

**HISTORIC BUILDING SURVEY REPORT:  
72 BAILGATE, LINCOLN, LINCOLNSHIRE**

Planning Reference: 2017/0421/LBC  
NGR: SK 9768 7200  
AAL Site Code: LIBA 18  
Museum Accession Number: LCNCC: 2018.110  
OASIS Reference Number: allenarc1-320177



Report prepared for Phil King Design  
on behalf of Mrs Sara Denton

By  
Allen Archaeology Ltd  
Report Number AAL2018104

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Allenarchaeology



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## Document Control

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*Cover image: General view of the buildings, looking east-southeast*

## **Executive Summary**

- Allen Archaeology was commissioned by Phil King Design, on behalf of Mrs Sara Denton, to undertake a programme of historic building recording, as a condition of planning consent for conversion of an outbuilding for residential use on land to the rear of 72 Bailgate, Lincoln.
- The site lies in the historic core of the Roman and later city of Lincoln, and comprises a single storey brick outbuilding with attic, dating to the first half of the 19<sup>th</sup> century.
- The surveyed buildings comprised a probable scullery or washroom, with an adjacent living area and loft space above. A later derelict outbuilding and toilet were attached to the north.

## 1.0 Introduction

- 1.1 Allen Archaeology Limited (AAL) was commissioned by Phil King Design, on behalf of Mrs Sara Denton to undertake a programme of historic building recording as a condition of planning consent for conversion to residential use of outbuildings to the rear of 72 Bailgate, Lincoln.
- 1.2 The fieldwork and reporting conform to current national guidelines, as set out in the Historic England document '*Understanding Historic Buildings: A guide to good recording practice*' (HE 2016), and the Chartered Institute for Archaeologists '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (CIfA 2014), and the local guidance in the '*Lincolnshire Archaeological Handbook*' (LCC 2016).
- 1.3 The documentation and records generated by the survey will be assembled in accordance with the local guidelines in '*Lincolnshire Archaeological Handbook*' (LCC 2016). The archive will be deposited with the Collection museum in Lincoln, where it will be stored under the museum accession code LCNCC 2018.110. The agreed date of deposition is December 2018.

## 2.0 Site Location and Description

- 2.1 72 Bailgate is located in the historic core of the city of Lincoln, on the east side of Bailgate. The surveyed buildings are located in the rear garden to the east of no.72. The site centres on NGR SK 9768 7200 (Figure 1).

## 3.0 Planning Background

- 3.1 Listed Building Consent has been granted for the '*Refurbishment of existing outbuilding to the rear of the property for use as 1no. bedroom residential unit*' (Reference 2017/0421/LBC). Consent was granted subject to conditions, including for the undertaking of a programme of historic building recording prior to any alterations.
- 3.2 The approach adopted is consistent with the guidelines that are set out in the National Planning Policy Framework (NPPF) (Department for Communities and Local Government 2012).

## 4.0 Archaeological and Historical Background

- 4.1 The site lies within the historic core of the Roman, medieval and later city of Lincoln, falling within the Upper City, the area formerly occupied by the Roman legionary fortress and later civilian settlement. 72 Bailgate is a listed building, listed as part of a group with 69 and 71 Bailgate (List Entry 1388452). The listing describes the group as '*Row of 4 houses, now 3 houses. Mid C18 with mid C19 and C20 fenestration. Brick with pantile roof and 2 ridge stacks. Rendered plinth and stone steps. 2 storeys, 4 bays. Ground floor has segment headed openings and beaded panelled doors with moulded wooden surrounds. Central pair of doors flanked by single plain sashes. Beyond, to left, a glazing bar sash and a door. Beyond, to right, a 3-light casement and a door. Above, three 2-light casements, and to right, a 3-light casement*' It is believed that the outbuildings are curtilage listed and are of at least late 19<sup>th</sup> century date. They first appear on Padleys 1842 map of Lincoln (Mills and Wheeler 2004).

