22 Number 10 Short Hill, west facing elevation  
Looking north-east



Figure 23 Number 10 Short Hill, west facing elevation. Northern end of elevation  
Looking north-east. 1m scale



Figure 24 Number 10 Short Hill, west facing elevation. Doorway in north corner  
Door is behind plywood sheet. Looking north. 1m scale



Figure 25 Number 10 Short Hill, west facing elevation. Middle section  
Looking east. 1m scale



Figure 26 Number 10 Short Hill, west facing elevation. Southern section  
Looking east. 1m scale



Figure 27 Number 10 Short Hill, south facing elevation.  
Looking north. 1m scale

*10 Short Hill Interior*

As already noted, the interior details of this building could only be inspected from a distance during demolition. Because of this the individual rooms could not easily be described in detail. The rear (southern) and central sections were demolished in May 2019 whilst the front (northern) section was demolished in September 2019.



Figure 28 Plan of 10 Short Hill basement  
Adjacent buildings not part of demolition shown in grey  
Modified from client's drawings





Figure 29 Plan of 10 Short Hill ground floor  
Adjacent buildings not part of demolition shown in grey  
Modified from client's drawings

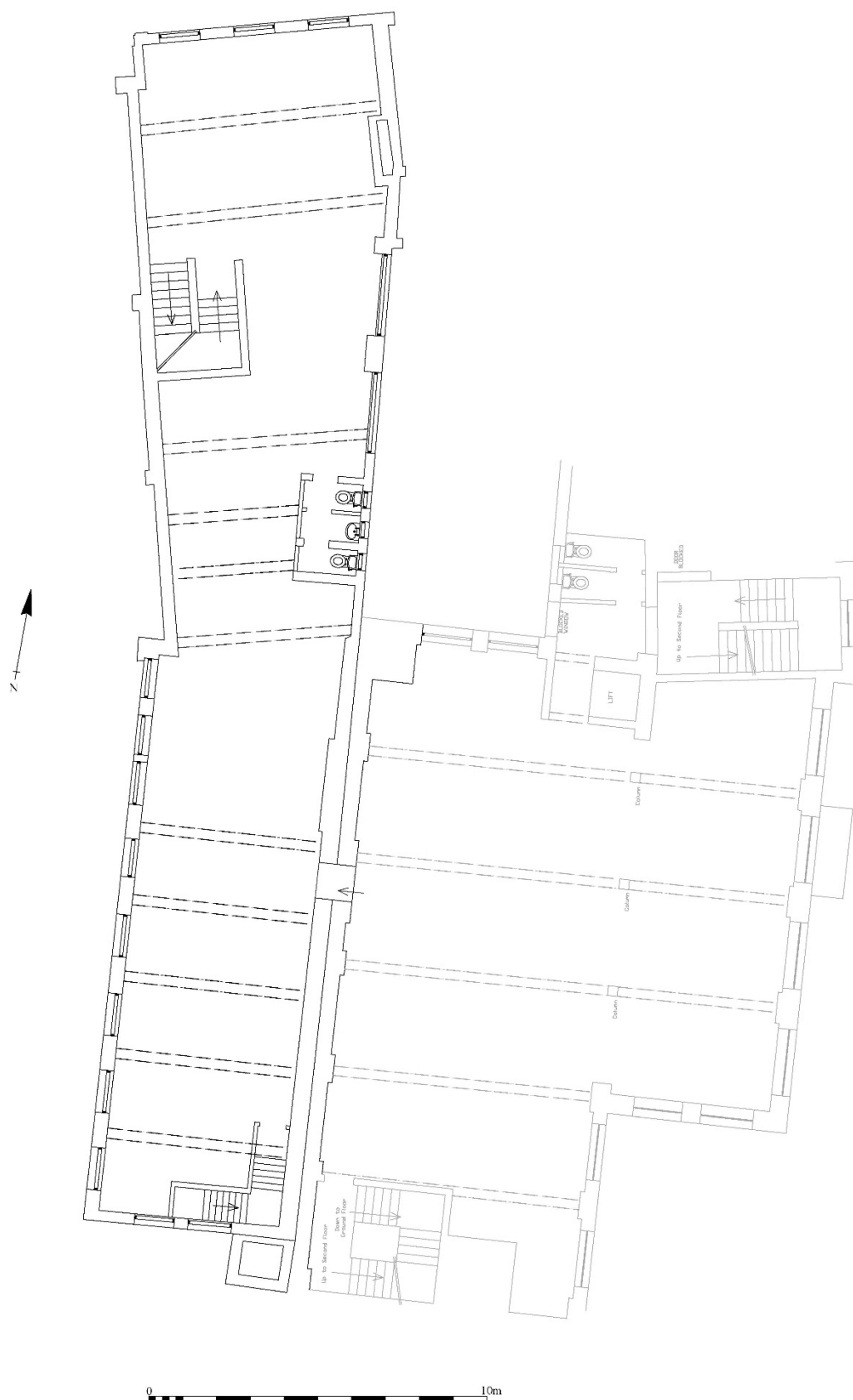


Figure 30 Plan of 10 Short Hill first floor  
Adjacent buildings not part of demolition shown in grey  
Modified from client's drawings

