

## PHOTOGRAPHIC SURVEY REPORT:

### OXFORD HALL, OXFORD STREET, LINCOLN

Planning Reference: 2012/0092/CAC

NGR: SK 9768 7904

Oasis Reference: allenarc1-132335

AAL Site Code: LIGH 12

Museum Accession Number: LCNCC: 2012.88



Report prepared for Banks, Long & Co.  
on behalf of their client  
Lincoln Corn Exchange and Markets (1991) Limited

By  
Allen Archaeology Limited  
Report Number 2012070

August 2012



The  
Authority on  
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## Document Control

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*Cover image: General view of Oxford Hall from St Mary's Street, looking north-west*

### **Executive Summary**

- Allen Archaeology Limited was commissioned by Banks, Long and Co. on behalf of their client Lincoln Corn Exchange and Markets (1991) Limited, to undertake a photographic survey prior to the demolition of Oxford Hall on St Mary's Street in Lincoln.
- The building developed around a block of 19<sup>th</sup> century private dwellings, later developing into two hotels, The Oxford Hotel and The Grand Hotel, and also incorporates a range of 19<sup>th</sup> century buildings to the north. Numerous extensions were added in the following years, and these buildings had been merged to form a single hotel by the 1960s, which was converted to student accommodation in 2004.
- Internally, few original components of the 19<sup>th</sup> century buildings survived, although stone walling of an earlier cellar was observed in the basement, as well as areas of original quarry tile floor and blocked fireplaces. The floors above exhibited few original features other than a number of windows in the exterior elevations of the original 19<sup>th</sup> century buildings.

## **1.0 Introduction**

- 1.1 Allen Archaeology Limited (hereafter AAL) was commissioned by Banks, Long and Co on behalf of their client Lincoln Corn Exchange and Markets Ltd, to undertake a photographic survey prior to the demolition of Oxford Hall, the former Grand Hotel, on Oxford Street in Lincoln.
- 1.2 The methodology conforms to recommendations for a Level 1 Survey set by English Heritage in '*Understanding Historic Buildings: A guide to good recording practice*' (2006), the guidelines set out in the Institute for Archaeologists '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (1996, revised 2001 and 2008), and a specification prepared by this company (AAL 2012).
- 1.3 The documentary and photographic archive will be submitted to The Collection Museum in Lincoln where it will be stored under the Museum Accession Number LCNCC: 2012.88.

## **2.0 Site Location and Description**

- 2.1 Oxford Hall is located to the south of the modern town centre, in a sub-oval plot of land with Norman Street to the north, St. Mary's Street to the south and Oxford Street to the east. The site is centered on NGR SK 9768 7904. It is located within City of Lincoln Conservation Area no.1, Cathedral and City Centre.

## **3.0 Planning Background**

- 3.1 A planning application has been submitted for Conservation Area Consent to demolish the building (Reference 2012/0092/CAC). The application was granted subject to conditions, including a requirement for the undertaking of a photographic survey prior to the demolition.

## **4.0 Archaeological and Historical Background**

- 4.1 The site is situated to the south-east of the historic core of the Roman and medieval city and to the east of High Street, which follows the line of a Roman road and was the focus of suburban settlement in the Roman and medieval period.
- 4.2 Oxford Hall represents a group of mid 19<sup>th</sup> century houses, numbers 2 to 5 Norman Place, which in the late Victorian/Edwardian period were two separate hotels, the Oxford Hotel and the Grand Hotel. The buildings were extended and converted in the 1960s, when the Oxford Hotel was merged with The Grand Hotel into a single establishment. It was converted to student accommodation in 2004.

## 5.0 Methodology

- 5.1 The building survey was undertaken by the author on Monday 23<sup>rd</sup> July 2012. The weather was warm and sunny which generated good light for outdoor photographs. The electricity supply had been cut off within the building however, and as such the only light available was natural light. As a result certain photographs became unavoidably dark despite the use of the flash where appropriate.
- 5.2 Photographs incorporated metric scales where appropriate, and all shots were located on plans of the buildings provided by Banks, Long and Co., (Figures 2 – 6). A selection of the photographs is included in this report (See Appendix 1), and a list of all shots taken is reproduced in Appendix 2 at the end of the report.
- 5.3 The works described below are based on the guidelines for a Level 1 Survey, as set out in the English Heritage document '*Understanding Historic Buildings: A guide to good recording practice*' (2006).

Photographs were taken of the following: -

- All external elevations
- A general photographic record of the interior of the building, focussing on features of historic significance
- The roof structure of the buildings, internally and externally, where visible
- The relationship of the structures to their surroundings
- Architectural details, i.e. windows, doors, decorative brickwork, and other significant features, fixtures or fittings. Generally a single representative shot was taken of particular features such as windows or openings of a single type that occur more than once within the structure

## 6.0 Results (Figures 2 – 6)

- 6.0.1 The results will focus on a basic written description of the form and layout of the building, starting with the exterior and continuing with the interior of the basement, ground floor, first floor and finally the second floor.

### 6.1 Exterior Elevations (Figure 2)

- 6.1.1 Oxford Hall is situated on an 'island' of land enclosed by Norman Street, St. Mary's Street and Oxford Street. Further to the north is the bus station and the Cornhill Market. The late 19<sup>th</sup> century railway station is located to the south of the site and to the south-east is St. Mary's Car Park. Oxford Hall is a conglomerate of several brick buildings united into one large complex giving it an irregular sub-rhomboid plan. It is mainly on three floors, with a number of single storey extensions, particularly in the central core of the building. It is surrounded by its own car park areas to the west, south and east and the main entrance is located on the south elevation.

- 6.1.2 Most of the outer façades have been rendered and/or painted white. However, a late 20<sup>th</sup> century unpainted brick extension in stretcher bond, with a flat roof, protrudes at ground floor level around the entire building, with a porch on the south elevation over the main entrance (Plates 1-4). The building has a mixed array of vertically sliding sash windows, small hopper windows and side and top opening casements, with panorama windows on the south-west and north-east corners of the building at ground floor level.
- 6.1.3 The roof structure is concealed by a low parapet running around the entire building. However, the later extensions to the building generally have flat roofs whereas the earlier parts of the building fronting St. Mary's Street to the south and Norman Street to the north have double pitched and hipped roofs covered by modern concrete tiles (Plates 5-7).