## 5.0 Methodology

- 5.1 The works described below are based on the guidance for a Level 2 survey, as set out in the Historic England document: *Understanding Historic Buildings, A Guide to Good Recording Practice* (HE 2016). The building survey was undertaken by the author who recorded all aspects of the relevant buildings prior to any conversion. The survey was carried out on Tuesday 8<sup>th</sup> May 2018. The weather was sunny with some cloud. The light was generally good for the exterior shots, interior shots required a flash.
- 5.2 Where safely accessible, photographs were taken of the following:
- All external elevations
  - All internal elevations, including internal walls and subdivisions
  - 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
  - A general internal photographic record. Photographs were taken of each room/discrete internal space from sufficient points to show the form, general appearance and methods of construction
- 5.3 Metric scales of appropriate length and a tripod were used when required, with all photos annotated and linked to a floor plan provided by the client (Figure 3). Elevations are shown on Figure 4.

## 6.0 Results

- 6.1 The building comprises a single storey brick outbuilding with attic, built in English Garden Wall Bond, with mono pitched roof of ceramic tiles (Plate 1). It has a single chimney at the east end, with a square stack and tall ceramic pot (Plate 2).
- 6.2 The west elevation has a single doorway towards the north, with plain wooden frame. To the south, a brick boundary wall abuts the elevation (Plate 3). The brickwork is not tied in and the boundary wall appears to be later.



*Plate 1 (Shot 2): General view of the building, looking east-southeast*

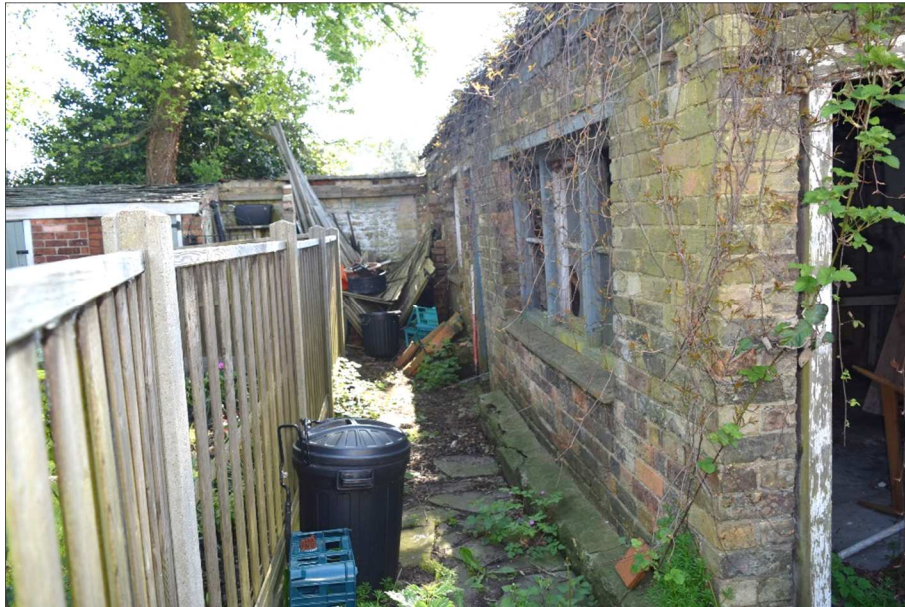


*Plate 2 (Shot 11): Chimney stack at east elevation, looking south-southeast*



*Plate 3 (Shot 4): West elevation, looking southeast, scale 1m*

- 6.3 The north elevation has two windows (Plate 4). To the west is a window of three fixed lights with thin wooden glazing bars, to the east is a window of two fixed lights, again with thin wooden glazing bars (Plate 5). Both have a wooden lintel and stone cill.



*Plate 4 (Shot 5): North elevation, looking east-southeast, scale 1m*





*Plate 5 (Shot 9): Window in north elevation living area, looking south, scale 1m*

- 6.4 There are two doorways in the north elevation, the door to the west has a moulded wooden frame, whereas the frame is missing from the doorway to the east (Plate 6). Neither have doors. A low brick plinth or buttress, capped with concrete, runs along the north elevation (Plate 7).



*Plate 6 (Shot 7): Door in north elevation living area, looking south-southwest, scale 1m*



*Plate 7 (Shot 25): Plinth on north elevation, looking southwest, scale 1m*

- 6.5 The building is divided into two rooms. The room to the west is the smaller of the two and appears to have served as a washroom or scullery (Plate 8). It has a wooden planked floor and there is a brick stand in the northeast corner, with outlet pipe, likely to have held a wash basin (Plate 9).

