

# THE PARKLANDS HOTEL, BOULTHAM PARK ROAD, LINCOLN

## PHOTOGRAPHIC BUILDING SURVEY (LEVEL 1)

Site code: BPLB 12  
LCNCC acc. no: 2012.24  
Planning ref: pre-planning  
NGR: SK 9616 6913  
PCA job no: 12-848

Report prepared for  
Derek Morris Architects Ltd. by  
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### **Summary**

Pre-Construct Archaeological Services Ltd. were commissioned by Derek Morris Architects Ltd. to carry out a Level I Photographic Building Survey at the Parklands Hotel, Boultham Park Road, Lincoln, to support a planning application, currently in preparation by Derek Morris Architects Ltd., for a new Lincolnshire Cooperative store on the site.

The proposed development site covers an area of 904m<sup>2</sup> (c. 0.09ha./0.37 acres). It is located on the eastern side of Boultham Park Road, just north of the junction with Skellingthorpe Road and Rookery Lane, on the south-western perimeter of Lincoln City; and is centred on NGR SK 9616 6913 (Fig. 1). To the north of the site boundary is the Boultham Public Library and Medical Centre; to the east are the grounds of Boultham Park. To the south are a number of small commercial properties, and to the west, on the opposite side of Boultham Park Road, is the modern Catholic Church of St Peter & St Paul (Fig. 2).

The proposed development site is contained within Lincoln city's Boultham Park Character Area, which comprises a public park, civic and commercial buildings and leisure facilities in the grounds of the former 19<sup>th</sup> century Boultham Hall Estate. The Character Area lies on an area of former scrub woodland and drained wetland in the Witham valley. During the mid to late 20<sup>th</sup> century, a number of civic and commercial buildings were built along Boultham Park Road, including the Parklands Hotel on the current site, as well as Boultham Library and Boultham Medical Practice ([www.heritageconnectlincoln.com/](http://www.heritageconnectlincoln.com/)).

### **Historical Background**

In order to understand the development of this part of the city, historical maps have proved the most useful source of information.

The transformation of Boultham from a hamlet, village and then into a large suburb began towards the end of the 19<sup>th</sup> century when houses were first built on Spike Island. The process of laying out Boultham Hall and grounds in the 19<sup>th</sup> century are likely to have removed any possible remains of a medieval settlement at Boultham. The Boultham estate, which originally contained 1,210 acres (489 Hectares), originally belonged to the Ellison family. The Hall was rebuilt in 1874 but became vacant in 1909. After WW1 most of the land was sold to developers for housing. The remaining grounds were secured by Lincoln City Council in 1929. The grounds were laid out as a public park and the hall demolished in 1959 (Mills and Wheeler 2004).

The OS town map of Lincoln dating to 1920 shows the area of the proposed development site as forming part of the grounds of Boultham Hall, close to the lodge. The area of the site is not shown in detail on any earlier maps (Mills and Wheeler 2004).

Pre-1932 small-scale commercial and housing developments on the corner of Rookery Lane and Boultham Park Road, the Parklands Hotel public house (which dates from 1938) and housing development along Rookery Lane (completed by 1950), all pushed the boundary of the grounds of Boultham Hall further to the east, away from Rookery Lane. Later 20<sup>th</sup> century development in the Character Area has also seen a number of buildings constructed along Boultham Park Road and Boultham Park Lane on what was Boultham Hall parkland, as well as the demolition of the Hall itself. The City of Lincoln heritage database notes that *'Parklands Hotel is an Arts and Crafts style building in brown brick with heavily mullioned windows, a steeply pitched gabled roof with slate covering and tall brick chimneys'* (Heritage Connect Lincoln, *Boultham Park Character Area*, consulted online at <http://www.heritageconnectlincoln.com/character-area/boultham-park/28/overview>).

### **Heritage designations**

The redevelopment site lies close to the western boundary of the Grade II listed Registered Boultham Park (NMR Ref.: 1000970). Within the park are the Grade II\* medieval church of St Helen (NMR Ref.: 1388566) and, a few metres northwest of the church, a Grade II Crimean War Memorial (NMR Ref.: 1388567). There are no other listed buildings or Scheduled Monuments within vicinity of the proposed development site (<http://www.english-heritage.org.uk/>).

### **Planning Background**

The construction of this building during the planned redevelopment of this area of Lincoln in the 1930s reflects the character of the area as seen through the eyes of the architects and town planners of the time. Purpose-built public houses of this period have been little studied and their subsequent loss or alteration has gone almost entirely unrecorded, but may be recognised as being of at least local and potentially regional significance.

As the building will be demolished under the terms of the proposed development, the Heritage Officer for the City of Lincoln Council has recommended a Level 1 photographic survey (English Heritage, 2006) to record the buildings prior to redevelopment. This survey has been carried out in compliance with a brief issued by the Heritage Officer for the City of Lincoln Council.

