

5 East Bight,  
Lincoln

*Assessment of Significance*

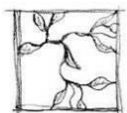


*Completed for  
Mr & Mrs Sullivan &  
John Roberts Architects*



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*March 2021*



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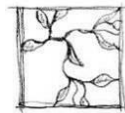
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## **1.0 Introduction**

### **1.1 Objectives**

The aim of this *Assessment of Significance* is to provide an independent study of the dwelling known as 5 East Bight, Lincoln, to establish as far as possible with available resources, the historical development of the property. This is followed by a summary assessment of the significance of the property.

The report was commissioned by John Roberts Architects on behalf of the applicants, Mr and Mrs Sullivan, and it has been completed to provide an assessment of the dwelling as it currently exists to inform proposals for the building and to assist future discussions with City of Lincoln Council.

This report has been carried out as per the requirements of the *National Planning Policy Framework (Revised February 2019)* and it assesses the historical development of the building based upon best available information at the time of writing.

### **1.2 Study Area**

The study area comprises an area of land including a dwelling (former stables and coach house building), gates to East Bight and stone walls on the west side of the north end of James Street. The front door of the dwelling opens to East Bight on the north side of the study area. There is a garden within the south side of the study area and vehicle access from the east side of the site.

The west and north boundaries of the site comprise stone walls with some brickwork infill, and with a stone arched gateway with wooden gates at the northeast corner. The east boundary comprises a central gateway with a timber shed (within the study area) and brick outbuilding (belonging to the eastern neighbour) on the north side of the gateway, and a stone wall on the south side. A modern timber panelled fence forms the majority of the southern boundary across the south side of the garden and a modern brick garage of a neighbouring property is located (and forms part of) the east side of the southern boundary.

The dwelling is one and a half storeys in height and is located along the northern wall of the study area. A large, modern single-storey glazed conservatory is attached to the west wall of the site and extends south from southwest corner of the dwelling. There is a gravel driveway into the site from the east and the garden is laid to lawn with planted borders.

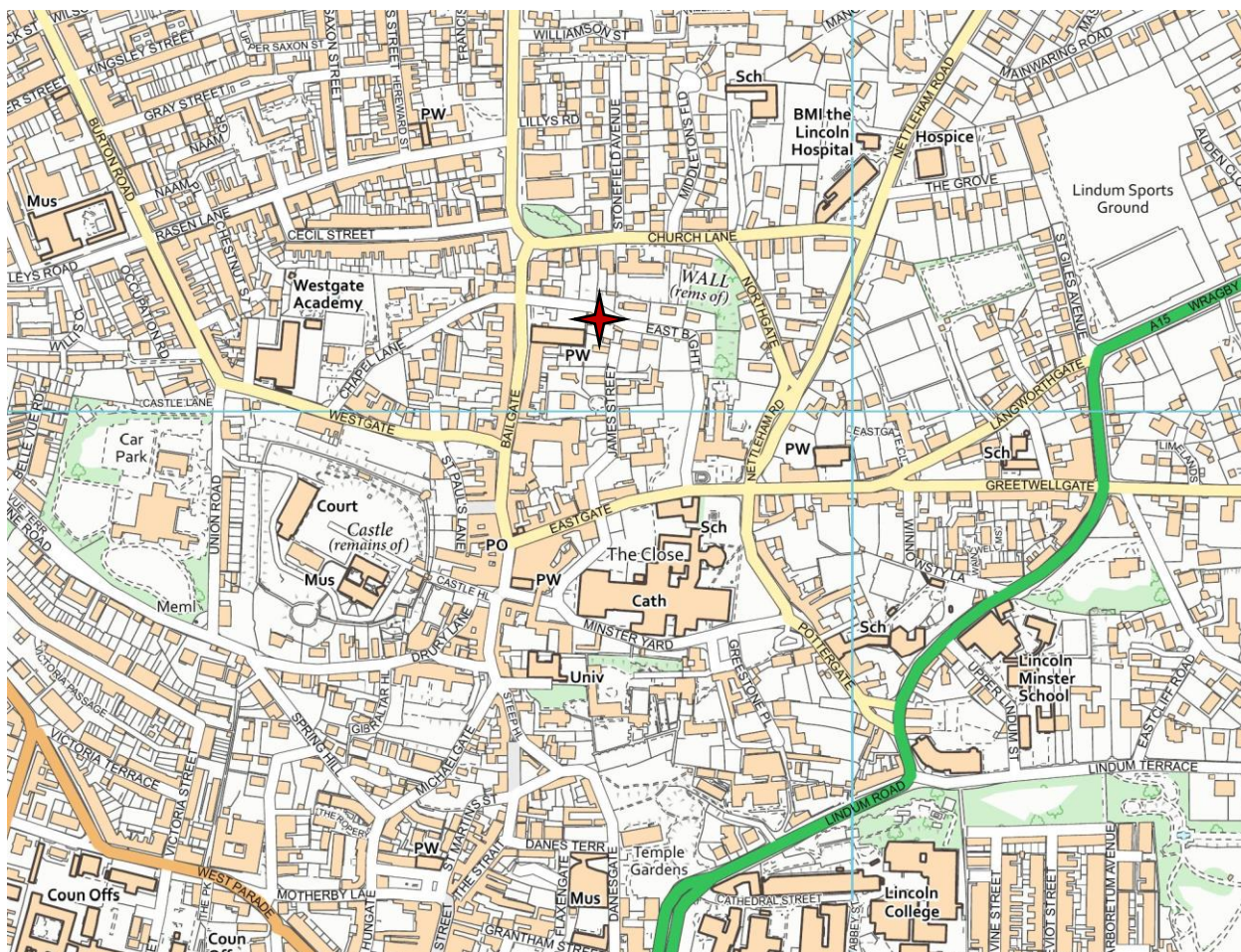
The dwelling is centred at approximately NGR SK 97744 72097. Please see Figure 1 and Figure 2 for the site location and study area.

5 East Bight is itself recognised as a Grade II listed building as part of a group of elements titled '*Close Wall Adjacent Numbers 4 and 10 and 12 (numbers 10 and 12 not included) Number 5 and Adjoining Sections of the Close Wall*'. Due to the historic nature of its location in the centre of Lincoln, the study area is also surrounded by listed buildings and scheduled ancient monuments, with those in the immediate vicinity of the site depicted on Figure 2. The following list corresponds to the numbers on the plan:

1. Close Wall Adjacent Numbers 4 and 10 and 12 (numbers 10 and 12 not included) Number 5 and Adjoining Sections of the Close Wall (Grade II listed – study area forms part of this listed group of elements.)
2. Base of Roman Wall Turret (Grade I listed).
3. Section of Roman Wall (Grade I listed).
4. Section of Roman Town Wall and Ditch north of Eastgate (Scheduled Ancient Monument).
5. Lincoln Roman Colonia (Lindum) – Scheduled Ancient Monument area that the study area is located within and it covers a large proportion of the city centre.
6. Section of Roman Town Wall and Ditch North of East Bight (Scheduled Ancient Monument).
7. Newport Arch and Town Wall (Scheduled Ancient Monument).

The study area is also located within the northern end of the *City of Lincoln Conservation Area No. 1 - Cathedral and City Centre*.





**Figure 1** Location plan with the study area marked in red.<sup>1</sup>

### 1.3 Acknowledgements

I would like to acknowledge the assistance of the following individuals and organisations during the completion of this report.

- Lincolnshire Archives (some information accessed prior to restrictions)
- Danny Baumber, Lincoln Central Library Local Studies
- British Newspaper Archive
- National Archives (online only)
- Historic England Archives (online)
- Heritage Gateway
- National Library of Scotland Map Library
- [www.old-maps.co.uk](http://www.old-maps.co.uk)
- Other online sources as required
- Mr & Mrs Sullivan, owners
- Jonathan Roberts, John Roberts Architects
- Milly Coucom, Planning, City of Lincoln

Photographs within this report are by Austin Heritage Consultants unless otherwise stated. Base drawings were provided by the applicant and drawn by Tower Surveys.

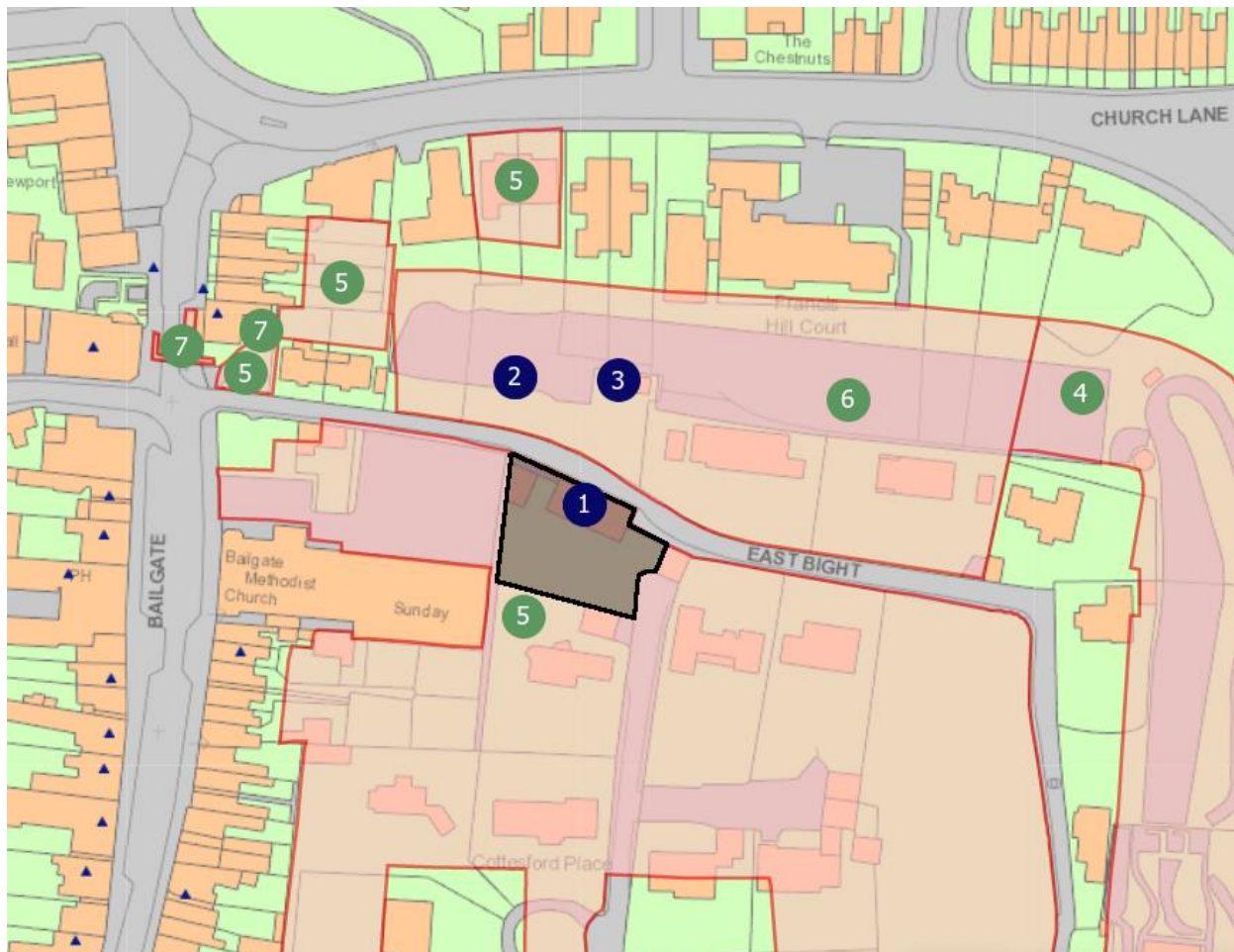
### 1.4 Discussion & Limitations

5 East Bight was a former stables and coach house for Cottesford Place and this property has been the subject of previous research work, including *The Survey of Ancient Houses in Lincoln – III: Houses in Eastgate, Priorsgate,<sup>2</sup> and James Street*. Relevant information regarding the history of the site has been incorporated into the following assessment.