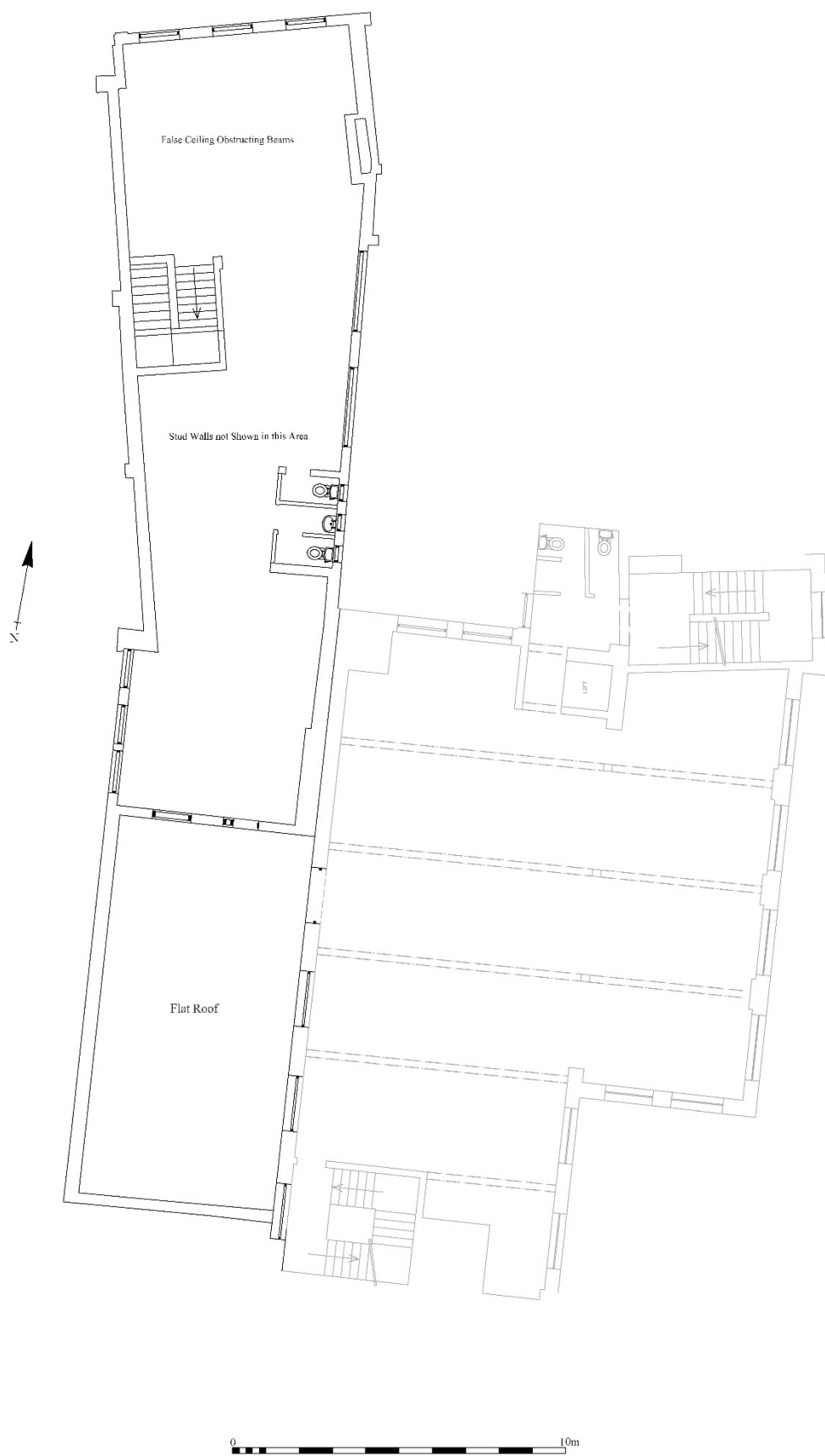


Figure 31 Plan of 10 Short Hill second floor  
Adjacent buildings not part of demolition shown in grey  
Modified from client's drawings

### *The rear (southern) section*

Much of the rear section of 10 Short Hill had been removed before a site visit could be made (Fig. 32). However, enough still remained to show that the east wall of Number 10 was not bonded to the adjacent building (Number 9) to the east (Fig. 33). Two single-width doorways at ground floor and first floor levels connected Number 10 to Number 9 but there was no apparent goods access between the two buildings. The blank western wall of Number 9 indicates that this was built against Number 10 and that it is therefore of a later date. A modified window on the second floor of Number 9 led out onto the flat roof of Number 10.