### **Methodology**

The photographic survey was undertaken by S. A. Savage on 2<sup>nd</sup> February 2012. Photography was undertaken in 35mm monochrome (using Ilford FP4 plus ISO125 filmstock) for archival purposes supplemented with digital colour photography (using a 10.4 Mpixel format). It included general shots of the site and detailed photography of room arrangement; main elevations and constructional details such as window openings, and fixtures and fittings, such as doors and window fenestration. Weather conditions on the day were heavily overcast, and necessitated the use of flash in nearly all interior situations, and some fill-in flash to penetrate shadows in the exterior shots.

The photographs were further supplemented by Room-based record sheets and Brickwork recording sheets.

## **Results (Figs 2 to 4)**

As built, the complex comprised a free-standing two-storey building set centrally within its car park, with a row of four garages on the southern boundary and a narrow strip of garden at the east side.

The room numbers used during the photographic survey will be employed throughout this report.

## **The Exterior**

The Parklands Hotel comprised a large two-storey structure with a hipped roof of plain red tiles. The building was entirely constructed in 2" brick (brick sizes: 8<sup>3</sup>/<sub>4</sub>" x 4<sup>1</sup>/<sub>4</sub>" x 2", 3 courses = 7<sup>1</sup>/<sub>4</sub>" ), with cavity walls, giving an external appearance of stretcher bond. Much of the original 'Arts and Crafts' influenced design of the exterior had survived with only cosmetic changes. As designed, the building comprised a main two-storey block, with a central projecting two-storey bay at the front, the eaves reaching down to first floor level, so that many of the first floor windows occupied dormers. The first floor windows which were not dormers occupied gables. The plan form of the building was unusual, with the northern wing angled and a central east wing having only a single storey.

The designed appearance of the building included the projecting gables, first floor dormer windows, large chimneys and openings with limestone dressings, a feature also observed at eaves level, where heavy stone corbels extended the eaves to give a deep overhang.

The windows had stone dressings and mullions; they largely retained their original leaded metal-framed casements. A further feature of the original design were the recessed arched entrances on each side of the central gabled bay – the studded plank doors having small barred leaded glazing and rusticated furniture, with wrought iron thumb latches and foliate (false) hinges.

## **The Interior**

The Parklands Hotel retained nearly all of its original designed interior room arrangement. The ground floor remained largely unchanged, apart from some cosmetic alterations. As designed, the ground floor was entirely given over to the use of the building as a public house, with domestic accommodation for the landlord (and family) at first floor level.

## **Ground Floor**

The two bars (Rooms 1 & 2 and 3 & 4) were arranged around a central service area and were accessed from the two western doors, the south porch and a communal passage (Room 7) with public toilets (Rooms 1a, 2a, 4a and 7a) at the periphery. The central service area included the area behind the two bars (Room 5), and a kitchen (Room 6). The first floor was accessed up a staircase located within the bar area, while the cellars were accessed from a door in the southwest corner of Room 3. The ground floor windows were all boarded up on the interior at the time of the survey, but appeared to be in plain openings with simple bead-edged timber sills.

Little alteration had taken place in the lounge bar (Room 1) and southern porch. The original bar was no longer present, but the room retained its original timber panelling, architraves and skirting. The ceiling also appeared original with run-plaster cornice, beams with decorative timber brackets and pendant light fittings. The focus of the

room was an original stone-built fireplace in the west wall with a four-centred arch, with foliate carving in the infill panels. The built-in seating in the southern bay window had been added, but the interior doors, made to match those of the exterior, were also original. Room 1 opened into Room 2 (they shared a bar) which occupied the majority of the single-storey eastern wing of the building and appeared to represent a dining area. The decorative appearance of this room had been extensively remodelled.

Rooms 3 and 4 (Saloon and games room) had also been extensively altered, but appeared to retain the original bar, with a curved hood in Room 3, together with an original run-plaster cornice. Modern timber wainscoting and built-in seating was present around the walls.

The service area had been altered extensively to conform to modern standards – it is likely that the kitchen (Room 6) was once subdivided, perhaps incorporating a scullery.

### **First Floor**

As previously mentioned, the first floor comprised the domestic accommodation for the proprietor and his family. The first floor room arrangement had largely survived intact, with the first floor rooms all accessed from a north-south 'spine' corridor (Room 8). The low eaves and hipped roof arrangement meant that the first floor area was considerably smaller than that of the ground floor, and comprised only three bedrooms (Rooms 9, 12 and 13), a domestic kitchen (Room 10), a sitting room (Room 11) along with a separate bathroom (Room 8c), toilet (Room 8d), larder (Room 8a), boiler room (Room 8b) and 'office' (Room 13a). Rooms 9, 10 and 12 had original built-in cupboards, while Room 11 had an original fireplace surround (but reproduction fireplace). The unusual plan and roof created several 'cupboards' of varying sizes in the roofspace behind the rooms (Rooms 10a, 13b and 13c).

Apart from minor decorative alteration, the original designed first floor remained intact. It retained its original leaded metal casement windows, three and four-panel doors and bead and fillet architraves and 5" bead and fillet skirting throughout.