As a stables building converted to a dwelling in the third quarter of the 20<sup>th</sup> century, ownership and occupation is understood to have been consistent with Cottesford Place during its earlier history. Access throughout the dwelling was possible and a site inspection was carried out in the company of the owners on 4<sup>th</sup> March 2021. Roof spaces were not accessed during the visit and it was apparent that earlier fabric has been concealed by modern finishes throughout the interior, presenting a challenge to interpretation of changes within the building.

At the time of writing, all archives and libraries were closed to the public under further national Covid-19 restrictions. Local studies resources at Lincoln Central Library were not openly accessible due to restrictions, however, a remote request was made for images in the illustration cabinets and the property file for East Bight and some images were kindly provided by library staff for research purposes. Where it was not possible to access material, items have been included on a list that has been appended to this report for future research.

Consequently, best judgement has been used, given all available information at the time of writing, during analysis for this report. If further historical information becomes available in the future, this should be used to update the historical analysis and significance assessment within the report accordingly.



**Figure 2** Map showing the study area shaded grey. Scheduled Ancient Monuments are shaded red and are marked with green circles and listed buildings have been marked with blue circles. Numbers cross reference to the list in Section 1.2. Small blue triangles denote further listed building outside the immediate vicinity of the study area.

### ***Historic Environment Record Information & Archaeological Investigation***

The study area is located within the historic centre of Lincoln and near the Cathedral. Consequently, there are many listed buildings and other heritage assets in the vicinity of the site (e.g., those identified on the Historic Environment Record). A search was carried out through Heritage Gateway within 100m of the centre of the study area to capture assets, finds and other archaeological information (including listed buildings and scheduled ancient monuments already identified in Section 1.2) in the immediate vicinity. They were identified as follows<sup>3</sup>:

- Newport Arch, town wall and 52 Bailgate (house adjoining Newport Arch) [MLI70153]
- Post-Medieval Activity, 10 James Street [MLI70623]
- Medieval Activity, 10 James Street [MLI70622]
- Site of St Nicholas Newport Church and churchyard [MLI70524]
- Roman Buildings including possible bath house [MLI70084]
- Bailgate Wesleyan Methodist Church [MLI 70425]



- 5 East Bight and adjoining wall (the study area) [MLI70725]
- Section of Roman Wall [MLI70728]
- Section of Roman town wall and ditch north of East Bight [MLI70132]
- Boundary stone 15m north of Newport Arch [MLI70289]
- Duke William hotel, bar, and restaurant [MLI70664]
- Boundary stone west side of Newport Arch [MLI70297]
- 38, 39 and 40 Bailgate [MLI70663]
- Roman sewer on Bailgate [MLI70469]
- Base of a Roman wall turret, East Bight [MLI70726]
- Wall foundations, 58 Bailgate [MLI70566]
- Roman Activity, 10 James Street [MLI70621]
- 31, 32 and 33 Bailgate [MLI70658]
- Base of the North Gate Bastion [MLI70679]
- 69, 71 and 72 Bailgate [MLI70669]
- 58 to 63 Bailgate [MLI70668]
- 73, 74 and 75 Bailgate [MLI70670]
- 46 and 47 Bailgate [MLI70666]

## **2.0 Historical Development of 5 East Bight, Lincoln**

### **2.1 East Bight & James Street**

James Street is a relatively secluded street to the north of the Cathedral off Eastgate and the study area is accessed from the west side of the north end of James Street where it terminates before reaching East Bight. There is no access to East Bight from James Street and the front (north elevation) of the building faces East Bight with a single entrance into the dwelling and large stone-arched wooden gates attached to the east gable elevation.

The study area is located within the northeast corner of the former Roman walled city of Lincoln Roman Colonia (Lindum) and is opposite the ruins of a section of Roman town wall and ditch, and the base of a Roman wall turret located on the north side of East Bight. The development of the area dates from the foundation of the city in the Roman Military Era (60-90AD) and the site is within the former upper part of the walled Roman city.<sup>4</sup>

The site is also within the northern end of the Medieval close of Lincoln Cathedral and the west and north walls of the property form part of the close wall system at its northwest corner. The Cathedral close walls date from the early 14<sup>th</sup> century and early 19<sup>th</sup> century with 20<sup>th</sup> century additions and alterations.<sup>5</sup> The walls were originally completed by 1327 and the north section of wall within the study area is reputedly part of the longest surviving section of the close wall.<sup>6</sup>

During the High Medieval period (850-1350AD), several properties were built in James Street and they had large gardens that prevented development for a considerable period of time in the area.<sup>7</sup> The study area itself was a stable and coach house block that originally formed the north end of the extensive grounds of Cottesford Place, which was a large residence rebuilt in c.1750 by William Massingberd<sup>8</sup> in the location of an earlier canonical residence<sup>9</sup> that had been owned by the Dean and Chapter of the Cathedral.<sup>10</sup> It was demolished in 1956<sup>11</sup> and the former gardens redeveloped for housing, including the conversion of the stables and coach house within the study area.

James Street, as well as Eastgate and East Bight were laid out during the High Medieval period and might in part at least follow the lines of former Roman roads.<sup>12</sup>

The north end of James Street adjacent to the site connected with East Bight until c.1780.<sup>13</sup>

In 1851, the southern part of James Street was referred to in historical mapping as Vinegar Lane and the northern part as James Street. It has also historically been known as Winegarth Lane.<sup>14</sup> A newspaper reference<sup>15</sup> suggests that the name was a corruption of Vineyard Lane and that it might have referred to early vineyards within this part of the city, much like the one known to have been within the site of the Bishop's Palace on the south side of the Cathedral.



**Figure 3** Extract from a 1610 map of the city of Lincoln with the approximate location of the study area circled.<sup>16</sup> The map is diagrammatic and although it does not suggest any structures in the area, it is designed to show general development of areas and major individual buildings.



**Figure 4** 4th September 1722 map of Lincoln with the approximate study area circled. Building and wall development is depicted along East Bight and James Street.



## 2.2 5 East Bight, Lincoln

Originally part of the extensive property known as Cottesford Place, the lands believed to contain the study area were occupied by Master Alan of Rothwell until about 1236-1239, then Roger de Rothwell until 1253-1258. Richard de Bromholm possibly then held the land until his death before October 1274. The next possible occupant was Henry of Nassington, prebendary of Brampton, Bishop's Official from 1286 to 1293 and there until possibly the beginning of the 14<sup>th</sup> century. Robert de Kivelingworth was resident in the Close and moved to the house in 1307, staying until his death in 1317.<sup>17</sup>

In 1327-8, Thomas de Northwood became the occupant until at least 1333. Stauren the Treasurer was reputedly there from 1344, followed by Simon of Islip, Archbishop of Canterbury from 1345. Then possibly occupied by John de Hull, followed by Stephen Ravenser from c.1356.<sup>18</sup>

Treasurer, John Haget was there in c.1412-1413, followed by William Derby, Archdeacon of Bedford in 1435 and by the 1440s, it was occupied by Thomas Ludham, who had departed by 1455.<sup>19</sup>

By 1521, Christopher Massingberd was the occupant of house, followed by Dr John Cottysforthe in 1538 until his death in 1540. The property gained its name from his brief residency.<sup>20</sup>

In 1664-85, Robert Mellish was the lessee of Cottesford Place<sup>21</sup> and in the late 17<sup>th</sup> century, Mrs Debora Ryther was in occupation, followed by William Massingberd, who is believed to have rebuilt the house in c.1750.<sup>22</sup>

An 1817 map (Figure 5) is the first map found to show the location of individual buildings in more detail and it depicts a building blocking the end of James Street where it meets East Bight.

Cottesford Place is shown as property no. 34 on the plan.

Historical map regression suggests that while the close walls were clearly in existence, the building depicted on the 1817 map is not the study area building, which is located further to the west of the end of James Street. An 1819 map of the area still does not show a building in the location of the study area.

The earliest map that the former stables and coach house for Cottesford Place is depicted on was one published in 1830 by E J Willson.<sup>23</sup> It showed that the leasehold for the premises was held by Mrs Ann Empson in 1830. The main building in the study area was shown as a coach house and stables under one roof.<sup>24</sup>

A small square structure and possibly another small one in the northwest corner of the site were also shown on the drawing. Unfortunately, while a copy was viewed, the original drawing was not accessible at the time of writing for detailed inspection.

On a further map dated 1835, though diagrammatic in nature, it clearly showed a structure on the west side of the north end of James Street, where it depicts a single building on the southern edge of East Bight.