## **6.2 Basement (Figure 3)**

- 6.2.1 The basement does not extend under the entire complex but is restricted to the older parts of the building i.e. the southern frontage facing Oxford Street and the northern frontage facing Norman Street. Much of the original fabric of the basement is still visible; indeed the basement is the only area that has not been extensively obscured and altered by later development. Most of the floors in the basement have been rendered with concrete in recent years but some areas of original quarry tile flooring remain visible (Plate 8).
- 6.2.2 In the south-west corner of the basement is a former beer cellar (Plate 9) with an original access ramp to a hatch visible externally and covered with steel double doors (Plate 10). To the north is a second access leading to the Buttery Bar and Grill on the floor above.
- 6.2.3 A corridor runs eastwards from this beer cellar. It is flanked by further general purpose stores to the north and south, as well as a boiler room with sunken floor and a room containing a large steel oil tank. East of the room containing the oil tank is a staircase to a blocked opening that formerly led to the foyer above. North of this, a bricked up fireplace was noted, partially obscured by a brick partition between two storage areas (Plate 11). Another large bricked up fireplace was noted to the west beneath the former bar.
- 6.2.4 Further beer cellars at the east end of the basement have a trapdoor and stairs from the overlying lounge and an access from St. Mary's Street to the south. An opening between the two easternmost stores has been bricked up (Plate 12). A probable coal chute is located in the north-west corner of this storage area (Plate 13).
- 6.2.5 A separate basement area under the building fronting Norman Street functioned as storage areas for the kitchen situated above. The westernmost part retained a brick surround, possibly for a former boiler, with a metal pipe extending through to the floor above and a coal chute on the north elevation. The sunken floor in this area had flooded, which limited further access. The south, west and north walls incorporated limestone walling, possibly components of an earlier cellar (Plate 14). The remainder of the cellar comprised general purpose storage areas, with a number of arched brick alcoves.

### **6.3 Ground Floor (Figure 4)**

- 6.3.1 The ground floor is generally characterised by modern fixtures and fittings throughout. The main entrance on the south elevation opens into a foyer and reception area with a staircase to the first floor and openings to the east and west (Plate 15). To the north steps lead up into a hallway from which a corridor extends to the west with rooms off to the north and south, including the Abbey Room lounge, offices, a toilet block and at the west end the Buttery Bar and Grill. The toilets and other facilities had been removed from the toilet block, exposing bare brickwork (Plate 16). Black staining of the wall indicated the location of a former chimney stack directly over the blocked fireplace in the basement (Plate 11).
- 6.3.2 A corridor from the north-west corner of the hallway runs broadly northwards to the kitchen block, and at the north-east corner of the hallway is the main entrance to the dining rooms in the north-east corner of the building (Plate 17).
- 6.3.3 In the southwest corner of the dining rooms is a circular domed roof light in 1930s art deco style. The window itself has a geometric design incorporating painted glass, with a moulded plasterwork surround with highly decorative panels in relief (Plate 18).
- 6.3.4 To the east of the foyer is a lounge and bar area (Plate 19). The ceiling in the bar exhibits geometrical moulding on a red painted background, and is likely to be a relic of the former Grand Hotel. The remainder of the lounge included wooden panelled walls and bar area and a 20<sup>th</sup> century brick fireplace with mock Tudor chimney breast by the west entrance.

### **6.4 First Floor (Figure 5)**

- 6.4.1 On the first floor, much of the 1960s redevelopment of the buildings and the subsequent conversion to student accommodation in 2004 had removed or concealed earlier features (Plate 20). The entire floor was given over to 26 bedrooms with en-suite bathrooms, as well as a number of small stores and connecting corridors. A number of sash windows and hopper windows with original frames of probable late 19<sup>th</sup> to early 20<sup>th</sup> century date did survive in situ however, such as a small hopper window with a fixed bottom light of frosted glass located in the north elevation of the former 5 Norman Place (Plate 21), and a sash window in the north elevation of the former 4 Norman Place (Plate 22).

### **6.5 Second Floor (Figure 6)**

- 6.5.1 As with the previous two floors later work has disguised or destroyed most of the original features. This floor again comprised a series of en-suite bedrooms which had been modernised throughout, with a larger manager's flat in the northeast corner of the building (Plate 23).
- 6.5.2 The south range of the building had two small dog leg staircases with half landings between the first and second floors, each with slender turned balusters and plain wooden hand rail (Plate 24). In the south-west end of the south range was a third, wider dog-leg staircase with half landing with wooden panels and square newel posts.



## 7.0 Discussion and Conclusions

- 7.1 The existing building comprises a complex of one, two and three storey structures that have coalesced around a core of mid 19<sup>th</sup> century buildings, comprising 2 to 5 Norman Place, fronting onto St. Marys Street to the south, with a range of 19<sup>th</sup> century buildings that front on to Norman Street to the north.
- 7.2 The basements of the building complex are restricted purely to these early buildings, and it is within the basements that the greatest number of original features survive, including a number of blocked fireplaces, coal chutes and an access ramp. Perhaps the earliest surviving component of the building is a fragment of stone walling in the cellar of the northern range, which may represent the reuse of the cellar of an earlier building of unknown date, but predating the 19<sup>th</sup> century construction of the buildings.
- 7.3 Although the roof structure and the exterior elevations of the earlier buildings are discernible, internally evidence for either the original layout or original fixtures and fittings on the ground, first and second floors is extremely scarce, due to the extensive modernisation in the 1960s and again in 2004. Several sash windows, hopper windows and casement windows however appear to retain original frames, and may date to the later 19<sup>th</sup> or early 20<sup>th</sup> century. It is possible that some earlier features have been concealed by development rather than destroyed.

## 8.0 Acknowledgements

- 8.1 Allen Archaeology Limited would like to thank Banks, Long and Co and their client Lincoln Corn Exchange and Markets Limited for this commission.