### **The Cellars**

The cellars (Rooms 14-16) also appeared largely unchanged. They were constructed in a 3" brick in 3-course English Garden Wall bond, painted white throughout. They had floors and ceilings of poured concrete and retained the original exterior double doors to the exterior barrel trap. The tap room was Room 14, while a modern refrigeration system had been installed in Room 16. Room 15 represented access from the barrel trap at the east side, and had a separate barrel store (Room 15a) to the north.

### **The Garages**

This building was a simple flat-roofed structure built against the property boundary wall on the south side of the rear car park, and incorporated four garages which opened on to the car park. It was constructed in the same brick and bond as the main building, suggesting that it was contemporary, with a raised parapet on the east west and south sides with a pyramidal stone coping. Each garage had a heavy timber lintel and framed and ledged plank double doors.

## **Conclusions**

The buildings of the Parklands Hotel were constructed in 1938. They represent a good example of a building designed to serve a community that was also being built at the time of its construction. Such purpose-built structures, albeit of recent date, are indicative of the aspirations of the town planners for this area of Lincoln, which had largely developed in a piecemeal fashion up to this point. This building represents a good example of such a building of this period, executed in the Arts and Crafts architectural style, retaining some details of no small quality and merit.

## **Archive**

The photographic record will be placed with The Collection, Lincoln, a publicly accessible resource, and will form a long-term record of the building's history.

The archive will comprise the following:

- 4no Monochrome films, three of 36 exposures and one of 17 exposures

- 1no CD containing 130 digital image files with accompanying index sheets and plans showing the location of the building, the room numbering and position and direction of photos