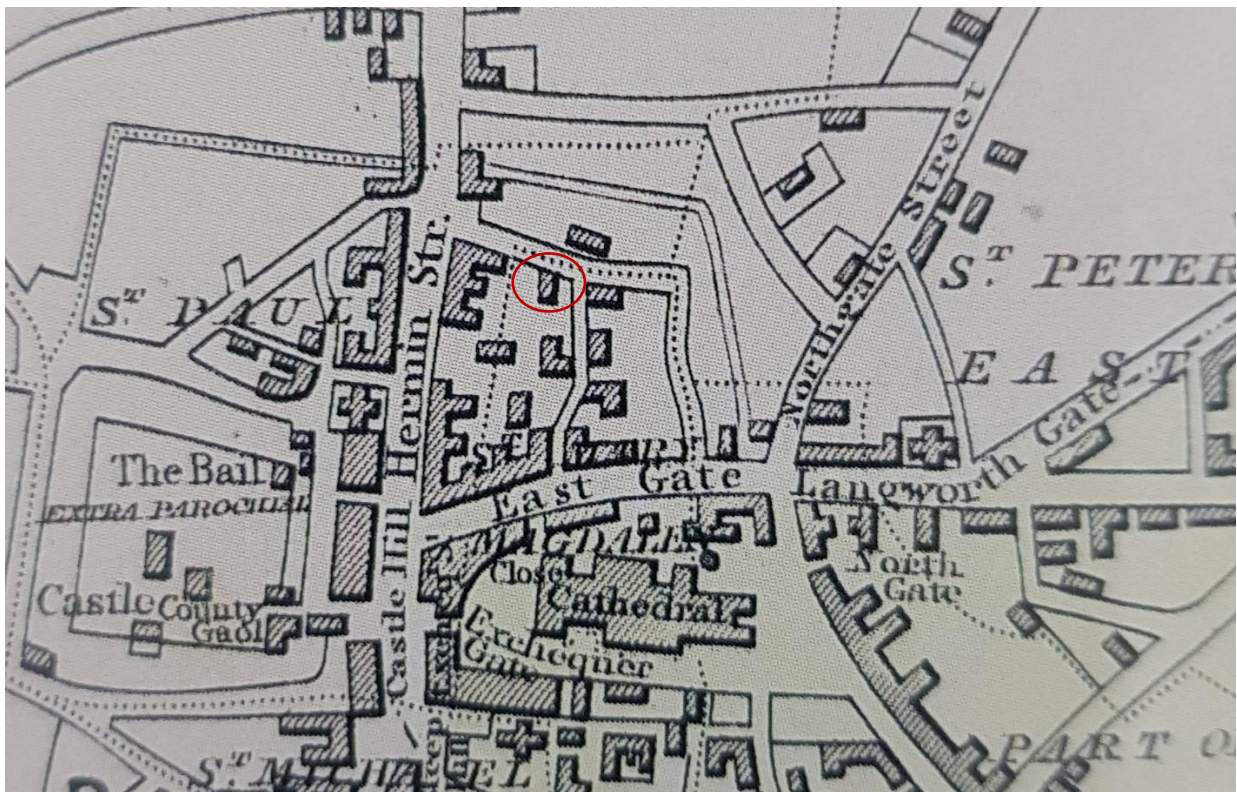
A further map of 1839 (Figure 7) is faint in detail but appears to show two structures to the west of the building blocking the north end of James Street.

Evidence therefore suggests that the stables and coach house, plus the outbuilding to the west, were built between c.1819 and 1830.

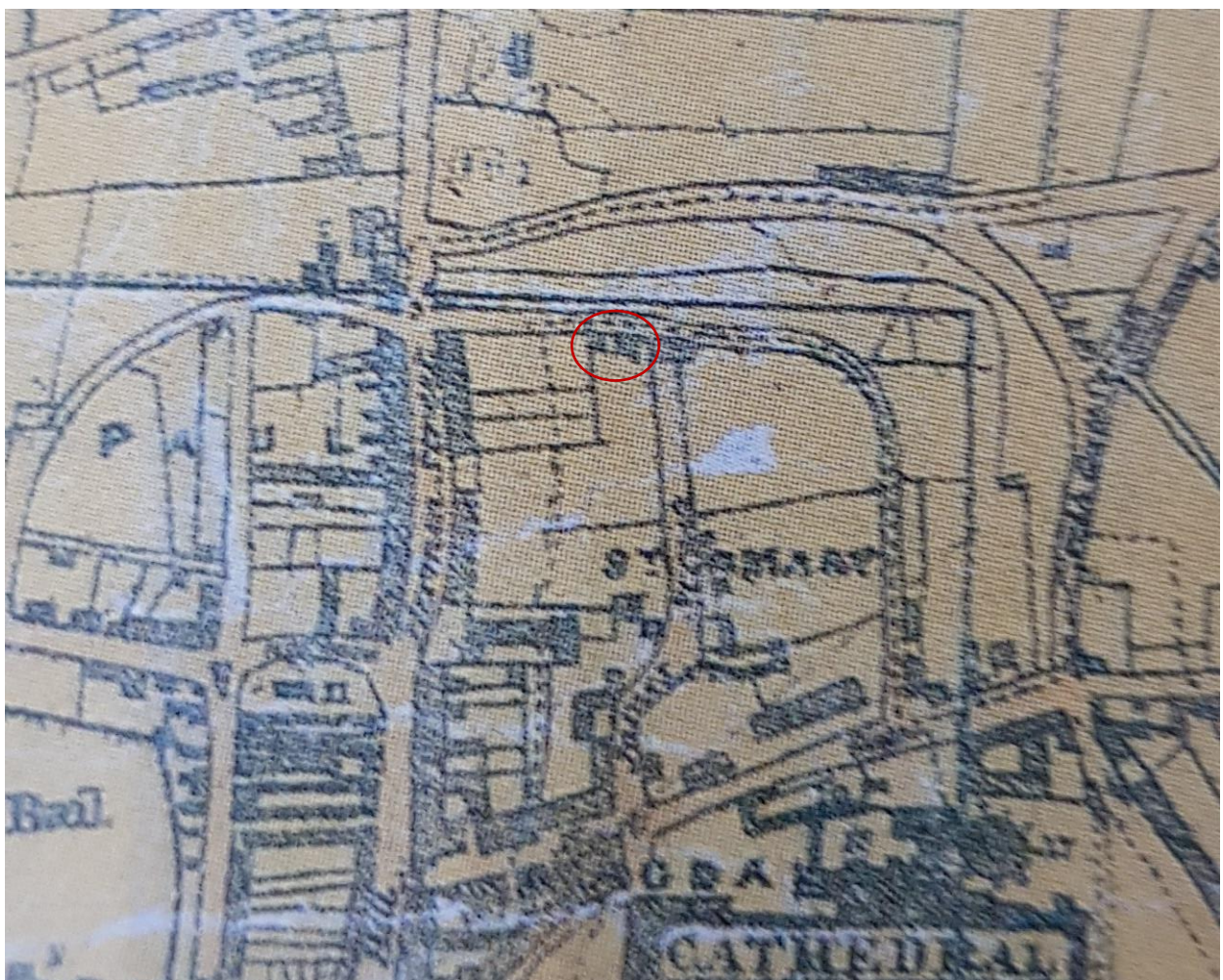


**Figure 5** Extract from an 1817 Map of Lincoln showing a building blocking the north end of James Street<sup>25</sup> – but not in the location of the current building.





**Figure 6** Extract from the 1835 map of Lincoln with the study area circled.<sup>26</sup>



**Figure 7** Extract from an 1839 map of Lincoln with the approximate study area circled. It appears to depict two structures on the site by this time which is consistent with the 1830 plan by Willson.<sup>27</sup>



In January 1840, Charles Seely was at Cottesford Place, Lincoln.<sup>28</sup>

The 1842 map at Figure 8 clearly shows the footprints of two separate buildings. There was a large rectangular building on the east side and a smaller, L-shaped building against the west close wall. There appears to have been a wall connecting the southeast corner of the small building and the southwest corner of the larger building and the gardens of Cottesford Place formed the southern boundary of the site. There was a small crewyard or courtyard between the two buildings and enclosed by the north close wall along East Bight and the site was not built into the northwest corner of the close walls by this stage.

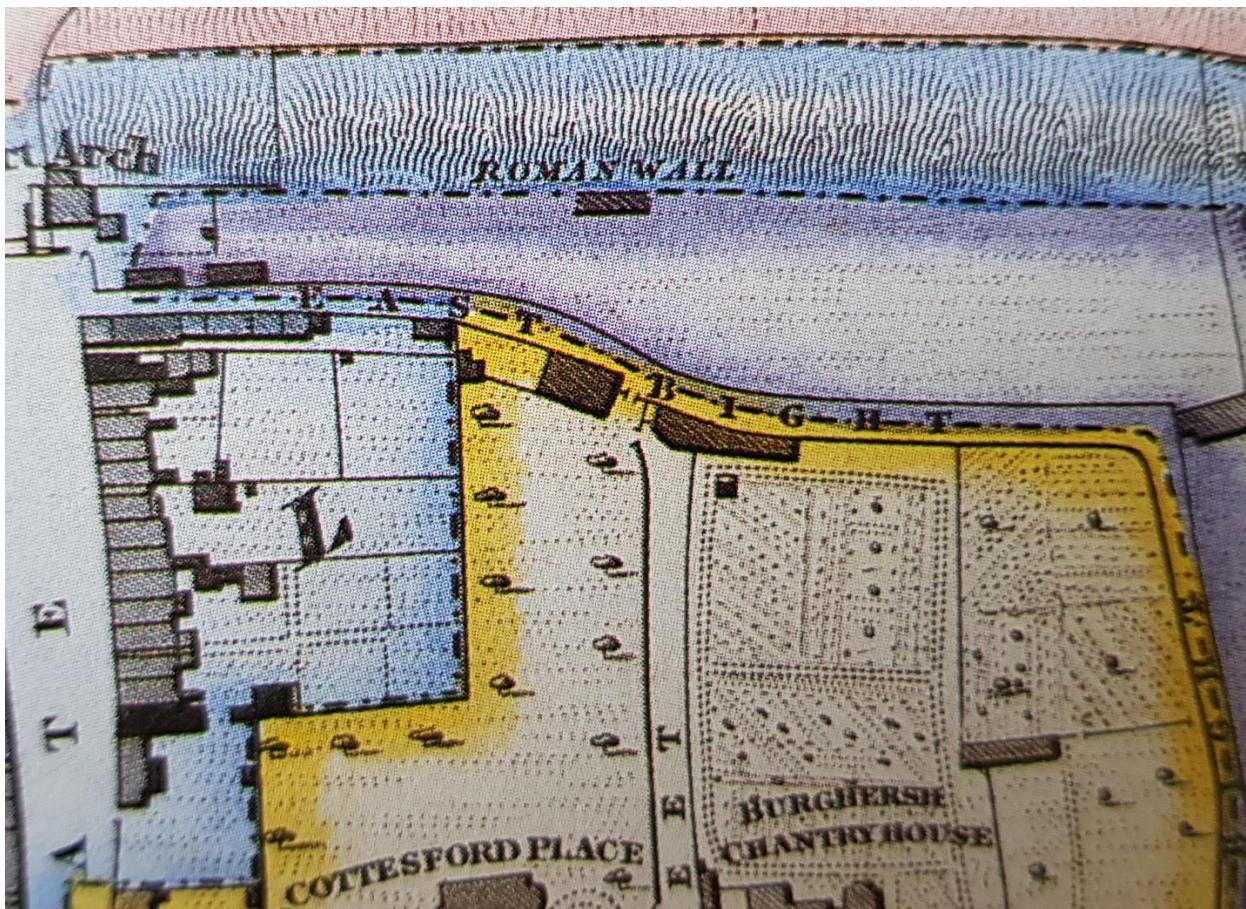
In November 1845, Thomas Michael Keyworth was at Cottesford Place, Lincoln.<sup>29</sup>

By the time of the 1850 *Tithe Map* at Figure 9, the buildings were still shown as in 1842. Further detail provided by this drawing showed that there was a gateway in the south side wall between the two buildings opening into the north end of the Cottesford Place gardens, and the L-shaped small building appears as a square footprint with a small square extension along the close wall on the north side. Another version of the *Tithe Map*<sup>30</sup> dated 1851 depicts service/non-domestic buildings with blue shading and pink shading for dwelling accommodation and both structures are shaded blue.

