Former Bell Public House, 33 Church Street, Pinchbeck

November 2026



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Former Bell Public House, 33 Church Street, Pinchbeck

Historic Building Record

EXECUTIVE SUMMARY

Site Name: Former Bell Public House, 33 Church Street
Address: Former Bell Public House, 33 Church Street, Pinchbeck, Spalding, Lincolnshire, PE11 3UB
National Grid Reference: TF 24166 25759
Local Planning Authority: South Holland District Council
County: Lincolnshire
Statutory Listing: N/A
Conservation Area: Pinchbeck Village
Scheduled Monument: N/A
Date of Property: Likely early 1800s
Recorder & Report Production: Liz Humble
Date of Record: 11 November 2026
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Humble Heritage Ltd is a professional built heritage and archaeological consultancy operating in the specialised area of the historic environment. The practice has extensive experience of historical and archaeological research and recording, assessing significance and heritage impact and preparing heritage statements, archaeological desk-based assessments, statements of significance, conservation management plans and so forth. Humble Heritage Ltd provides heritage and archaeological advice on behalf of a wide variety of clients across much of England.

An historic building record was required to be made of the former public house prior to alteration or loss, and to preserve and enhance the understanding of the historic environment prior to the works approved as part of planning application reference H14-0523-26 condition 24 where the application sought to change the use of the former public house to a shop (Class E) including part demolition, single storey rear extension and external works. This report has been prepared by Humble Heritage Ltd during November 2026 on behalf of Venture Business Space Limited. It provides a photographic, descriptive and analytical record of the vacant building. This report also includes drawings prepared by Dixon Dawson Chartered Architects to show the 'as existing' floor plans and elevations.

The site is situated within the Pinchbeck Village Conservation Area and has been previously assessed as a building of local heritage interest i.e. it is a non-designated heritage asset. A Bell Inn in Pinchbeck is first mentioned in 1784 in the records of one of the earliest Friendly Societies, although the current building likely dates from the early 19th century, it may be slightly earlier. Between 1820 and 1845 the number of coach services in the county increased steadily and as a direct consequence of the increase in stagecoach traffic, many new coaching inns and ancillary stabling appeared along the improved routes. As is probably the case with The Bell, an existing building was replaced or improved in order to provide food and a place to rest and stable horses along the coach routes. The earliest

available Ordnance Survey map – published in 1888 – shows the Bell Inn. Subsequent Ordnance Survey maps, old photographs, the planning history, and site investigation have revealed a number of later changes.

The Heritage Impact Statement by Jonathan Biggadike submitted with the recent planning application and the consultation response from the Conservation Officer to the local planning authority identified the heritage significance of the site, and found it to be a non-designated heritage asset that positively contributes to the character and appearance of the Pinchbeck Conservation Area with the rear offshoots having less significance.

INTRODUCTION

1.01 This historic building record has been prepared by Liz Humble (MA Cantab., MA Dist., MCIfA, IHBC), Director, Humble Heritage Ltd, on behalf of Venture Business Space Limited.

1.02 A copy of this report has been supplied to the owners and South Holland District Council. Once approved, a copy will be deposited with the Lincolnshire Historic Environment Record.

AIMS AND OBJECTIVES

2.02 The aim of the building recording work is to record the fabric of the area within the development site in order to preserve it by record in advance of alteration or loss. This work also identifies and objectively records, by means of a descriptive and analytical record, any significant evidence for the original and subsequent historical form and functions. The record is then to be placed in the public domain by deposition with the Lincolnshire Historic Environment Record. This will preserve and enhance the understanding of the historic environment in accordance with Policy 29 of the South East Lincolnshire Local Plan 2019.

METHODOLOGY

3.01 The recording methodology that has been employed comprises a Level 2/3 survey/record in accordance with the Historic England document *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

3.02 The ***photographic record*** was compiled using a digital Nikon D90 DSLR camera (a 12mp camera) with an 18mm-105mm lens. Photographs have been produced in JPEG format. Measured floor plans of the area have been annotated, identifying the locations and directions of the accompanying photographs.