- 1no General Account Sheet

- 1no Brickwork Recording Form

- 16no Room-Based Recording Forms

- This Summary

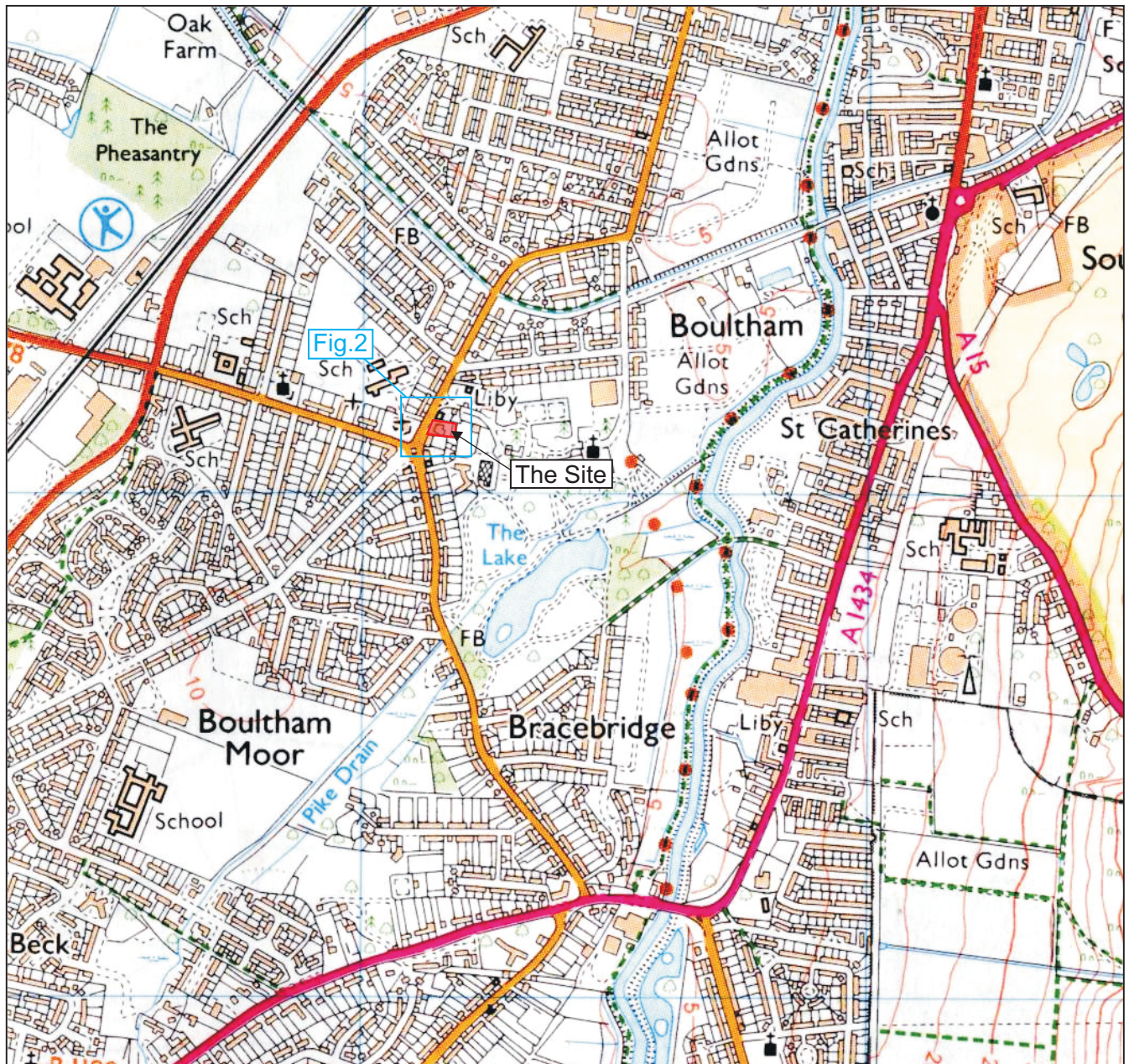
## **Bibliography**

English Heritage, 2006, *Understanding Historic Buildings*, a guide to good recording practice, English Heritage, Fort Cumberland.

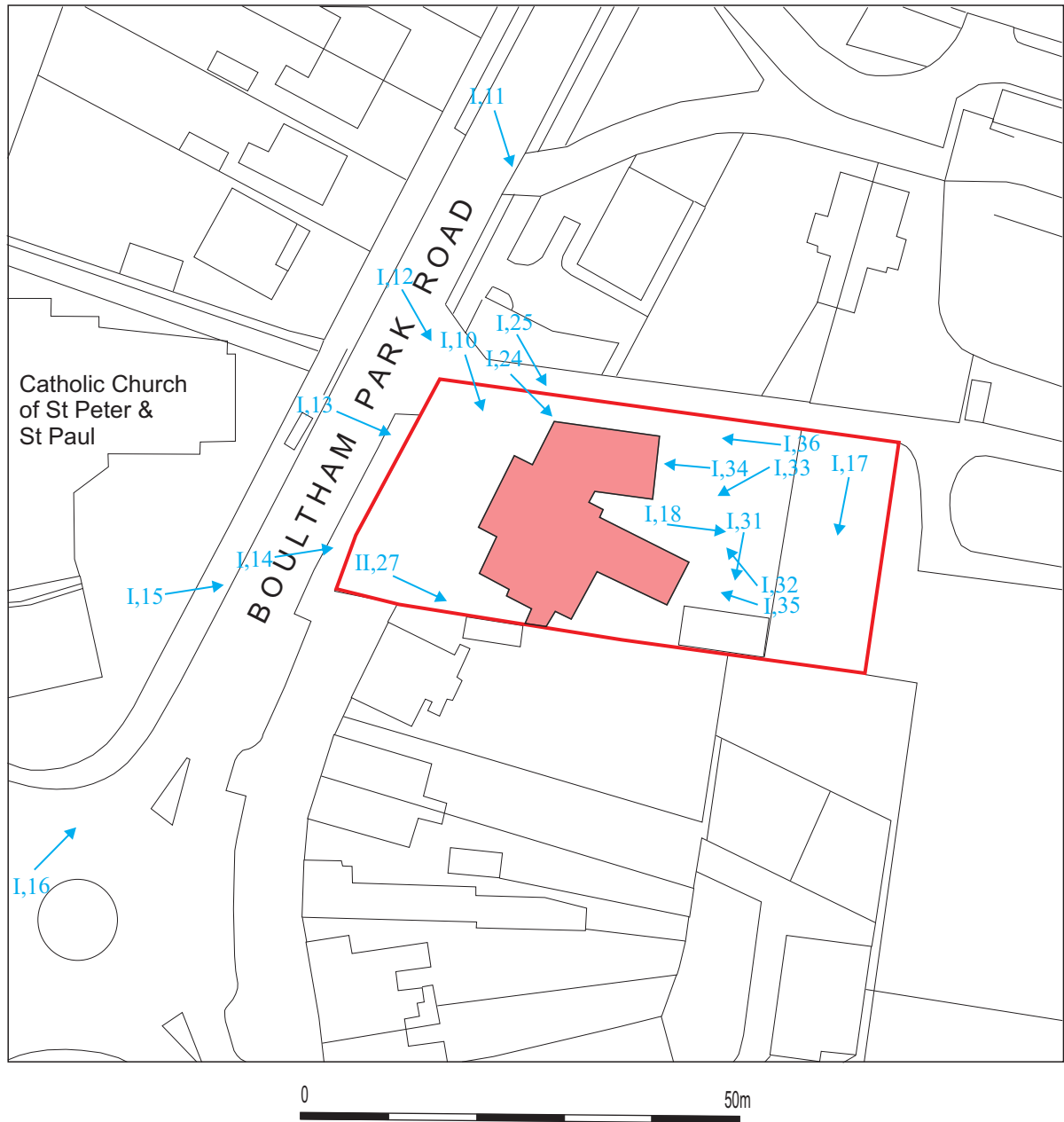
Mills, D.R. and Wheeler, R.C. (eds.), 2004, *Historic Town Plans of Lincoln 1610-1920*. The Lincoln Record Society.

