

**ARCHAEOLOGICAL MONITORING AND RECORDING AND HISTORIC BUILDING SURVEY AT FORMER RED
COW HOTEL, 8 HIGH STREET, DONINGTON, LINCOLNSHIRE**

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on behalf of JJR Property Investments Limited

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Contents

Executive Summary	7
1.0 Introduction.....	8
2.0 Site Location and Description.....	8
3.0 Planning Background.....	8
4.0 Archaeological and Historical Background	9
5.0 Methodology	9
Building Survey	9
Monitoring.....	10
6.0 Results	11
Building Survey	11
Structure A – Exterior – Hotel	11
Structure A – Interior – Hotel	17
Structure B – Exterior – Assembly Room.....	29
Structure B – Interior – Assembly Room	32
Structure C – Exterior – Stables/Brewery/Loft.....	38
Structure C – Interior – Stables/Brewery/Loft	45
Structure D –Exterior/Interior Remains	58
Structure E – The Tap Bar - Exterior/Interior Remains.....	59
Archaeological monitoring	60
Trench 1.....	60
Trench 2.....	61
Trenches 3 and 4	62
7.0 Discussion and Conclusion	62
8.0 Effectiveness of Methodology.....	64
9.0 Acknowledgements	65
10.0 References.....	65

List of Plates

Plate 1 (shot 171): General view of the hotel from the High Street. Looking north.....	11
Plate 2 (shot 11): View of the hotel from the High Street, also showing the west elevation. Looking northeast, scale 2m	12
Plate 3 (shot 13): Oriel window on brackets. Looking north.....	12
Plate 4 (shot 17): Main entrance. Looking north, 2m scale	13
Plate 5 (shot 20): Wide opening for coaches leading to the rear of the building and the stables. Looking north	14
Plate 6 (shot 19): Sign bracket on the south elevation, looking east.....	14

Plate 7 (shot 175): General view of the rear of the hotel also showing Structures B, C and D. Looking south, 2m scale	15
Plate 8 (shot 64): Scarring of removed structure on the north elevation, also showing ragged joint on second floor. Looking south, 2m scale	16
Plate 9 (shot 66): View of archway, boarded door and window on first floor. Looking south, 2m scale	16
Plate 10 (shot 207): General view of extensions on north elevation. Looking southwest	17
Plate 11 (shot 164): General view of eastern bar/reception area. Looking south	18
Plate 12 (shot 185): Western bar area with shallow Doric inspired alcoves. Looking east	18
Plate 13 (shot 196): General view of bar/reception area to the west. Looking northwest	19
Plate 14 (shot 194): General view of western bar area showing alcove and modern fireplace. Looking west, 1m scale.....	19
Plate 15 (shot 191): Close up of window with shutters. Hole in the ceiling displays plaster over reeds. Looking south, 1m and 0.5m scale	20
Plate 16 (shot 142): Georgian architrave and main former entrance to the assembly room. Looking west-northwest, 2m scale	21
Plate 17 (shot 149): Niche with built-in cupboard and flue hole in the eastern wall. Looking northeast, scale 2m	22
Plate 18 (shot 150): Window with shutters and original panelling below. Looking south-southwest, scale 2m.....	22
Plate 19 (shot 211): Staircase in Structure D leading to first floor of Structure A. Looking west, 2m Scale.....	23
Plate 20 (shot 217): Hallway between rooms A1.2 and A1.3. Looking south, 1m scale	23
Plate 21 (shot 214): General view of bedroom A1.1 and the oriel window. Looking south	24
Plate 22 (shot 215): Fireplace in bedroom A1.1. Looking west-southwest	24
Plate 23 (shot 219): General view of bedroom A1.3. Looking east.....	25
Plate 24 (shot 232): General view of room A1.4. Looking south, 1m scale	25
Plate 25 (shot 235): General view towards the corridor from room A1.4. Looking north, 1m scale	26
Plate 26 (shot 231): General view of room A1.5. Looking southeast.....	26
Plate 27 (shot 230): Fireplace in room A1.5 on the east wall. Looking east	27
Plate 28 (shot 251): View along the second floor corridor. Looking west	27
Plate 29 (shot 243): View down the corridor on second floor, showing area of removed plaster on the ceiling. Looking west	28
Plate 30 (shot 261) Room A2.1 showing blocked fireplace. Looking southwest	28
Plate 31 (shot 258): Bedroom A2.2. Looking southwest	29
Plate 32 (shot 250): Room A2.4. Looking south-southwest	29
Plate 33 (shot 23): The Assembly Room fronting the High Street. Looking north-northeast, 2m scale	30
Plate 34 (shot 4): Close-up of broken brick arch and blocked opening. Looking west-northwest	30
Plate 35 (shot 169): East elevation of Structure B. Looking south-southwest, 2m scale.....	31
Plate 36 (shot 61): North elevation of Structure B, showing blocked doorway. Looking south-southwest, 2m scale	32
Plate 37 (shot 144): General view of the Assembly Room staircase. Looking east, 2m scale.....	33
Plate 38 (shot 162): Doorway into the Assembly Room. Looking west-northwest, 2m scale	33
Plate 39 (shot 155): Georgian windows in the Assembly Room. Looking southeast, 2m scale	34
Plate 40 (shot 154): General view of the Assembly Room towards the east; notice the blocked arched opening.....	34
Plate 41 (shot 156): General view of the Assembly Room to the west. Looking west-northwest, 2m scale	35

Plate 42 (shot 157): North wall showing chimney breast with blocked fireplace and a doorway to Structure C. Looking north-northwest, 2m scale	35
Plate 43 (shot 160): Plastered ceiling with floral motif and plastered cornice. Looking west-northwest	36
Plate 44 (shot 160): Close-up of the ceiling. Looking west-northwest	36
Plate 45 (shot 131): General view of the east room on ground floor. Looking north-northwest, 1m scale	37
Plate 46 (shot 128): View of the ground floor room to the south. Looking north-northeast, 1m scale	37
Plate 47 (shot 134): Segmental arched niche and removed fireplace. Looking north-northwest, 1m scale	38
Plate 48 (shot 170): Straight joint between Structures B and C and blocked up, later, tall windows. Looking south-southwest, 2m scale	39
Plate 49 (shot 172): East elevation of Structure C. Looking northeast, 2m scale	39
Plate 50 (shot 32): Blocked archway on the east elevation. Looking west, 2m scale	40
Plate 51 (shot 34): Close-up of tumbled brickwork in the background on the north gable. Looking south-southwest	40
Plate 52 (shot 173): West elevation of Structure C. Looking east-northeast, 2m scale	41
Plate 53 (shot 174): Oblique view of west elevation. Looking north-northeast, 2m scale	41
Plate 54 (shot 49): Representative view of boarded pitching hole on first floor. Looking east-southeast	42
Plate 55 (shot 34): North elevation of C0.1 showing modern building to the left. Looking south-southwest, 2m scale	42
Plate 56 (shot 42): West elevation with boarded up doorway of C0.1. Looking east-southeast, 2m scale	43
Plate 57 (shot 56): Slumping archway. Looking east-southeast, 2m scale	43
Plate 58 (shot 52): Bricked up doorway replaced with boarded up cart opening. Looking east-southeast, 2m scale	44
Plate 59 (shot 58): Tall opening on the west elevation to the barn. Looking east-southeast, 2m scale	44
Plate 60 (shot 35): Interior view of C0.1, showing blocked window with segmental arch. Looking east-southeast, 2m scale	45
Plate 61 (shot 38): General view of C0.1 showing collapsed rafters. Looking south-southwest, 2m scale	45
Plate 63 (shot 85): General view of stable C0.3. Looking east-southeast, 2m scale	46
Plate 64 (shot 83): View of C0.3 showing harness pegs on the north wall, and brick floor. Looking east, 2m scale	47
Plate 65 (shot 102): Close up of plastered ceiling in C0.4. Looking north	47
Plate 66 (shot 104): Close up of wooden trough and hayrack in C0.4. Looking west-southwest, 2m scale	48
Plate 67 (shot 98): General view of C0.4 towards the east wall with blocked window, also showing retained original features. Looking east-southeast, 2m scale	48
Plate 68 (shot 110): View across the north area in C0.5, showing modern floor, removed timber post and blocked window. Looking southeast, 2m scale	49
Plate 69 (shot 114): General view towards the amended north part of C0.5. Looking north-northeast, 2m scale	49
Plate 70 (shot 111): View towards the south end of C0.5, showing herringbone brick floor, amended trough, modern supporting timber frames and hewn original main beam and diagonal brace	50
Plate 71 (shot 117): Blocked off archway C0.6. Looking east-southeast	50
Plate 72 (shot 180): General view of C0.7 and C1.1. Looking southeast, 2m scale	51

Plate 73 (shot 120): General view of C0.7 showing doorway to Structure B. Looking south-southwest, 2m scale	51
Plate 74 (shot 123): Heat affected timbers of C0.7. Looking north, 2m scale	52
Plate 75 (shot 122): General view toward the west, showing reclaimed timbers. Looking west-southwest, 2m scale	52
Plate 76 (shot 121): Reclaimed curved timber supporting beam above. Looking south-southwest, 2m scale	53
Plate 77 (shot 127): Vaulted storage space in C0.7. Looking east-northeast.....	54
Plate 78 (shot 125): General view towards the vaulted storage room in C0.7. Looking east-northeast, 2m scale	54
Plate 79 (shot 268): View across C1.1, arrows point to blocked louvred openings. a-d denotes positions of contraptions mentioned in the text, eg: (a) coolship. Looking north-northeast.....	55
Plate 80 (shot 139): Platform above north mezzanine, arrow points to circular cut hole in a square platform fixed in position by square nots and bolts/tails. Looking north-northeast.....	55
Plate 81 (shot 153): Close up of mezzanine and branching floor structure. Looking north-northeast	56
Plate 82 (shot 137): View towards the south mezzanine showing the roof structure. Looking south-southwest	56
Plate 83 (shot 277): Partition and loft entrance between C.1.1, notice blocked opening above the staircase.....	57
Plate 84 (shot 275): General view along loft, C1.2, showing timber roof structure. Looking north-northeast	57
Plate 85 (shot 281): Close up of carved inscription on tie-beam, supposedly dated 1854. Looking north-northeast	58
Plate 86 (shot 207): General view of partially demolished north wing D. Looking southwest	58
Plate 87 (shot 203): General view of demolished areas of D. Looking south, 1m scale	59
Plate 88 (shot 200): Ground floor corridor and function room, showing reeded and plastered ceiling. Looking northwest	59
Plate 89 (shot 168): General view of the remains of Structure E. Looking northeast, 2m scale ...	60
Plate 90: South-facing representative section of Trench 1, looking north, scales 1m	61
Plate 91: North-facing section of pit [203], looking south, scales 0.5m and 0.4m	61
Plate 92: North-facing representative section of Trench 3, looking south, scale 1m	62

List of Appendices

Appendix 1: The Red Cow Hotel Listing Details.....	68
Appendix 2: Photographic Archive List.....	69
Appendix 3: Post medieval pottery Report	78
Appendix 4: Context Summary List	79
Appendix 5: Figures	81

List of Figures

Figure 1: Site location outlined in red	81
Figure 2: Site location plan showing location and directions of exterior photographs, demolished structures shown in pink and location of sections in green (base plan provided by the client)....	82
Figure 3: Amended ground floor plan showing location and direction of photographs. Inset shows location of inaccessible cellar (base plans provided by the client)	83
Figure 4: Amended first floor plan showing location and direction of photographs (base plan provided by the client)	84

Figure 5: Second floor plans showing location and direction of photographs (base plan provided by the client).....	85
Figure 6: Section drawings as provided by the client, including demolished buildings	86
Figure 7: Proposed front elevation as provided by the client. Fair representation of structure prior to deterioration.	87
Figure 8: Extracts from historic maps superimposed with surveyed structures in blue and demolished in pink. The scale of the earliest maps are only approximate.....	88
Figure 9: Preliminary phased block plan	89
Figure 10: Proposed site plan showing trench locations.....	90
Figure 11: Plan and sections of trench 2	91
Figure 12: Representative section of trenches 1, 3 and 4.....	92

Document Control

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Executive Summary

- Allen Archaeology Limited were commissioned by Clayton Architecture Limited on behalf of JJR Property Investments Limited to undertake a programme of archaeological monitoring and recording, and historic building survey, on land at the former Red Cow Hotel, 8 High Street, Donington, Spalding, Lincolnshire, to satisfy a planning condition issued by South Holland District Council.
- Roman activity has been recorded in the area including several scatters of pottery, numerous cropmarks and field systems, as well as a cremation and inhumation cemetery. Donington appears in the Domesday Book as Duninctune, from the Old English for 'village/farmstead of Dunn'. The Red Cow Hotel was originally built sometime in the early 1600's and bought by Thomas Cowley in 1680. It was in use as a public house/hotel until 2002.
- The scheme of works involved a building survey of the extant structures and the excavation of four trenches in the footprint of the proposed development area.
- The earliest map to show the establishment is dated 1783 and depicts an east-west orientated range with two attached north wings in the vicinity of the extant structures. The building survey encompassed the former three-story hotel with north projecting wings (some demolished), the Assembly Room in an attached two-storey building to the east and a north-south range of stables, loft/granary and probable brewery. The structures have retained many Georgian architectural features and the stables have extant original fittings, hay racks, troughs and floors. Two broad phases of construction have been identified across the extant buildings; phase one predates 1783 and the second phase post-dates this.
- The Red Cow has a long history of being a central venue in which to conduct local and regional business. It ranges from cock-fights and horse races, to court leets, drainage board and estate meetings, public and private dinner parties, and numerous auctions of properties and land holdings. It is likely that the Red Cow has had an equally long history of brewing on the premises, and that the earliest brewery may have been located in what became the Assembly Room in the mid-18th century, and in structures located to the east. A range at the eastern end of the premises was probably constructed in the late 18th to early 19th century encompassing stables, a loft/granary and a brewery. This range is contemporary with the detached and demolished tap bar and north extensions to the western perimeter of the site. In-house brewing allowed the inn, and later hotel, to be self-sufficient and not reliant on an external brewery. This part of the business is likely to have survived until the 20th century when it was owned by brewery firm, James Hole & Co. The ancillary brewery structures to the east were demolished between the 1950s and 1973.
- The monitored trenches were 10m, 9m, 7m and 6m long and were all 1.4m wide. A similar sequence of archaeology was exposed across the site with a deep sequence of made ground deposits, particularly in trenches 3 and 4, where they exceeded 2.2m thick. A single post-medieval pit was recorded in Trench 2 in the southern part of the site. The evidence suggests a negligible archaeological potential.

1.0 Introduction

- 1.1 Clayton Architecture Limited on behalf of JJR Property Investments Limited commissioned Allen Archaeology Limited (hereafter AAL) to undertake a programme of historic building survey and archaeological monitoring and recording on land at the former Red Cow Hotel, 8 High Street, Donington, Spalding, Lincolnshire to satisfy a planning condition issued by South Holland District Council for a residential development.
- 1.2 All fieldwork and reporting were undertaken in line with the recommendations of the Chartered Institute for Archaeologists '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (2020a), '*Standard and guidance for archaeological watching brief*' (2020b), the Historic England documents '*Understanding Historic Buildings: A guide to good recording practice*' (2016), '*Management of Research Projects in the Historic Environment*' (2015), and a specification prepared by this company (AAL 2020a).
- 1.3 All documentation and records generated during the project will be converted into an appropriate format in accordance with guidelines set out in the LCC document Lincolnshire Archaeological Handbook (2019). The archive will be deposited with The Collection museum in Lincoln, where it will be stored under the museum accession code 2020.178. The agreed date for deposition is August 2021.

2.0 Site Location and Description

- 2.1 Donington is situated approximately 42km south-southeast of Lincoln and 30km east of Grantham, in the administrative district of South Holland. The site is located in the centre of the village, to the north of the High Street, centred on NGR TF 20915 35710.
- 2.2 The geology of the area comprises superficial deposits of the Terrington Beds; salt marsh, tidal creek and river deposits, which have accumulated since the Romano British period and seals a bedrock geology of Ancholme Group clay (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

3.0 Planning Background

- 3.1 A planning application was submitted to South Holland District Council for '*proposed residential development along with the demolition of Tap Bar and rear projections*' (Planning Application Reference H04-1190-17). The permission was granted subject to conditions, including the undertaking of a scheme of historic building recording and a programme of archaeological monitoring and recording during all associated groundworks for the scheme.
- 3.2 Following discussions between the client and the Historic Environment Officer for Lincolnshire County Council it was agreed that four strategic trenches would be excavated by the client and archaeologically monitored to evaluate the archaeological potential of the site. This will provide information to allow the planning authority to make a reasoned decision as to whether any further monitoring will be required.
- 3.3 The approach is consistent with the guidelines that are set out in the National Planning Policy Framework (NPPF) (Ministry for Housing, Communities and Local Government 2019).