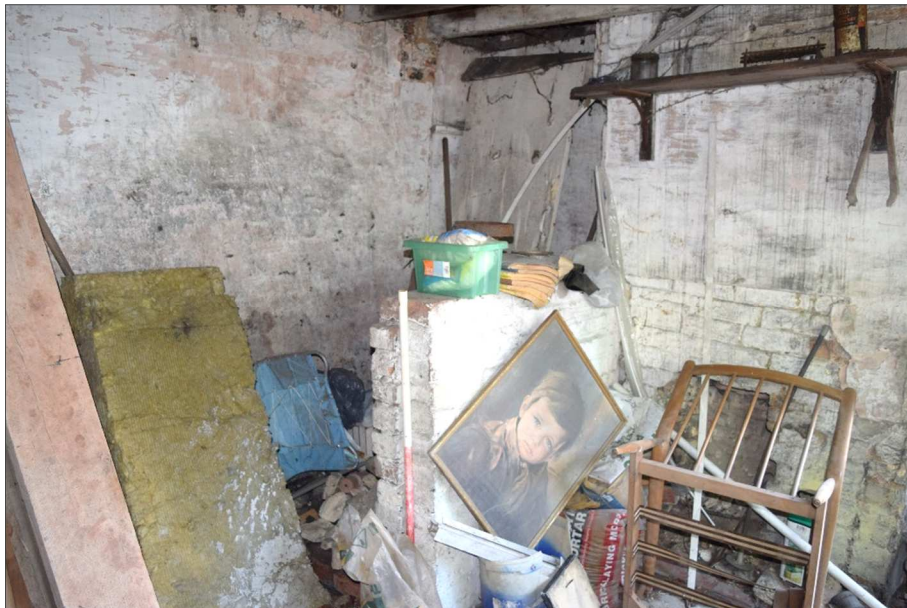


*Plate 8 (Shot 13): Scullery interior, looking southeast, scale 1m*



*Plate 9 (Shot 14): Stand for wash basin, looking northeast, scale 1m*

- 6.6 In the southwest corner of the room is a slightly raised area with brick partition, which is of uncertain function (Plate 10). It is situated adjacent to a chimney stack with small fireplace in the centre of the west wall.



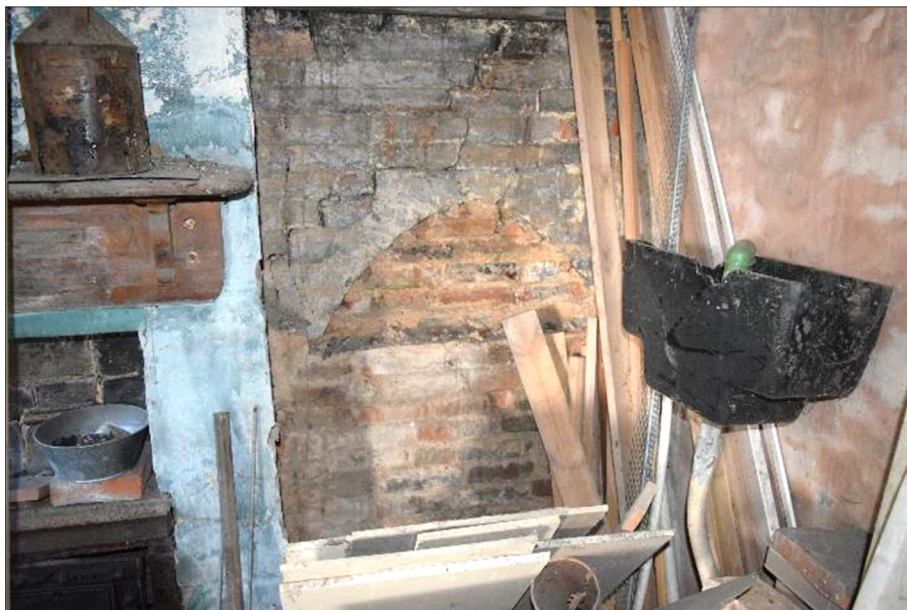
*Plate 10 (Shot 16): Brick feature in scullery, looking southwest, scale 1m*

- 6.7 A door leads from the scullery into the adjacent room, which appears to have been a living area. It again has a wooden planked floor, and there is a chimney stack on the east elevation with a small fire grate, a stove and wooden mantelpiece over (Plate 11).