The basement of the rear section of Number 10 appeared to have a vaulted corridor running from north to south along the western edge of the basement (Fig. 34). The corridor extended as far as the middle three storey range but did not go into it. The rest of the flat-roofed basement had a ceiling supported by transverse I-section steel girders. The wooden joists and floorboards of the ground floor rested on the girders.

### *The centre section*

The centre section of 10 Short Hill consisted of three stories plus a basement each containing a single room. At ground and first floor level each room appeared to link both to the front and rear sections to form one long continuous space (Fig. 35). The gable-ended roof structure consisted of a very simple set of common rafters supported by a ridge and wall plates (Figs 36 and 37). The underside of the rafters was boarded. During demolition the second floor windows appeared to be made of concrete rather than stone. Each floor was supported by I-section steel beams.

### *The front (northern) section*

Demolition of the centre section of 10 Short Hill exposed the roof structure of the front (northern) section of the building. As demolition of the centre and front sections progressed it could be seen that the front section building had been modified from its original hipped roof to form a continuous gable across both sections. A new truss on a slightly different angle had been added to replace the original front section hip and supported the ridge of the centre section. This new truss consisted of a relatively lightweight king post supporting bolted principal rafters with raking struts (Fig. 38). Presumably the roof modification took place when the centre section was altered around the turn of the 19th/20th century. Once this truss had been removed the original hip and the slightly more substantial northern section roof structure could be seen (Figs 39 and 40). As the roof was removed the end of the trusses were exposed which revealed carpenter's marks in the form of Roman numerals indicating that the trusses had probably been fabricated off-site (Fig. 41). Once the hip structure had been removed it could be seen that the purlins were joined to the end principal rafters using a pegged or wedged mortice and tenon joint (Fig. 42).

Each floor had a small toilet block built into the south-eastern corner of the building (Fig. 43). The walls of the toilet block appeared to be built from brick whilst other partition walls were of plaster and lath or matchboard.

The western side wall of the front section appeared to be relatively poorly built and may have been further destabilised by the removal of the bombed building. The vertical wooden timbers on the east and west walls were connected to metal tie rods which extended through the building to prevent the walls from splaying. Some of these rods appeared to have rusted through since their installation during the war. The brick buttresses also appeared to add a minimum of stability to the wall.

As Number 10 was removed more of the western wall of Number 9 was exposed. It could be seen that the brickwork was fairly poorly pointed and that this building appeared to be built against Number 10. There was also no physical contact between the two buildings except for the basement and first floor doorways which appear to be later insertions.

The front rooms and roof of Number 10 were demolished by hand in order to minimise the disturbance to the preserved street façade. As work progressed the front rooms were revealed (Fig. 43). A fireplace with a plain late 19th century fireplace could be seen on the eastern wall of the first floor whilst a cast-iron pillar supported the ground floor ceiling/first floor joist. The stair case on the west wall case of pre-cast concrete and is an example of a fire-proof industrial staircase.



Figure 32 Rear (southern) section of 10 Short Hill during demolition  
Looking north-east. Note arched ceiling of cellar. Centre gable-ended section still  
intact at this stage



Figure 33 Rear (southern) section of 10 Short Hill during demolition  
Looking east



Figure 34 Rear (southern) section of 10 Short Hill, basement  
Looking north-east



Figure 35 Centre section, close-up of ground and first floor rooms  
Looking north-east



Figure 36 Centre section, demolition of second floor  
Looking north-east



Figure 37 Centre section roof structure  
After removal of roof



Figure 38 Roof structure linking truss between front and centre sections,  
Looking north-east