## 9.0 References

AAL 2009, *Archaeological evaluation report: Trial trenching in advance of the Lindogate Redevelopment Project, Lincoln, Lincolnshire*. Report Number 2009065. Allen Archaeology Ltd unpublished report

AAL, 2012, *Specification for a photographic survey: Oxford Hall (former Grand Hotel), Oxford Street, Lincoln*. Allen Archaeology Ltd unpublished project document

English Heritage, 2006, *Understanding Historic Buildings: A guide to good recording practice*. English Heritage

IfA, 1996 (revised 2001 and 2008), *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*. Institute for Archaeologists

Lincolnshire County Council, 2011, *Lincolnshire Archaeology Handbook: A Manual of Archaeological Practice*. Lincolnshire Council Archaeology Section

**Appendix 1: Colour Plates**



**Plate 1 (Shot 75):** South elevation of Oxford Hall, looking north



**Plate 2 (Shot 80):** East and north elevations, looking southeast



**Plate 3 (Shot 81):** North and west elevations, looking west-southwest



**Plate 4 (Shot 82):** West elevation, looking east



**Plate 5 (Shot 5):** Original north elevation of 5 Norman Place taken from second floor, looking southwest



**Plate 6 (Shot 9):** South elevation of range fronting onto Norman Street, taken from second floor, looking north-west. Note intervening flat roof extensions





**Plate 7 (Shot 8):** View of skylight in ground floor flat roof extension, looking south-west



**Plate 8 (Shot 62):** Bricked up fireplace and quarry tile floor in the basement, looking east-southeast. Scale is 1m



**Plate 9 (Shot 45):** Basement under the Buttery Bar, looking south-southeast. Scale is 1m



**Plate 10 (Shot 46):** Basement access to beer cellar from St. Mary's Street, looking south-southwest. Scale is 1m



**Plate 11 (Shot 56):** Bricked up fireplace partially obscured by later partition, looking north-northeast. Scale is 1m



**Plate 12 (Shot 61):** Bricked up opening between easternmost store rooms, looking south-west. Scale is 1m





**Plate 13 (Shot 57):** Storage area with coal chute in the corner, looking north-west. Scale is 1m



**Plate 14 (Shot 66):** Possible former boiler room at west end of basement below the kitchen. Also note the earlier limestone walling, looking west-northwest.



**Plate 15 (Shot 32):** Modern foyer with reception to the left and main access to first floor in the background, looking north-northwest



**Plate 16 (Shot 42):** View of location of former chimney breast on ground floor, (situated above fireplace in Plate 11), looking east-southeast.

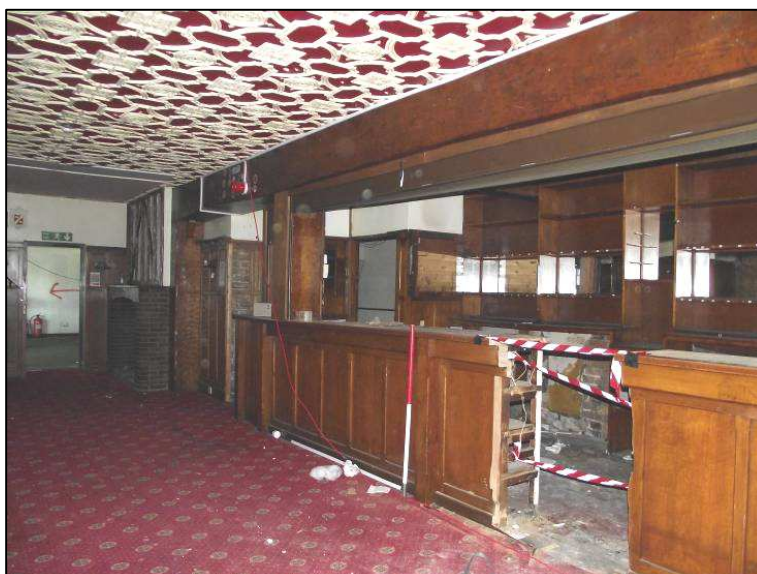


**Plate 17 (Shot 39):** Dining rooms in northeast portion of ground floor, looking east- northeast

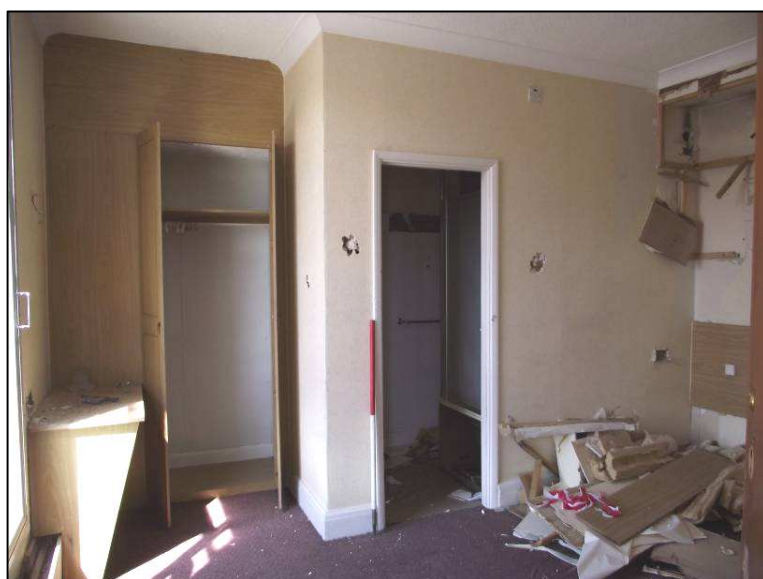


**Plate 18 (Shot 37):** Domed roof light in dining room





**Plate 19 (Shot 36):** Lounge and bar area on ground floor, looking north-west, showing decorative ceiling. Scale is 1m



**Plate 20 (Shot 27):** Representative shot of first floor bedroom interior, looking north-west. Scale is 1m



**Plate 21 (Shot 25):** Small hopper window in storage area on first floor, looking north-northeast. Scales are 0.5m and 0.3m