4.0 Archaeological and Historical Background

- 4.1 There is substantial evidence for Romano-British activity in the area. The Lincolnshire Historic Environment Record and the Archaeology Data Service list several scatters of pottery, numerous cropmarks and field systems, as well as a cremation and inhumation cemetery, recorded as being within the 1km grid square TF 21 35 (ADS reference NMR_NATINV-352492). The grid reference is somewhat vague, but the possibility that it falls within the vicinity of the site cannot be discounted. Stukeley also mentions an undated cist burial containing a possible cremation urn exposed during the digging of foundations for the school, at NGR TF 2117 3566 (HER ref. 22492).
- 4.2 The A52, which extends east-west through the village, follows the course of Bridge End Causeway, an extension of the Roman Salter's Way, which may follow the line of a prehistoric routeway. The Roman road connects with the Fosse Way north of Leicester and runs through Saltersford (south of Grantham), through to Donington, and eastwards, where its route is lost beneath post-Roman accumulations of alluvial silt. Whitwell suggests that the road served to connect the cantonal capital at Leicester with the sea (Whitwell 1992).
- 4.3 Donington appears in the Domesday Book as Duninctune, from the Old English for 'village/farmstead of Dunn' (Cameron 1998). The land was in the ownership of St. Peter's of Peterborough and Count Alan. The Domesday Book mentions 27 'salt houses' in the parish (Morgan & Thorne 1986), suggesting a major salt making industry, and the local geology map shows medieval saltern mounds to the east and north-east of the village (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).
- 4.4 The Red Cow Hotel was originally built sometime in the early 1600's and bought by Thomas Cowley of Wickes House in 1680. Cowley died in 1721 and the hotel was taken over by the Cowley Trust, which in 1752 had the building rebuilt into its present form. In 1950 the Trust sold the Red Cow to Holes Brewery of Newark and it was extensively refurbished in the mid 1960's. It finally closed its doors in 2002 (<https://sites.google.com/view/doningtonillustrated/pubs-inns/red-cow-hotel>, History, Gazetteer & Directory of Lincolnshire 1856).

5.0 Methodology

Building Survey

- 5.1 The works for the building survey followed the guidance set out in the Historic England document '*Understanding Historic Buildings: A guide to good recording practice*' (2016). The building survey was undertaken by Tobin Rayner and Louise Clempson of AAL on 9th December 2020 and 21st January 2021, who recorded all aspects of the relevant building prior to any alterations and who acted strictly in accordance with the national guidance and the specification by this company (AAL 2020).
- 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 building, internally and externally, where visible
 - The relationship of the structure to their surroundings

- Architectural details, i.e. windows, doors, decorative brickwork, and other significant features, fixtures or fittings. Generally a single representative shot will be 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 of the building. Photographs will be 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 was used when required, with all photos annotated and linked to a floor plan (Figure 2-Figure 5).
- 5.4 This report provides a full written description and programme of analysis of each structure to be affected by the development. Any identified phasing is also presented on a block site plan and included in the written narrative.
- 5.5 Map regression and the study of readily available documentary sources is included to provide an historical context to the site.
- 5.6 Access to the buildings, especially along the High Street and the northwest wing, was restricted on safety grounds which naturally imposed some limitations to the survey and is noticeable in the photo angle in some shots and the complete lack of photos in some areas.

Monitoring

- 5.7 The scheme of archaeological works involved the monitoring of the excavation of four trenches measuring 10m long x 1.4m wide, 9m, long x 1.4m wide, 7m long x 1.4m wide and 6m long x 1.4m wide. The trenches were positioned to cover a broad area of the site and were set out by the groundworks team on the advice of the client.
- 5.8 In each trench, topsoil, subsoil and underlying non-archaeological deposits were removed, in spits no greater than 0.1m in thickness, by a 360° tracked excavator with a toothless ditching bucket. The process was repeated until the natural horizon was exposed.
- 5.9 A full written record of the archaeological deposits was made on standard AAL context recording sheets.
- 5.10 Deposits were drawn in section (at scale 1:20). Digital photography formed an integral part of the recording strategy, and all photographs had scales, an identification board and directional arrow.

6.0 Results

Building Survey

- 6.1 The buildings surveyed comprise a conglomeration of five structures, for this report labelled as structures A to E. A description of each structure follows beneath, starting with the exterior followed by an interior account.

Structure A – Exterior – Hotel

- 6.2 The main hotel structure is a three-storey high rendered brick building, with cellar, measuring c.22m x 6m (Plate 1 and Plate 2). It is east-west orientated and flanks the High Street situated to the south. It was once attached to the building to the west, but the eastern part of that structure, once incorporating an archway, has been removed (<https://www.heritagesouthholland.co.uk/article/the-red-cow-hotel-donington/> accessed: 12/02/2021).
- 6.3 It has a gabled roof covered with later Welsh slates. It has three brick stacks, one at each gable and one towards the centre, protruding through the apex of the roof. The Georgian front is, according to the listing and heritage statement, a later alteration and refronting dating to the 1800s, associated with increasing the height of the structure.



Plate 1 (shot 171): General view of the hotel from the High Street. Looking north

- 6.4 Two string courses run around the building below the first and second floor windows. At the time of the survey all windows on the front were boarded up and only visible from the inside of the building. Image 5 in the heritage assessment (Swann Edwards 2017) show Georgian nine-light sash windows to the first and second floors, fitted flush with the wall. At the west end of the range on the first floor is an oriel window with a four-light Victorian sash window with side lights. The window is supported by consoles, and the later iron brackets have been added as a decorative feature (Plate 3).



Plate 2 (shot 11): View of the hotel from the High Street, also showing the west elevation. Looking northeast, scale 2m



Plate 3 (shot 13): Oriel window on brackets. Looking north

- 6.5 The main entrance is through a plain moulded timber architrave with double doors. The Georgian door is of a six panelled and beaded design with the typical smaller panels at the top, large in the middle and slightly smaller to the bottom. Above the opening is a board replacing a

semi-circular fanlight (Plate 4). The exposed brickwork above the opening is a result of the removal of an overhanging canopy, a feature added during the first half of the 20th century, and still there in the 1950s (as seen in Swann Edwards 2017). There was no trace of the foot scraper once located to the right of the door and also seen on historic images. This part of the wall has now been rendered (<https://www.heritagesouthholland.co.uk/article/the-red-cow-hotel-donington/> accessed: 12/02/2021)



Plate 4 (shot 17): Main entrance. Looking north, 2m scale

- 6.6 Another large semi-circular opening in the south elevation (Plate 5) has a wide segmental arch with a projecting keystone at the apex and a modern timber lath gate. The opening is wide enough to have allowed coaches to pass through to the yard at the rear and to access the stables.



*Plate 5 (shot 20): Wide opening for coaches leading to the rear of the building and the stables.
Looking north*

- 6.7 An iron bracket, to hold a sign, resides between the first and second floor. Although these features were common on Georgian buildings, the date on this is uncertain (Plate 6). It is seen on a photograph from the 1900s (<https://sites.google.com/view/doningtonillustrated/pubs-inns/red-cow-hotel> accessed: 13/02/2020)



Plate 6 (shot 19): Sign bracket on the south elevation, looking east

- 6.8 The rear of the structure is largely disguised by the attached north projecting wings comprising Structure D and a smaller extension to the east. Part of the extensions have either collapsed or been removed at the time of the survey (Plate 7).



*Plate 7 (shot 175): General view of the rear of the hotel also showing Structures B, C and D.
Looking south, 2m scale*

- 6.9 A change in the brickwork on the second floor may be evidence of the alleged refronting. The English Garden Wall bond on the second floor is set with three courses of stretchers between each course of headers (Plate 8). The floors below display a mix of English bond with alternating single rows of stretchers and headers and randomly laid courses mixing header and stretchers. This doesn't necessarily indicate different phases of repairs, instead the rear of the building was never in the public view and therefore the difference in bricklaying may either evidence rationalising of the brick stock where possible different craftsmen. Apprenticeship may have even been practiced at the rear of the structure.
- 6.10 A crack in the brickwork and a widening of the straight join between Structure A and B can be seen running from the first floor to the ground floor. The two structures have been joined at a later date and show a small strip of infill.
- 6.11 At first floor level there is a boarded-up door, and a small window with a segmental arch over the archway. The door may have been positioned to allow loading and offloading of goods from carts and coaches. There is also a second floor window, partially hidden from view by overgrown vegetation.



Plate 8 (shot 64): Scarring of removed structure on the north elevation, also showing ragged joint on second floor. Looking south, 2m scale



Plate 9 (shot 66): View of archway, boarded door and window on first floor. Looking south, 2m scale

- 6.12 A small two storey extension is built on the north elevation, abutting Structure D to the west. It has a rounded northeast corner and a hipped roof covered in later Welsh slate, with three boarded windows on the first floor, and one or two boarded doors on the ground floor. The third opening in centre of the ground floor is a demolished window opening. All openings display segmental brick arches. This structure also has a door on the first floor of the east elevation to allow for loading and offloading carts.



Plate 10 (shot 207): General view of extensions on north elevation. Looking southwest

Structure A – Interior – Hotel

- 6.13 The main hotel has three floors and a cellar. The cellar was inaccessible during the survey but a client plan has been included in this report (Figure 3). The ground floor comprised a pub to the west which has retained some of its earlier architectural features. The horseshoe shaped bar (of unknown date) was removed prior to the survey, but had served as a central feature between two identical shaped areas to the east and the west. Both had shallow alcoves on either side of the modernised art deco styled fireplaces on the east and west walls. The alcoves showed moulded details to the semi-circular arches following a Doric style (Plate 11-Plate 14).
- 6.14 Modern paint and wallpaper cover the walls throughout. The plaster beneath the wallpaper towards the west wall is possibly of 19th century date or earlier, as it has been plastered onto laths, the ceiling which has been plastered over reeds exposed through a hole in the ceiling toward the southwest corner, is also of early date (Plate 15).



Plate 11 (shot 164): General view of eastern bar/reception area. Looking south



Plate 12 (shot 185): Western bar area with shallow Doric inspired alcoves. Looking east



Plate 13 (shot 196): General view of bar/reception area to the west. Looking northwest



*Plate 14 (shot 194): General view of western bar area showing alcove and modern fireplace.
Looking west, 1m scale*

- 6.15 The windows shutters in the pub are in a Georgian style with three-fielded panel design with raised centre panel surrounded by beading, with the smallest panel to the top (Plate 15). The window is a 20th century replacement with bottom fixed panel and the top opening outwards. The ground floor windows used to follow the style of the first and second floor as seen on the photograph from 1900 (<https://sites.google.com/view/doningtonillustrated/pubs-inns/red-cow-hotel> accessed: 12/02/2021). The infill below the window is probably a later modification and could mask earlier panelling as evident in the bedrooms throughout the building.



Plate 15 (shot 191): Close up of window with shutters. Hole in the ceiling displays plaster over reeds. Looking south, 1m and 0.5m scale

- 6.16 Some of the main beams in the ceiling displayed axe/adze hewn edges on the timbers as seen on Plate 13, and could be of early date, whereas others were hidden by modern cladding. The ceiling towards the northeast end of the pub had partially collapsed or had been demolished, and showed a mix of new and old timbers, the latter ones hewn with axe or adze.
- 6.17 The doorway leading to the Assembly Room in Structure B, and to a small bedroom/office on the ground floor in Structure A, has been blocked with breeze blocks. The six-fielded door has been removed and placed adjacent to the late Georgian doorway. The architrave shows a Doric inspired style with fluted sides but with concentric circles/paterae on the corner squares.



*Plate 16 (shot 142): Georgian architrave and main former entrance to the assembly room.
Looking west-northwest, 2m scale*

- 6.18 The bedroom/office has a storage room to the west extending to the width of the room, showing no architectural features. The main room displays similar arched niches on either side of a chimney breast as in the pub but with no mouldings (Plate 17). The small built-in cupboards with fielded panels below are likely to be contemporary with the window shutters. The window displays the original fielded panelling below the window (Plate 18). A circular hole from a flue is visible on the east wall, the skirting board cuts short along the wall where the original fireplace has been removed and blocked up.
- 6.19 The first floor of Structure A is accessible via a doglegged staircase with half landing positioned in north-south rear range (Structure D). This also allows for access to the smaller north extension, however this structure was inaccessible during the survey. The first floor is divided into five bedrooms (A1.1-A1.5). All but the western room (A1.1) were accessible via an L-shaped corridor to the north with return to the south, A1.1 was accessed directly off the landing in D.



Plate 17 (shot 149): Niche with built-in cupboard and flue hole in the eastern wall. Looking northeast, scale 2m



Plate 18 (shot 150): Window with shutters and original panelling below. Looking south-southwest, scale 2m



Plate 19 (shot 211): Staircase in Structure D leading to first floor of Structure A. Looking west, 2m Scale

- 6.20 A1.1 and A1.2 was potentially originally a larger chamber room accessed from the corridor to the west (Plate 20), but has been later partitioned (Plate 21). The skirting board and picture rail along this partition wall are probably a later addition to follow the seemingly original features in the rest of the room. These features were not present in room A1.2.



Plate 20 (shot 217): Hallway between rooms A1.2 and A1.3. Looking south, 1m scale



Plate 21 (shot 214): General view of bedroom A1.1 and the oriel window. Looking south

- 6.21 The art deco styled fireplace in beige and marbled mid brown tiles is probably a 1930-1950s addition (Plate 22).



Plate 22 (shot 215): Fireplace in bedroom A1.1. Looking west-southwest

- 6.22 Bedroom A1.3 is slightly smaller than the large west chamber that now forms A1.1 and A1.2 (Plate 23). It has two windows with shutters on the south elevation. This room does not have thick skirting boards and picture rails as in A1.1, and rather than presuming these features have been removed, it may denote the lower status of this room in comparison to its larger counterpart to the west.
- 6.23 The fireplace has been partially removed. The hearth was not visible due to debris.



Plate 23 (shot 219): General view of bedroom A1.3. Looking east

- 6.24 Room A1.4 is a small room lit by a single window above the carriage archway (Plate 24 and Plate 25). This room was without a fireplace and thus without heating, and was therefore presumably a room suited for someone less wealthy than those occupying the rooms to the west.



Plate 24 (shot 232): General view of room A1.4. Looking south, 1m scale



Plate 25 (shot 235): General view towards the corridor from room A1.4. Looking north, 1m scale

- 6.25 Room A1.5 is situated above the presumed office, east of the archway. Again, the room is quite small, but was heated with a fireplace against the east wall. The fireplace furniture has been removed. A hole in the north wall shows plaster on top of laths.



Plate 26 (shot 231): General view of room A1.5. Looking southeast



Plate 27 (shot 230): Fireplace in room A1.5 on the east wall. Looking east

- 6.26 The second floor comprises six bedrooms (A2.1-A2.6), with room A2.5 not safely accessible. The floor is reached via a straight flight of stairs north of first floor bedroom A1.5 and via the doglegged staircase in Structure D. The rooms are all accessed from a corridor along the north side of the building. Some of the plaster had been removed prior to the survey. This exposed laths beneath, suggesting an early date of the stud wall and remaining plaster to the walls and ceiling, unless a sympathetic repair has been conducted in the recent past (Plate 28 and Plate 29). Safety restrictions limited the survey on this floor.



Plate 28 (shot 251): View along the second floor corridor. Looking west



Plate 29 (shot 243): View down the corridor on second floor, showing area of removed plaster on the ceiling. Looking west

- 6.27 The westernmost bedroom A2.1 has a blocked fireplace on the west wall (Plate 30). The windows are smaller on this floor following a typical Georgian style and as such there are no window shutters on the second floor. There is little left of the window in A2.1. The plank floor is the same throughout the first and second floors and of uncertain date, potentially early 19th century.



Plate 30 (shot 261) Room A2.1 showing blocked fireplace. Looking southwest

- 6.28 The smaller bedrooms to the east, A2.2 (Plate 31) and A2.3, show no features apart from the window frames and plank floor, although a hole in the partition wall between A2.3 and A2.4 shows plaster over laths, indicating an early date rather than a modern replacement. Due to the safety restrictions, the plaster was not more closely studied for inclusions such as horse hair that would indicate an early date.