Figure 39 Remnant of hipped roof end of front section  
Looking north-east

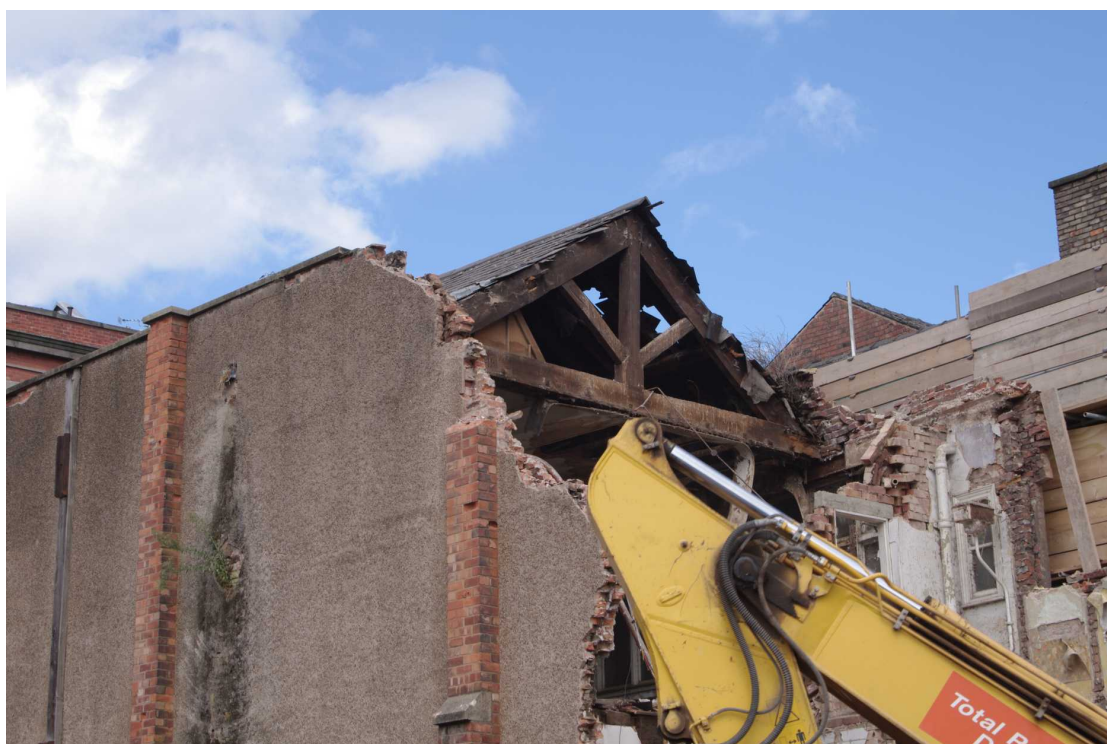


Figure 40 Front section, roof structure  
Looking north-east



Figure 41 Northern section truss with carpenter's marks on end



Figure 42 Close-up of roof front section structure  
Pegged tenon of purlin arrowed. Looking north-west



Figure 43 Front section, internal room details  
Looking north-east. Toilet block on right (green windows)

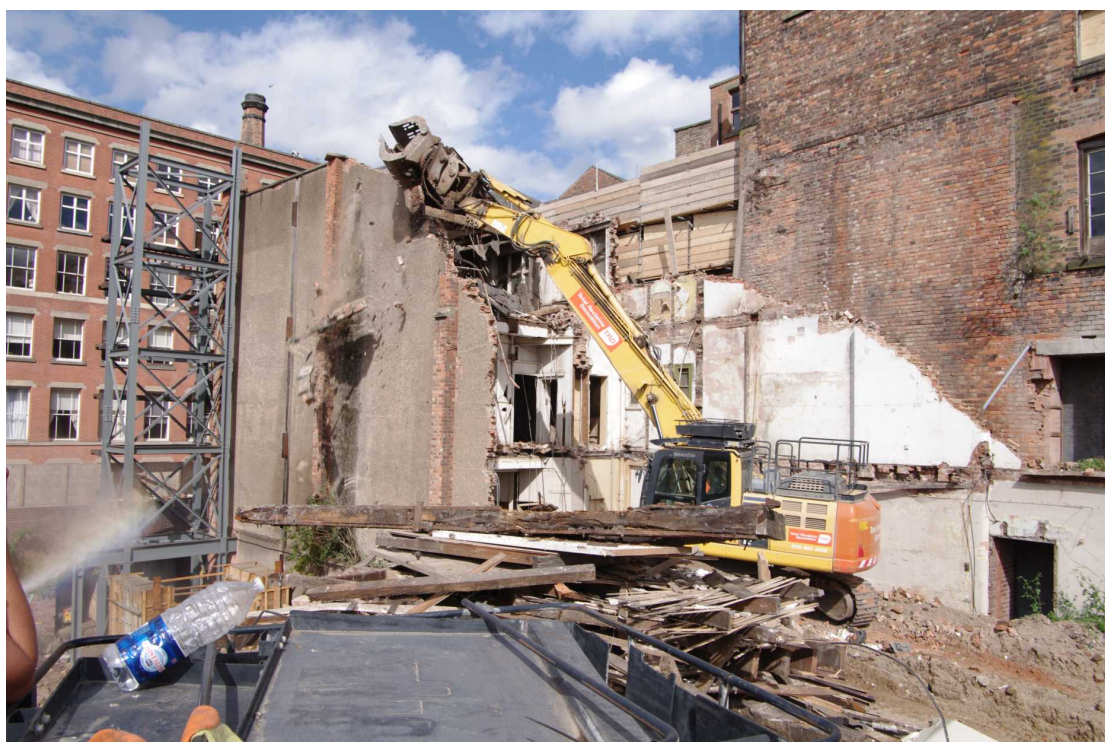


Figure 44 Number 10 during demolition and west facing wall of Number 9  
Looking north-west



Figure 45 Front rooms and staircase of front section  
Looking north-east

### ***56 High Pavement***

For this report, as noted above, only the two rear extensions of Number 56 High Pavement were recorded (Fig. 3 and Figs 46 to 49). There is no documented date for the construction of either extension although the listing description states the larger rear two storey extension to be of early 20th century date. Map evidence would suggest that the date is more likely to be late 19th century as it is shown on the first edition Ordnance Survey map of 1881. The smaller three storey corner extension is clearly modern and of late 1960s date.