Heritage Connect Lincoln, *Boultham Park Character Area*, consulted online at <http://www.heritageconnectlincoln.com/character-area/boultham-park/28/overview>



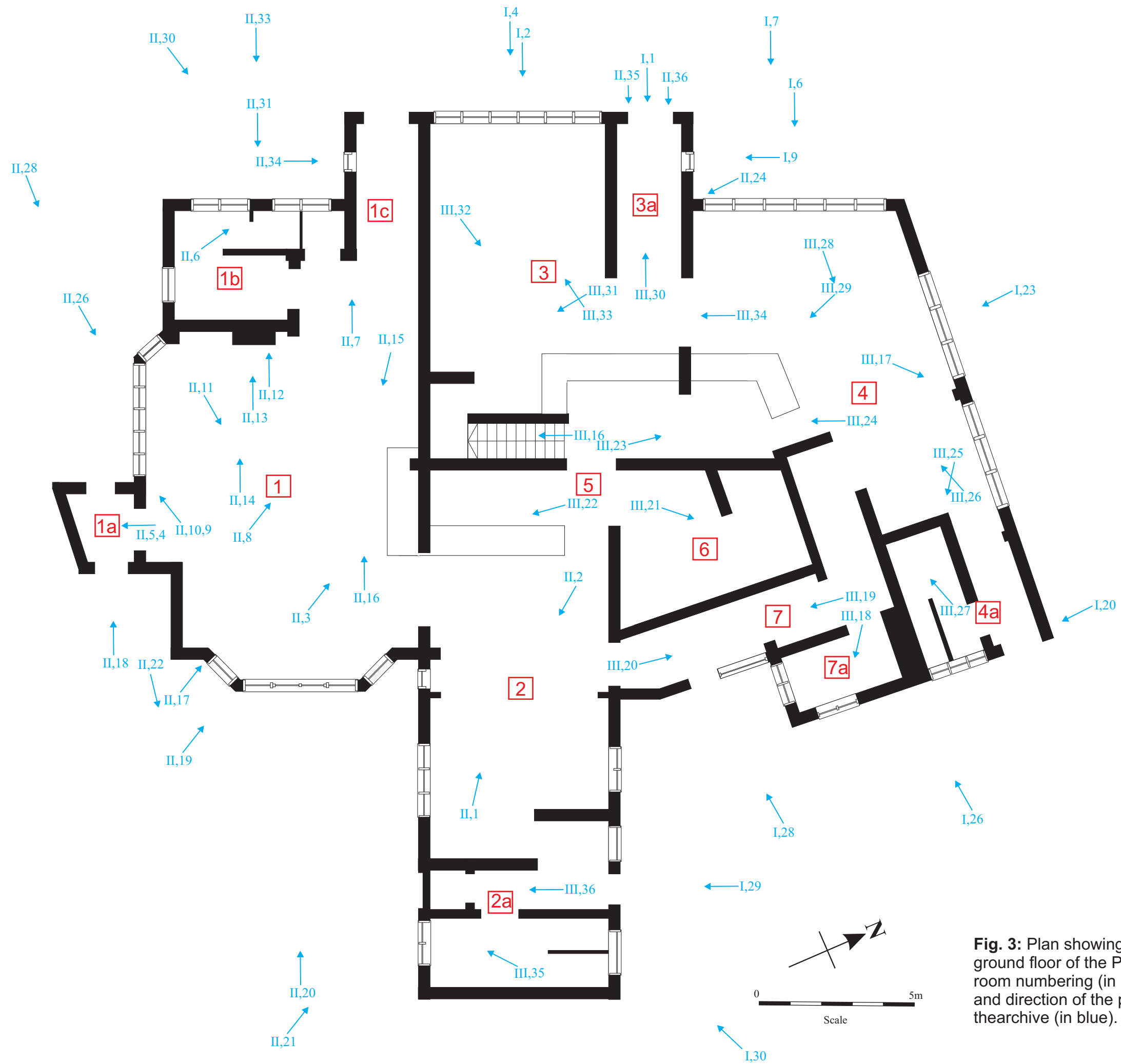


**Fig.1:** Site Location. Scale 1:12500. The plot is outlined in red and the location of Fig 2 is outlined in blue. ( c Crown Copyright. All Rights Reserved. PCA Licence No. 100049278).