Plate 31 (shot 258): Bedroom A2.2. Looking southwest

- 6.29 The largest room A2.4, has two windows on the south elevation, both in a poor state with only the window frame remaining. The plank floor is exposed as in the other rooms.



Plate 32 (shot 250): Room A2.4. Looking south-southwest

Structure B – Exterior – Assembly Room

- 6.30 The Assembly Room is attached to Structure A to the east, measures approximately 11m x 7m and is two storeys high (Plate 33). The double pitched gabled roof overhangs the front and is covered in later concrete tiles. A louvred roof ventilator protrudes through the apex of the roof. The front is rendered and painted white with a matching string course, as seen on the hotel.



Plate 33 (shot 23): The Assembly Room fronting the High Street. Looking north-northeast, 2m scale

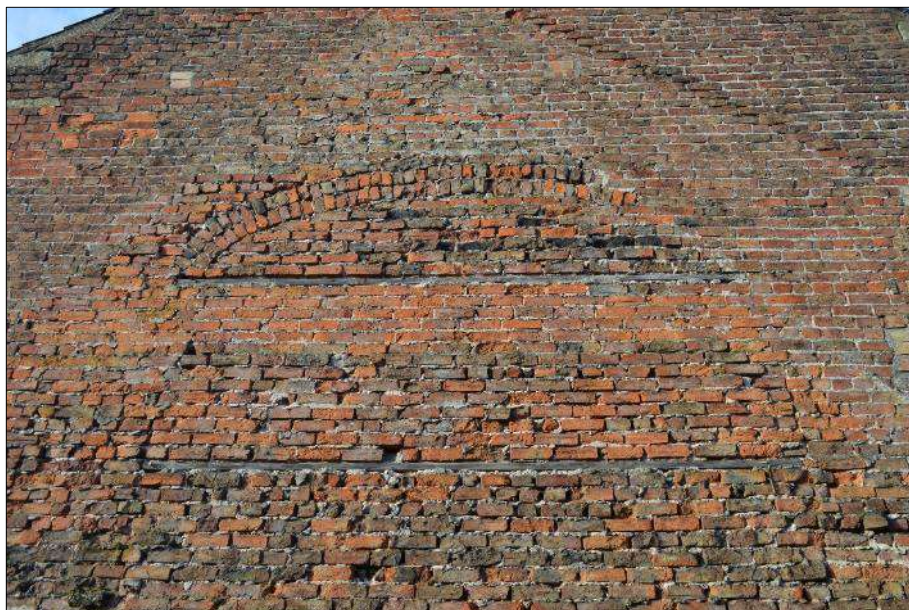


Plate 34 (shot 4): Close-up of broken brick arch and blocked opening. Looking west-northwest

- 6.31 The ground floor starts below current ground level and cellar windows face the High Street. A large brick ventilation in honeycomb pattern (probably cast-iron) is positioned approximately 1m above the street level. Three windows above the string course on the first floor are tall with flat brick arches and a protruding keystone.
- 6.32 The east elevation shows several changes in brickwork. The remains of a segmental brick arch suggest a large bricked up opening, with the horizontal timbers below indicating the width of the former opening (Plate 34). The brickwork has been repaired at a later date and the northern end of the arch has been lost. It is cut by a scar for a double pitched roof, with another double pitched roof scar above this. Both relate to the brewery buildings seen on the late 19th century

maps that were removed in the 20th century. The lower structure appears to have been added after the opening was bricked up (Plate 35).



Plate 35 (shot 169): East elevation of Structure B. Looking south-southwest, 2m scale

- 6.33 A section of a large tie-beam is also visible on the east elevation, approximately 1m above ground level.
- 6.34 Half of the north elevation is obscured by Structure C, extending from the northeast corner. A tall chimney stretches along the elevation from ground level and protrudes through the north eaves (Plate 7). A blocked doorway with segmental arch is positioned towards the northwest corner (Plate 36).



Plate 36 (shot 61): North elevation of Structure B, showing blocked doorway. Looking south-southwest, 2m scale

Structure B – Interior – Assembly Room

- 6.35 The Assembly Room is on the first floor of B and is accessible via the staircase north of the ground floor room in Structure A (Plate 37). The raisers are shallow and the treads deep, allowing for an easier ascent and descent.
- 6.36 The architrave around the doorway at the top of the stairs follow the same Georgian style as that seen on the ground floor (Plate 38) and the three large windows fronting the street follow the same design (Plate 39).



Plate 37 (shot 144): General view of the Assembly Room staircase. Looking east, 2m scale



Plate 38 (shot 162): Doorway into the Assembly Room. Looking west-northwest, 2m scale



Plate 39 (shot 155): Georgian windows in the Assembly Room. Looking southeast, 2m scale

- 6.37 The single room stretches across the entire length of the building (Plate 40-Plate 42). The blocked, depressed arched opening seen on the exterior is also highlighted as a feature on the inside with a moulded architrave framing it, which follows the same style as the windows and doorways. The skirting boards are thick and a contemporary moulded dado rail follows the walls throughout. It is positioned approximately 0.6m above the floor level continues across the chimney breast and the blocked fireplace (Plate 42).



Plate 40 (shot 154): General view of the Assembly Room towards the east; notice the blocked arched opening.



Plate 41 (shot 156): General view of the Assembly Room to the west. Looking west-northwest, 2m scale



Plate 42 (shot 157): North wall showing chimney breast with blocked fireplace and a doorway to Structure C. Looking north-northwest, 2m scale

- 6.38 Above the framework of the modern suspended ceiling (partially removed) is a plastered ceiling, displaying floral motifs of possibly lilies, buds and leaves (Plate 43 and Plate 44). A thick, moulded, plastered cornice surrounds the ceiling. The original ceiling rose is partially hidden by a later rose from which an electric light - probably a chandelier - was hung. The impact of this modern feature on the older ceiling is unknown. These features appear to be late Georgian in style but a suitable specialist/conservator would be able to confirm their authenticity and also provide advice on how best to preserve them (if at all possible).



Plate 43 (shot 160): Plastered ceiling with floral motif and plastered cornice. Looking west-northwest



Plate 44 (shot 160): Close-up of the ceiling. Looking west-northwest

- 6.39 The ground floor was accessible via Structure C to the north and only allowed access into the eastern half as the entrance to the western part had been blocked off.
- 6.40 In the centre of the room is a large, cone-shaped, plastered brick column. It supports the tie-beam holding up the first floor and the Assembly Room. The floor was not visible as it was covered in debris and the walls were painted green. This room had a plastered ceiling over laths and may have functioned as a taproom prior to construction of Structure E.



Plate 45 (shot 131): General view of the east room on ground floor. Looking north-northwest, 1m scale



Plate 46 (shot 128): View of the ground floor room to the south. Looking north-northeast, 1m scale

- 6.41 In the northwest corner of the room there is a removed fireplace and a segmental arched niche (Plate 47).



Plate 47 (shot 134): Segmental arched niche and removed fireplace. Looking north-northwest, 1m scale

Structure C – Exterior – Stables/Brewery/Loft

- 6.42 The north-south orientated Structure C, comprised a stable, C0.1-C0.5, a vaulted store/former archway (C0.6) and a potential brewery with loft (C0.7). It is brick-built with handmade red to greyish red stock, laid in an English Garden Wall bond with three rows of stretchers between each course of headers. The two storey range measures c.28.5m x 6m and the single storey extension to the north, 12.5m x 6m (Plate 49 - Plate 53). The double pitched gabled roof is covered in S-shaped ceramic tiles and the north gable displays tumbled brickwork, typical of the region.
- 6.43 There is a straight abutting joint with Structure B to the south. On first-floor level there are three later, tall bricked up windows at the south end of the east elevation (Plate 48). There are a further three square blocked pitching holes on the first floor, and two smaller windows with depressed arches with stone lintels and a blocked, rounded archway on the same elevation (Plate 49-Plate 51). Two later small mono-pitched lean-to structures have been removed in the past. One was positioned below the three first-floor tall windows, and the second north of the blocked archway.



Plate 48 (shot 170): Straight joint between Structures B and C and blocked up, later, tall windows. Looking south-southwest, 2m scale



Plate 49 (shot 172): East elevation of Structure C. Looking northeast, 2m scale



Plate 50 (shot 32): Blocked archway on the east elevation. Looking west, 2m scale



*Plate 51 (shot 34): Close-up of tumbled brickwork in the background on the north gable.
Looking south-southwest*

- 6.44 The majority of openings on the west elevation are boarded up rather than blocked (Plate 52-Plate 53). The elevation has been built in a stronger English Bond with a single row of stretchers

between each row of headers, as opposed to the English Garden Wall bond of three to one on the opposing wall.



Plate 52 (shot 173): West elevation of Structure C. Looking east-northeast, 2m scale



Plate 53 (shot 174): Oblique view of west elevation. Looking north-northeast, 2m scale



Plate 54 (shot 49): Representative view of boarded pitching hole on first floor. Looking east-southeast

- 6.45 The single storey stable that would have accommodated at least two horses is located at the north of the range, C0.1. The roof has been removed or has collapsed. It is abutted with a straight joint by a modern structure to the east (Plate 55). The boarded doorway on the west elevation has a segmental arch with a wedge-shaped keystone (Plate 56).



Plate 55 (shot 34): North elevation of C0.1 showing modern building to the left. Looking south-southwest, 2m scale.



Plate 56 (shot 42): West elevation with boarded up doorway of C0.1. Looking east-southeast, 2m scale

- 6.46 The archway (C0.6) was not blocked from the west side as it was on the east and may have been used later as a storage room (Plate 57). The wall above has been undermined causing a slump of the arch.



Plate 57 (shot 56): Slumping archway. Looking east-southeast, 2m scale

- 6.47 The stable doorway to C0.5 has been replaced with a wider opening, a seemingly fairly recent alteration in order to perhaps allow for vehicular access.



Plate 58 (shot 52): Bricked up doorway replaced with boarded up cart opening. Looking east-southeast, 2m scale



Plate 59 (shot 58): Tall opening on the west elevation to the barn. Looking east-southeast, 2m scale

- 6.48 The tall opening in C0.7/C1.7 would have allowed direct access to ground floor as well as the first floor (Plate 59).

Structure C – Interior – Stables/Brewery/Loft

- 6.49 The interior of stable C0.1, was heavily overgrown. Most of the roof structure was gone, and that which remained comprised collapsed common rafters, and a horizontal tie-beam with two supporting timber posts. There were no fixtures or fittings noticeable along the walls.



Plate 60 (shot 35): Interior view of C0.1, showing blocked window with segmental arch. Looking east-southeast, 2m scale



Plate 61 (shot 38): General view of C0.1 showing collapsed rafters. Looking south-southwest, 2m scale

- 6.50 C0.2 was inaccessible at the time of the survey. Stable C0.3 has a walkway to the north with a three-bay stall to the south and a trough with tether rings along the south wall (Plate 62). The window on the east wall is blocked up. The original brick floor is still extant as are the wooden harness pegs on the north wall (Plate 63). The walls are painted black and white.



Plate 62 (shot 85): General view of stable C0.3. Looking east-southeast, 2m scale

- 6.51 The timbers joist and tie-beam in the ceiling and the upright posts below show cut marks from axe or adze. The original whitewashed lime plaster over reeds is also extant. The same is true for the adjoining stable C0.4 (Plate 64).



*Plate 63 (shot 83): View of C0.3 showing harness pegs on the north wall, and brick floor.
Looking east, 2m scale*



Plate 64 (shot 102): Close up of plastered ceiling in C0.4. Looking north

- 6.52 Stable C0.4 follows the same layout as that in C0.3 with a three-bay stall to the south. The timber hayrack and the timber trough are likely to be original features, showing axe/adze hewn timbers. Iron tethering rings are fixed to the top of the trough. The original brick floor is

preserved to the south with a probable later drainage channel and paved floor to the north (Plate 65).



Plate 65 (shot 104): Close up of wooden trough and hayrack in C0.4. Looking west-southwest, 2m scale

- 6.53 The window on the east wall is blocked up and original harness pegs are located along the north wall, although these have not survived as well as in C0.3 (Plate 66).



Plate 66 (shot 98): General view of C0.4 towards the east wall with blocked window, also showing retained original features. Looking east-southeast, 2m scale

- 6.54 Stable C0.5 has been altered in recent years. The former doorway has been replaced by a wider opening and the floor in front of it has been covered in concrete (Plate 67). The four wooden upright posts have also been cut off and the ceiling covered with chipboard (Plate 68).



Plate 67 (shot 110): View across the north area in C0.5, showing modern floor, removed timber post and blocked window. Looking southeast, 2m scale



Plate 68 (shot 114): General view towards the amended north part of C0.5. Looking north-northeast, 2m scale

- 6.55 The southern half of C0.5 has also been modified, with the manger shortened to allow for modern supporting frames, but some original features remain (Plate 69) evident in the original axe/adze hewn main beam and supporting brace, the herringbone brick floor with drainage channel towards the centre, and the regular brick floor to the south.



Plate 69 (shot 111): View towards the south end of C0.5, showing herringbone brick floor, amended trough, modern supporting timber frames and hewn original main beam and diagonal brace.

- 6.56 The former archway and current storage, C0.6, showed no other features other than a vaulted ceiling and brick floor (Plate 70). The ceiling has had some modern repairs with cement-based fill instead of lime, thus having had little effect to stop the persistent cracks in the brickwork.



Plate 70 (shot 117): Blocked off archway C0.6. Looking east-southeast

- 6.57 Structure C0.7 has been labelled as a likely brewhouse (Plate 71). The access from here to the ground floor and first floor of Structure B (Plate 72) to the south probably predates the Assembly Room, thus suggesting Structure B may have been the original Brewhouse, may be further highlighted by its louvered roof ventilation lantern (Plate 33).



Plate 71 (shot 180): General view of C0.7 and C1.1. Looking southeast, 2m scale



Plate 72 (shot 120): General view of C0.7 showing doorway to Structure B. Looking south-southwest, 2m scale

- 6.58 Beneath the debris in C0.7, is the original brick floor. The seemingly ad hoc 'loft', C1.1, does not cover the entire space of the ground floor, but rather comprises a network of branching timbers, linking a mezzanine floor in the south to the mezzanine floor in the north and being supported by the east wall. Some of the timbers show signs of burning (Plate 73).



Plate 73 (shot 123): Heat affected timbers of C0.7. Looking north, 2m scale

- 6.59 C1.1, above C0.7 has been built in reclaimed timbers of unknown origin but many display mortices from their former use (Plate 74). The loft is supported by two upright axe/adze hewn posts. The largest post towards the north is also reclaimed and has been placed on a brick plinth. The slight curving shape of the timber towards the top and the short protruding horizontal timber, are reminiscent of a cruck and spur.



Plate 74 (shot 122): General view toward the west, showing reclaimed timbers. Looking west-southwest, 2m scale

- 6.60 A third timber post is positioned east of the segmental arched doorway to Structure B. It supports a horizontal timber above. The timber has shallow mortices and the horizontal timber is not supporting the joist of the floor above and its function is unknown, but may have been used for drying hops.



Plate 75 (shot 121): Reclaimed curved timber supporting beam above. Looking south-southwest, 2m scale

- 6.61 A vaulted store has been created at the north end of C0.7 (Plate 76). And may have house goods or beverages such as beer. It has a makeshift door with a timber frame holding a corrugated (asbestos?) sheet (Plate 77).



Plate 76 (shot 127): Vaulted storage space in C0.7. Looking east-northeast



Plate 77 (shot 125): General view towards the vaulted storage room in C0.7. Looking east-northeast, 2m scale

- 6.62 The mezzanine to the north has a plank floor of a rough L-shape. A reclaimed timber in the northwest corner supports a platform holding a possible coolship (a) for the wort (Plate 78). Adjacent to the vessel is a blocked up louvred opening. The northeast corner was covered in debris presumably from a collapsed structure. Between the north mezzanine and the roof is a wooden walkway/platform (b) suspended by an upright timber (c) from below and one from

above (d). This may have offered access to a large hopper contraption/alternatively a grist case placed across the wooden framework beneath and held above a vat/mill on the ground floor (Plate 79-Plate 80). There is a circular hole in the suspended platform that would presumably have fitted a chute. Remains of ropes hanging from rafters and eyelet fittings may be related to hoist mechanisms.