*Plate 11 (Shot 18): Living area interior, looking east, scale 1m*

- 6.8 The recess to the north of the fireplace is fitted with cupboards and shelving, the recess to the south has a bricked-up arched recess of uncertain function (Plate 12).



*Plate 12 (Shot 19): Detail of blocked opening in living area, looking east-southeast*

- 6.9 The living area has a ladder access to a loft space running the full length of the building. This was full of assorted stored materials and was not accessible (Plate 13).



*Plate 13 (Shot 21): Loft space, looking east*

- 6.10 Attached to the north elevation were two derelict outbuildings, comprising a general store and a toilet. These abutted outbuildings for the adjacent property to the north, and a stone boundary wall to the east (Plate 14).



*Plate 14 (Shot 10): Outbuildings, looking northeast, scale 1m*

## **7.0 Conclusions**

- 7.1 The main structure comprises what appears to have most recently been a dwelling, with living area and a washroom or scullery, and appears to be of a single phase of construction. Historic mapping dating to 1842 shows another outbuilding which abutted the west elevation of the outbuilding and extend to abut the rear of no.72. This is no longer shown on the 1887 Ordnance

Survey town plan, and there is no evidence for its presence on site, possibly indicating rebuilding of the west elevation following its removal.

- 7.2 Derelict outbuildings were attached to the north elevation of the living area of the building, and are later in date, historic mapping indicating that they were built between 1938 and 1966.

## **8.0 Effectiveness of Methodology**

- 8.1 The methodology was appropriate to the nature and extent of the project. It has allowed for a permanent record of the buildings prior to any alterations or demolition.

## **9.0 Acknowledgements**

- 9.1 Allen Archaeology Limited would like to thank Phil King Design for this commission, and their client Mrs Sara Denton.

## 10.0 References

CIfA, 2014, *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*. Reading: Chartered Institute for Archaeologists

Department for Communities and Local Government, 2012, *National Planning Policy Framework*. London: Department for Communities and Local Government

Historic England, 2016, *Understanding Historic Buildings: A guide to good recording practice*, London: Historic England

LCC, 2016, *Lincolnshire Archaeological Handbook: a manual of archaeological practice*. Lincoln, Lincolnshire County Council, Built Environment Dept

Mills, D.R., and Wheeler, R.C., *Historic Town Plans of Lincoln 1610–1920*, Lincoln: Lincoln Record Society

## **Appendix 1: List Entry for 72 Bailgate**

69, 71 AND 72, BAILGATE

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 69, 71 AND 72, BAILGATE

List entry Number: 1388452

### Location

69, 71 AND 72, BAILGATE

The building may lie within the boundary of more than one authority.

County: Lincolnshire

District: Lincoln

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 02-Oct-1969

Date of most recent amendment: Not applicable to this List entry.

### Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 485883

### Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

### List entry Description

#### **Summary of Building**

Legacy Record - This information may be included in the List Entry Details.

#### **Reasons for Designation**

Legacy Record - This information may be included in the List Entry Details.



## **History**

Legacy Record - This information may be included in the List Entry Details.

## **Details**

LINCOLN

SK9772SE BAILGATE 1941-1/7/30 (East side) 02/10/69 Nos.69, 71 AND 72

GV II

Row of 4 houses, now 3 houses. Mid C18 with mid C19 and C20 fenestration. Brick with pantile roof and 2 ridge stacks. Rendered plinth and stone steps. 2 storeys, 4 bays. Ground floor has segment headed openings and beaded panelled doors with moulded wooden surrounds. Central pair of doors flanked by single plain sashes. Beyond, to left, a glazing bar sash and a door. Beyond, to right, a 3-light casement and a door. Above, three 2-light casements, and to right, a 3-light casement. INTERIOR not inspected.