Figure 46 Overall plan of 54-56 High Pavement  
 Adjacent buildings not part of demolition shown in grey  
 Modified from client's drawings



Figure 47 Extensions to 56 High Pavement. East facing elevation  
 Adjacent buildings not part of demolition shown in grey  
 Modified from client's drawings



Figure 48 Extensions to 56 High Pavement. South facing elevation



Figure 49 Extensions to 56 High Pavement. West facing elevation

### *Outside - 19th century extension*

The 19th century extension was attached to 54 High pavement by a ground floor linking range and a sloping first floor set of enclosed stairs. This created what was effectively a free-standing structure within the present car park. The extension was brick-built and of rectangular plan. The bricks were laid in English Bond consisting of alternating course of headers and stretchers. The main roof was covered with Welsh slate but the sloping stair roof had a modern replacement of cement tiles.

### *East Facing elevation*

The main extension was dominated by a wide chimney stack which projected out from the wall (Fig. 50). The top of the stack had been truncated and at the time of the survey lacked any chimney pots. The lower corners of the stack had chamfered corners which were presumably added to allow more light into the ground floor windows. The eaves had chamfered and stepped brick cornice decoration typical of the later 19th century.

There were a number of styles of window on this elevation although most appeared to be part of the original design. The ground floor southernmost window had an arched brick lintel and a stone or cement sill. The sash window had narrow glazing bars with each sash having two panes. The ground floor window to the north of the chimney stack was slightly more decorative and had a stop-chamfered stone lintel but was not as wide. There is no clear reason why the two windows had different lintels as they both served the same room (see below). The ground floor bottom right (north) corner had been rebuilt using modern bricks and housed a modern wooden-framed window. This rebuilding extended as far as the back wall of Number 56 and housed a modern toilet block with an open fire escape built onto its roof. This may have been of similar age to the 1960s corner extension. This modern addition appeared to have blocked one of Number 56's ground floor windows leaving only the brick lintel visible (Fig. 51)

The first floor window had a similar arched brick lintel to the ground floor window. The sloping-roofed first floor stair link was only half the width of the extension so was stepped back from the east facing elevation. Two brick flat-arched windows with stone or concrete sills and wooden frames lit the stairs. The link appeared to break through one of Number 56's first floor windows which had been widened and lowered and had had the brick lintel replaced by a stone one.

### *South Facing Elevation*

The south facing elevation had the same red brick façade and cornice detailing as the east and west facing elevations of this 19th century extension (Fig. 52). A modern ground floor wooden-framed window partially filled a former doorway which had been infilled with modern brick. The doorway had an arched brick lintel and presumably led into the glass house or conservatory shown on the earlier Ordnance Survey maps. The single storey outline of this now-removed structure showed very clearly on this elevation as an area of much lighter cleaner brickwork which appeared to have had plaster removed. The pitched roof of this structure reached as far as the stone sill of the first floor window. The first floor window had a six over six-paned sash fitted which appeared to be part of the original design. This window had a chamfered stone lintel which matched those on the west facing elevation but not on the east facing.

*West Facing Elevation*

The west facing elevation also showed evidence of a former single storey structure which may have continued around the extension from the south facing elevation (Fig. 53). This structure appeared to have covered both ground floor windows although they both still retained their large sash frames and stone sills and lintels. Also at ground floor level was a modern fire exit door which may have been modified from an earlier opening. The two first floor windows matched the ground floor ones although these had six over six panes rather than two over two as on the ground floor. The link between the extension and Number 56 was flush with the south facing elevation (Fig. 54).



Figure 50 19th century extension, east facing elevation  
Looking west. 1m scale





Figure 51 19th century extension, east facing elevation and link to main building  
Looking north-west. 1m scale



Figure 52 19th century extension, south facing elevation  
Looking north. Note infilled ground floor doorway. 1m scale



Figure 53 19th century extension, west facing elevation  
Looking north-east. 1m scale



Figure 54 19th century extension, west facing elevation and roof  
Looking south-east from first floor of Number 56

#### *Inside – 19th century extension*

The ground floor rooms of the 19th century extension were reached from the main hallway of Number 56 (Fig. 55). All of the rooms suggest a domestic use so, presumably, pre-date the change to its time as a lace warehouse. A pair of modern double doors led into a narrow area which was recently used as a kitchen area. This area had rib detail moulded into the low vaulted ceiling (Fig. 56). On the eastern side of this area were traces of a single doorway which had been modified to lead into a modern toilet block. This was the modern brickwork and window which could be seen on the east facing elevation.