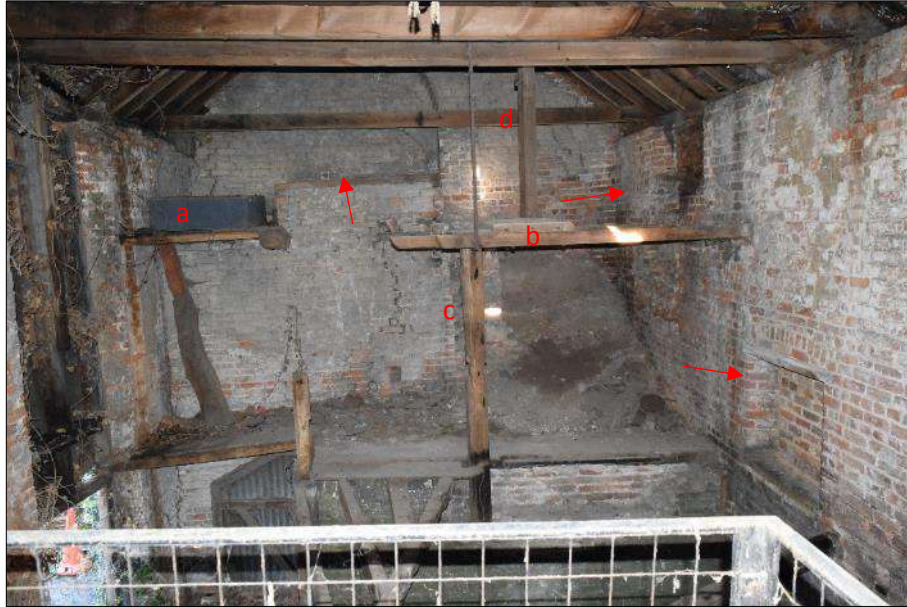


Plate 78 (shot 268): View across C1.1, arrows point to blocked louvred openings. a-d denotes positions of contraptions mentioned in the text, eg: (a) coolship. Looking north-northeast



Plate 79 (shot 139): Platform above north mezzanine, arrow points to circular cut hole in a square platform fixed in position by square nots and bolts/tails. Looking north-northeast



Plate 80 (shot 153): Close up of mezzanine and branching floor structure. Looking north-northeast

- 6.63 The axe/adze hewn principal rafters in this part of the structure are reclaimed and show large mortice holes from former post or strut joints, as well as trenches from former purlins. The current roof structure consists of two principal rafters with a supporting horizontal tie beam below the purlins (Plate 81). The purlins support common rafters above which is a tightly fitted lathed roof. The horizontal tie-beams are of later date, displaying regular set of vertical kerf marks, suggesting these were cut by a mechanical pit saw. The purlins and common rafters are presumably contemporary, the timbers could only be viewed from a distance.



Plate 81 (shot 137): View towards the south mezzanine showing the roof structure. Looking south-southwest

- 6.64 A full loft spans the length of the remaining structure from the partition between C1.1 and C1.2. A blocked louvred opening is visible above the brick staircase to the south (Plate 82).



Plate 82 (shot 277): Partition and loft entrance between C.1.1, notice blocked opening above the staircase.

- 6.65 The common rafter roof structure above C1.2 does not show any reclaimed timbers. The tie-beam offers extra fixture to the wall plate, whilst the horizontal collar supports the purlins above. The roof is tightly lathed.



Plate 83 (shot 275): General view along loft, C1.2, showing timber roof structure. Looking north-northeast

- 6.66 One of the tie-beams had a shallow text carved in it and only partially legible “Dec 15 1854 Sa...
...t from ... wife(?) Irene?”



*Plate 84 (shot 281): Close up of carved inscription on tie-beam, supposedly dated 1854.
Looking north-northeast*

Structure D –Exterior/Interior Remains

- 6.67 Very little remained of the three storey, north wing D, and the interior was inaccessible for safety reasons. It appears to have been built in the same brick stock as A and adjoining two-storey extension to the east and appear to be of contemporary date (Plate 85-Plate 86). The modern tiling is probably related to a kitchen and/or lavatory.



Plate 85 (shot 207): General view of partially demolished north wing D. Looking southwest



Plate 86 (shot 203): General view of demolished areas of D. Looking south, 1m scale

- 6.68 Little could be viewed of the surviving interior. A second function room could be seen on the western side of a corridor and past the glazed panelling, north of the main pub. The corridor ceiling was badly damaged revealing early reed material overlain by plaster, as seen in Structure A (Plate 87).



Plate 87 (shot 200): Ground floor corridor and function room, showing reeded and plastered ceiling. Looking northwest

Structure E – The Tap Bar - Exterior/Interior Remains

- 6.69 The former Tap Bar (Swann Edwards 2017) is a small rectangular structure with walls three headers wide, which had been largely demolished prior to the survey. The brick stock was of similar type as that used on Structures A, B, C and D. An English Garden Wall bond of three

courses of stretchers between each course of headers had been utilised on the west wall as seen on the east elevation of Structure C.



Plate 88 (shot 168): General view of the remains of Structure E. Looking northeast, 2m scale

Archaeological monitoring

Trench 1

- 6.70 Trench 1 was located at the southwest end of the site. This trench was aligned east to west and measured 10m long x 1.4m wide.
- 6.71 The earliest deposit exposed in Trench 1 was a natural deposit of light brownish yellow silty sand, 102, which was overlain by a deposit of dark brownish grey sandy silt, 101, measuring 1.12m thick. This was sealed by a layer of rubble and hardcore material, 100.

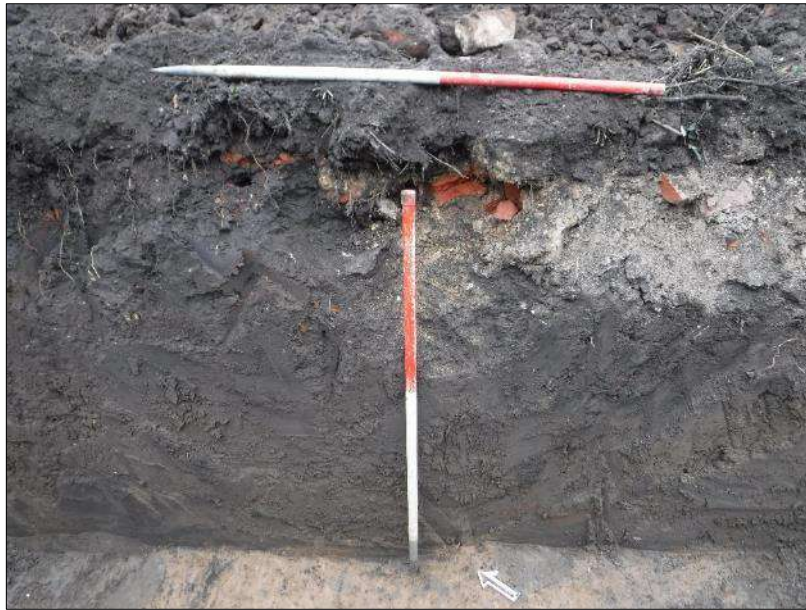


Plate 89: South-facing representative section of Trench 1, looking north, scales 1m

Trench 2

- 6.72 Trench 2 was located approximately 10m east of Trench 1. It was aligned north to south and measured 6m long x 1.4m wide.
- 6.73 The earliest deposit exposed in Trench 2 was a light brownish yellow natural, 202. Cut into the natural and extending beyond the trench to the west was a sub-oval pit, [203], measuring 2.26m long and 0.88m deep, which had been backfilled with dark brownish grey sandy silt, 204, from which two pieces of post-medieval pottery were recovered. This was sealed by dark brownish grey sandy silt, 202, measuring 1.04m thick, which in turn was sealed by a hardcore surface, 100, measuring 0.16m thick.



Plate 90: North-facing section of pit [203], looking south, scales 0.5m and 0.4m

Trenches 3 and 4

- 6.74 Trenches 3 and 4 were located in the northeast area of the site, and were both aligned broadly east to west. Trench 3 was 9m long x 1.4m wide and Trench 4 was 7m long x 1.4m wide.
- 6.75 The stratigraphy in Trenches 3 and 4 was the same; it consisted of a light brownish yellow silty sand natural layer, 303 and 403, overlain by dark brownish grey sandy silt, 301 and 401, measuring 2.2m thick, which in turn was sealed by a layer of hardcore, 300 and 400, measuring 0.2m thick.



Plate 91: North-facing representative section of Trench 3, looking south, scale 1m

7.0 Discussion and Conclusion

- 7.1 The Red Cow is stated to be of 17th century date. The earliest map that could be found for this survey dated to 1783 (Figure 8). It shows the outline of an east-west orientated range with two north – south aligned wings. Although the scale of the map is far from accurate, it appears to show the first phases of the Red Cow, comprising Structures A and B on the road frontage and D, extending to the rear.
- 7.2 It is obvious by the many newspaper advertisements and clips from the 18th and 19th centuries that the Red Cow Inn was an important business venue for the region. The earliest mention of the establishment within readily available sources was found in a short advertisement from 1724, regarding a horse race taking place in Donington, where all horses were to be entered at the Red Cow (Stamford Mercury 1724). Many of the notices during this period regarding the Red Cow are associated with horse races or cocking (cock fights) and sometimes in conjunction with each other. For example, in 1731, the race is listed as the main event, and cocking as a secondary entertainment taking place each morning (Stamford Mercury 1731).
- 7.3 As at many other contemporary public houses and inns throughout the country this establishment was also used to hold various auctions for properties and lands, such as the freehold and copyhold estates of the late John Belgrave of Boston in 1746 (Stamford Mercury). The Red Cow was held at the time under a Mr Draper. The establishment was also used for

holding court leets (Stamford Mercury 1745) as well as being the venue where meetings for the drainage commissioners and for proprietors of neighbouring estates were held (Stamford Mercury 1779; Stamford Mercury 1789). In 1796 when the auction of a copyhold estate was held, the establishment is recorded to have been run by a Mr. Harvey (Stamford Mercury 1796). These types of affairs were conducted throughout the 18th and 19th centuries at the Red Cow Inn. In March 1806 it was announced that a new and elegant telegraph post coach would be travelling between the White Hart Inn in Boston and the Swan and Talbot in Stamford, incorporating the Red Cow along the route, transporting passengers as well as post. The article below shows that after that, the Red Cow also became a 'posting-house'. This may have offered the establishment more clientele.

- 7.4 No articles of 18th century date could irrevocably confirm a brewery within the establishment, however small breweries were commonplace and were often located behind public houses, and as such may not have been noteworthy in any newspaper article of the time. The two-storey Structure B, with louvred roof ventilation lantern, the fireplace with its tall chimney and the abundance of unglazed ventilation holes and architectural features within the southern part of Structure C, C0.7/C1.1, are features seen within brewhouses of this date (EH 2010). Furthermore, the southern part of Structure C, shows little in the way of typical agricultural features one would expect from a barn/granary etc. It would suggest therefore that the Red Cow Inn contained its own brewery, and that it may have originated within Structure B.
- 7.5 During the 19th century the Red Cow Inn was listed for sale by auction several times, for example in November 1804, when the Inn - along with other public houses in Lincolnshire - were sold by Mr William Albin (Stamford Mercury). It is stated in the same advertisement that the Red Cow was a copyhold and not confined to either brewers or liquor-merchants. This would again suggest that the inn was not contractually tied to an external brewer, and may have already been operating an inhouse brewery at this time. The Ordnance Survey map of 1889 (Figure 8), clearly denotes a brewery within the adjoining land and shows the formerly attached and now demolished structures east of Structures B and C. The 'brewery' denotation could as well incorporate structures within the 'Red Cow Inn'.
- 7.6 As the majority of architectural features in the Red Cow date to the 18th century, it would seem safe to assume that the Assembly Room in its extant form dates to this period. Presumably after Structure B was rebuilt (potentially with a pigeon cote above, see below), it is plausible that the brewing activities moved into structures to the east. The large east-facing opening in Structure B was blocked at the same time, whilst the fireplace was in use for a while longer until it, too, was blocked (probably with the introduction of central heating) and a later dado and skirting board was fixed across it.
- 7.7 Structure C is first denoted on a map from 1834, along with the later north extension to D, the former fridges to the west and tap bar, E. They were probably constructed in the late 18th or early 19th century and some of the brewing process was moved into C0.7/C1.1.
- 7.8 It is clear from documentary sources that the Assembly Room was well used, and accommodated many events in the region. Newspaper articles from 1871 and 1891 also speak of private and public dinners held at the Red Cow (now Hotel) (Lincoln Chronicle 1871, Stamford Mercury 1891).
- 7.9 In an article from 1851 (and repeated in several newspapers), the brewery is finally mentioned. The article states that *"All that capital Inn and Posting-House, called the 'Red 'Cow, ... in the occupation of Mr John Lumby, with Brewery and commodious stabling, coach-houses, and every convenience for carrying on a good hotel and Brewing Business. And also about 160 acres of*

pasture, meadow and arable land, part in the occupation of Mr. Lumby, and other part in the occupation of Mr Thos. Tennery, with farm-house and building thereon. The in-coming tenant will be required to take only the brewing plant and utensils, and tenant's' fixtures in and about the brewery by valuation in the usual way (Lincolnshire Chronicle, 1851). Judging by articles posted in the later part of the same century, brewing was still taking place on the premises. In 1856 George Chambers White is listed as the innkeeper and brewer of the Red Cow (History, Gazetteer and Directory of Lincolnshire 1856).

- 7.10 In 1879, an article in the Stamford Mercury says the Red Cow was yet again up for auction: *"...with the capital farm and lands 160A.. now occupied therewith by William Hodson... The Inn premises comprise the excellent house, extensive yards, stabling, granaries, sheds, carriage-houses, brewhouse, liquor and ale stores and yard tap, there is also a good house with barn, stables, beast sheds and other buildings on that portion of the farm situate in the South Ing"*.
- 7.11 Two years later, in 1881, the Red Cow Hotel was sold by auction and included: *"household furniture, the contents of ..., Market, and Smoke-room, Bar, Liquor Bar, Sitting room, Nursery and Kitchens, 12 bedrooms and the glass, china, and plated goods, with all the appointments of a commercial hotel... Also gig, light cart, fly with full strappings for funerals, quality of good eating potatoes, black mare..., grey nag mare... upwards of eleven dozen pigeons"* (Ian Marshman pers. comm.). This advertisement indicates that the 12-room extant floor plan at least dates to the late 19th century and if there was a partition between A1.1 and A1.2, it was there by the late 19th century. It is possible the pigeons may have been housed above the Assembly Room.
- 7.12 The onsite brewing ceased at some point during the 20th century. By 1949 the Red Cow Hotel was owned by a brewery firm (Boston Guardian 1949), presumably by Hole & Co from Newark (http://breweryhistory.com/wiki/index.php?title=List_of_James_Hole_%26_Co_Ltd_pubs accessed 02/03/2021). Between the 1950s and 1973, the brewery structures to the east had been demolished and replaced (Figure 8).
- 7.13 During the archaeological monitoring, the trenches exposed a similar stratigraphy across the site with deep deposits of waste material associated with the surrounding buildings. A pit exposed in Trench 2 contained two sherds of pottery dating to the 16th or 17th century, which also ties in with the surrounding buildings of the 17th century Red Cow Inn. This was the only feature identified and there was no evidence to suggest any activity on the site prior to the construction of the existing buildings.

8.0 Effectiveness of Methodology

- 8.1 The methodology was during the circumstances well suited to the scope of work. The Red Cow Hotel with associated structures had fallen into disrepair in the last two decades and despite some of the structures having been demolished, and some areas being inaccessible for safety reasons, the building survey has allowed for a permanent record to be made of the standing structures prior to any additional demolition or alteration. The map regression and study of readily available historical sources allowed for an historical account of the establishment and for it to be put into an historical context.
- 8.2 The survey has allowed to highlight some earlier features on the premisses such as the Georgian elevations, Victorian oriel window and building material within the walls and ceilings of Structure A. The ironworks on the front façade of the hotel may not be original but is at least of late 19th century to early 20th century date. Interior window shutters, niche and door architraves

are also features of historical value to the building. Similar features are found in Structure B and the plastered ceiling within the assembly room is of interest. The tumbled brickwork on Structure C is a regional feature and thus of some interest along with the blocked ventilation holes and archway. Structure C also displays a range of early stable features (which are quite often stripped away and replaced) such as brick floors, plastered ceilings, wooden harness pegs, troughs and hayracks. The reclaimed timbers within C0.7 are of some interest for the function they have performed within the structure and their clear re-use, despite that they are not found within their original context.