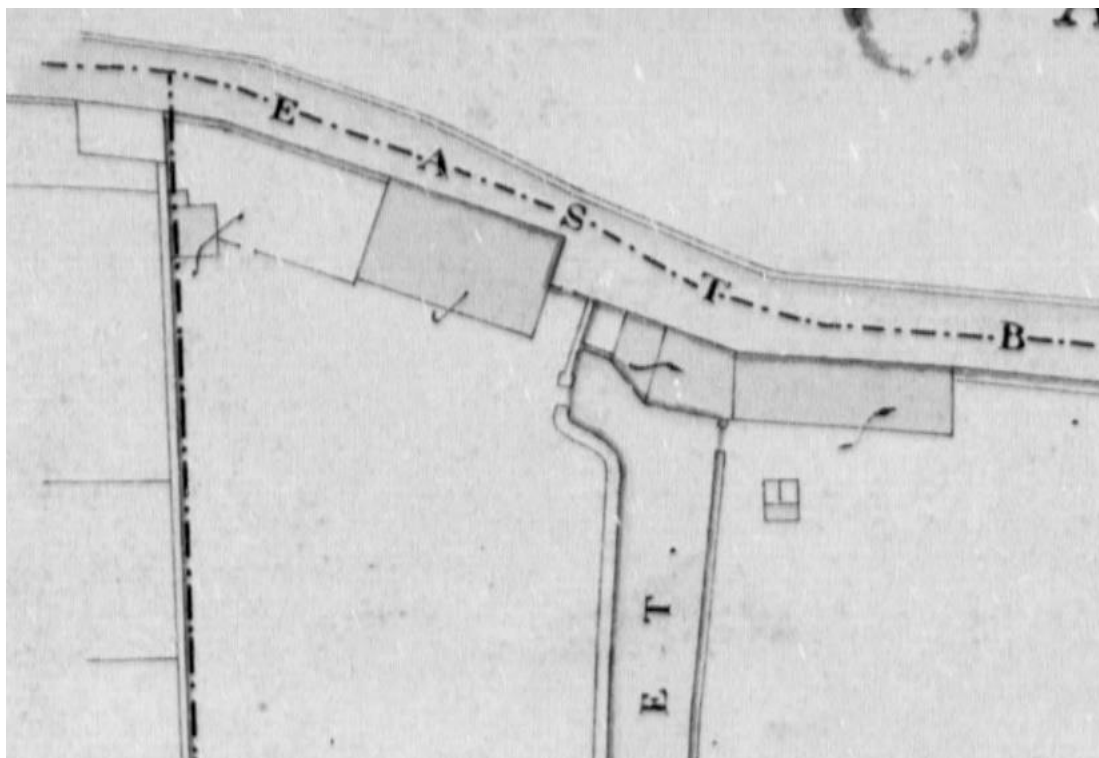
Keyworth was shown on the night of 1851 *Census* at Cottesford Place with his family, and he was listed as a corn merchant, miller and iron founder. Only house servants were noted, not suggesting any inhabitants of the stables and coach house at the time of the *Census*.

The *Tithe Map* and *Apportionment* identified the landowner and occupier of Cottesford Place as Thomas Michael Keyworth.<sup>31</sup> Keyworth was still there in 1856,<sup>32</sup> but he died in October 1858.<sup>33</sup> He was a prominent Lincoln citizen and partner in the steam mill of Seely & Co.; the Lincoln Brewery Company; the Stamp-End iron works of Clayton & Shuttleworth and Co.; and others.<sup>34</sup>

On the night of the 1861 *Census*, Elizabeth H Keyworth, widow and proprietor of land and houses was at 8 James Street and the name 'Cottesford Place' was not used in the record.



**Figure 8** Extract from an 1842 map of Lincoln. Study area contains two buildings by this time and the gates to both East Bight and James Street are clearly marked at the northeast corner of the gardens for Cottesford Place.<sup>35</sup>



**Figure 9** September 1850 *Tithe Map* for the study area.<sup>36</sup>

The 1888 OS Map (Figure 10) shows that there was by this time a building fully occupying the northwest corner of the site, either rebuilt or extended from the original smaller building between c.1850 and c.1888. The eastern rectangular building is shown subdivided into two parts and appears to have been extended further to the west by this time. The extension to the west presumably represents the addition of the western section of the building with slightly lower ridgeline that currently houses the dining room with a carved stone window surround. The internal subdivision in 1888 correlates with the separation of the current east room, the 'Great Hall' from the side currently containing the kitchen, entrance hall, dining room, and bathroom.

A small rectangular footprint structure was also shown on the east side of the gateway to East Bight in the location of the current shed.

The Cottesford Place gardens had been altered at the north end to fully separate the working stables area from the formerly open garden area, and walls had been built across the south side by 1888 with access 'passageways' on the east and west sides as the walls extended at each end south into the garden. A substantial garden bed had been established on the south side of the wall and had been sloped up to the wall. This wall appears to be in the general alignment of the current low garden wall within the garden of the study area (along the south side of the driveway).

Fairly contemporary with the 1888 OS Map, a drainage plan (Figure 11) was prepared by the Lincoln Corporation that showed drainage points within the buildings of the study area as they exited to the main sewer on East Bight. In c.1885, three subdivided spaces within the eastern building were shown on plan. Drainage ran from the easternmost space, from the westernmost space and from the south end of the western building.

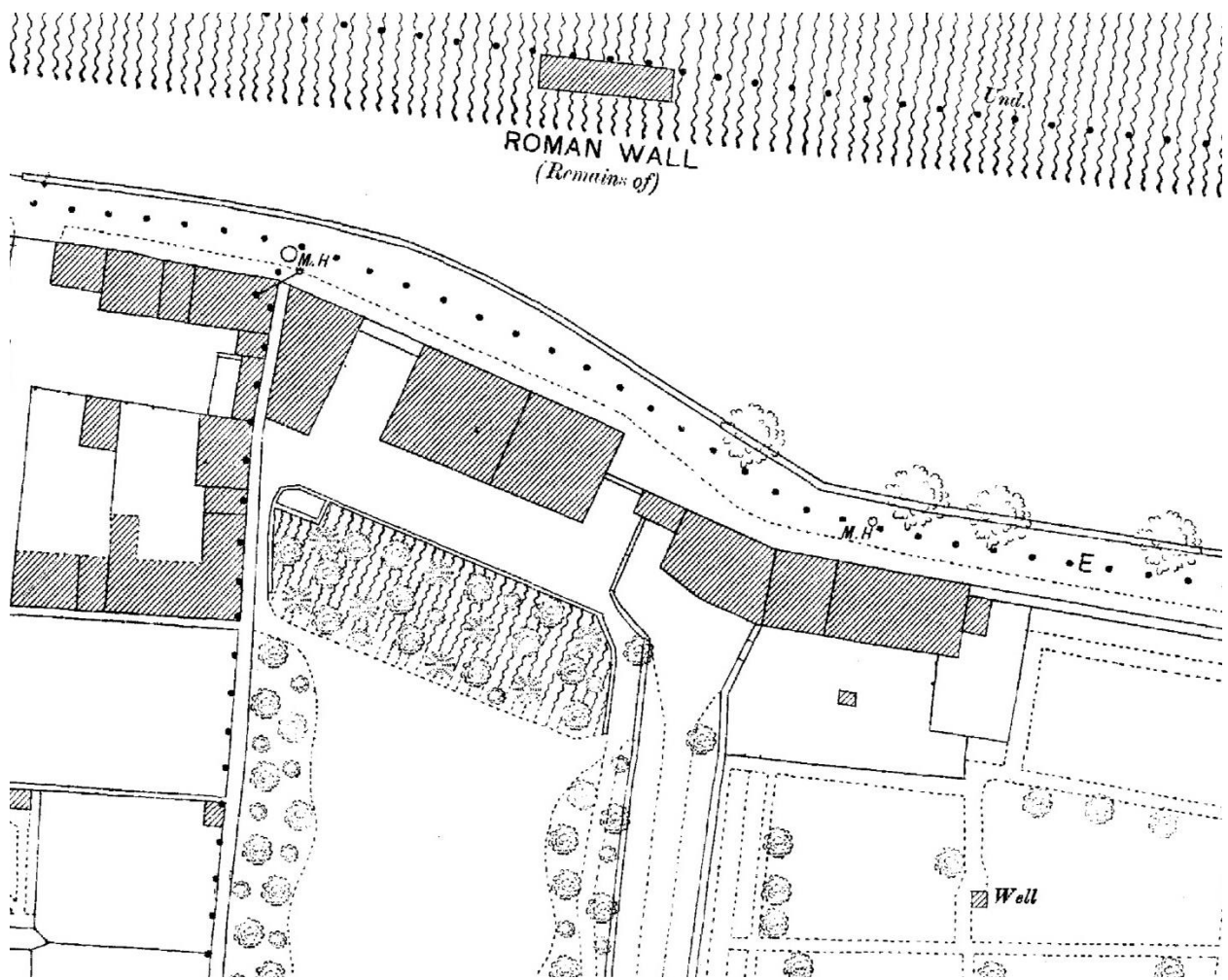
The footprints of the buildings differ from the OS maps and is thought to be simply an inaccurate representation of the northwest building in particular due to the more simplistic nature of the drainage plan. However, it is possible that the east wall of the northwest corner building was realigned perpendicular with the north wall between c.1885 and 1888.

Mrs Keyworth was still at Cottesford Place in January 1887.<sup>37</sup>

Keyworth was still at Cottesford Place in December 1896.<sup>38</sup> Elizabeth Haldenby Keyworth, widow of Thomas Michael Keyworth, died at Cottesford Place on 21<sup>st</sup> May 1900 in her 99<sup>th</sup> year.<sup>39</sup> She was the daughter of the late Robert Bunyan, former wine and spirit merchant of Lincoln, who was the last lineal male descendant of John Bunyan, author of the 'Pilgrim's Progress'.<sup>40</sup>

Following her death, the contents of Cottesford Place were put up for sale by auction in October 1900.<sup>41</sup>





**Figure 10** Extract from an 1888 OS Map for Lincoln with the garden bed on the south side of the wall indicated as being on a slope with mixed trees.



**Figure 11** c.1885 drainage plan showing drainage for the two buildings.<sup>42</sup> The rectangular east building is shown subdivided internally into three parts. The northwest corner building is a footprint different to that shown in 1888 and it is possible that the wall was realigned by 1888 – or is it simply an anomaly on this less refined map?