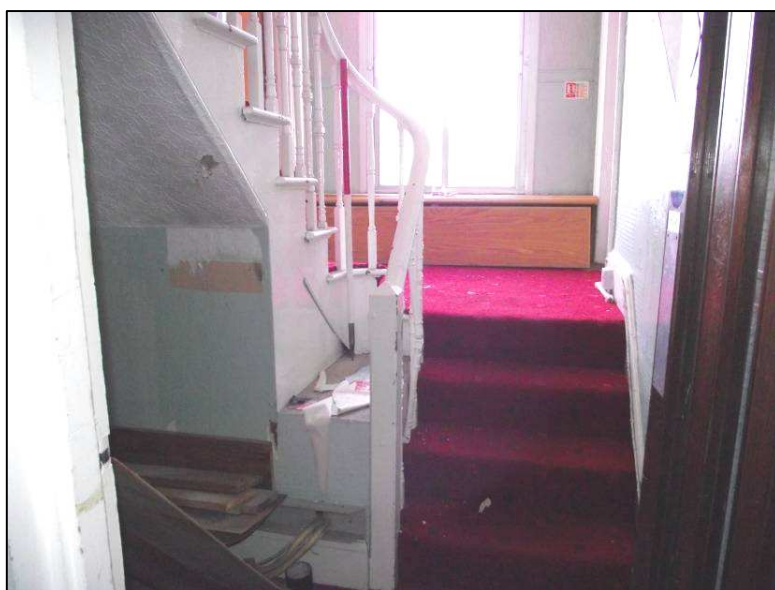




**Plate 22 (Shot 30):** Sash window on first floor, looking west-southwest. Scale is 0.5m



**Plate 23 (Shot 4):** Representative shot of the managers flat on second floor, looking north. Scale is 1m



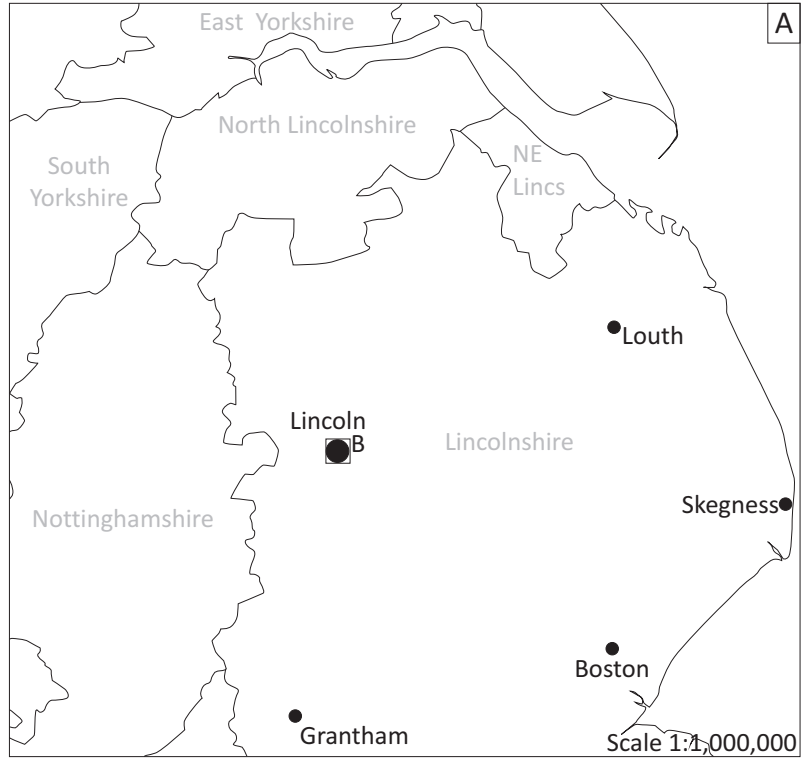
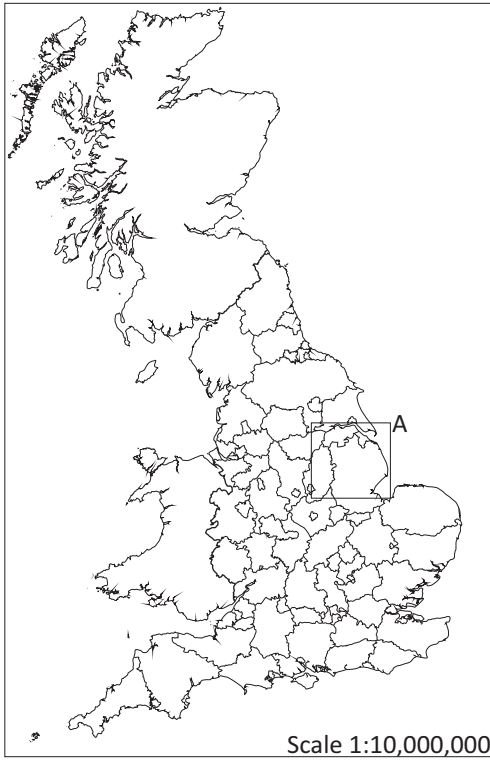
**Plate 24 (Shot 18):** Stairs between first and second floors, looking south-southeast. Scale is 1m