8.3 The archaeological monitoring has confirmed a negligible archaeological potential for the site.

9.0 Acknowledgements

9.1 Allen Archaeology Limited would like to thank Clayton Architecture Limited for this commission and the groundworks team for their cooperation. A special thank you also goes to Lincolnshire Historic Environment Officer Ian Marshman, for providing historic newspaper clips.

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Stamford Mercury, 1727 Thursday 27th August, p3

Stamford Mercury, 1731 Thursday 14th October, p8

Stamford Mercury, 1734 Thursday 19th December, p12

Stamford Mercury, 1745 Thursday 22nd August, p4

Stamford Mercury, 1746 Thursday 3rd April, p4

Stamford Mercury, 1779 Thursday 11th March, p2

Stamford Mercury, 1789 Friday 20th November, p1

Stamford Mercury, 1796 Friday 15th April, p3

Stamford Mercury, 1804 Friday 16th November, p2

Stamford Mercury, 1806 Friday 14th March, p2

Stamford Mercury, 1849 Friday 31st October, p1

Stamford Mercury, 1858 Friday 23rd April, p7

Stamford Mercury, 1891 Friday 21st August, p2

Maps and plans

A plan of the lowlands in Donington, by Edward Hare 1783 (as seen on *figure 4, APS 1999*)

Survey and plan of part of the Town of Donington, 1834 (as seen on *figure 6, APS 1999*)

OS County Series: LINCOLNSHIRE, 1:2,500, 1889 (Landmark Information Group)

OS Plan, 1:2,500, 1973 (Landmark Information Group)

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Appendix 1: The Red Cow Hotel Listing Details

Date: 12 Oct 2006

Location: Red Cow Hotel, High Street, Donington, South Holland, Lincolnshire, PE11 4TA

Reference: IOE01/15977/13

This information is taken from the statutory List as it was in 2001 and may not be up to date.

DONINGTON HIGH STREET TF 23 NW (north side) 2/18 Red Cow Hotel G.V. II Hotel and Assembly Room. C17, refronted and raised c.1800, altered late C19 and C20. Colour washed and rendered brick, stucco dressings, slate roof, 2 gable and single ridge stacks. 3 storey, 7 bay front with first and second floor stucco bands.

Overhanging eaves. Off-centre double panelled doors with leaded fanlight in a plain stucco pilastered surround and C20 projecting glazed hood, flanked by pairs of C20 windows. To right an open segmental carriage arch, with plain imposts and key block, beyond again a further C20 window. To first floor are 6 glazing bar sashes with to left a C19 rectangular oriel window on scrolled wrought iron brackets and hipped lead roofs. To second floor are 7 further sashes. All windows have cambered heads. To right an added tall single storey plus cellar 3 bay Assembly Room with concrete tiled roof. 3 gridded lights to cellar. Above are 3 tall glazing bar sashes with cill band, splayed brick arched heads and key blocks. In the right hand side of the carriageway is a 6 panel door leading to the Assembly Room with radiating fanlight, wood panelled reveals, fluted wooden pilasters with paterae, semi-circular head with keystone. Interior of the hotel has semi-circular niches with fluted pilasters flanking the fireplaces in both front rooms. Beam with run out stops. The Assembly Room is reached up a staircase with mahogany handrail.

It has a flat segmental blank arch with fluted pilasters and roundels with matching architraves to windows and doors. Plaster cornice above suspended ceiling.

Listing NGR: TF2091035710

Source: <https://historicengland.org.uk/images-books/photos/item/IOE01/15977/13> (accessed 23/02/2021)

Appendix 2: Photographic Archive List

Photo	Location	Structure	Room	Facing	Description
1	Exterior	B		North-northwest	East facing elevation, oblique view
2	Exterior	B		Northwest	East facing elevation, oblique view
3	Exterior	B		West-northwest	Timber detail in east facing elevation
4	Exterior	B		West-northwest	Structure scarring and infill on east gable
5	Exterior	B		West-northwest	East gable
6	Exterior	B,C		West-northwest	Straight joint between Structures A and B
7	Exterior	C		West-northwest	Bricked-up window openings in east facing elevation
8	Exterior	B,C		South-southwest	East facing elevation, oblique view
9	Exterior	A,B		West-northwest	South facing elevation, oblique view
10	Exterior	A		North-northwest	South facing elevation, oblique view
11	Exterior	A		Northeast	South facing elevation, oblique view
12	Exterior	A		North	Ground floor window in south facing elevation
13	Exterior	A		North	Bay window, first floor, in south facing elevation
14	Exterior	A		North-northeast	Ironwork on south facing elevation
15	Exterior	A		North	Ground floor window in south facing elevation
16	Exterior	A		North	Upper floor windows in south facing elevation
17	Exterior	A		North	Main entrance in south facing elevation
18	Exterior	A		North	Upper floor windows above main entrance in south facing elevation
19	Exterior	A		Northeast	Signage ironwork on south facing elevation
20	Exterior	A		North	Passageway entrance in south facing elevation
21	Exterior	A		West-northwest	Bay window, first floor, in south facing elevation, oblique view
22	Exterior	A		North	Ironwork on south facing elevation
23	Exterior	B		North-northeast	South facing elevation
24	Exterior	B		North	Air vent ironwork in south facing elevation
25	Exterior	B		North-northeast	Upper floor windows in south facing elevation
26	Exterior	B		North-northeast	Boarded opening to basement in south facing elevation
27	Exterior	B		North-northeast	Signage on south facing elevation
28	Exterior	C		Southwest	East facing elevation, oblique view
29	Exterior	C		West	East facing elevation
30	Exterior	C		West	Bricked up window opening in east facing elevation
31	Exterior	C		West	Bricked up window opening in east facing elevation
32	Exterior	C		West	Bricked up entrance opening in east facing elevation
33	Exterior	C		South-southwest	East facing elevation, oblique view
34	Exterior	C		South-southwest	North facing elevation
35	Exterior	C	C0.1	East-southeast	West facing elevation

36	Ground Floor	C	C0.1	North-northeast	South facing elevation
37	Ground Floor	C	C0.1	East-southeast	Bricked up window opening in west facing elevation
38	Ground Floor	C	C0.1	South-southwest	North facing elevation
39	Ground Floor	C	C0.1	West-northwest	East facing elevation
40	Ground Floor	C	C0.1	West-northwest	Rotten timber detail
41	Ground Floor	C	C0.1	South-southwest	Detail of western wall
42	Exterior	C	C0.2	East-southeast	West facing elevation
43	Exterior	C		East-southeast	Boarded-up entrance in west facing elevation
44	Exterior	C		North-northeast	West facing elevation, oblique view
45	Exterior	C		East-southeast	West facing elevation, oblique view
46	Exterior	C	C0.3	East-southeast	Boarded-up entrance in west facing elevation
47	Exterior	C	C0.3	East-southeast	Timber detail in west facing elevation
48	Exterior	C	C0.4	East-southeast	Boarded-up entrance in west facing elevation
49	Exterior	C	C0.4	East-southeast	Boarded-up window in west facing elevation
50	Exterior	C		East-southeast	Timber detail in west facing elevation
51	Exterior	C		East-southeast	Boarded-up window in west facing elevation
52	Exterior	C		East-southeast	Boarded-up entrance in west facing elevation
53	Exterior	C		East-southeast	Bricked-up entrance in west facing elevation
54	Exterior	C		East-southeast	Boarded-up window in west facing elevation
55	Exterior	C		East-southeast	Timber detail in west facing elevation
56	Exterior	C		East-southeast	Partially boarded-up entrance in west facing elevation
57	Exterior	C		East-southeast	Boarded entrance in west facing elevation
58	Exterior	C		East-southeast	Boarded entrance in west facing elevation
59	Exterior	C		East-southeast	Boarded-up window in west facing elevation
60	Exterior	A,B,C,D		South	North facing elevation whole range of structures
61	Exterior	B		South-southwest	North facing elevation
62	Exterior	B		South-southwest	Bricked-up openings in north facing elevation
63	Exterior	B, (C)		East-southeast	West facing elevation of Structure B
64	Exterior	A		South	Rendered wall of recently demolished extension and boarded-up entrance in north facing elevation
65	Exterior	A - extension		South	Boarded-up doorway in north facing elevation
66	Exterior	A - extension		South	North facing elevation
67	Exterior	A - extension		South	Boarded-up window in north facing elevation

68	Exterior	A - extension		West	East facing elevation
69	Exterior	A - extension		South	North facing elevation
70	Exterior	A - extension		South	Boarded-up entrance in north facing elevation
71	Exterior	A - extension		South	Boarded-up window in north facing elevation
72	Exterior	A - extension		South	Bricked-up entrance in north facing elevation
73	Exterior	A - extension		South	Boarded-up entrance in north facing elevation
74	Exterior	D		South	Boarded-up window in north facing elevation
75	Exterior	D		South	East facing elevation
76	Exterior	D		West	East facing elevation, detail
77	Exterior	D		West	East facing elevation in recently demolished extension
78	Exterior	A - extension		Southwest	Round northeast corner
79	Exterior	A		South	Passageway entrance
80	Exterior	A		East-southeast	West facing elevation within passageway
81	Exterior	A		West	Detail of rotten ceiling within passageway
82	Exterior	A		West	Detail of archway within passageway
83	Exterior	C	C0.3	East	West facing elevation
84	Exterior	C	C0.3	North-northeast	South facing elevation, oblique view
85	Ground Floor	C	C0.3	East-southeast	West facing elevation
86	Ground Floor	C	C0.3	West-northwest	East facing elevation
87	Ground Floor	C	C0.3	West-northwest	Trough on north facing elevation
88	Ground Floor	C	C0.3	West-southwest	Troughs on north facing elevation, oblique view
89	Ground Floor	C	C0.3	East	Brick floor detail
90	Ground Floor	C	C0.3	South	Trough on north facing elevation
91	Ground Floor	C	C0.3	East-southeast	Ceiling detail
92	Ground Floor	C	C0.3	North	Ceiling detail
93	Ground Floor	C	C0.3	East-southeast	Wooden harness hooks
94	Ground Floor	C	C0.3	North-northeast	Wooden harness hooks
95	Ground Floor	C	C0.3	East	Bricked-up window in west facing elevation
96	Ground Floor	C	C0.3	West-northwest	Doorway in east facing elevation
97	Ground Floor	C	C0.4	East-southeast	Bricked-up window in west facing elevation
98	Ground Floor	C	C0.4	East-southeast	West facing elevation, oblique
99	Ground Floor	C	C0.4	East-southeast	West facing elevation
100	Ground Floor	C	C0.4	Northeast	South facing elevation, oblique view
101	Ground Floor	C	C0.4	Northeast	Ceiling detail

102	Ground Floor	C	C0.4	Northeast	Ceiling detail
103	Ground Floor	C	C0.4	West-southwest	East facing elevation, with doorway
104	Ground Floor	C	C0.4	West-southwest	Troughs on north facing elevation, oblique view
105	Ground Floor	C	C0.4	West-northwest	East facing elevation
106	Ground Floor	C	C0.4	West-northwest	Doorway in east facing elevation
107	Ground Floor	C	C0.4	South-southwest	Trough on north facing elevation
108	Ground Floor	C	C0.4	East-southeast	Floor detail
109	Ground Floor	C	C0.5	West-northwest	Doorway in east facing elevation
110	Ground Floor	C	C0.5	Southeast	West facing elevation, oblique
111	Ground Floor	C	C0.5	South-southwest	Trough on north facing elevation
112	Ground Floor	C	C0.5	South-southwest	Floor detail
113	Ground Floor	C	C0.5	West-southwest	East facing elevation, oblique
114	Ground Floor	C	C0.5	North-northeast	South facing elevation
115	Ground Floor	C	C0.5	East-southeast	Bricked-up window in west facing elevation
116	Ground Floor	C	C0.5	South-southwest	Post pad, detail
117	Ground Floor	C	C0.6	East-southeast	Vaulted storage
118	Ground Floor	C	C0.7	Southeast	North facing elevation
119	Ground Floor	C	C0.7	South-southeast	West facing elevation, oblique
120	Ground Floor	C	C0.7	South-southwest	North facing elevation
121	Ground Floor	C	C0.7	South-southwest	Timber post, detail
122	Ground Floor	C	C0.7	West-southwest	East facing elevation, oblique
123	Ground Floor	C	C0.7	North	South facing elevation
124	Ground Floor	C	C0.7	East-southeast	Timber post
125	Ground Floor	C	C0.7	East-northeast	Vaulted room
126	Ground Floor	C	C0.7	North-northeast	South facing elevation
127	Ground Floor	C	C0.7	East-northeast	Vaulted room
128	Ground Floor	B		South-southwest	North facing elevation
129	Ground Floor	B		South-southwest	West facing elevation, oblique
130	Ground Floor	B		South-southwest	Blocked-up opening in north facing elevation
131	Ground Floor	B		North-northwest	East facing elevation, oblique
132	Ground Floor	B		North-northwest	South facing elevation, oblique

133	Ground Floor	B		North-northwest	Stone pillar
134	Ground Floor	B		West-northwest	Boxed feature
135	Ground Floor	B		North-northeast	Entrance within south facing elevation
136	Ground Floor	B		East-southeast	Bricked-up window in west facing elevation
137	Ground Floor	B		South-southwest	Roof structure
138	Ground Floor	B		North-northeast	Timber detail
139	Ground Floor	B		North-northeast	Timber feature
140	Ground Floor	B		West-northwest	Rotten timber first-floor flooring
141	Ground Floor	A		South-southwest	Entrance within north facing elevation
142	Ground Floor	A		West-northwest	Blocked-up entrance
143	Exterior	A		South-southwest	Entrance within north facing elevation
144	Ground Floor	A		East	Stairway
145	Ground Floor	A		South	North facing elevation
146	Ground Floor	A		South-southeast	Entrance within north facing elevation
147	Ground Floor	A		South-southeast	Entrance within north facing elevation
148	Ground Floor	A		East	Recess within west facing elevation
149	Ground Floor	A		Northeast	Recess within west facing elevation
150	Ground Floor	A		South-southwest	Boarded-up window in north facing elevation
151	First Floor	C	C1.1	North-northeast	South facing elevation
152	First Floor	C	C1.1	North-northeast	Roof detail
153	First Floor	C	C1.1	North-northeast	Timber floor detail
154	First Floor	B	Assembly Room	East-southeast	West facing elevation
155	First Floor	B	Assembly Room	Southeast	North facing elevation, oblique
156	First Floor	B	Assembly Room	West-northwest	East facing elevation
157	First Floor	B	Assembly Room	North-northwest	South facing elevation, oblique
158	First Floor	B	Assembly Room	Southwest	North facing elevation, oblique
159	First Floor	B	Assembly Room	South-southwest	Boarded-up window in north facing elevation
160	First Floor	B	Assembly Room	West-northwest	Plastered ceiling
161	First Floor	B	Assembly Room	North-northeast	Entrance within south facing elevation
162	First Floor	B	Assembly Room	West-northwest	Entrance within east facing elevation
163	Ground Floor	A		South	Rotten flooring, detail

164	Ground Floor	A	C0.7	South	General view of east end of pub/reception
165	Ground Floor	A		South	Close up of floor in the east part of the pub/reception
166	Exterior	E		West-northwest	East facing elevation
167	Exterior	E		Northwest	South facing elevation, oblique
168	Exterior	E		Northeast	South facing elevation, oblique
169	Exterior	B		West-northwest	East facing elevation, oblique
170	Exterior	B,C		South-southwest	East facing elevation, oblique
171	Exterior	A		North	South facing elevation
172	Exterior	C		South-southwest	East facing elevation, oblique
173	Exterior	C		Northeast	West facing elevation, oblique
174	Exterior	C		North-northeast	West facing elevation
175	Exterior	A,B,D		South	North facing elevation
176	Exterior	D		South	North facing elevation
177	Exterior	A		South-southeast	Archway
178	Exterior	A		South-southwest	Archway
179	Exterior	C		South-southwest	South elevation, oblique
180	Ground Floor	C		Southeast	General view of loft from ground floor
181	Exterior	E		North-northeast	General view of demolished structure, north elevation standing
182	Ground Floor	A		North	South facing elevation of eastern bar area
183	Ground Floor	A		Northeast	General shot of eastern bar area
184	Ground Floor	A		East	Stone fireplace located on the west facing elevation of the eastern bar area
185	Ground Floor	A		East	Stone fireplace located on the west facing elevation of the eastern bar area
186	Exterior	A		North	View of entrance way
187	Ground Floor	A		East	Stone tiled fireplace located on the west facing elevation of the eastern bar area
188	Ground Floor	A		South	Windows within south elevation
189	Ground Floor	A		South	Windows within south elevation
190	Ground Floor	A		South	Windows within south elevation
191	Ground Floor	A		South	Windows within south elevation
192	Ground Floor	A		West	Stone tiled fireplace located on the east facing elevation of the western bar area
193	Ground Floor	A		West	Stone tiled fireplace located on the east facing elevation of the western bar area
194	Ground Floor	A		West	Arched niche to the south of the fireplace located on the east facing elevation of the western bar area
195	Ground Floor	A		West	Arched niche to the south of the fireplace located on the east facing elevation of the western bar area
196	Ground Floor	A		Northwest	General shot of western bar area