Listing NGR: SK9766672015

## Appendix 2: Photographic Archive

Photo Number	Direction	Interior/ Exterior	Description
1	ESE	Exterior	West elevation
2	SE	Exterior	General view of outbuildings
3	SE	Exterior	West elevation
4	E	Exterior	Door in west elevation
5	ESE	Exterior	North elevation
6	SSW	Exterior	North elevation
7	SSW	Exterior	Door in north elevation
8	SE	Exterior	Scullery window in north elevation
9	S	Exterior	Living area window in north elevation
10	NE	Exterior	Outbuildings
11	SSE	Exterior	Chimney
12	SE	Exterior	West elevation abutting boundary wall
13	ESE	Interior	Scullery general view
14	NE	Interior	Stand for wash basin
15	SE	Interior	Door to living area
16	SW	Interior	Brick feature to SW corner
17	W	Interior	Fireplace in scullery
18	E	Interior	Fireplace in living area
19	ESE	Interior	Recess to south of fireplace
20	E	Interior	Detail of door on stove
21	E	Interior	Loft
22	W	Interior	Loft
23	ESE	Interior	Floor in scullery
24	ESE	Interior	Floor in living area
25	SW	Exterior	Plinth on north elevation

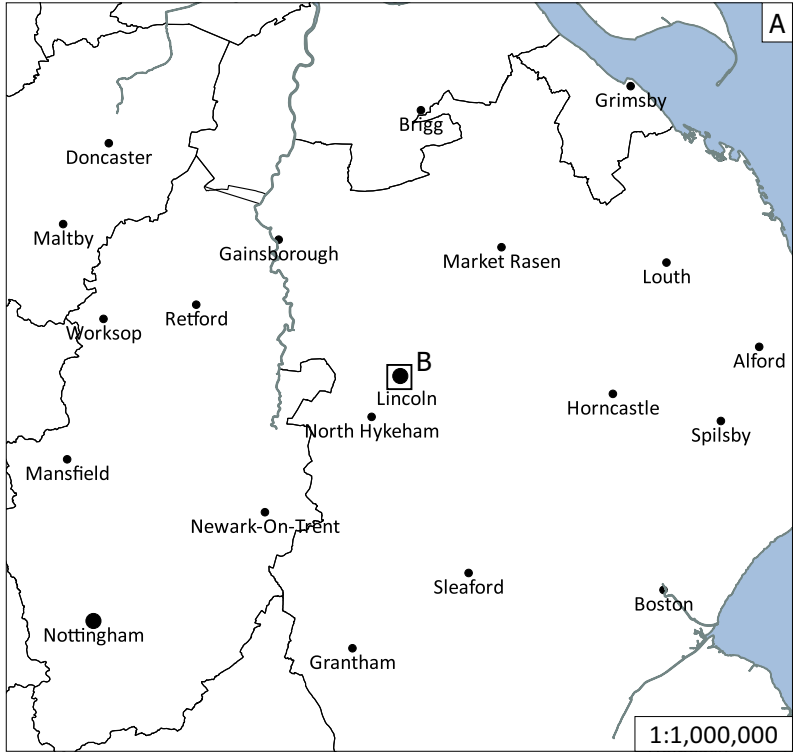


Figure 1: Site location outlined in red

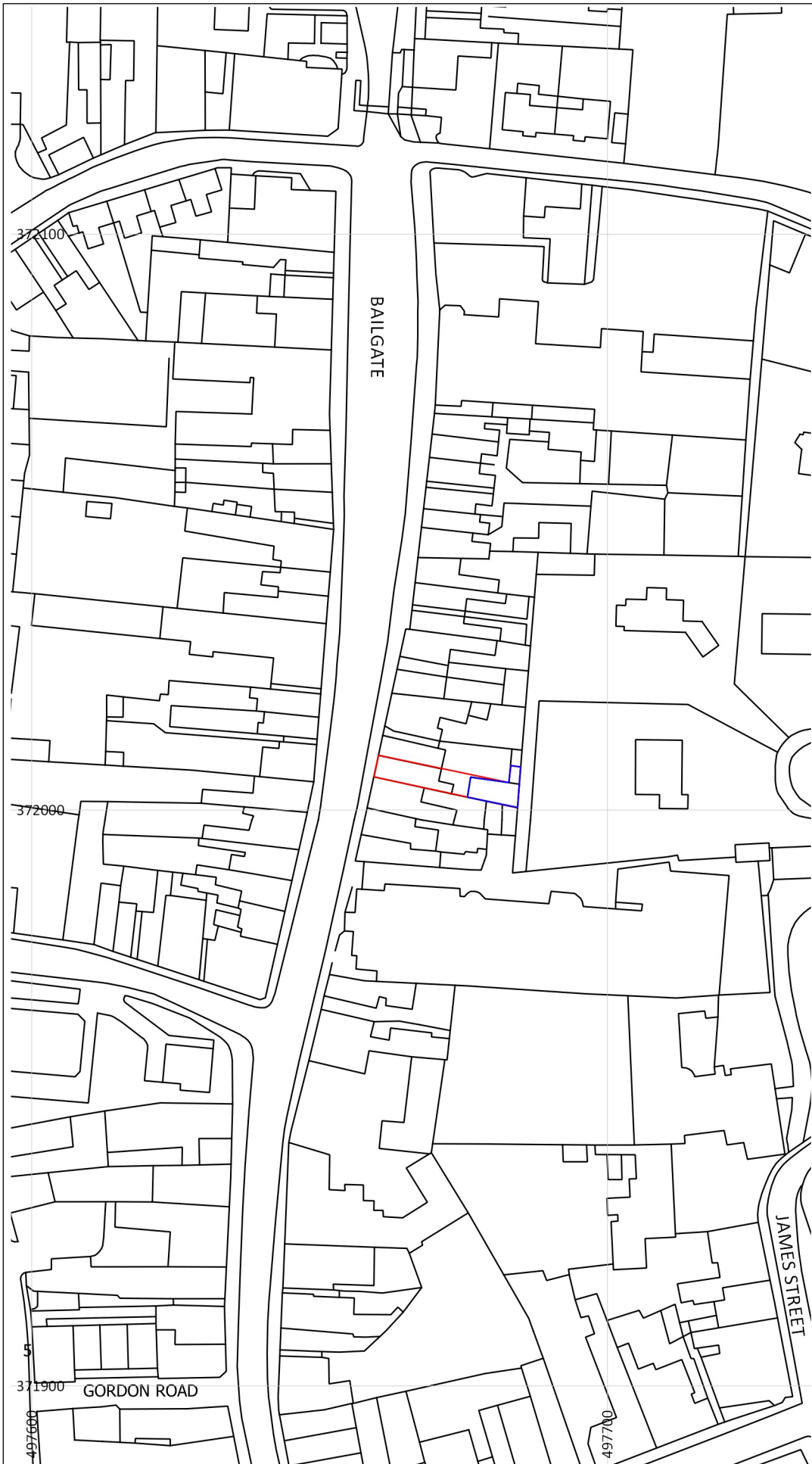
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Site Code	LIBA 18
Scale	1:10,000,000 1:1,000,000 1:25,000 @ A4
Drawn by	R Evershed
Date	18/06/2018

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Key

- Site boundary
- Surveyed building

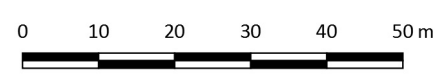
Site Code	LIBA 18
Scale	1:1000 @ A4
Drawn By	R Evershed
Date	18/06/2018