In February 1901, the house and land including the study area were put up for sale by auction and described as follows:<sup>43</sup>

*"Cottesford-Place, James Street, Lincoln*

*To be let or sold, all that Mansion House situate and being in James Street, Lincoln, as lately in the occupation of Mrs E H Keyworth, deceased, containing Drawing Room 28ft 6in by 18ft.; Dining Rooms 29ft by 15ft.; Breakfast Room 20ft by 15ft.; Entrance Hall, Study, Housekeeper's Room, Kitchen, Bathroom, six Bedrooms, with a corresponding number of attics and usual out-offices.*

*The property also comprises Stables, Carriage House etc. (Presumably the study area buildings)*

*The Mansion stands in its own walled-in grounds and is within two minutes' walk of the Cathedral..."*

A Mr F A Peacock of Cottesford Place was noted in a newspaper article dated July 1902<sup>44</sup> and Mrs Peacock of Cottesford Place was advertising for a parlourmaid for a family of four with five servants in January 1906.<sup>45</sup>

The 1907 OS Map at Figure 12 showed no change to the footprint of the buildings shown in the 1888 OS Map.

Mr and Mrs Peacock were still there in October 1924.<sup>46</sup> Mr Frederick Arden Peacock died at Cottesford Place in May 1925, aged 63, after being ill for some time. He was a prominent banker who resided in Sleaford until his move to Lincoln in 1901, where he stayed in post as superintendent manager of branches of Lloyds Bank until his death. Peacock was a prominent member of society being formerly County Treasurer of Kesteven, and Treasurer of the Kesteven Mental Hospital, Sleaford Board of Guardians, and of the Sleaford Rural District Council. He was also made a Justice of the Peace for Kesteven in 1899. A Conservative, he was also a Ruling Councillor of the Primrose League. Peacock was survived by his wife, Rhoda and a son and daughter.<sup>47</sup>

The 1932-38 OS Map at Figure 13 again showed no further change to the footprint of the buildings within the site.

In April 1938, furniture from Cottesford Place was to be sold at auction.<sup>48</sup>

In July 1948, a Mr James Lenygon was identified at Cottesford Place, Lincoln<sup>49</sup> and in May 1954, James Lenygon Esquire was advertising some of the contents of Cottesford Place for sale by auction.<sup>50</sup> Lenygon was an artist and when he died in 1956, the house was considered to be in poor condition. It was sold and demolished.<sup>51</sup>

Between the time of the 1932-38 OS Map and the 1967-68 OS Map at Figure 18 (presumably after the demolition of Cottesford Place in 1956), the original gardens of the house were subdivided for new housing development, with the study area subdivided within its own plot at the north end.

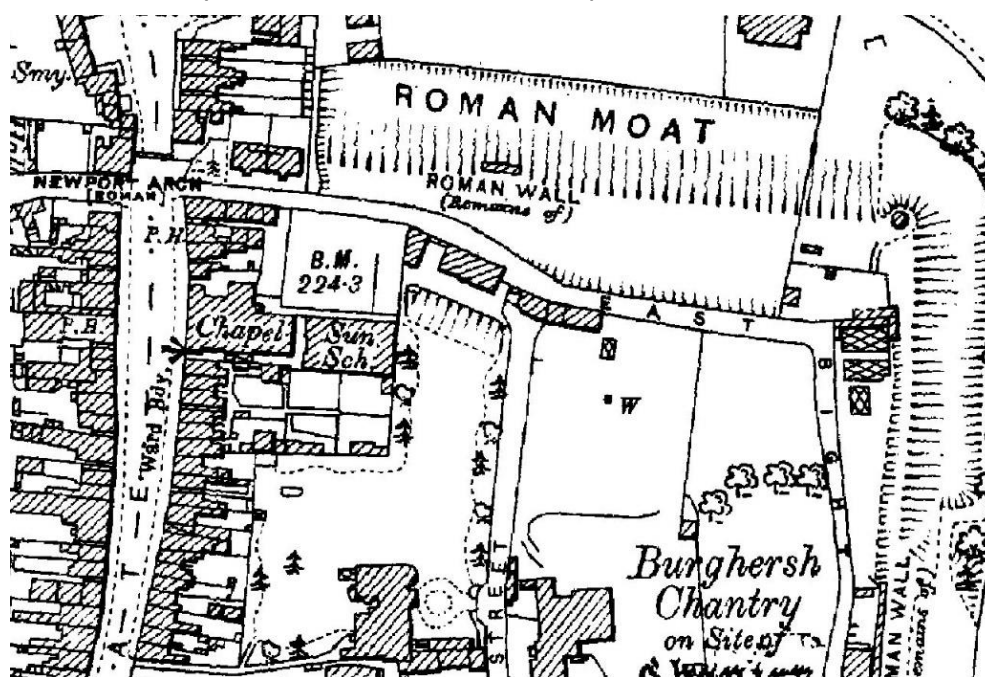


Figure 12 Extract from the 1907 OS Map.<sup>52</sup>

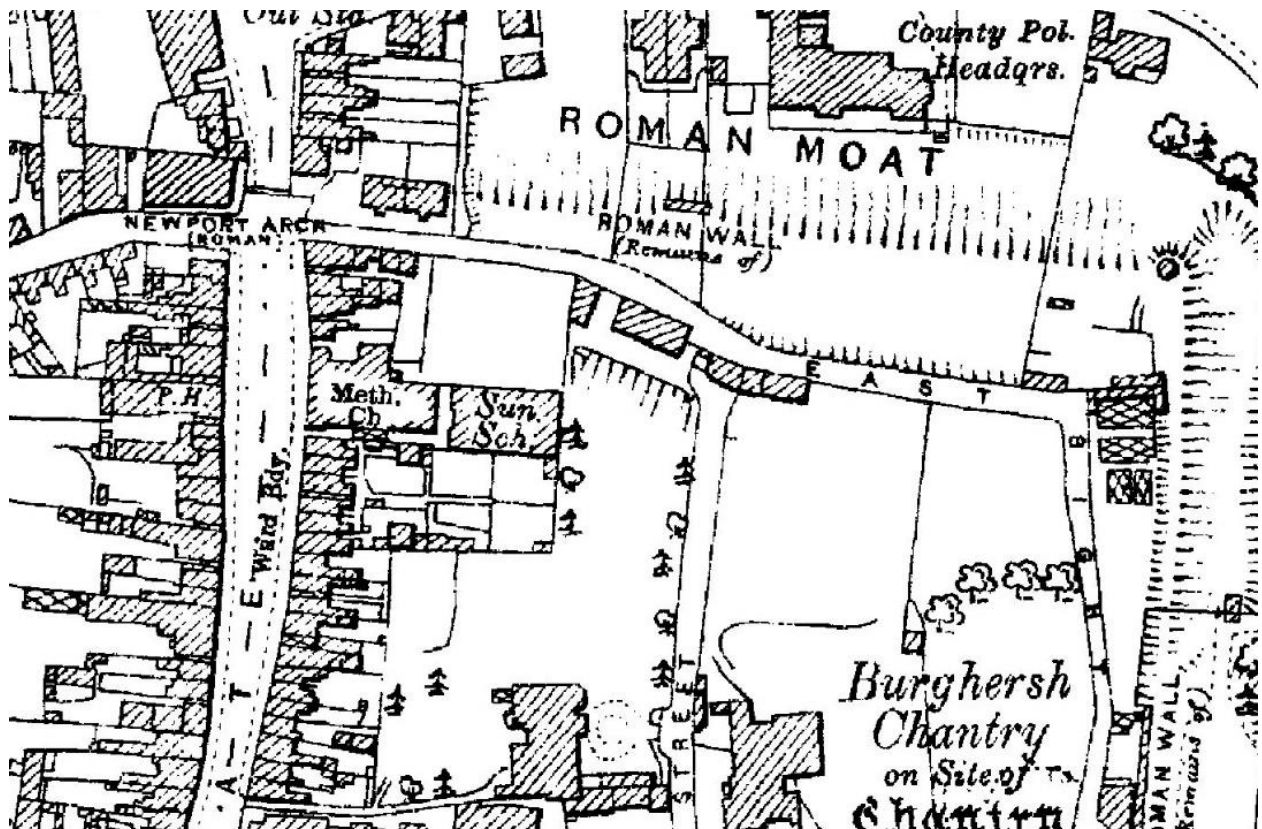


Figure 13 Extract from the 1932-8 OS Map.<sup>53</sup>

An excellent collection of historical images in the current owner's possession, as well as further images obtained from the Lincoln Central Library for research, show that the original stables and coach house were converted to a dwelling in c.1961.

The images show that the original south elevation in 1958 prior to dwelling conversion comprised (from west to east) the carved stone window at the west end (into the current dining room); a pair of panelled wooden coach house doors with decorative iron strap hinges set into an arched opening; and at the east end, single arched windows flanking a central strapped and panelled door, presumably leading into the stables area. The arched windows were leaded with diamond panes in part with later replacement panes – 8 panes in total for each including the arches. The roof appears to have been clad with flat clay tile, rather than pantile prior to conversion. The northwest corner building on the site is visible to the left of the image at Figure 15 and there was a large opening on the east elevation, the roof was clay-tile and with a pitch sloping down to the east.

A further image noted from East Bight in January 1958 showed that the arched window in the east end gable comprised three vertical panes at this time.<sup>54</sup>

Although no drawings were found to show the changes in 1961, the interior of the building does not appear to have been dramatically altered since its original conversion and the image at Figure 17 shows that the changes included a dormer in the south pitch of the roof for the bedroom; retention of the coach house door archway, but infill with stone work, upper glazing and part-glazed door within the west side of the opening; replacement of the multi-pane arched windows and panelled door with new windows and a pair of part-glazed doors; chimney installed in the ridgeline; complete replacement of roofing with pantile (but it would appear that the garage building retained its flat tile roof in 1961).

A 1961 image was annotated to say that the former stables were converted into a house for Miss J M Campbell and Miss P M Higgs.<sup>55</sup>

The 1974-75 OS Map at Figure 19 shows the overall same footprint as noted in previous historical maps. However, the chamfered front entrance doorway was clearly marked on the north side of the dwelling facing East Bight in 1974-75.