197	Ground Floor	A		Northeast	View behind the bar
198	Ground Floor	D		North-northeast	View along corridor
199	Ground Floor	D		North-northeast	View along corridor
200	Ground Floor	D		Northwest	View at entrance of the dining room
201	Exterior	D		West	East facing elevation of partly demolished building
202	Exterior	D		West	East facing elevation of partly demolished building
203	Exterior	D		South	North facing elevation of partly demolished building
204	Exterior	D		West	East facing elevation of partly demolished building
205	Exterior	D		West	East facing elevation of partly demolished building
206	Exterior	A - extension, D		Southwest	General shot of partly demolished building
207	Exterior	A - extension, D		Southwest	General shot of partly demolished building
208	Exterior	A - extension, D		South	General shot of partly demolished building
209	Exterior	Boundary wall		West	Location of former fridges
210	Ground Floor	D		West	View of stairs to first floor
211	Ground Floor	D		West	View of stairs to first floor
212	First Floor	D		West	View of doorway to the store room on the first floor
213	First Floor	D		West	View of doorway to the store room on the first floor
214	First Floor	A	A1.1	South	Window on north facing elevation
215	First Floor	A	A1.1	West-southwest	Fireplace on east facing elevation
216	First Floor	A	A1.2	West	Doorway to room marked as unsafe to enter
217	First Floor	A		South	Corridor
218	First Floor	A	A1.3	South	Boarded up window within north facing elevation
219	First Floor	A	A1.3	East	Fireplace on west facing elevation
220	First Floor	A		East	View along corridor
221	First Floor	A		East	View of feature in ceiling
222	First Floor	D		North	View from the first floor of partially demolished part of the building
223	First Floor	D		West-northwest	View from the first floor of partially demolished part of the building
224	First Floor	D		North	Boarded up doorway to partially demolished first floor
225	First Floor	D		North	View from entryway of room marked as unsafe to enter
226	First Floor	D		North	View from entryway of room marked as unsafe to enter
227	First Floor	D		Northwest	View from entryway of room marked as unsafe to enter
228	First Floor	A		North	Boarded up doorway
229	First Floor	A	A1.5	South	North facing elevation
230	First Floor	A	A1.5	East	West facing elevation with remains of a fireplace
231	First Floor	A	A1.5	Southeast	General view of room
232	First Floor	A	A1.4	South	North facing elevation with boarded window
233	First Floor	A	A1.4	East	West facing elevation
234	First Floor	A	A1.4	West	East facing elevation
235	First Floor	A	A1.4	North	South facing elevation
236	Second Floor	A		East	West facing elevation of stairwell

237	Second Floor	A		East-southeast	Hole in west facing elevation
238	Second Floor	A		East-southeast	Hole in west facing elevation
239	Second Floor	A	A2.6	South	Doorway to room marked as unsafe to enter
240	Second Floor	A	A2.6	Southeast	Doorway to room marked as unsafe to enter
241	Second Floor	A	A2.6	South	North facing elevation with boarded window
242	Second Floor	A		West	East facing elevation of top of stairwell
243	Second Floor	A		West	View along corridor
244	Second Floor	A	A2.5	South	North facing elevation with boarded window
245	Second Floor	A	A2.5	South	North facing elevation with boarded window
246	Second Floor	A	A2.5	Southeast	General view of room
247	Second Floor	A	A2.5	North	South facing elevation with doorway
248	Second Floor	A	A2.4	Southwest	General view of room
249	Second Floor	A	A2.4	West	East facing elevation
250	Second Floor	A	A2.4	South-southwest	South facing elevation, oblique view
251	Second Floor	A		West	View of corridor
252	Second Floor	A		West	View of doorway in corridor
253	Second Floor	A		West	View towards doorway at end of corridor
254	Second Floor	A		West	View of corridor
255	Second Floor	A	A2.3	South	North facing elevation with graffiti and a boarded window
256	Second Floor	A	A2.3	Southeast	Graffiti on room walls
257	Second Floor	A	A2.2	South	North facing elevation with boarded window
258	Second Floor	A	A2.2	Southwest	View of room from doorway
259	Second Floor	A	A2.1	South	North facing elevation with boarded window
260	Second Floor	A	A2.1	West	East facing elevation
261	Second Floor	A	A2.1	Southwest	General view of room
262	Second Floor	A		East	View along corridor from western end
263	Second Floor	A		North	Arched doorway
264	Second Floor	A		Northeast	View of area unsafe to enter
265	Second Floor	D		East	Top of second floor
266	Second Floor	D		West	East facing elevation of stair landing between first and second floor
267	First Floor	D		West	View of stairs to second floor
268	First Floor	C	C1.1	North-northeast	General view of loft

269	First Floor	C	C1.1	West-northwest	East-southeast facing elevation, oblique view
270	First Floor	C	C1.1	North-northeast	West-northwest facing elevation, oblique view
271	First Floor	C	C1.1	East-southeast	View of damaged roof
272	First Floor	C	C1.2	East-southeast	First set of stairs leading to first floor of the barn
273	First Floor	C	C1.2	East-southeast	First set of stairs leading to first floor of the barn
274	First Floor	C	C1.2	North-northeast	Second set of stairs leading to first floor of the barn
275	First Floor	C	C1.2	North-northeast	General view of barn with wooden beamed roof
276	First Floor	C	C1.2	North-northeast	General view of barn with wooden beamed roof
277	First Floor	C	C1.2	South-southwest	North-northeast facing elevation
278	First Floor	C	C1.2	East-southeast	West-northwest facing elevation
279	First Floor	C	C1.2	North-northeast	Holes within first floor
280	First Floor	C	C1.2	West-northwest	Holes within roof
281	First Floor	C	C1.2	North-northeast	View towards northern extent of barn, showing inscription on tiebeam
282	First Floor	C	C1.2	East-southeast	Holes within roof
283	First Floor	C	C1.2	East-southeast	Holes within roof
284	First Floor	C	C1.2	West-northwest	Window within east-southeast facing elevation
285	First Floor	C	C1.2	South-southwest	Window within east-southeast facing elevation
286	First Floor	C	C1.2	West-northwest	Window within east-southeast facing elevation
287	First Floor	C	C1.2	East-southeast	Beam along floor

Appendix 3: Post medieval pottery

By Alice Forward

Two sherds of post medieval pottery were retrieved during excavations at 8 High Street, Donington.

Methodology

The pottery has been visually identified and the fabrics recorded against the Lincolnshire type series (Young 2005). The pottery has also been fully recorded by count and weight (g) in line with *The Pottery Standards* (Barclay et al 2016).

Results

The two sherds of pottery were both retrieved from the fill of pit 204. The sherds are from two different vessels. The first is a body sherd from a Ticknall vessel, possibly a jug, and is dated to the late-16th or early 17th century. The second sherd is a rim sherd from a large Toynton dish dating to the mid-15th to mid-16th century.

Context	Fabric	Fabric Code	Sherd count	Sherd weight (g)	Sherd type	Date	Rim diameter (cm)	Notes
204	Ticknall	MP	1	15	Body	1500 – 1700	-	
204	Toynton	TOYII	1	24	Rim	1450 - 1550	46	

Table 1: Pottery from pit fill 204

Discussion

The two sherds of pottery provide a mid to late-16th century date for the pit. They are typical of the range of ceramics found in south Lincolnshire during this period.

No further work is recommended for this assemblage.

References

Barclay et al, 2016, *A Standard for Pottery Studies in Archaeology*.

Young, J, Vince A G and Nailor V, 2005, *A Corpus of Anglo-Saxon and Medieval Pottery from Lincoln*, *Lincoln Archaeology Studies* 7, Oxbow, Oxford.

Appendix 4: Context Summary List

Trench 1

Context	Type	Description	Length (m)	Width (m)	Thickness (m)	Interpretation
100	Layer	Compact, hardcore and rubble	-	-	0.17	Hardcore surface
101	Layer	Friable, dark brownish grey sandy silt	-	-	1.12	Accumulation of dumped deposits associated with surrounding buildings
102	Layer	Friable, light brownish yellow silty sand	-	-	>0.10	Natural geology

Trench 2

Context	Type	Description	Length (m)	Width (m)	Thickness (m)	Interpretation
200	Layer	Compact, hardcore and rubble	-	-	0.16	Hardcore surface
201	Layer	Friable, dark brownish grey sandy silt	-	--	1.04	Accumulation of dumped deposits associated with surrounding buildings
202	Layer	Friable, light brownish yellow silty sand	-	-	>0.14	Natural geology
203	Cut	Sub-oval pit with very steep straight sides and a concave base	2.26	-	0.88.	Cut of Post Medieval pit
204	Fill	Friable, dark brownish grey sandy silt	-	-	0.88	Deliberately dumped deposit within pit [203]

Trench 3

Context	Type	Description	Length (m)	Width (m)	Thickness (m)	Interpretation
300	Layer	Compact, hardcore and rubble	-	-	0.20	Hardcore surface
301	Layer	Friable, dark brownish grey sandy silt	-	-	2.20	Accumulation of dumped deposits associated with surrounding buildings
302	Layer	Friable, light brownish yellow silty sand	-	-	>0.10	Natural geology

Trench 4

Context	Type	Description	Length (m)	Width (m)	Thickness (m)	Interpretation
400	Layer	Compact, hardcore and rubble	-	-	0.20	Hardcore surface
401	Layer	Friable, dark brownish grey sandy silt	-	-	2.20	Accumulation of dumped deposits associated with surrounding buildings
402	Layer	Friable, light brownish yellow silty sand	-	-	>0.10	Natural geology

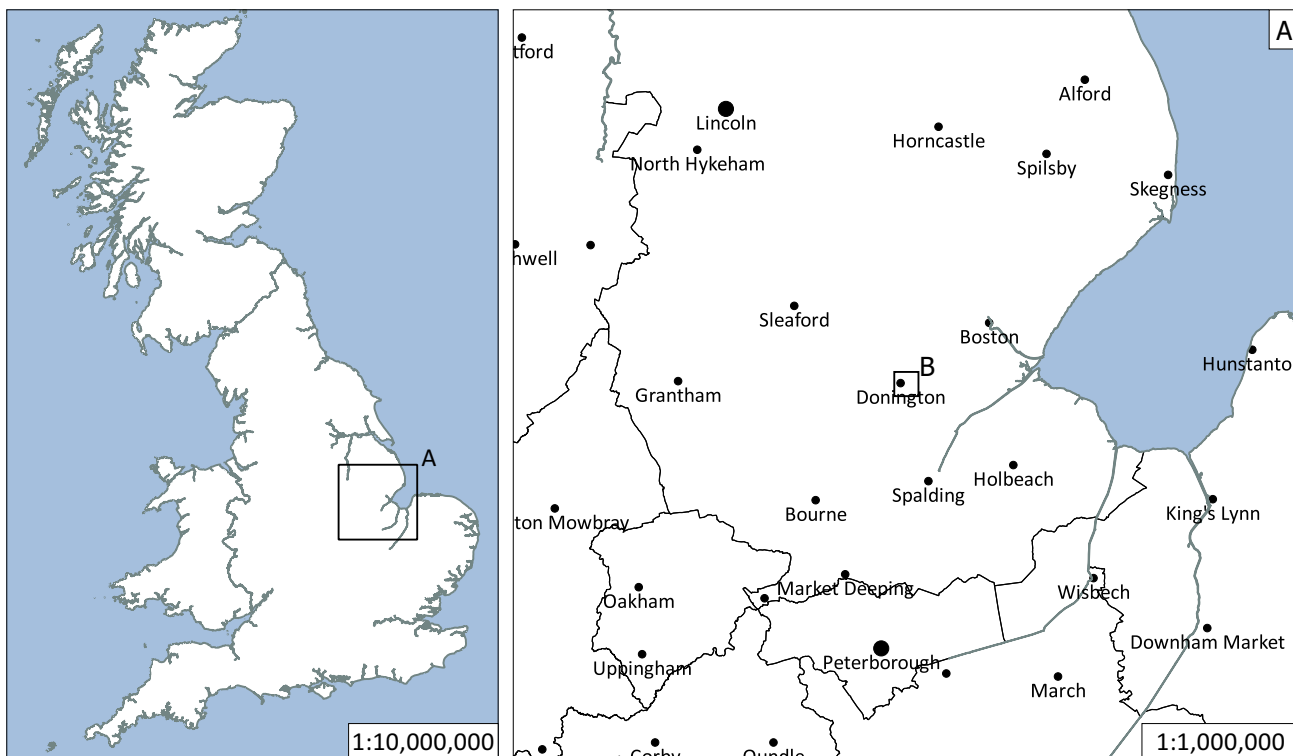


Figure 1: Site location outlined in red

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Drawn by	M Stockdale
Date	02/03/2021