3.03 Site photography comprises:

- Interior shots of all interior spaces pre-commencement of the refurbishment/alteration/demolition work.
- Exterior shots of all elevations and general views.
- 1m and 0.2m ranging rods are included in a number of general and detail shots, sufficient to independently establish the scale of the room / feature.

3.04 The ***drawn record*** comprises the measured survey prepared by Dixon Dawson Chartered Architects.

3.05 In accordance with Historic England guidelines (*Understanding Historic Buildings* 2016, 22-26), this ***written record*** comprises an introductory description followed by a systematic account of the building's origins, development and use. This record includes an account of the evidence on which the analysis has been based. The information contained within the record has, for the most part, been obtained through an examination of the building itself, although Ordnance Survey maps have also been consulted as has the Heritage Impact Statement (Jonathan Biggadike Historic Buildings Consultant March 2026). The Lincolnshire Historic Environment Record has been consulted but there was no entry for the Bell Inn. This record does not discuss the building's broader stylistic or historical context at any length and archives/libraries have not been consulted as part of the research. The written record comprises the following elements:

- Contents page.
- Introduction and methodology.
- The site location as a National Grid Reference and in address form.
- A location map.
- A note of any statutory or non-statutory heritage designations.
- The date of the record, the name of the recorder and the location of the archive.
- A summary of the type, purpose and form of the historic building, its materials, function and possible date(s) with a sequence of development and original and later uses.
- An account of any fittings, plant or machinery and any evidence for the former existence of demolished structures or removed plant associated with the building.
- Map regression.

3.06 A small number of spaces were inaccessible as fire and water damage has resulted in localised ceiling/floorboard collapses at first floor level. The locations of these are identified on the photo location plans.

3.07 License is granted to the owner, project architect, the local planning authority and to Historic Environment Record to use the material gathered during the project. This report can also be freely copied for planning, development control and research purposes without recourse to the copyright owner. Humble Heritage Ltd retains the right to be identified as the author of all project documentation and reports as specified in the Copyright, Designs and Patents Act 1988 (chapter IV, section 79).

HERITAGE PLANNING BACKGROUND

4.01 Humble Heritage Ltd, as specialist historic buildings and archaeological advisors, have prepared this historic building record in order to comply with Condition 24 of planning application number H14-0523-26 (South Holland District Council). This reads as follows:

Application Number: H14-0523-26

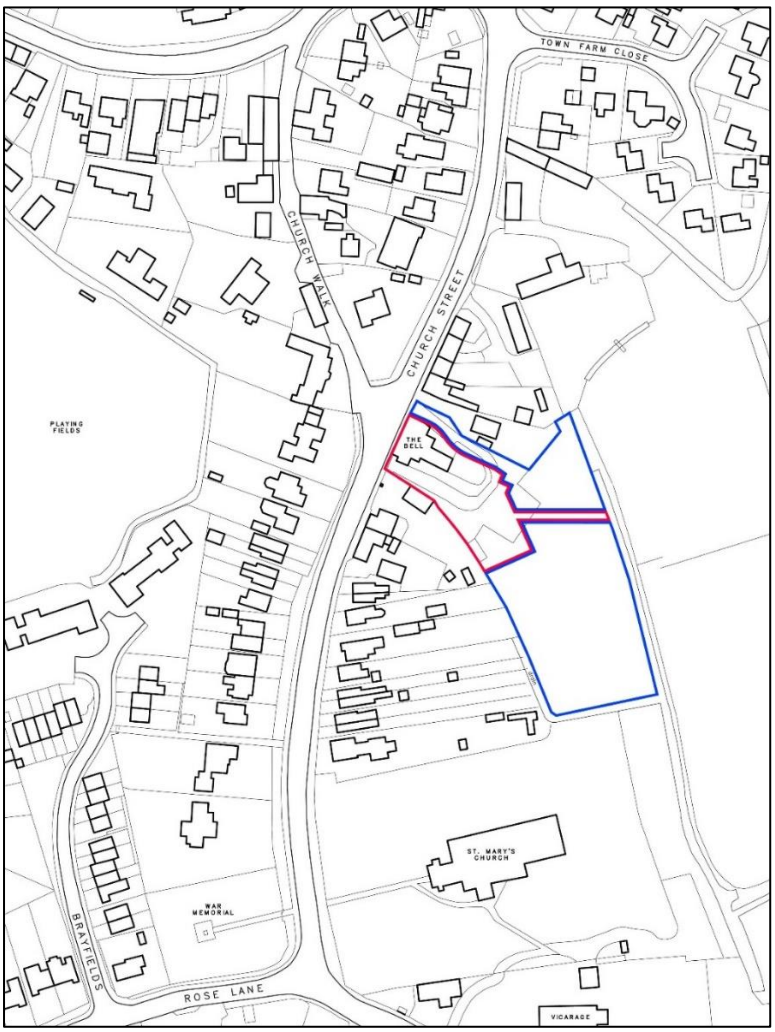
Approved Proposal: Change of use of former public house to a shop (Class E) including part demolition, single storey rear extension & external works