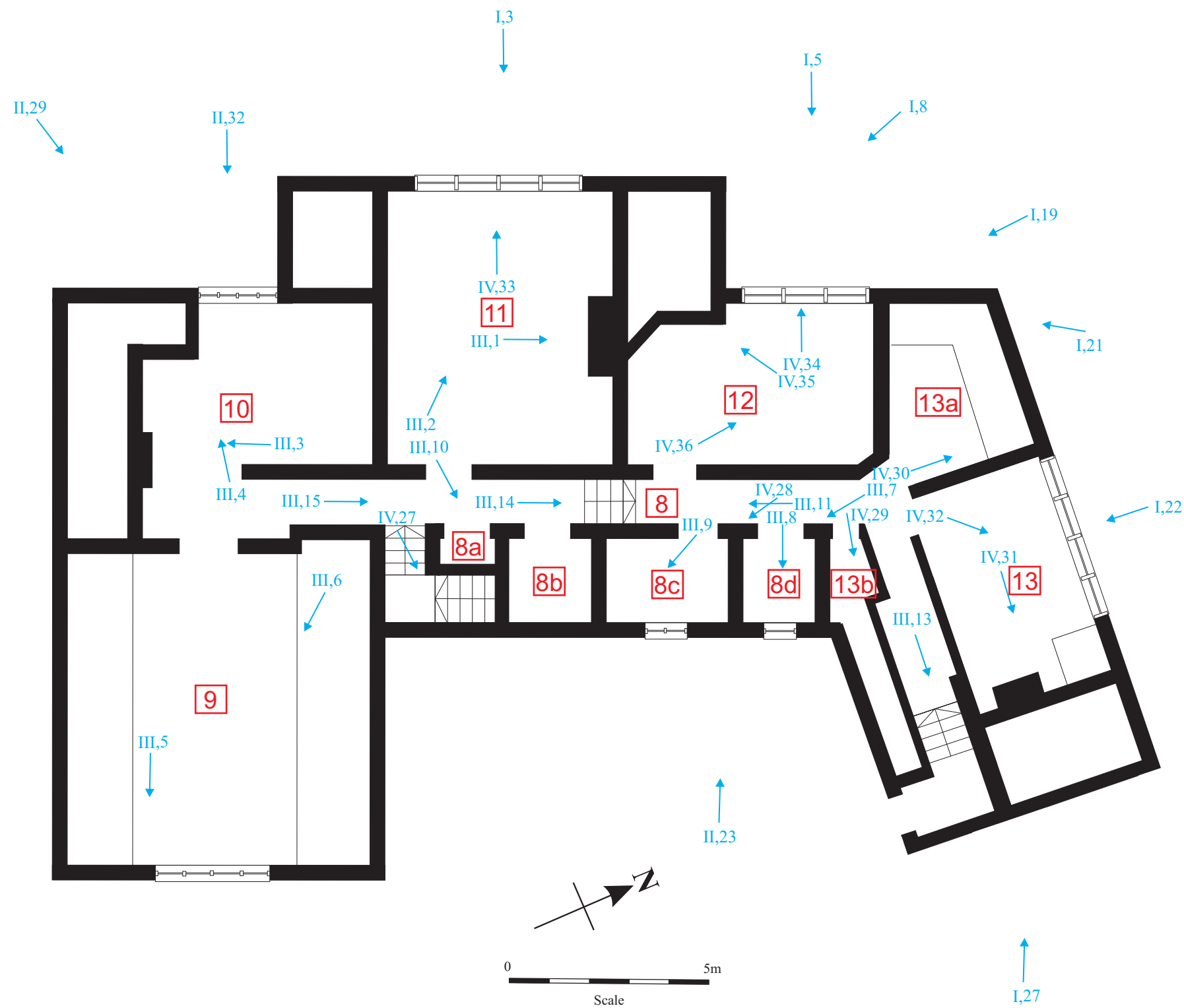


**Fig.2:** Location of the Parklands Redevelopment Site, showing the layout of the site. The plot is outlined in red and the position and direction of general photographs taken from opposite are also shown (in blue). Scale 1:750. Based on a plan supplied by client.