**Figure 14** 1958 image of the south elevation of the stables and coach house prior to conversion for dwelling use.<sup>56</sup>



**Figure 15** 1958 image of the building looking northwest to the south elevation and outbuilding beyond, prior to conversion for dwelling use, showing the building presumably referred to as the garage in 1986 to the far left of the image.<sup>57</sup>



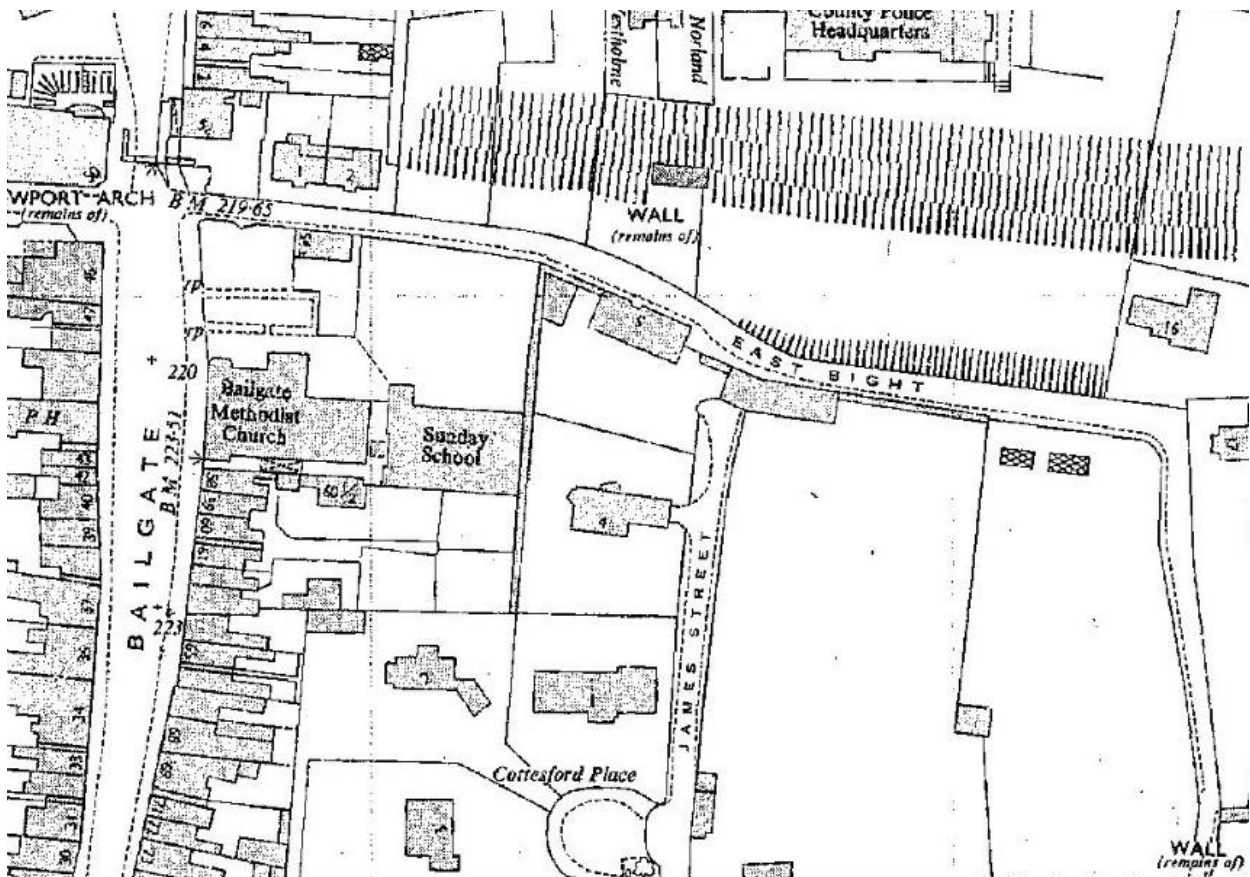
**Figure 16** 1958 image of the south elevation of the former stables and coach house prior to conversion to dwelling use.<sup>58</sup>



**Figure 17** Photo taken in 1961 following the conversion of the buildings to dwelling use. Note the garage building with door to the left of the image.



**Figure 18** Extract from the 1967-68 OS Map<sup>59</sup> showing subdivision and redevelopment of the former Cottesford Place gardens for housing by this time.



**Figure 19** Extract from the 1974-75 OS Map.<sup>60</sup>



5 East Bight was advertised for sale in 1986 and a copy of the particulars<sup>61</sup> described the dwelling as follows:

*"Entrance: Glazed entrance door to:*

*Spacious Reception Hall: The Reception Hall is divided on two levels with a small flight of stairs leading to a lower reception area. Large built-in storage cupboard. Wall lights. Door chime.*

*Breakfast Kitchen: 10' 8 x 9' 10. Presently equipped with a single drainer enamel sink unit. Preparation areas. Base units with cupboards and drawers. Eye-level storage cabinets. Domestic appliance recesses. "Rayburn Royal" oil fired cooking range which also provides domestic hot water. Carpet. Strip light. Part glazed rear entrance door. Superb views of the secluded walled gardens.*

*Inner Hall: Two useful built-in storage cupboards.*

*Bathroom: Panelled bath and matching hand basin. Heat/light unit. Infra-red wall heater. Single panel radiator/heated towel rail.*

*Separate W.C.: Matching low level suite.*

*Bedroom 3/Study: 7' 9 x 11' 8. Feature window with views of the walled gardens and believed to be a copy of a window on the Lincoln Cathedral. Exposed timber floor. Telephone. (The current dining room).*

*Great Hall/Dining Room: 23' 6 x 17' 5. Feature archways run the full length of one wall and enjoy superb views of the walled gardens. Double opening doors also leading to the garden. Stone built fireplace incorporating a raised hearth and open grate. Exposed timber floor. Exposed timber beams to ceiling. Feature high level arched windows. Open plan timber staircase leading to first floor gallery. Wall lights.*

*First Floor:*

*Gallery Landing: Views looking down into the Great Hall. Exposed beams. Access to roof void. Two useful built-in storage cupboards. Exposed timber floorboards.*

*Bedroom 1: 11' 5 x 10' 1. Pleasant views of the walled gardens. Exposed beams. Exposed timber floorboards. Views of Lincoln Cathedral. Feature archway to:*

*Bedroom 2: 14' 6 x 12' 0. Hand basin with hot and cold supply. Beams ceiling. Access to roof void. Exposed timber floorboards.*

*Outside: Double opening timber gates with access from James Street leads to a most attractive gravelled driveway running the full length of the front elevation and providing ample car parking space and leading to a detached Double Garage Complex measuring 23' 8 x 16' 4 having a useful storage space in the roof void.*

*There is also a second vehicular access off East Bight.*

*This dwelling enjoys a superb, most attractive walled garden with grounds predominantly laid to lawn with well stocked herbaceous borders. The whole plot is enhanced by a mature horse chestnut tree which*



**Figure 20** Images of the south elevation (top); stair to upper floor at east end (centre); and garden (bottom) from 1986 sales particulars.<sup>62</sup>





A gas fire was installed at the property and registered as completed in January 2011.<sup>69</sup>

The current owners as of 2020 are Mr and Mrs Sullivan. They purchased the property from Roy and Mary Ison, who had lived at 5 East Bight for 34 years<sup>70</sup> and who had presumably been the successful purchasers of the site at the time of the 1986 sale.



**Figure 22** Summary historical development plans for 5 East Bight. Not to scale.



## 2.3 Study Area in February 2021

The following section aims to provide a summary photographic survey of 5 East Bight and its immediate context at the time of inspection on 4<sup>th</sup> March 2021.

### *Exterior and Setting*



**Figure 23** View looking southeast along East Bight (L) and the gates to the property on East Bight, looking south (R) with the east gable end wall of the dwelling to the right of the image.



**Figure 24** View looking west along East Bight showing part of the east gable elevation and north elevation of 5 East Bight (L) and a partial view of the north elevation with the early 19th century roof over the wall (reclad in pantile in c.1961)(R).



**Figure 25** c.1961 doorway insertion in north elevation as part of the conversion to a dwelling (L) and north close wall continuing west as built by 1327 (and later altered)(R).





**Figure 26** West end of the north close wall where it abuts the brick wall that continues along East Bight to the west (L) and looking east along East Bight with 5 East Bight to the right of the image integral with the 14<sup>th</sup> century close wall (R).



**Figure 27** View looking north along James Street in the direction of the study area from level with the former entrance to Cottesford Place (L) and from near the north end of the street where the east gable end is visible (R).



**Figure 28** Views looking northwest towards 5 East Bight from the north end of James Street.





**Figure 29** Wall and gateway entrance to 5 East Bight on the west side of the north end of James Street.



**Figure 30** Timber shed in the northeast corner of the site (L) and looking east to the driveway entrance and James Street (R).



**Figure 31** Views looking southeast into the corner of the site, behind the James Street boundary wall.





**Figure 32** View looking northwest to the southeast corner of the dwelling showing the east gable end and south elevation (L) and the gates to East Bight looking north (R).



**Figure 33** Looking west to the side of the conservatory constructed in 2001 (L) and looking northwest from the garden to the west end of the dwelling (R).



**Figure 34** Looking west (L) and southwest (R) across the garden on the south side of the site.





**Figure 35** Looking northwest to the west end of the southern elevation of the dwelling where significant additions have been made in c.1987 and 2001 (L) and looking north to the west end of the 19<sup>th</sup> century former stables and coach house (R).



**Figure 36** Views looking north to the east side of the south elevation showing the former coach house opening to left of image and c.1961 dormer insertion.

### *Interior*



**Figure 37** View looking east (L) and west (R) within the east side 'great hall' showing the c.1961 conversion to a dwelling.





**Figure 38** Views from the upper stair landing looking east (L) and southeast (R) into the 'great hall' space at the east end of the building.



**Figure 39** View looking north to the front door inserted c.1961 (L) and looking west along the central ground floor corridor from the front entrance hall (R).



**Figure 40** Looking down from the upper landing to the front door (L) and one of the c.1961 cupboards west of the front door (R).



**Figure 41** Views looking west (L) and southwest (R) in the dining room on the south side of the dwelling. This is within a small extension made 1850-1888 that contains a carved 'Norman' style window and iron bars that reputedly is copied from a detail in the Cathedral.



**Figure 42** View looking east within the dining room (L) and ceiling detail (R).



**Figure 43** Modern bathroom insertion on north side of the house with a window into the small courtyard 'area' to the west.





**Figure 44** Views looking east from the post-1986 infill sitting room towards the former external wall of the 1850-1888 extension.



**Figure 45** View looking south from the post-1986 extension sitting room to the garden (L) and looking north within the northwest corner bedroom in the post-1986 extension (R) (within the area of a former outbuilding/later garage).



**Figure 46** View looking east within the northwest corner bedroom to the small courtyard area (L) and looking south within the bedroom (R).





**Figure 47** Modern bathroom within the northwest corner of the dwelling (L) and looking east from the bedroom into the small courtyard area on the north side of the dwelling with the close wall to the left of the image (R) created c.1987.



**Figure 48** Looking west within the office on the west side of the dwelling (L) and looking south into the conservatory built in 2001 (R).



**Figure 49** View towards the Cathedral from the southern end of the conservatory (L) and the stone arched opening in the west close wall within the conservatory (R). Original purpose is not known, but could it have been the location of a source of water? A similar arch was noted in the north wall of the small courtyard area – possibly a culvert or drain?