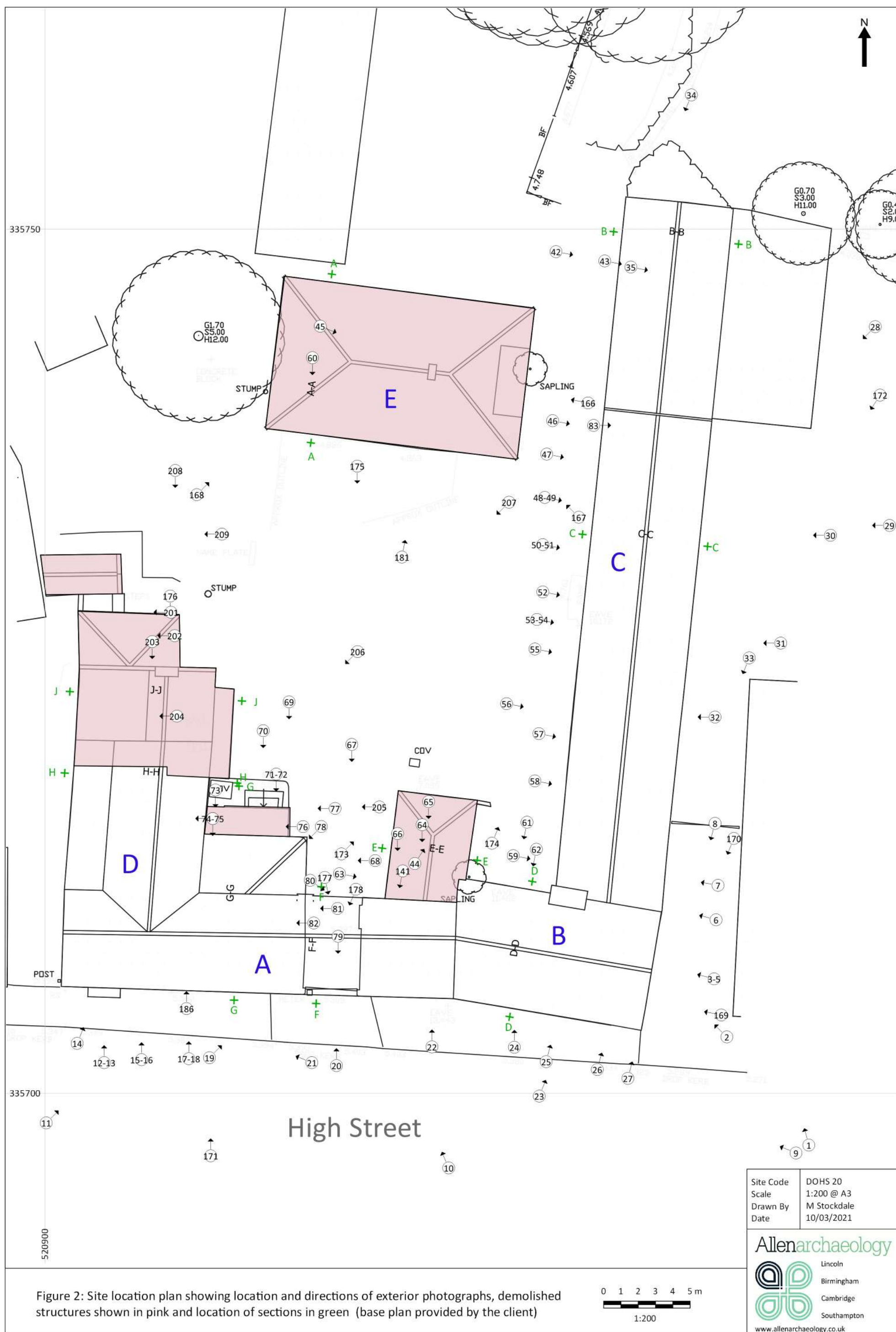
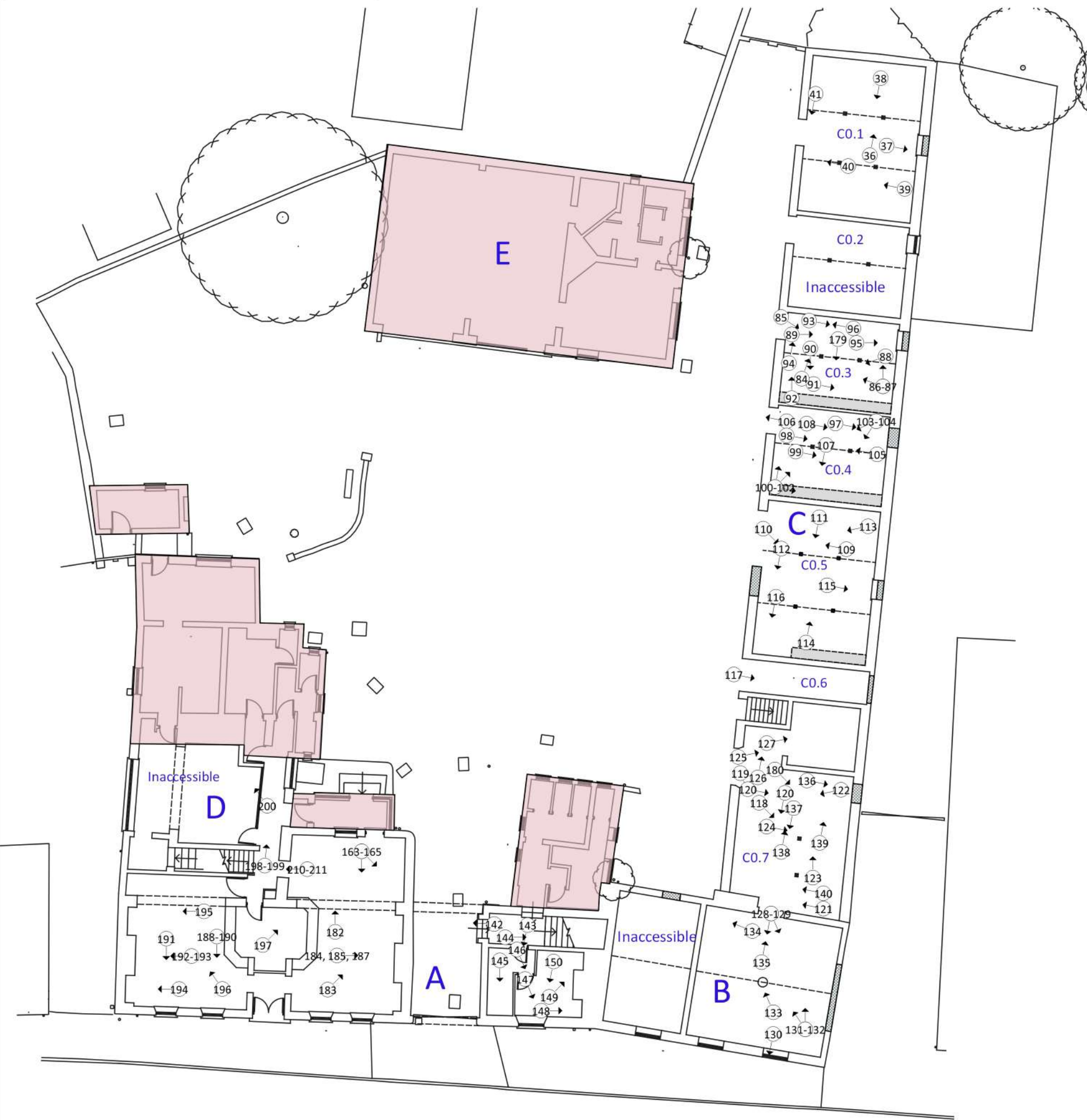
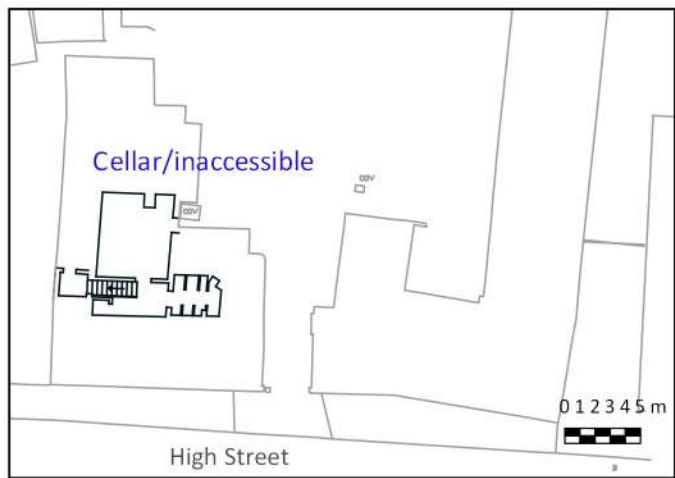


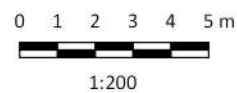
Figure 2: Site location plan showing location and directions of exterior photographs, demolished structures shown in pink and location of sections in green (base plan provided by the client)



Key

- blocked opening
- removed post
- trough

Figure 3: Amended ground floor plan showing location and direction of photographs. Inset shows location of inaccessible cellar (base plans provided by the client)

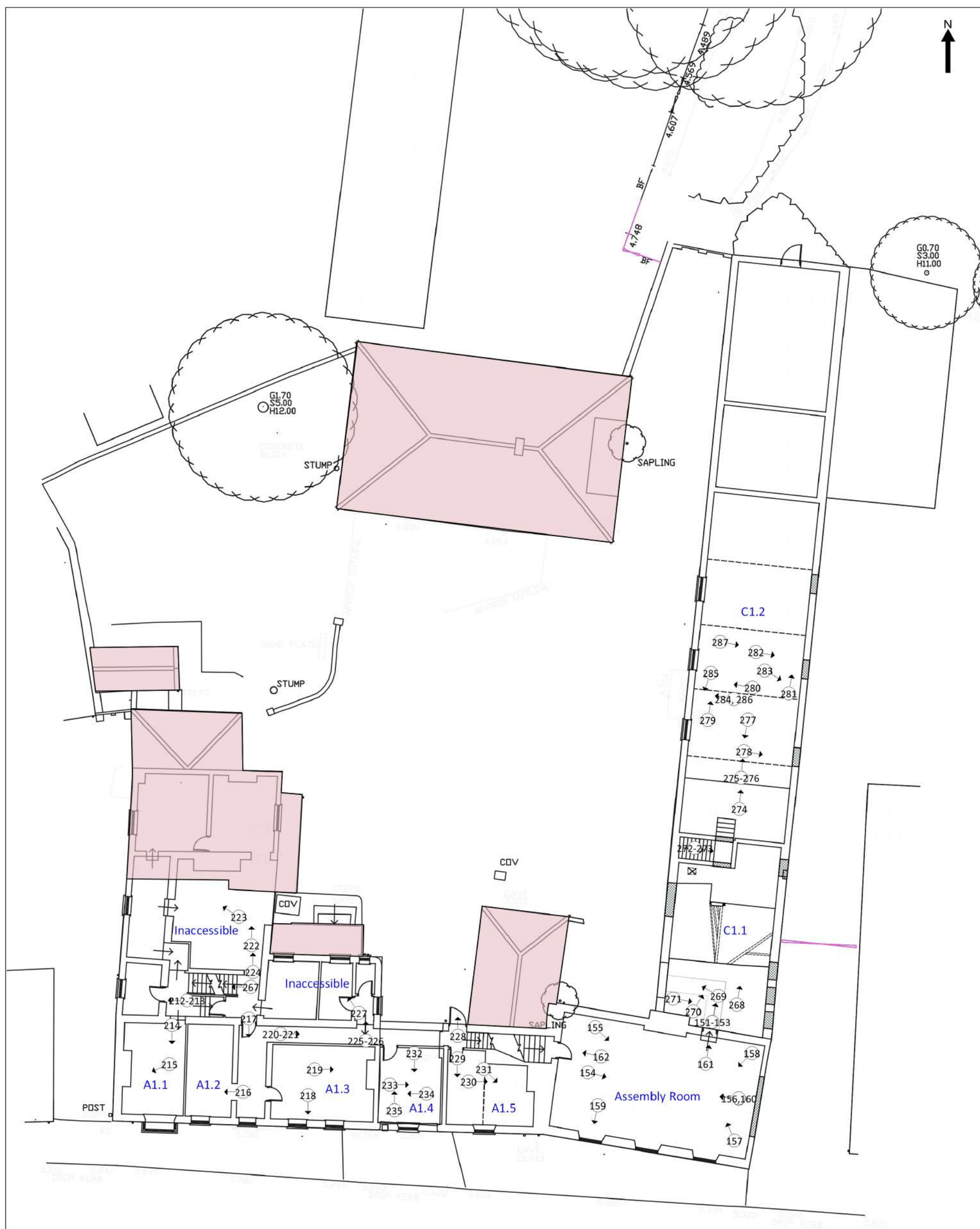


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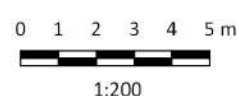
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Key

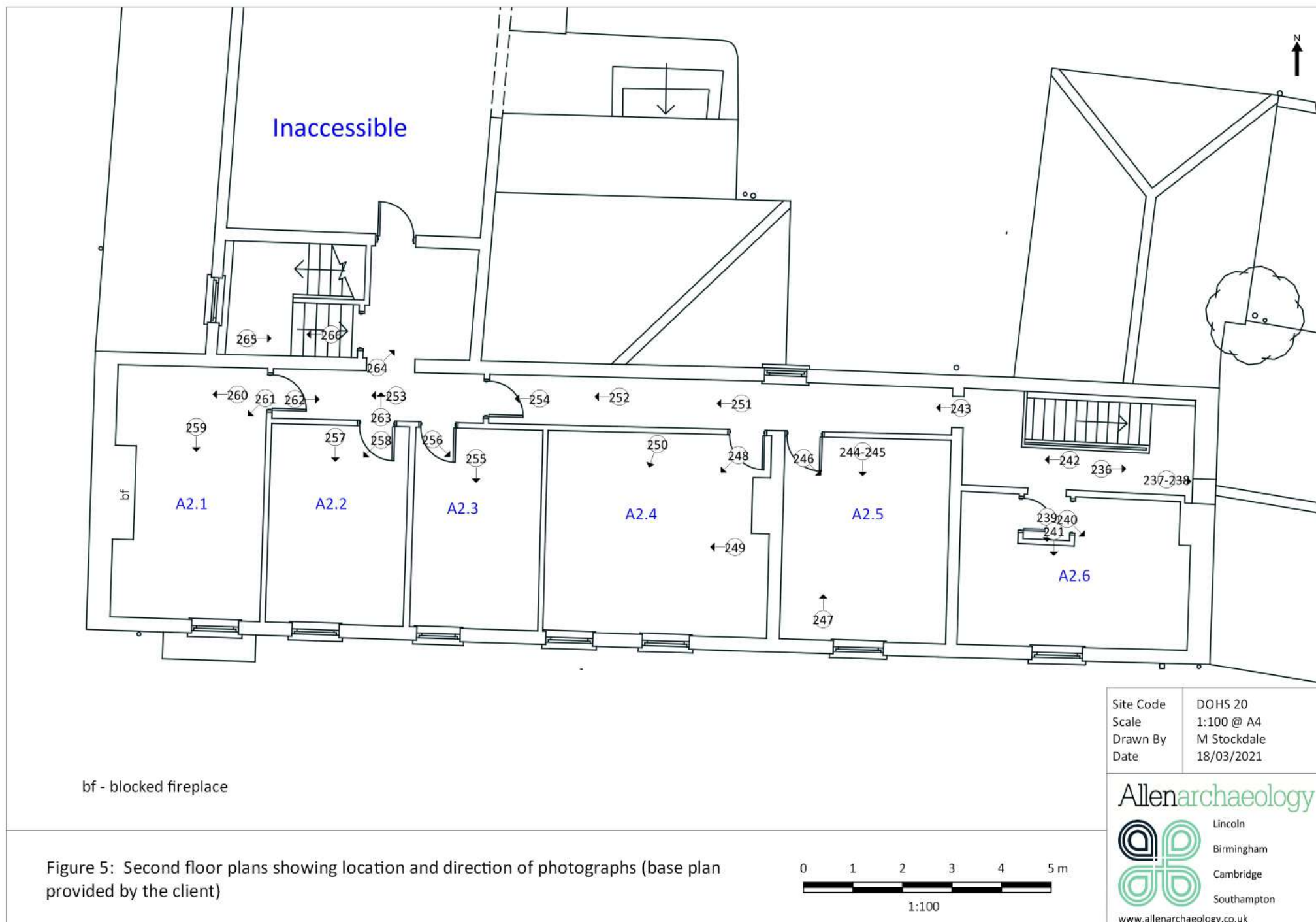
timber
 moder rail

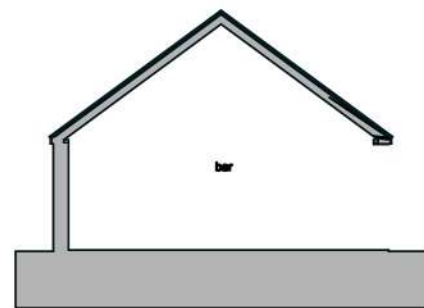
Figure 4: Amended first floor plan showing location and direction of photographs (base plan provided by the client). Photos within inaccessible areas were taken from the hallways, arrows here indicate direction.