**Appendix 2: Photographic Archive List**

Shot No	Facing	Type	Floor	Description
01	S	Interior	Second	General view of the east end of Oxford Hall, showing wooden floor and brick partitions within wooden frames
02	S	Interior	Second	Close up of partition wall showing bricks behind plaster and wall paper
03	SW	Interior	Second	General view of the managers flat showing alcoves
04	N	Interior	Second	General view of the managers flat showing alcoves
05	SW	Exterior	Second	North elevation
06	WSW	Exterior	Second	East elevations
07	SE	Exterior	Second	West elevation of building with balcony with wrought iron railings
08	SW	Exterior	Second	Roof light to ground floor hallway
09	N	Exterior	Second	Original south elevation of north range
10	NNE	Interior	Second	Original store on second floor
11	NW	Interior	Second	Store with wooden shelves
12	ESE	Interior	Second	View of roof space above store
13	ESE	Interior	Second	View of roof space above store
14	ESE	Interior	Second	View of roof space above store
15	NE	Interior Detail	Second	Stair leading from second floor leading down to first floor
16	NE	Interior Detail	Second	Wooden turned balusters and handrail with square unturned sections
17	SSE	Interior	First	Dog-leg stairs from first floor with half landing leading to second floor
18	SSE	Interior	Second	Dog-leg stairs from first floor with half landing leading to second floor
19	NE	Interior	Second	Turned baluster on second floor
20	NNE	Interior Detail	Second	Sash window
21	NE	Interior	Second	Dog-leg staircase with wood panelling
22	NE	Interior	Second	Representative shot of bedroom interior
23	SW	Exterior	First	First floor sash window with segmental brick arch
24	SSE	Exterior	First	First floor hopper window with segmental arch
25	NNE	Interior Detail	First	Hopper window in first floor store (same as 24)
26	W	Interior Detail	First	Exposed original wood frame in partition wall
27	NW	Interior	First	Representative shot of a bedroom in the south range
28	WNW	Exterior	First	Roof light into 'powder room' on ground floor
29	SSW	Exterior	First	Bricked up opening with segmental brick arch
30	WSW	Interior	First	Sash window with four frosted lights
31	SW	Interior	First	Exposed original skirting board
32	NNW	Interior	Ground	Foyer and reception area
33	NNE	Interior	Ground	Fireplace in lounge area
34	ESE	Interior	Ground	Representative shot of the lounge
35	Up	Interior Detail	Ground	Detail shot of moulded ceiling in the lounge
36	NW	Interior	Ground	Representative shot of the lounge and bar area
37	Up	Interior Detail	Ground	Roof light in dining room
38	Up	Interior Detail	Ground	Mouldings under glass dome
39	ENE	Interior	Ground	Representative shot of dining room
40	SW	Interior	Ground	Representative shot of dining room
41	NW	Interior	Ground	Representative shot of the kitchen
42	ESE	Interior	Ground	Scorching of removed chimney breast and pipe
43	SE	Interior	Ground	Representative shot of the Buttery bar and grill

44	NNE	Interior	Basement	Access to the Buttery bar
45	SSE	Interior	Basement	Beer cellar
46	SSW	Interior	Basement	Stairs leading to St. Mary's Street from the beer cellar
47	SSE	Interior	Basement	Storage room east half
48	SW	Interior	Basement	Storage room west half
49	ESE	Interior	Basement	Corridor
50	SSE	Interior	Basement	Boiler room east end
51	SSW	Interior	Basement	Boiler room west end
52	WNW	Interior	Basement	Oil tank room
53	NNE	Interior	Basement	Bricked up stairs to ground floor
54	NE	Interior	Basement	Storage space under stairs
55	NNE	Interior	Basement	Space directly east of the bricked up stairs
56	NNE	Interior	Basement	Bricked up fireplace with segmental brick arch
57	NW	Interior	Basement	Wine and beer storage in east part of the basement showing a coal chute in the corner
58	SE	Interior	Basement	Access to lounge and bar
59	SSW	Interior	Basement	Trapdoor access from St Mary's Street
60	NW	Interior	Basement	South-eastern part of beer and wine store
61	SW	Interior	Basement	Bricked up opening to the south-eastern part of wine store
62	ESE	Interior	Basement	Bricked up fireplace and tiled floor
63	WNW	Interior	Basement	Shot of space behind brick partition wall
64	SSW	Interior	Basement	Store with coat hooks
65	WNW	Interior	Basement	General shot of storage space
66	WNW	Interior	Basement	Brick fireplace or furnace also showing earlier limestone walls
67	SSW	Interior	Basement	Small alcove in south-west of fireplace
68	NW	Interior	Basement	Coal chute and earlier limestone wall
69	W	Interior	Basement	Storage area under the kitchen with shelves set in a segmental arched alcove
70	NNE	Interior	Basement	Possible coal chute
71	NE	Interior	Basement	Limited access to storage area
72	NW	Interior	Basement	General view of storage area below kitchen
73	NW	Interior	Basement	Opposite side of alcove storage area
74	NNE	Exterior		South elevation of Oxford Hall
75	N	Exterior		South elevation of Oxford Hall
76	NE	Exterior		West and south elevations of Oxford Hall
77	ENE	Exterior		Shot from St Mary's Street looking towards Oxford Hall
78	ESE	Exterior		West elevation of Oxford Hall
79	SE	Exterior		West and south elevation of Oxford Hall
80	SE	Exterior		General view of site from Sincil Street
81	WSW	Exterior		General view of site from east end of Norman Street
82	WNW	Exterior		East elevation of Oxford Hall
83	NW	Exterior		General view of site from Oxford Street