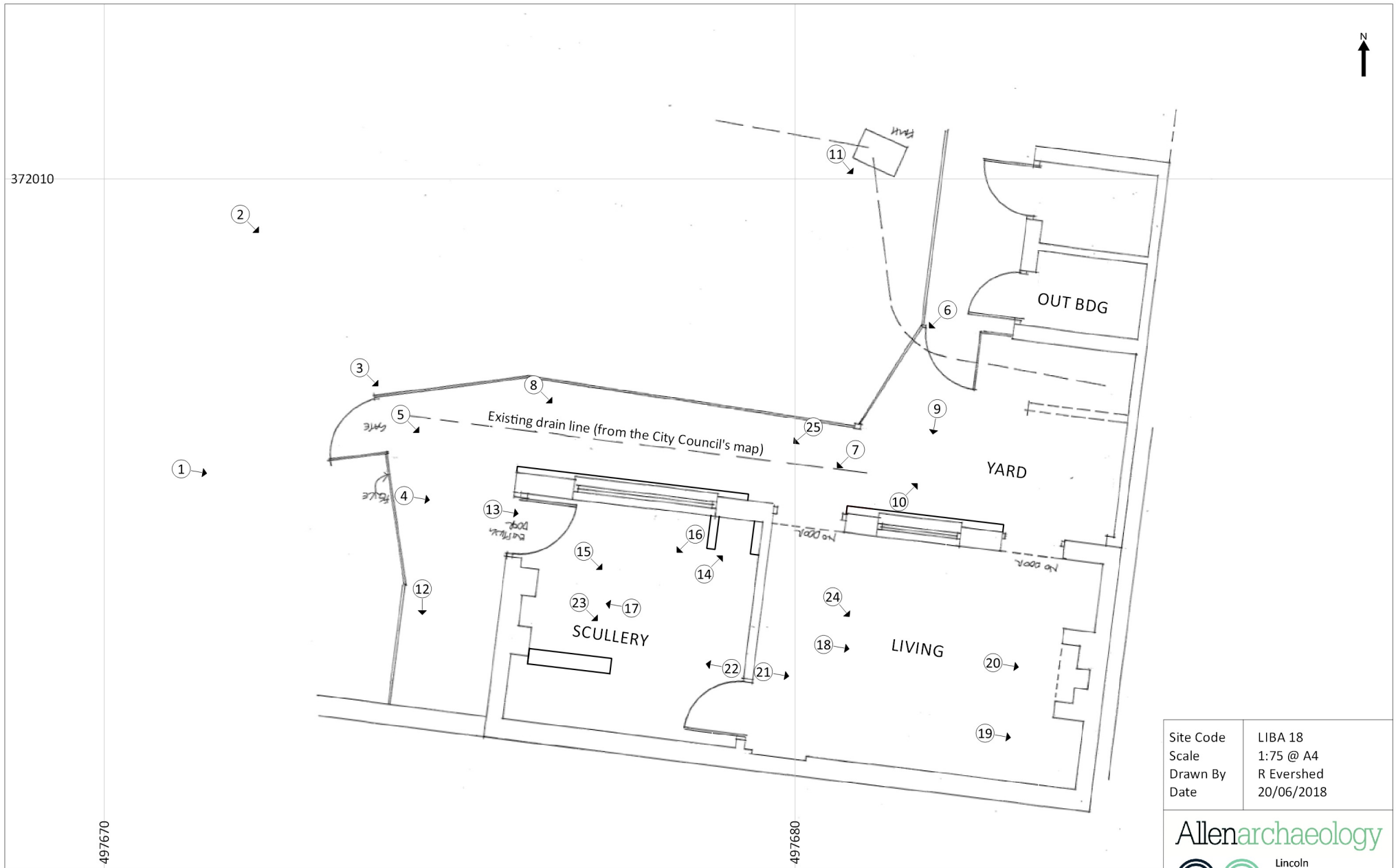
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Figure 2: Site location plan





Site Code	LIBA 18
Scale	1:75 @ A4
Drawn By	R Evershed
Date	20/06/2018

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Figure 3: Location and direction of photos of the property

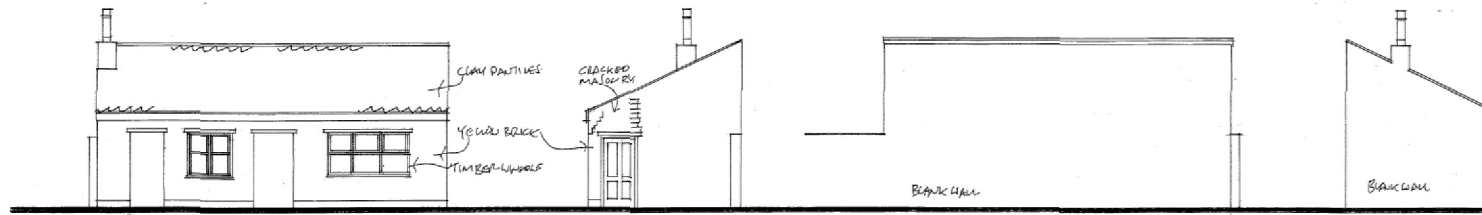


North

West

South

East



Site Code	LIBA 18
Scale	1:200 @ A4
Drawn By	R Evershed
Date	19/06/2018

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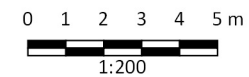


Figure 4: Elevations of the property



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