**Figure 50** Views looking north within the conservatory built in 2001 against the western close wall.



**Figure 51** Looking east along the upper corridor towards the stair landing (L) and looking southeast into the centre first floor bedroom with a dormer window that was inserted in the south roof pitch in c.1961 (R).



**Figure 52** Views looking west (L) and east (R) within the western first floor bedroom.



**Figure 53** Views looking west (L) and northwest (R) from the west gable window of the first floor west bedroom.

### 3.0 Assessment of Significance

#### 3.1 Introduction

5 East Bight is recognised as a Grade II listed building as part of a group of elements titled '*Close Wall Adjacent Numbers 4 and 10 and 12 (numbers 10 and 12 not included) Number 5 and Adjoining Sections of the Close Wall*'. It is also located within the large Scheduled Ancient Monument area of Lincoln Roman Colonia (Lindum) and within the northern end of the *City of Lincoln Conservation Area No. 1 - Cathedral and City Centre*.

Additional listed buildings and scheduled monuments in the immediate vicinity of the site (as depicted on Figure 2) include:

- Base of Roman Wall Turret (Grade I listed)
- Section of Roman Wall (Grade I listed)
- Section of Roman Town Wall and Ditch north of Eastgate (Scheduled Ancient Monument)
- Section of Roman Town Wall and Ditch North of East Bight (Scheduled Ancient Monument)
- Newport Arch and Town Wall (Scheduled Ancient Monument)

It is important as part of an assessment of significance, to assess the site as a whole and not elements in isolation. This is to enable an overall appreciation of the importance of a place upon which an assessment of the potential positive or negative aspects of any future proposals can be made. The following significance assessment is based upon heritage values recognised by Historic England in their *Statements of Heritage Significance: Analysing Significance in Heritage Assets – Historic England Advice Note 12* (2019). This *Advice Note* furthers principles previously established in their 2008 *Conservation Principles, Policies and Guidance*, that included evidential, historical, aesthetic and communal significance values.

The following values have been established by *Historic England Advice Note 12*:

#### 1. Archaeological Interest

*There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

#### 2. Architectural and Artistic Interest

*These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*

#### 3. Historic Interest

*An interest in past lives or events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

It is also important that any future proposals are assessed with regard to the *National Planning Policy Framework (Revised February 2019)* (NPPF) requirements of *Section 16: Conserving and enhancing the historic environment*, particularly articles 189-202 regarding the requirements to both assess the significance of any heritage assets potentially affected by development and the consideration of potential harm of any proposals to those heritage assets.

### 3.2 Archaeological Interest

*There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

The location of 5 East Bight within the Scheduled Ancient Monument of Lincoln Roman Colonia (Lindum) and being physically integral with the Medieval close walls (completed by 1327) on its north and west sides means that the property will be of a high level of archaeological interest for evidence demonstrating the development, use, and occupation in this historic part of Lincoln since Roman occupation.

As a complicated property dating from the 14<sup>th</sup> century, the physical fabric of the building reflects nearly seven centuries of both change and survival. From its north and west walls completed by 1327, the building demonstrates its development as a stables and coach house for the prominent James Street property known as Cottesford Place with its extensive gardens in the first half of the 19<sup>th</sup> century and further additions by the later 19<sup>th</sup> century. This was followed by significant change after the mid-20<sup>th</sup> century when the whole of the site and building was redeveloped as a dwelling. The building and surrounding land may still provide further archaeological evidence (e.g., during future works within the building or grounds) for fabric currently concealed behind later finishes and might be of interest for changes including the former northern gardens walls of Cottesford Place.

### 3.3 Architectural and Artistic Interest

*These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*

Eminent architectural historian, Nikolaus Pevsner identified the former stables and coach house building of 5 East Bight as being '*dressed up as a folly in the 19<sup>th</sup> century with an elaborate neo-Norman window*'.<sup>71</sup> The former stables and coach house are a distinctive feature attached to the Medieval close walls at the north end of James Street. They are built predominantly in stone with some brick and with arched openings and a prominent east gable end attached to a stone arched gateway to East Bight.

The decorative carved stone neo-Norman window referred to by Pevsner survives within the south elevation of the 1850-1888 extension on the west side of the original building and reputedly reflects a design found within the Cathedral. The original building, as noted in 1958 images was a high-quality building with some fine architectural detailing for what appears to have been a purpose-built stables and coach house located at the very north end of the grounds of Cottesford Place.

The c.1961 conversion of the building saw significant change to the original building, but as it was the complete conversion of a utilitarian outbuilding to domestic accommodation, this is not unexpected. The inspection noted that there has been little alteration to the fabric of the c.1961 conversion itself and post-1986 additions have altered the former western building 'garage' and absorbed it within an infill for the current sitting room and the large conservatory built in 2001. While the sitting room infill detailing has been approached in a sympathetic manner using stonework and an arched window and door arrangement, the conservatory, while subservient in height, is not a sympathetic addition to the historic building or its original layout. It was noted that there has been considerable change particularly where the west side of the study area.

Despite significant alteration, it is still possible that some earlier fabric and finishes might still survive behind later finishes and care should be taken during any future works that might uncover anything that could add to the historical record for the property.

The key surviving original or early fabric that is important to understanding the origin and early development of the building as it stands today include:

- The 14<sup>th</sup> century close wall fabric along the north and west sides of the study area and is integral with the dwelling.
- Fabric dating to the original construction of the stables and coach house in c.1819-1830.



- Fabric dating to the extension of the building in 1850-1888 including the neo-Norman carved stone window.

Later fabric and alterations from the 20<sup>th</sup> century that are of their period and reflect the several phases of development within the study area, but are of considerably less significance than the surviving 14<sup>th</sup>-19<sup>th</sup> century fabric include:

- c.1961 fabric for the conversion of the building.
- c.1987 (post-1986) western infill additions and associated works.

While it also reflects the various phases of development of the building, the large conservatory on the west side of the study area is not a sympathetic addition to the historic fabric and layout of the site.

Views to the building along East Bight are of the historic close wall with the roofs rising above, and the gates into the property through the stone arch at the east end of the dwelling. The building itself blends into the streetscape of East Bight as it is largely concealed and dominated by the high stone close wall. The gates and half of the east gable end are more prominent when viewed looking west along East Bight.

The only other key view to the building is looking northwest into the site and towards the east gable end and south elevation of the building from the private driveway and entrance at the north end of James Street. Otherwise, the study area is physically and visually contained within the close walls, the wall along James Street and the modern boundary fence to the south.

Since the late 19<sup>th</sup> century, the former stables and coach house were physically and visually separated from the rest of the gardens of Cottesford Place to the south as a working area that would typically have been concealed behind walls and gardens.

The building and historic walls define this part of East Bight, the north end of James Street and the northwest corner of the original Medieval close boundaries. Overall, the complex combination of the 14<sup>th</sup> century close walls and 19<sup>th</sup> century development of the stables and coach house make an extremely positive contribution to the historic character of James Street, East Bight and the conservation area, and the overall character of this historically important part of Lincoln within the wider Cathedral precinct.

### 3.4 Historic Interest

*An interest in past lives or events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

The overall site is located within the historic context of the Roman city of Lincoln and the former stables and coach house were developed between c.1819 and 1830, with the two original buildings designed to be integral with the Medieval close walls of the cathedral precinct on the north and west sides of the complex. The buildings were built as part of the service areas for Cottesford Place to the south and they were concealed at the very north end of the gardens of this large and prominent house. Since its demolition in the mid-20<sup>th</sup> century, and apart from the close walls, the former stables and coach house building appears to be the key remnant of the Cottesford House property still surviving today.

Were the original stables and coach house built during the occupation of local landowner Mrs Ann Empson, who was at Cottesford Place prior to 1830, or prior to her occupation? The west extension with the neo-Norman window was likely constructed during the occupation of the prominent Keyworth family.

When the last occupant, James Lenygon died in 1956, this was a historical turning point for the site of Cottesford Place, as the whole of the grounds were then redeveloped for housing following the demolition of the main house. This included the conversion, rather than demolition (unlike the main house) of the stables and coach house building. The conversion of the building in c.1961 very likely resulted in its overall survival, rather than complete loss as for Cottesford Place itself.

5 East Bight is of considerable historical interest as the last remaining building associated with the once extensive property known as Cottesford Place (the last house dating from the mid-18<sup>th</sup> century on the site of much earlier residence), that is also integral with the upper city's Medieval close walls.

The building today also reflects the 20<sup>th</sup> century changes within the close walls in this area of Lincoln and the loss of the traditional large estate gardens from alongside James Street and East Bight through housing development which has fortunately seen the survival of the former stables and coach house, albeit necessarily altered during the conversion to residential accommodation.

## **4.0 Appendices**

### **4.1 Appendix I - Items for Possible Further Research**

The following items were not accessible at the time of writing due to Covid-19 restrictions but might add to the historical record for the property in the future when further research is possible.

#### ***National Archives Catalogue***

*Society of Antiquaries of London*

- *Ref: SAL/MS/786/K Various maps and maps in the County and City, followed by local broadsides and notices.* Includes Cottesford place, 1830. Possibly same details as in Ref: 7-FANE/3/5/3 at Lincolnshire Archives.

#### ***Lincolnshire Archives***

- *Ref: 7-FANE/3/5/3* Copy of an award of a boundary line between the Bail and Close of Lincoln. Original dated 1830, 19<sup>th</sup> century copy. Stamped "Willson Collection Lincoln". Include extracts from leases dating from 1640-1816.
- *Ref: MISC DEP 531/4* Volume containing notes and extracts re history of Cottesford Place and Burghersh Chantry, Lincoln. Undated (20<sup>th</sup> century).
- *LCNCC:2019.135* Archaeology project archive – Land at Cottesford Place.
- *SR Journal: Lincolnshire History and Archaeology, Excavations and Fieldwork* Vol 17 1982 pp72-73 K Camidge. Article.
- *Ref: AWA 19/38* Lincoln Corporation house sewerage connection plans, 1908
- *Ref: AWA 19/3* Lincoln Corporation house sewerage connection plans, 1908
- *Ref: LCNUG: 1978/19* Lincoln Cathedral from the East Bight – watercolour, artist unknown, 19<sup>th</sup> century.
- *Ref: MISC DEP 631/5/18* Abstract of Title – Title of the personal representatives of Alfred Shuttleworth, decd., to Eastgate House, and land in Eastgate, Northgate, Church Lane and East Bight, 1888-1926. 1927

#### ***Lincoln Central Library Local Studies***

A digital catalogue was searched for images in the collection and copies of some illustrations were retrieved following a remote copy request from a member of staff. The property file cabinet for East Bight was also checked and material retrieved. The news cutting file was not accessible at the time of writing.