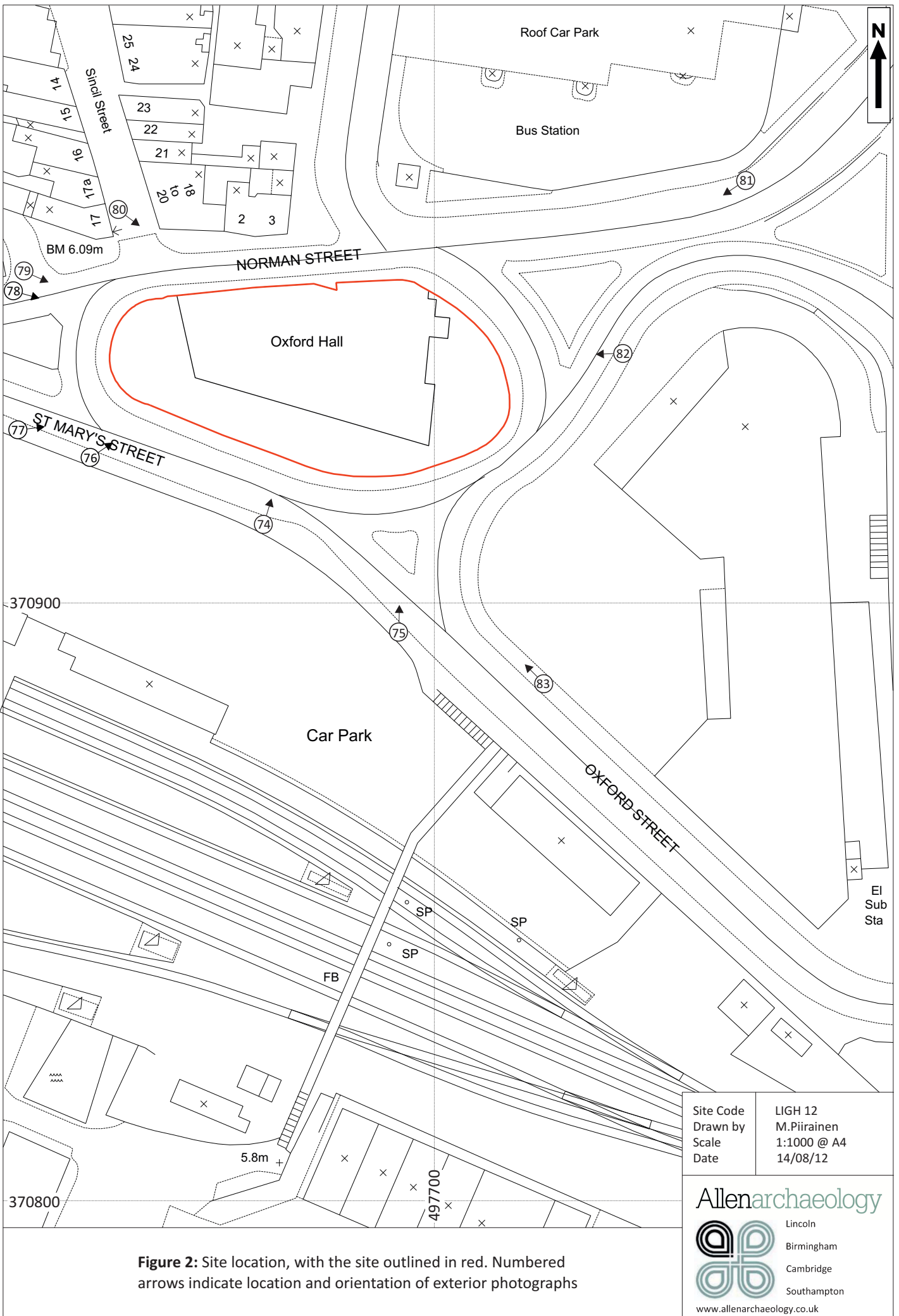
**Figure 1:** Site location outlined in red  
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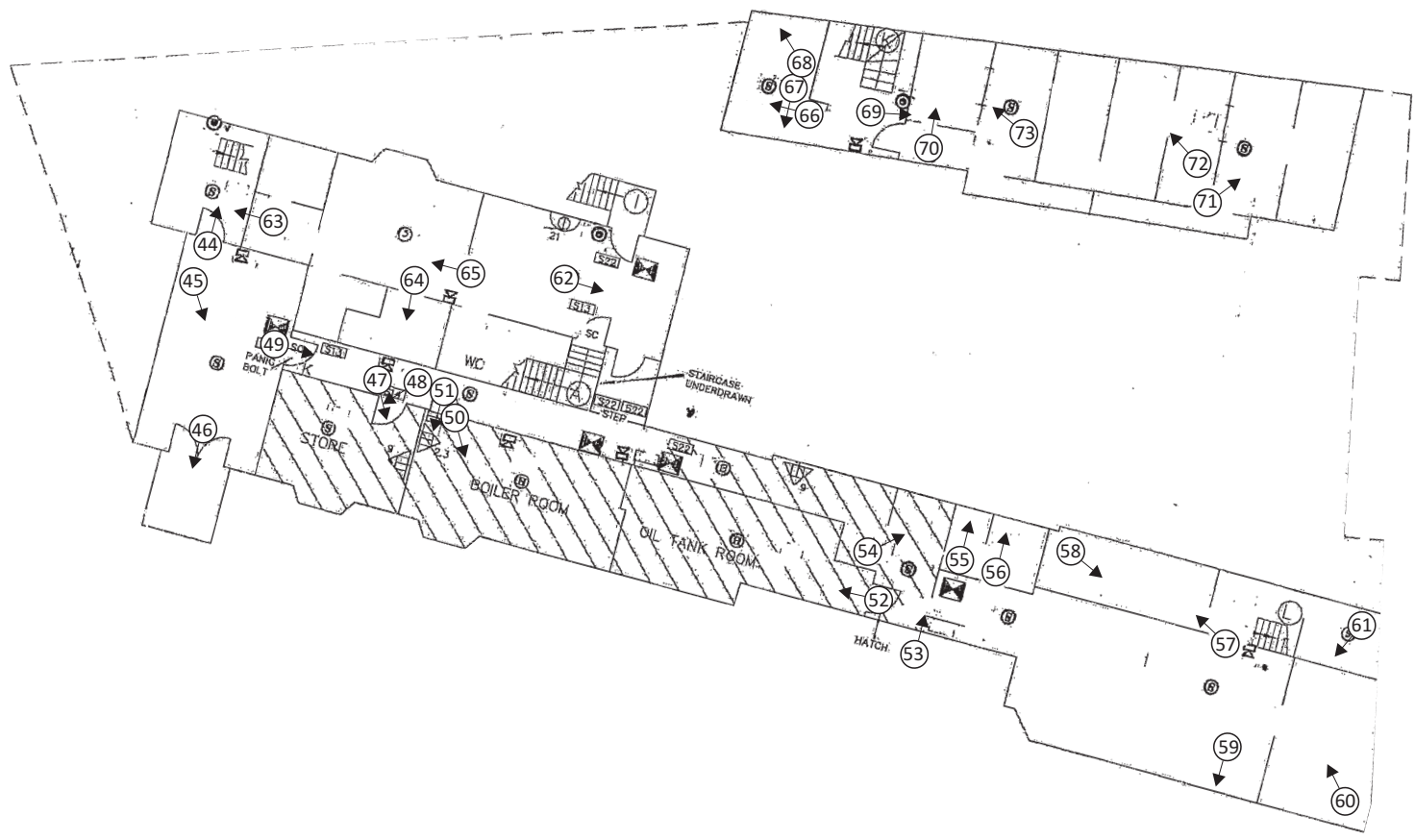
**Figure 2:** Site location, with the site outlined in red. Numbered arrows indicate location and orientation of exterior photographs

Site Code	LIGH 12
Drawn by	M.Piirainen
Scale	1:1000 @ A4
Date	14/08/12

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**Figure 3:** Basement plan of Oxford Hall. Numbered arrows indicate location and orientation of photographs (base plan provided by Banks, Long and Co.)