The main ground floor room of the extension was a large open space with a high ceiling (Fig. 57). A pierced moulded plaster cornice ran around the entire room showing that this room was always intended to be a single open space (Fig. 58). It is not clear why the windows should have different styles of lintel and other details if this was a single room. Internally the windows on the eastern side of the room had a moulded surround whereas those on the west side have chamfered masonry. The chimney breast was chamfered but the fireplace has been blocked in.

The first floor room of the extension was reached from a small half-landing half way up the main stairs of Number 56 (Fig. 59). The stairs for the extension broke through the rear wall of Number 56 and presumably replaced a pair of windows. The stairs led up past a small kitchen and toilets which in turn led to the outside fire escape (Fig. 60). The main first floor room was a single open space with a modern low false ceiling (Fig. 61). The window on the east wall had been blocked by a large modern wooden board and the south and western windows had chamfered corners. Moulded dado and picture rails run around the entire room as did a small moulding at skirting height.

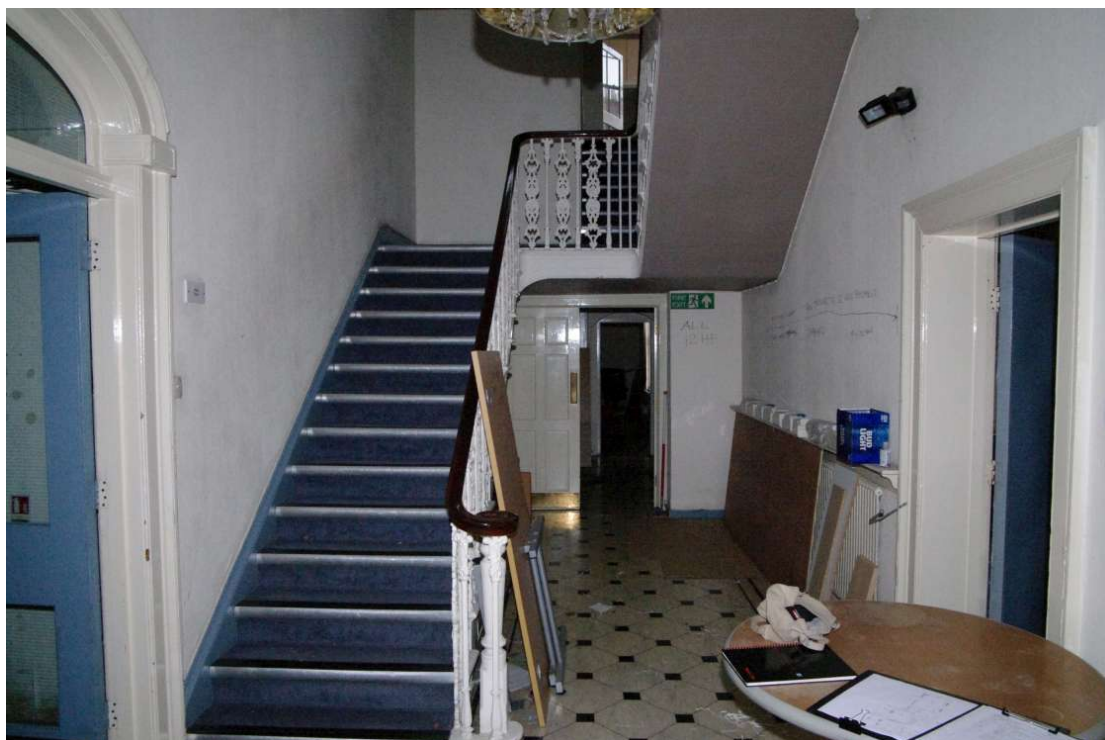


Figure 55 Ground floor entrance into 19th century extension  
Entrance is through the double doors to the right of the stairs.  
Looking south. 1m scale



Figure 56 Ceiling detail of link between Number 56 and 19th century extension



Figure 57 Ground floor room of 19th century extension  
Looking south-east. 1m scale