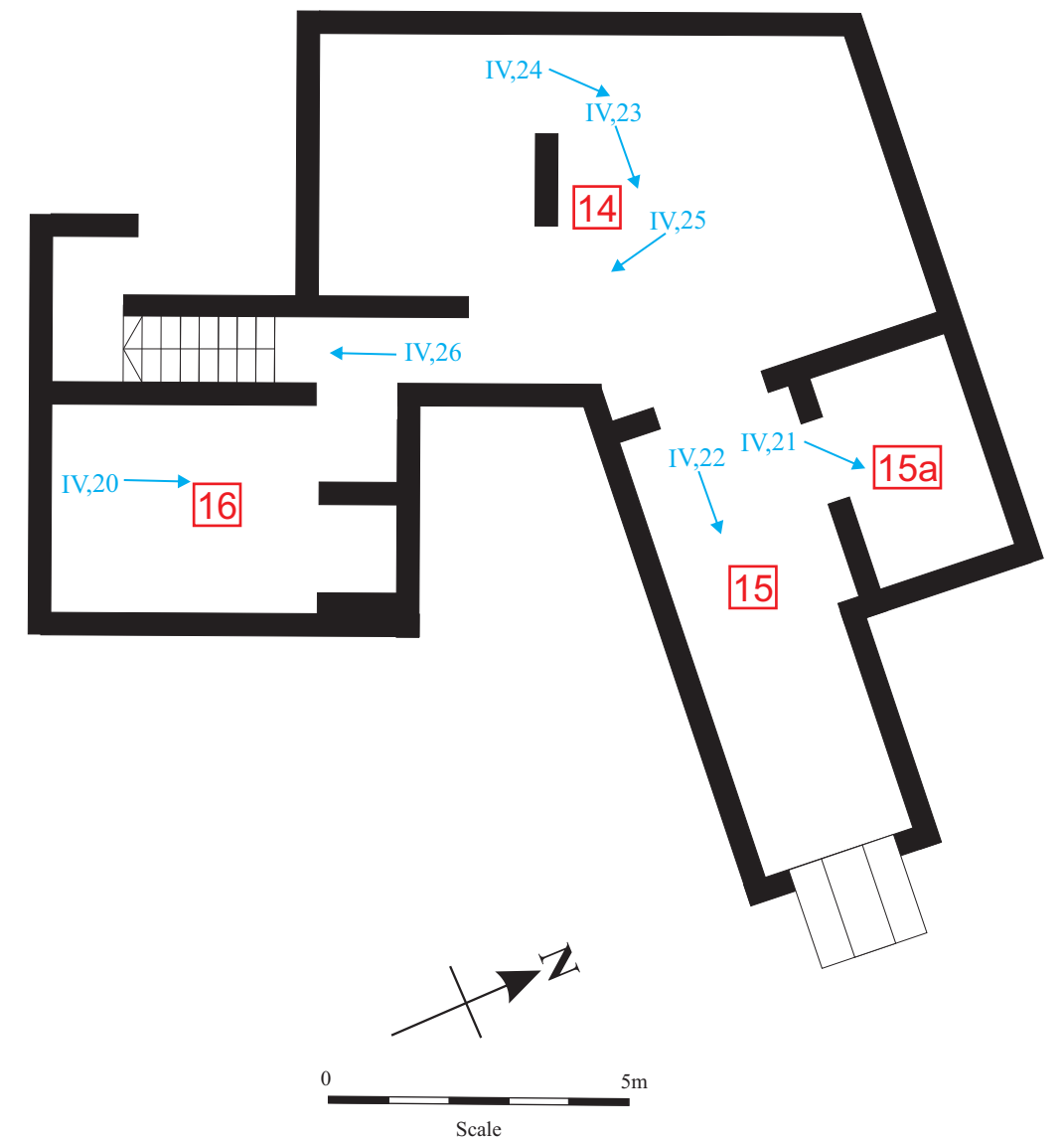




**Fig. 3:** Plan showing the layout of the ground floor of the Parklands Hotel, the room numbering (in red) and the position and direction of the photographs forming the archive (in blue). Scale 1:100.



**Fig. 4:** Plan showing the layout of the first floor of the Parklands Hotel, the room numbering (in red) and the position and direction of the photographs forming the archive (in blue). Scale 1:100.



**Fig. 5:** Plan showing the layout of the cellars of the Parklands Hotel, the room numbering (in red) and the position and direction of the photographs forming the archive (in blue). Scale 1:100.

**Appendix 1****Parklands Hotel, Boultham Park, Lincoln – Photo Archive****B/W Film 1**

<b>Frame No. BPLB 12/6/1/</b>	<b>Building/ Room No.</b>	<b>Orientation (looking)</b>	<b>Description</b>
36	Ext	W	General Shot – Rear of Building
35	Ext	W	General Shot – Rear of Building
34	Ext	W	N wing rear
33	Ext	SSW	General Shot – Car park
32	Ext	NNW	General Shot – Car park
31	Ext	S	Gen shot of Garages
30	Ext	SW	E wing rear
29	Ext	S	E wing, N door
28	Ext	W	Central rear access
27	Ext	NW	Chimney and roof, N wing
26	Ext	W	N wing, E elevation
25	Ext	SE	General Shot – Front of Building
24	Ext	SE	N elevation
23	Ext	S	Typical GF window
22	Ext	S	1F gabled dormer
21	Ext	SW	Blocked round ?window and eaves detail
20	Ext	S	Corbel block at rear
19	Ext	SW	Roof detail
18	Ext	E	General view to east
17	Ext	S	Garden at rear
16	Ext	NE	General shot - setting
15	Ext	NE	General shot - setting
14	Ext	NE	General Shot – Front of Building
13	Ext	E	W elevation
12	Ext	SE	General Shot – Front of Building
11	Ext	SE	General shot - setting
10	Ext	SE	Apron
9	Ext	S	Central gabled bay – N elevation
8	Ext	SE	Roof and central chimney
7	Ext	E	N bay W elevation
6	Ext	E	GF Window in N bay
5	Ext	E	N bay 1F dormer (gabled)
4	Ext	E	Central gabled bay – W elevation
3	Ext	E	Central gabled bay – 1F gable detail
2	Ext	E	Central gabled bay – GF window
1	Ext	E	Typical door (N)
1a	Ext	E	Typical door (N) (with flash) – digi only