Site Code	LIGH 12
Scale	not to scale
Drawn by	Banks, Long and Co.
Date	14/08/2012

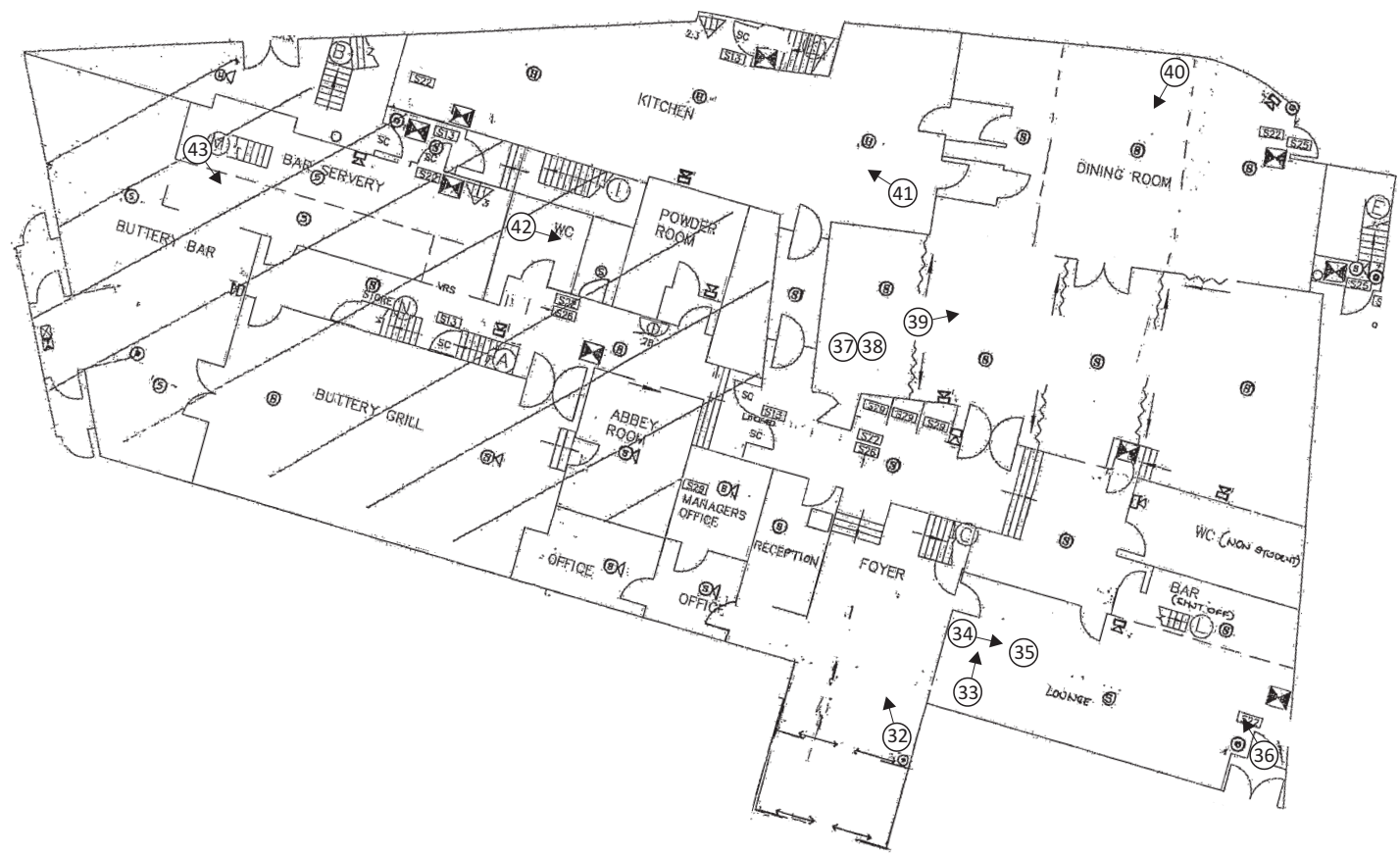
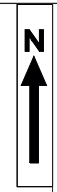
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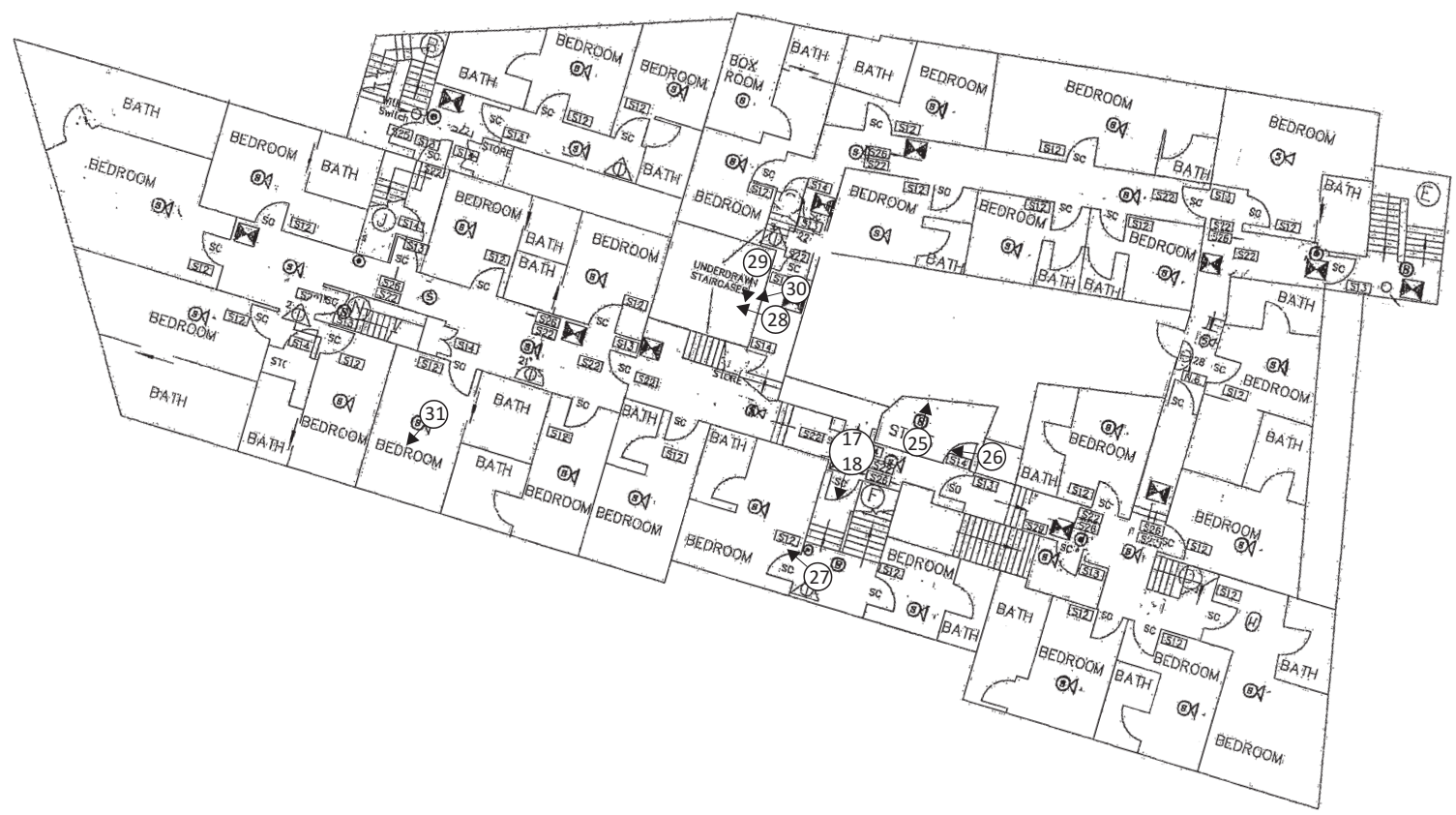
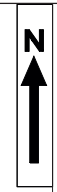
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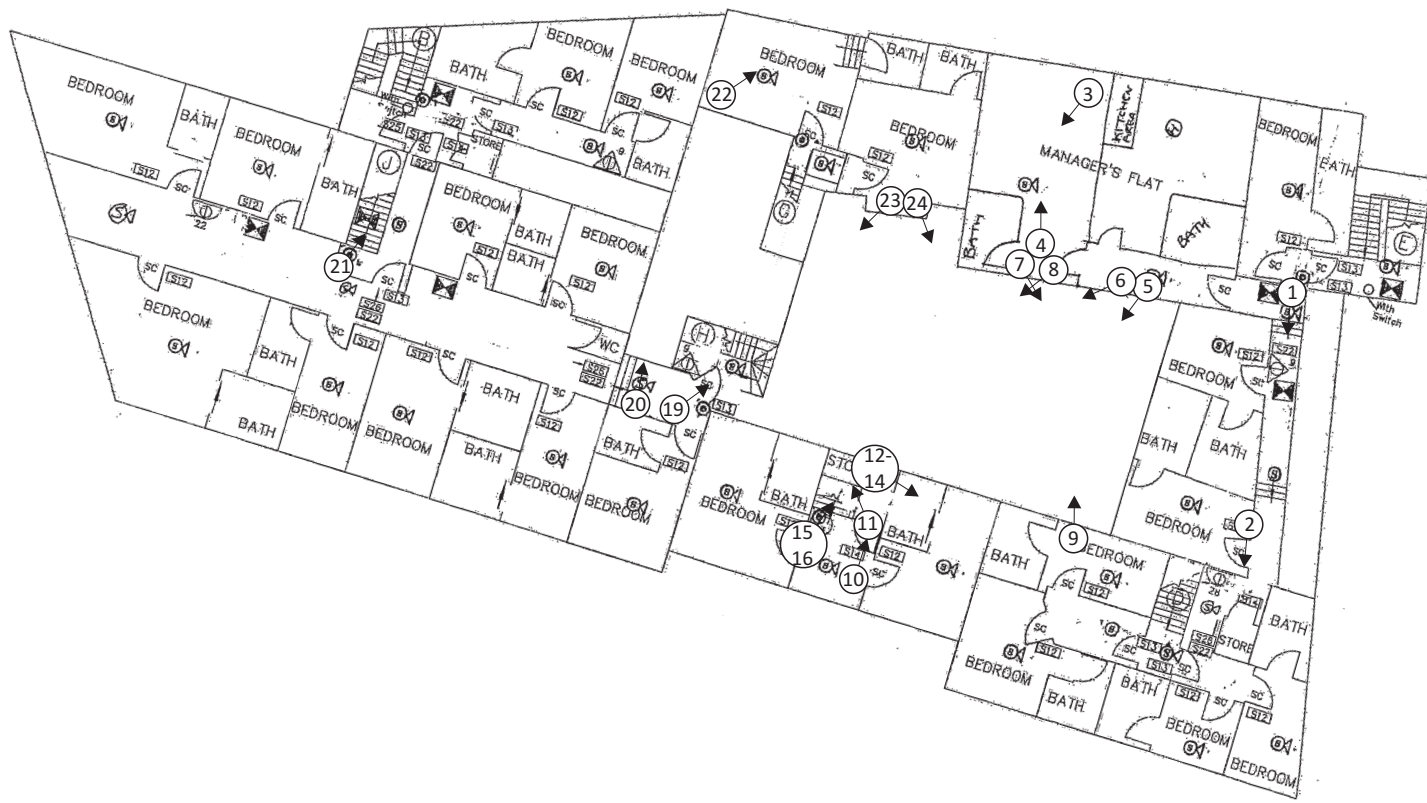
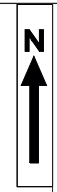


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**Figure 5:** First floor plan of Oxford Hall. Numbered arrows indicate location and orientation of photographs (base plan provided by Banks, Long and Co.)

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**Figure 6:** Second floor plan of Oxford Hall. Numbered arrows indicate location and orientation of photographs (base plan provided by Banks, Long and Co.)



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