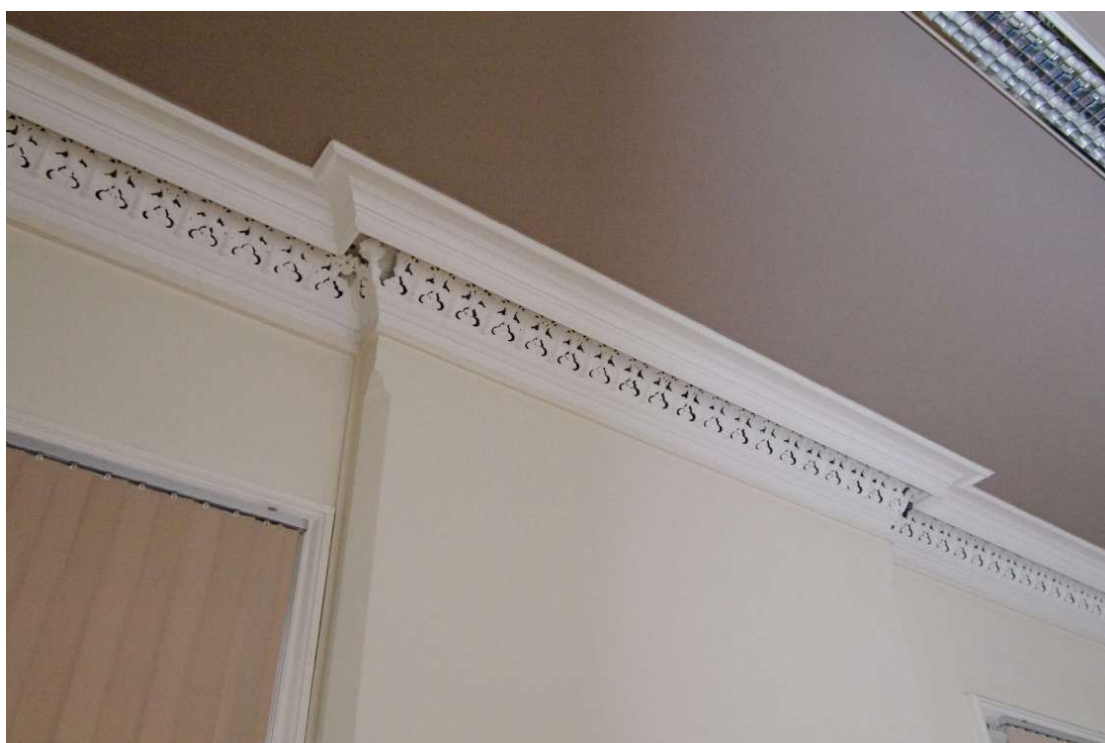


Figure 58 Ground floor cornice decoration of 19th century extension  
Detail around chimney breast



Figure 59 Stairs to first floor of 19th century extension  
Looking south-east from first floor of Number 56. 1m scale

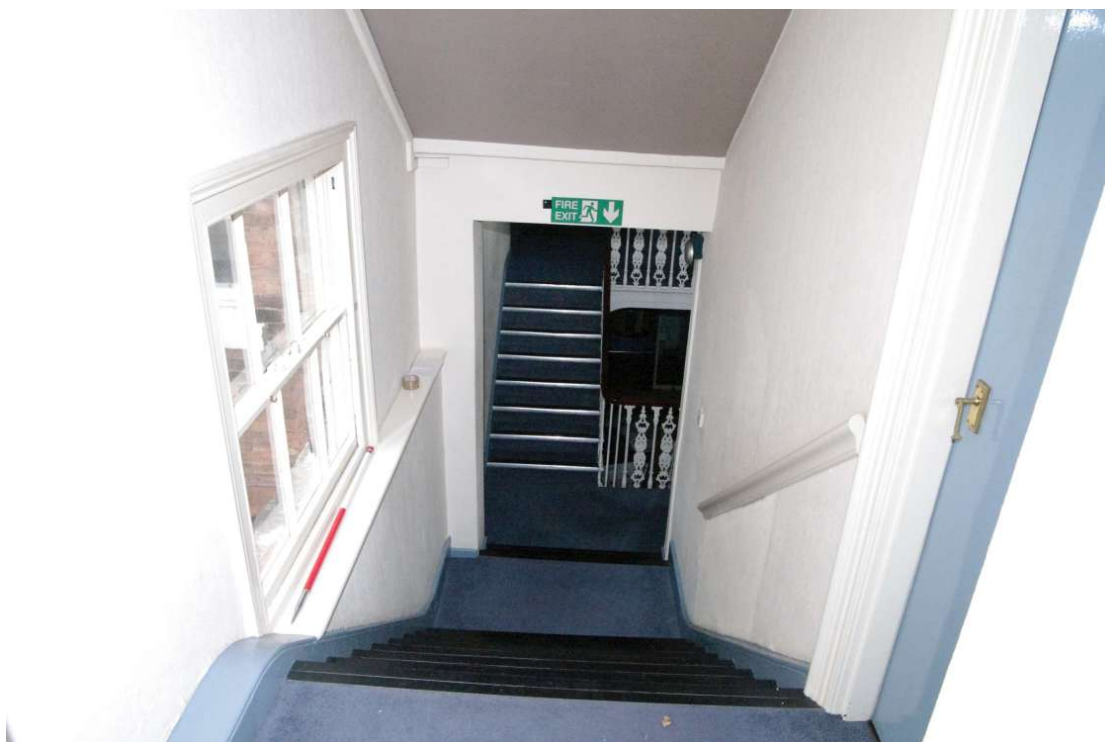


Figure 60 19th century extension stairs to first floor  
Looking north. Toilets on right. 1m scale