## 4.2 Appendix II - Listed Building and Scheduled Ancient Monument Reports



# CLOSE WALL ADJOINING NUMBERS 4 AND 10 AND 12 (NUMBERS 10 AND 12 NOT INCLUDED) NUMBER 5 AND ADJOINING SECTIONS OF THE CLOSE WALL

## Overview

Heritage Category:  
Listed Building

Grade:  
II

List Entry Number:  
1388511

Date first listed:  
02-Oct-1969

Statutory Address:  
CLOSE WALL ADJOINING NUMBERS 4 AND 10 AND 12 (NUMBERS 10 AND 12 NOT INCLUDED), 4, JAMES STREET

Statutory Address:  
NUMBER 5 AND ADJOINING SECTIONS OF THE CLOSE WALL, 5, EAST BRIGHT



## Map



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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1388511.pdf**

([https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/350209/HLE\\_A4L\\_Grade|HLE\\_A3L\\_Grade.p](https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/350209/HLE_A4L_Grade|HLE_A3L_Grade.p)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 03-Mar-2021 at 22:20:27.

## Location

Statutory Address:

CLOSE WALL ADJOINING NUMBERS 4 AND 10 AND 12 (NUMBERS 10 AND 12 NOT INCLUDED), 4, JAMES STREET

Statutory Address:

NUMBER 5 AND ADJOINING SECTIONS OF THE CLOSE WALL, 5, EAST BRIGHT

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

County:

Lincolnshire

District:

Lincoln (District Authority)

National Grid Reference:

SK 97744 72095

## Details

LINCOLN

SK9772SE EAST BIGHT 1941-1/7/90 (South side) 02/10/69 No.5 and adjoining sections of the Close wall

GV II

Includes: Close Wall adjoining Nos.4, 10 and 12 (Nos.10 and 12 not included) JAMES STREET. Stables, now a house, and adjoining sections of the Cathedral Close wall. Early C14 and early C19, with C20 additions and alterations. Coursed and squared stone with stone dressings and pantile roofs, with single coped ridge and gable stacks. Pantile and concrete copings to the wall. House, 2 storeys, has to south a door flanked by single C20 windows all with round heads, and to left a basket arched carriage opening with C20 glazed screen and door. To left again, a lower single bay with an Early English style double lancet. Beyond, single storey outbuildings, C19 and C20. To the south, a section of wall approx. 75m long. To east, bordering East Bight to the south, a section of wall approx. 90m long, with a moulded elliptical carriage arch with a pair of doors at the west end. At the east end, a rounded corner. Beyond, bordering East Bight to the west, a section of wall approx. 150m long. This section of the Close wall has been pierced and patched, but is substantially original. (Buildings of England : Lincolnshire: Pevsner N: Lincolnshire: London: 1989-: 483-484).

LINCOLN

SK9772SE JAMES STREET 1941-1/7/90 Close Wall adjoining Nos.4, 10 and 02/10/69 12 (Nos.10 and 12 not included)

GV II

Listing NGR: SK9774472095

## Legacy

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

Legacy System number:

485956

Legacy System:

LBS

## Sources

### Books and journals

Pevsner, N, Harris, J, Antram, N, The Buildings of England: Lincolnshire, (1989), 483-484

## Legal

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

End of official listing

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# Lincoln Roman colonia (Lindum)

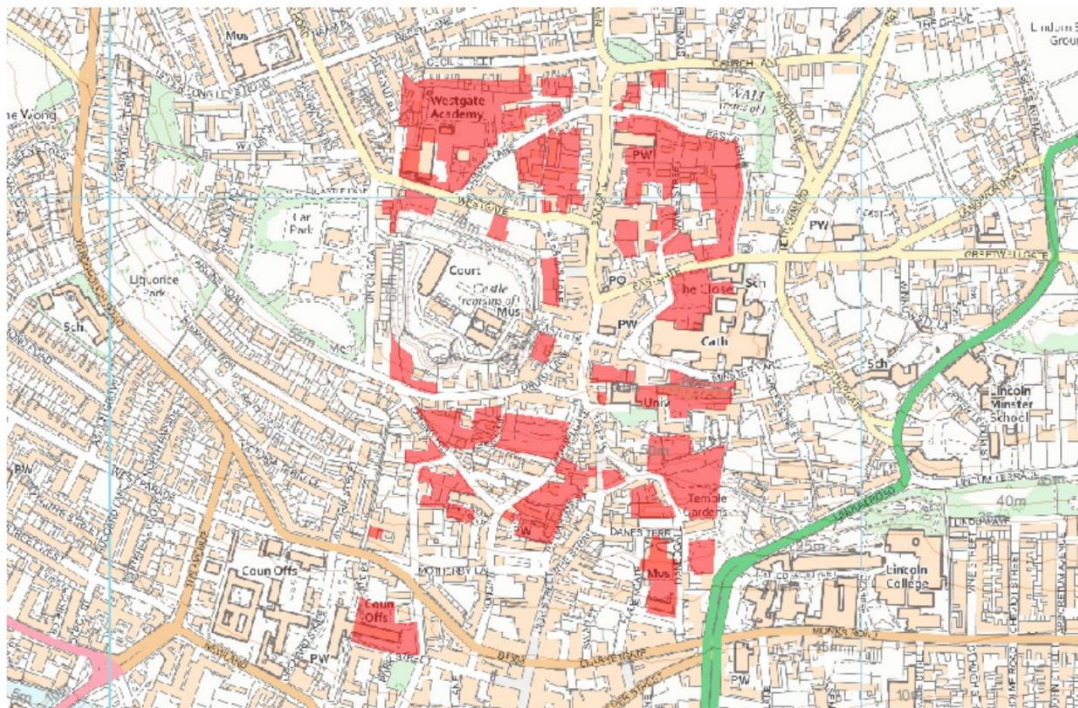
## Overview

Heritage Category:  
Scheduled Monument

List Entry Number:  
1003569



## Map



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([https://mapservices.HistoricEngland.org.uk/printwebservicehlc/StatutoryPrint.svc/3605/HLE\\_A4L\\_NoGrade|HLE\\_A3L\\_NoGrade](https://mapservices.HistoricEngland.org.uk/printwebservicehlc/StatutoryPrint.svc/3605/HLE_A4L_NoGrade|HLE_A3L_NoGrade))

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## Location

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

County:

Lincolnshire

District:

Lincoln (District Authority)

Parish:

Non Civil Parish

National Grid Reference:

SK 97353 71555, SK 97366 71429, SK 97398 71997, SK 97404 71753, SK 97417 71656, SK 97448 71576, SK 97463 71692, SK 97473 72088, SK 97516 71961, SK 97548 72106, SK 97559 72048, SK 97561 71684, SK 97576 71801, SK 97580 71989, SK 97581 72114, SK 97585 71582, SK 97585 71889, SK 97594 72148, SK 97602 72035, SK 97654 71734, SK 97669 71766, SK 97670 71627, SK 97676 72122, SK 97687 71946, SK 97694 72140, SK 97721 71598, SK 97722 71936, SK 97729 71499, SK 97730 72159, SK 97736 71966, SK 97756 71941, SK 97764 71729, SK 97767 71635, SK 97777 71865, SK 97787 71523, SK 97788 71754

## Summary

Not currently available for this entry.

## Reasons for Designation

Not currently available for this entry.

## History

Not currently available for this entry.

## Details

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available. Please contact us if you would like further information.

## Legacy

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

Legacy System number:

LI 115

Legacy System:

RSM - OCN

## Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Digital, Culture, Media and Sport.

End of official listing

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- <sup>1</sup> Ordnance Survey © Crown Copyright 2020. All rights reserved. Licence number 100022432
- <sup>2</sup> Jones, S; Major, K; and Varley, J *The Survey of Ancient Houses in Lincoln – III: Houses in Eastgate, Priorygate, and James Street Lincoln Civic Trust* 1990
- <sup>3</sup> Search carried out online through the Heritage Gateway website on 11<sup>th</sup> March 2021. [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)
- <sup>4</sup> <http://heritageconnectlincoln.com/character-area/james-street-and-east-bight/44/description>
- <sup>5</sup> Listed building report for 'Close wall adjoining numbers 4 and 10 and 12 (numbers 10 and 12 not included) number 5 and adjoining sections of the close wall'. List Entry No. 1388511 Listed 2<sup>nd</sup> October 1969
- <sup>6</sup> p484 Pevsner, N; Harris, J (ed. Antram, N) *The Buildings of England: Lincolnshire* 2002
- <sup>7</sup> <http://heritageconnectlincoln.com/character-area/james-street-and-east-bight/44/description>
- <sup>8</sup> p88 Jones, S; Major, K; and Varley, J *The Survey of Ancient Houses in Lincoln – III: Houses in Eastgate, Priorygate, and James Street Lincoln Civic Trust* 1990
- <sup>9</sup> <http://heritageconnectlincoln.com/character-area/james-street-and-east-bight/44/description>
- <sup>10</sup> [www.slha.org.uk](http://www.slha.org.uk)
- <sup>11</sup> p3 Jones, S; Major, K; and Varley, J *The Survey of Ancient Houses in Lincoln – III: Houses in Eastgate, Priorygate, and James Street Lincoln Civic Trust* 1990
- <sup>12</sup> <http://heritageconnectlincoln.com/character-area/james-street-and-east-bight/44/description>
- <sup>13</sup> <http://heritageconnectlincoln.com/character-area/james-street-and-east-bight/44/description>
- <sup>14</sup> p2 Jones, S; Major, K; and Varley, J *The Survey of Ancient Houses in Lincoln – III: Houses in Eastgate, Priorygate, and James Street Lincoln Civic Trust* 1990
- <sup>15</sup> p4 *Lincolnshire Echo* Friday 19<sup>th</sup> February 1932
- <sup>16</sup> Mills, D R & Wheeler, R C *Historic Town Plans of Lincoln 1610-1920* 2004
- <sup>17</sup> p87 Jones, S; Major, K; and Varley, J *The Survey of Ancient Houses in Lincoln – III: Houses in Eastgate, Priorygate, and James Street Lincoln Civic Trust* 1990
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- <sup>54</sup> Ref: LCL4131, 1028F, Neg. F691 January 1958 Lincoln Central Library Local Studies.
- <sup>55</sup> Ref: LCL4725, 1259, Neg. F237 1961 image of the building following conversion. By Laurence Elvin. Lincoln Central Library Local Studies.



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<sup>56</sup> Image from client's own collection.

<sup>57</sup> Image from client's own collection.

<sup>58</sup> Image from client's own collection.

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<sup>61</sup> *Sales Particulars for 5 East Bight, Lincoln* Langleys Solicitors Ref: NH/246/86-3 Copy kindly provided by Lincoln Central Library Local Studies from the property files cabinet.

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<sup>63</sup> Refs: LC08/0376/87, LC08/0377/87, & LC08/0923/87 City of Lincoln Planning Portal.

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