**B/W Film 2**

<b>Frame No. BPLB 12/6/2/</b>	<b>Building/ Room No.</b>	<b>Orientation (Looking)</b>	<b>Description</b>
36	Ext	E	Door furniture – thumb latch
35	Ext	E	Door furniture – hinge
34	Ext	N	Central gabled bay – S elevation
33	Ext	E	S bay W elevation
32	Ext	E	S bay 1F dormer (hipped)
31	Ext	E	GF Windows in S bay
30	Ext	NE	Style detail
29	Ext	NE	Eaves and S chimney detail
28	Ext	NE	S elevation – gen shot
27	Ext	SE	S boundary wall detail
26	Ext	SE	Bay window detail
25	Ext	E	S porch detail
24	Ext	SE	Typical window moulding
23	Ext	W	1F windows and rooflight (at rear)
23a	Ext	W	Chimney detail (rear of N wing) – digi only
22	Ext	E	Rear courtyard – gen shot
21	Ext	S	E wing, S side
20	Ext	W	E elevation, S bay
19	Ext	NW	Bay window detail
18	Ext	W	S porch detail
17	Ext	NW	Rainwater hopper – S bay, E elevation
16	1	WSW	General shot of Room
15	1	SE	General shot of Room
14	1	W	Panelling and fireplace
13	1	W	Fireplace
12	1	W	Fireplace detail
12a	1	W	Fireplace detail (no flash) – digi only
11	1	NE	General shot of Room, towards bar
10	1	SW	Beam and ceiling detail
9	1	SW	Skirting/architrave detail
8	1	NW	Original pendant light fitting
7	1	W	Doors to 1b and 1c
6	1b	NW	General shot of Room
5	1a	S	Light fitting
4	1a	S	General shot of Room
3	1	N	Bar detail
2	2	SE	General shot of Room
1	2	NW	General shot of Room

**B/W Film 3**

<b>Frame No. BPLB 12/6/3/</b>	<b>Building/ Room No.</b>	<b>Orientation (Looking)</b>	<b>Description</b>
36	2a	S	Corridor and utility room – gen shot
35	2a	S	Ladies toilet
34	3	S	General shot of Room
33	3	SW	General shot of Room
32	3	NE	Bar detail
31	3	SE	Ceiling detail – apron above bar
30	3	W	Door to N porch
29	4	SE	Bar detail
28	4	E	General shot of Room
27	4a	SW	Gentleman's toilet
26	4	W	General shot of Room
25	4	SE	Wainscot, skirting and architrave detail
24	5	SSW	Area behind bar (saloon)
23	5	N	Area behind bar (saloon)
22	5	SSE	Area behind bar (lounge)
21	6	NE	General shot of Room
21 a	6	S	General shot of Room – digi only
20	7	N	General shot of Room
19	7	S	General shot of Room
18	7a	E	General shot of Room
17	4	NE	Built-in seating detail
16	5	S	Stairs to 1F
15	8	N	General shot of Room
14	8	N	General shot of Room
13	8	NE	General shot of Room
12	-	-	-void- flash failure
11	8	S	General shot of Room
10	8	NE	Doors to 8a
9	8c	E	General shot of Room
8	8d	E	General shot of Room
7	8	SE	Doors on E side of corridor
6	9	SE	General shot of Room
5	9	E	Window and built-in cupboard detail
4	10	SW	General shot of Room
3	10	SSW	Built-in cupboard and access to roof storage 10a
2	11	WNW	General shot of Room
1	11	N	Fireplace



**B/W Film 4**

<b>Frame No. BPLB 12/6/4/</b>	<b>Building/ Room No.</b>	<b>Orientation (Looking)</b>	<b>Description</b>
36	12	NW	General shot of Room
35	12	SW	Built-in cupboard detail
34	12	W	Typical 1F window detail (3-light)
33	11	W	Typical 1F window detail (4-light)
32	13	NE	General shot of Room
31	13	SE	General shot of Room
31a	13a	NW	General shot of Room – digi only
30	13a	N	Access to roof storage 13c
29	13b	NE	General shot of Room
28	8	SE	1F architrave and skirting detail
27	8	NE	Turn in stairs with newel
26	14	S	Cellar steps
25	14	SSE	General shot of Room (S part)
24	14	N	General shot of Room (N part)
23	14	NE	Doors to Room 15
22	15	NE	General shot with barrel ramp
21	15a	NW	General shot of Room
20	16	N	General shot of Room

## Appendix 3: Oasis Entry

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## Parklands Hotel, Lincoln - Pre-Construct Archaeological Services Ltd

OASIS ID - preconst3-141940

### Versions

View	Version	Completed by	Email	Date
<a href="#">View 1</a>	1	Mrs. R. D. Savage	rachel@pre-construct.co.uk	28 January 2013

### Completed sections in current version

Details	Location	Creators	Archive	Publications
Yes	Yes	Yes	Yes	1/1

### Validated sections in current version

Details	Location	Creators	Archive	Publications
No	No	No	No	0/1

### File submission and form progress

<a href="#">Grey literature report submitted?</a>	Yes	<a href="#">Grey literature report filename/s</a>	Sent by other means
<a href="#">Boundary file submitted?</a>	No	<a href="#">Boundary filename</a>	
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