Figure 61 19th century extension first floor  
Looking north-west. 1m scale

#### *Outside – 1960s extension*

This three storey extension had been fitted into the recess in the south-east corner of Number 56 and blocked off the former carriage entrance. The use of modern bricks and its functional shape was not at all sympathetic to the rest of Number 56. The dark brown-coloured bricks were laid in a stretcher bond with a blue brick damp proof course and a blue brick parapet. The extension projected and wrapped around the existing building and appeared to butt against the earlier building rather than being bonded into it.

#### *East and West facing elevations*

Both the east and west facing elevations were the same and consist of a single wooden-framed window at each floor (Figs 62 and 63). The bricks were laid in stretcher bond and, as noted, had made no attempt to match any other part of the building. The lintels over each window were flat and made from soldier courses of brick. The flat parapet hid the flat roof which fitted into the truncated corner of Number 56 (Fig. 64).

The south facing elevation wrapped around the south wall to create a butt joint against Number 56 (Fig. 65). The ground floor window and part of the wall of Number 56 had been rebuilt close to the junction of the 1960s extension which may have either been part of this extension or as part of the toilet block rebuilding phase of the 19th century extension.

#### *Inside the 1960s extension*

The 1960s extension appeared to have been built in what was the service area of the building when it was first built. A set of narrow stairs, built for servants, led up to all of the floors of Number 56. The ground floor room of the 1960s extension was reached

by going past the service stairs and through a narrow doorway which may have once led outside. The room was a plain rectangular room with a low ceiling and plastered walls. In place of a former outside window on the west wall the opening had been infilled with glass bricks (Fig. 66). The room had plain skirting boards and narrow coving.

The first floor room was also reached from the service stairs and landing (Fig. 67). The room was identical to the ground floor but lacked a window on the west wall. It is possible that any former opening had been hidden beneath the plaster. The wooden-framed windows on the east and west walls were clearly visible and were of 1960s style. The second floor also matched the ground and first floor rooms but this room lacked any coving around the ceiling (Fig. 68).



Figure 62 1960s extension, east facing elevation



Looking west. 1m scale



Figure 63 1960s extension, south facing elevation  
Looking north. 1m scale



Figure 64 1960s extension, south facing elevation and roof level joint  
Looking north



Figure 65 1960s extension, south facing elevation and ground floor joint  
Looking north-east. 1m scale



Figure 66 1960s extension, ground floor room  
Looking north-west. 1m scale



Figure 67 1960s extension, first floor room from landing  
Looking south-east



Figure 68 1960s extension, second floor room  
Looking south-east. 1m scale

### Discussion

Number 10 Short Hill is a good example of a later 19th century warehouse complex typical of this part of Nottingham. It appears to have begun its life consisting of the front northernmost section connected to the rear (southern) section by a central narrow connecting building. Smaller extensions were added to its rear end soon after construction. The central portion was modified and enlarged in the final years of the 19th century or early in the 20th century. The modifications would have created a much more coherent and useable storage space extending from the offices facing Short Hill at the north all the way back to Malin Hill in the south. The poorly pointed brickwork of the west wall of Number 9 suggests that Number 10 was built first and that Number 9 was built against it at a slightly later date. It is not clear when the connecting doorways from each building were knocked through. The building which was bombed and demolished in the 1940s seems likely to have been an earlier building as no blocked windows were seen on the western wall of Number 10 during demolition. The fact that this wall was so thin (only two bricks thick) and that it needed supporting by the added brick buttresses and timber ties also suggests that Number 10 was built against the bombed building.

The late 19th century extension built to the rear of Number 56 High Pavement appears to have been intended to create a much larger open space which the 18th century part of the house could not offer. The decoration and plaster cornice, whilst not lavish, still indicate that this was built for domestic purposes rather than as part of the lace warehouse which it became later on. Its contact with the original building is minimal

so that while it was being built it would not have disturbed the residents too much until the final breaking through. Later modifications include the addition of the outside fire escape and the addition of the small brick-built kitchen unit at ground floor level. This may have been added at a similar time as the 1960s corner extension.

The 1960s corner extension is perhaps typical of many of the purely functional buildings constructed around this time. Little regard appears to have been made to the architectural style of the earlier parts of the building with this extension simply filling in the corner gap created by the former carriage entrance.

### **Archive**

The archive consists of:

This report,

3 contact sheets containing 104 digital photographs,

1 DVD containing digital photographs in tiff format.

### **Publication**

A summary of the work will be submitted for publication in the appropriate historical local journal in due course. A record of the project will also be submitted to the OASIS project. OASIS is an online index to archaeological grey literature.

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