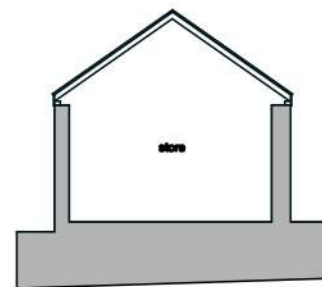
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Drawn By	M Stodkale
Date	18/03/2021

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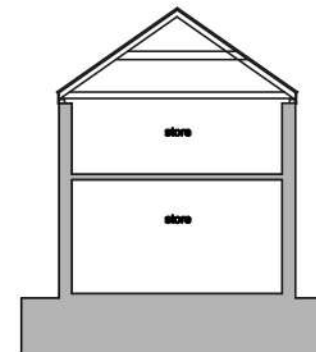




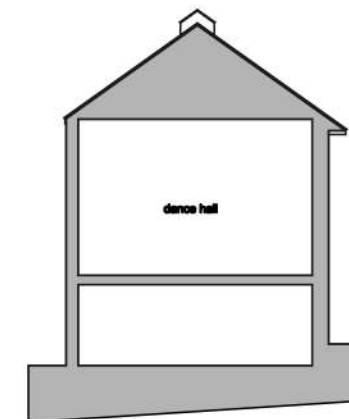
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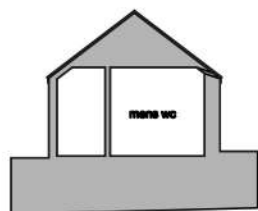
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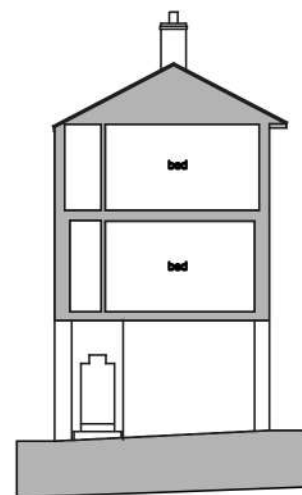
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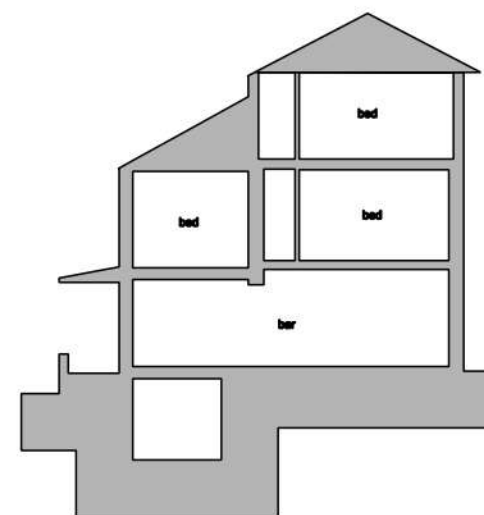
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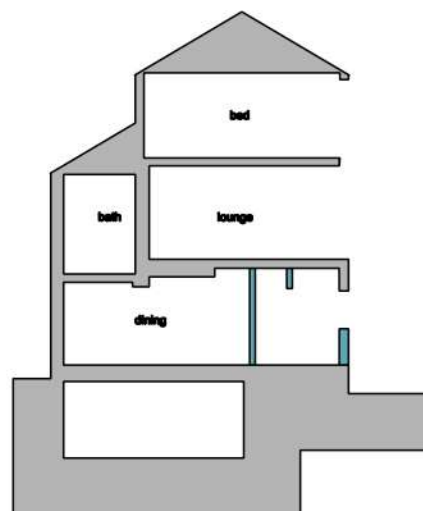
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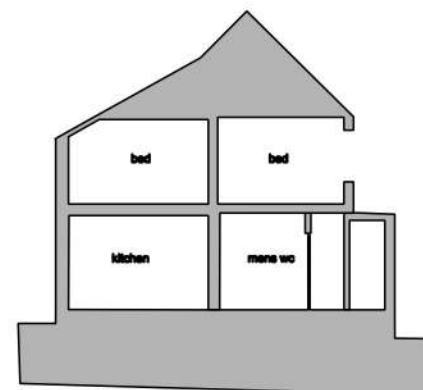
Section F-F



Section G-G



Section H-H

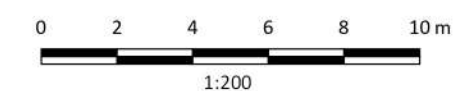


Section J-J

Site Code	DOHS 20
Scale	1:200 @ A3
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Figure 6: Section drawings as provided by the client, including demolished buildings. Sections are located on Figure 2



South-facing Elevation



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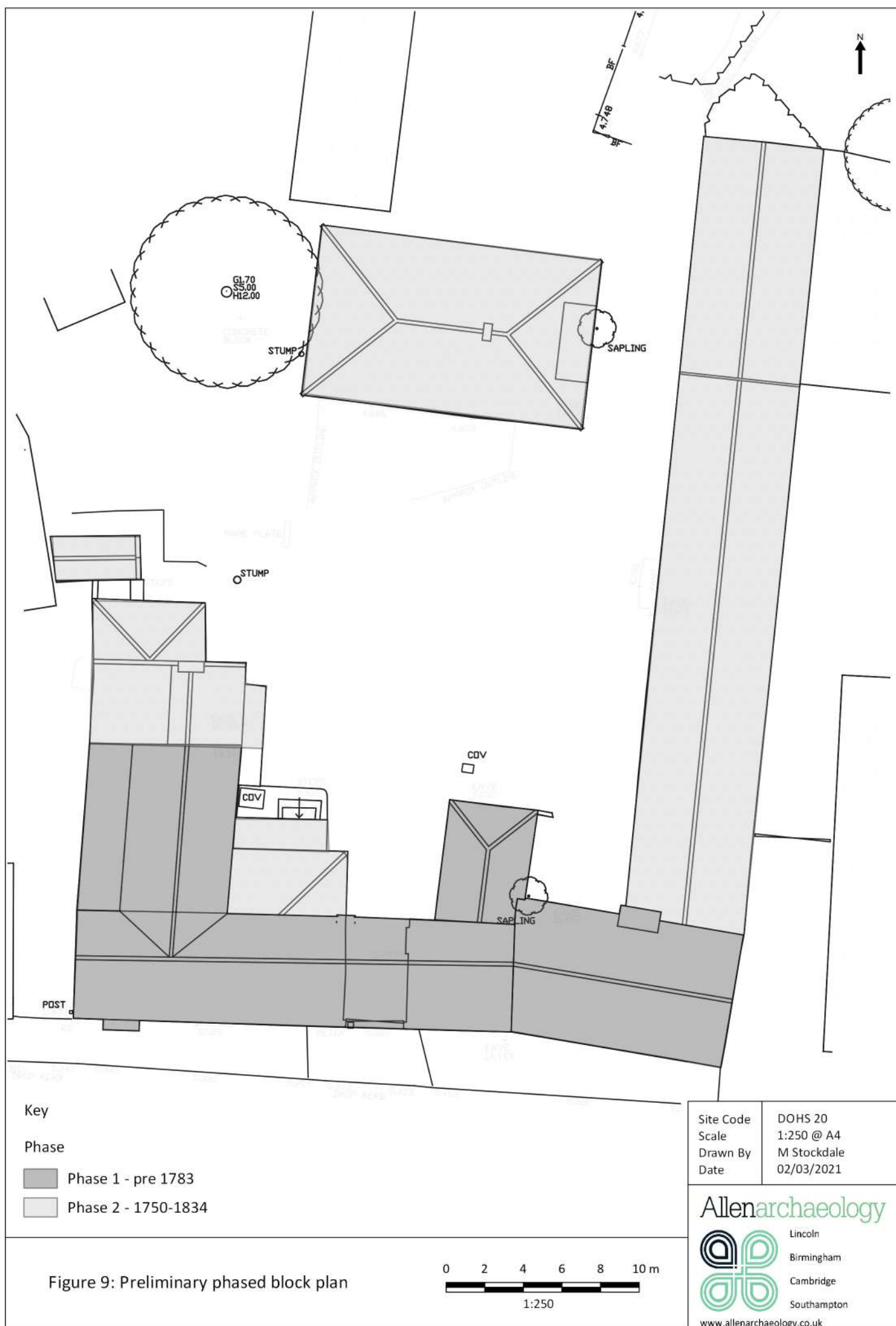
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Figure 7: Proposed front elevation as provided by the client. Glazing as seen on historical photographs on A and first floor of B. The drawing shows proposed new door on A, proposed roof lights to B and cellar glazing in keeping with the first floor.

0 2 4 6 8 10 m
1:150



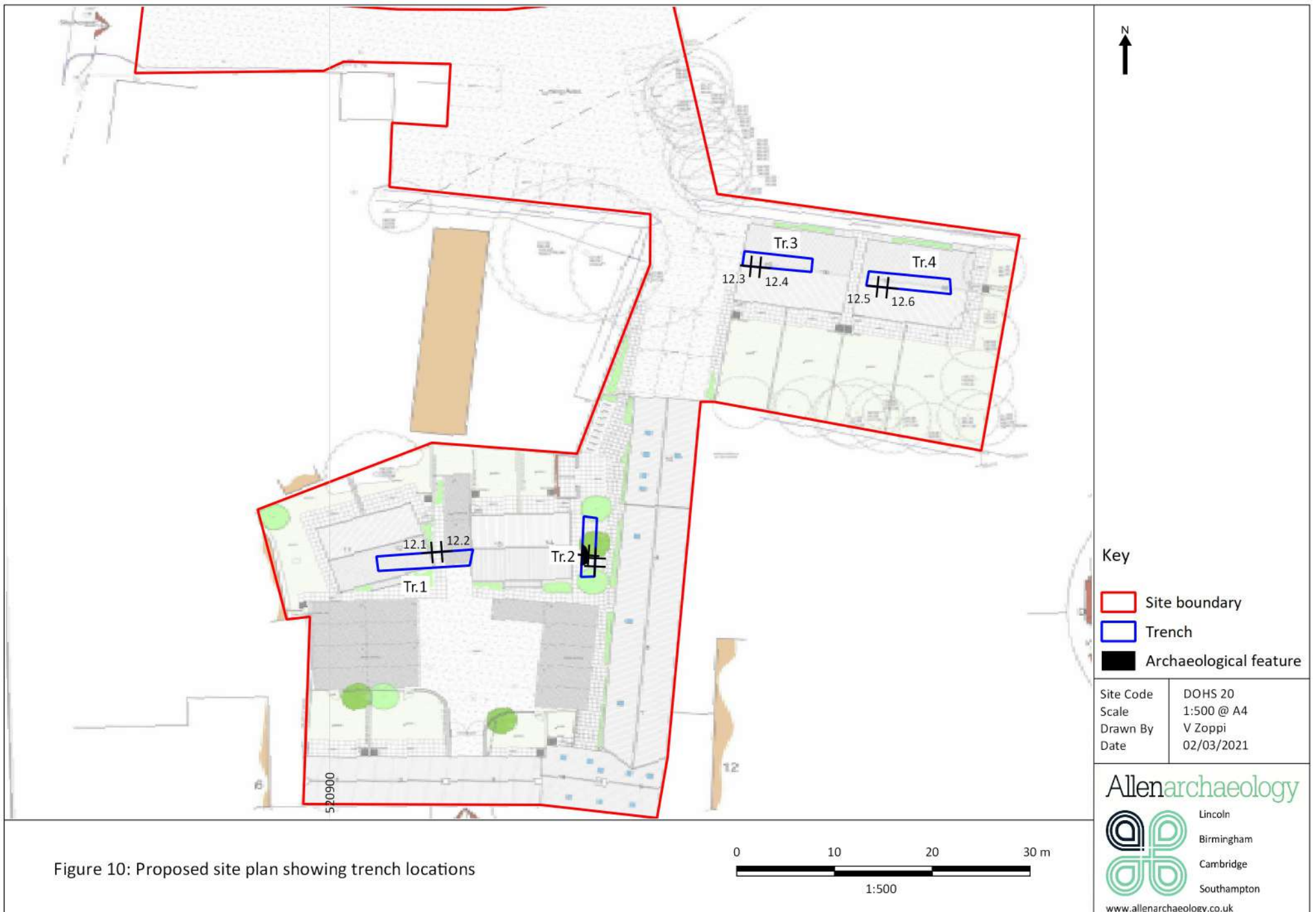


Figure 10: Proposed site plan showing trench locations

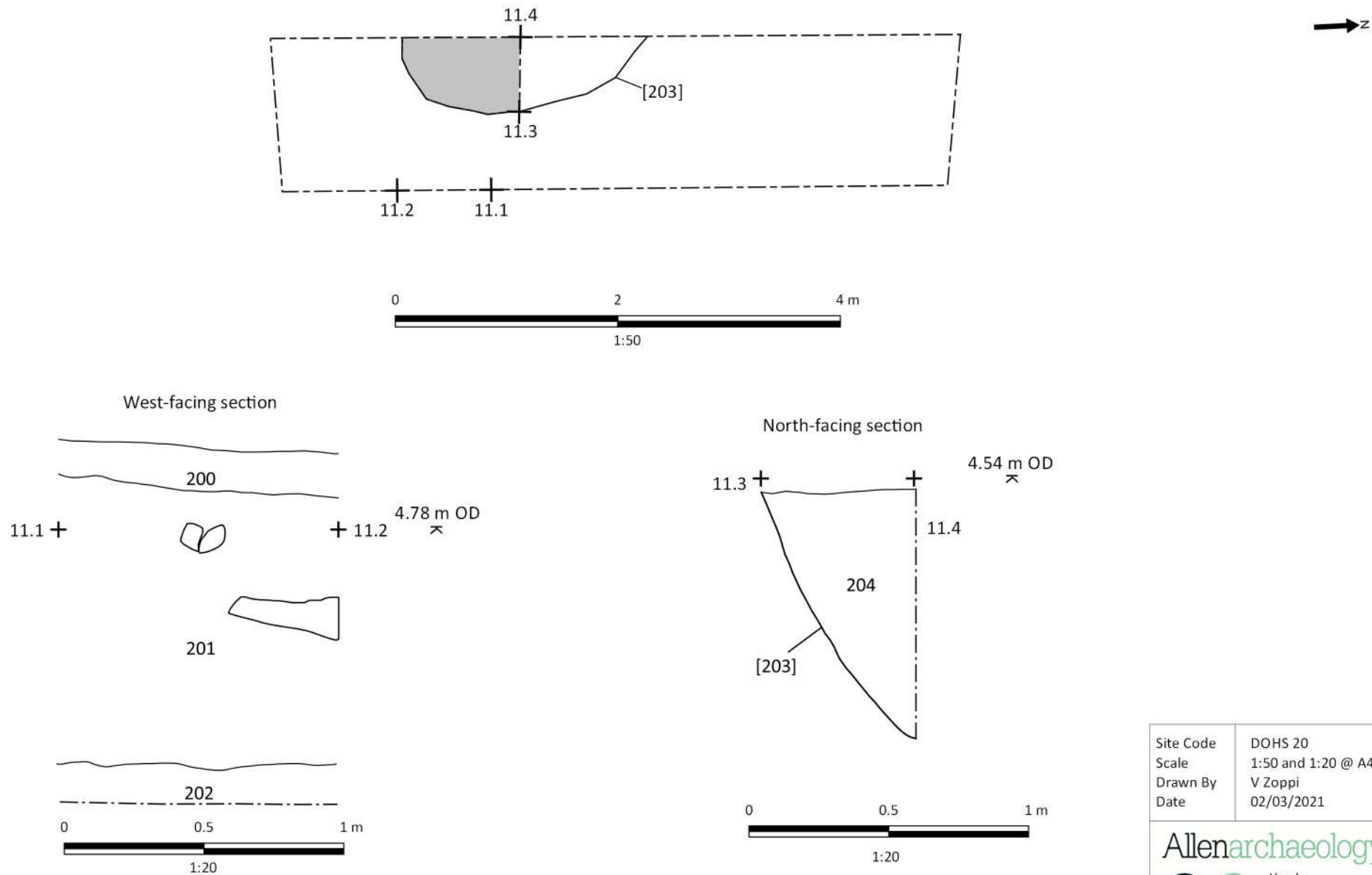


Figure 11: Plan and sections of Trench 2

Site Code	DOHS 20
Scale	1:50 and 1:20 @ A4
Drawn By	V Zoppi
Date	02/03/2021

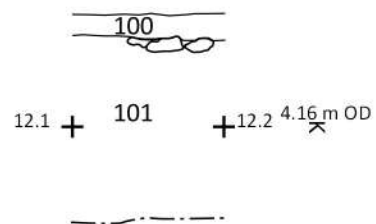
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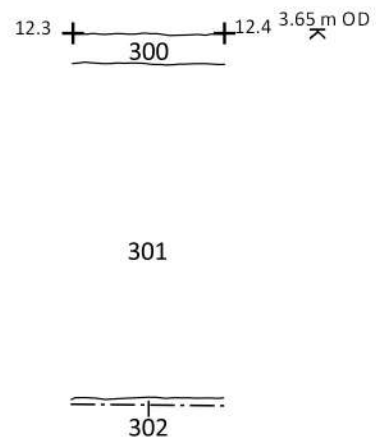
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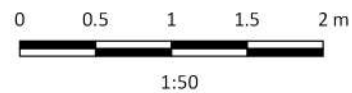
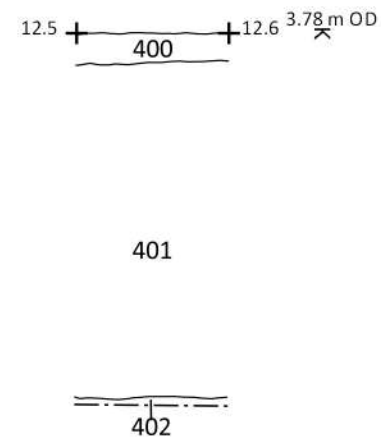
Trench 1
South-facing section



Trench 3
North-facing section



Trench 4
North-facing section



Site Code	DOHS2 20
Scale	1:50 @ A4
Drawn By	V Zoppi
Date	02/03/2021

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Figure 12: Representative sections of Trenches 1, 3 and 4



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