Condition 24: *'No works shall commence until a Level 2/3 Historic Building Record of the building has been undertaken by a suitably qualified heritage professional and submitted to and approved in writing by the Local Planning Authority. The approved Historic Building Record shall thereafter be deposited with the Lincolnshire Historic Environment Record, in accordance with the approved details.*

Reason: To ensure that a suitable record is made of the historic building prior to alteration or loss, and to preserve and enhance the understanding of the historic environment. This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan 2019.'

SITE LOCATION

5.01 The village and parish of Pinchbeck is located on the River Glen, two miles north of Spalding. It lies within the administrative district of South Holland and the historic Wapentake of Elloe. It is one of the largest parishes in the county with over 13,000 acres of silt fen. The site is located to the east side of Church Street near the junction with Church Walk and it fronts directly onto the pavement, extending to the rear.



Location map (kindly provided by Dixon Dawson Chartered Architects)

HISTORICAL ORIGINS AND DEVELOPMENT WITH MAP REGRESSION

6.01 The following information has been taken from the publication *Pubs of the Pinchbecks* by Dulcie Edmonds and David Cox, and the Heritage Impact Statement by Jonathan Biggadike that was prepared to accompany the planning application. This information has also been supplemented with historic mapping analysis, old photographs, and a present day site inspection.

Origins

6.02 In the Saxon period, Pinchbeck was attached to Crowland Abbey. The earliest known historical reference to the village was recorded in the Croyland Chronicles in 833 AD. It is recorded in the Domesday Book as Picebech and Pincebec under the control of Ivo Tailbois and Guy de Craon. There were four fisheries noted at this time with 1500 eels. By 1318 it was a market town which prospered due to the trade in locally grown flax and hemp.

6.03 The Spalding to Boston Road, which passes through the village, was turnpiked in 1764. Church Street was formerly called Boston Road. Between 1820 and 1845 the number of coach services in the county increased steadily. As a direct consequence of the increase in stagecoach traffic, many new coaching inns and ancillary stabling appeared along the improved routes. As is probably the case with The Bell, an existing building was replaced or improved. Public houses known as the Bell often occur in close proximity to churches, as in this case. The name is common throughout England and is often used in association with another noun, usually added by a new landlord. Prior to common literacy, the simple shape of a bell provided an easily legible sign for travellers.

6.04 The Bell is referenced almost 250 years ago in the records of one of the earliest Friendly Societies when in 1784 a Friendly Society held at the House of Charles Handley, The Bell, Pinchbeck, published a set of Members Orders and Regulations (https://www.heritagesouthholland.co.uk/article/the-bell-inn-church-st-pinchbeck). *Pubs of the Pinchbecks* was a particularly useful reference providing three of the archive photographs which follow. The Bell 'alehouse' was also visited by John Byng on his Tour of the Midlands in 1790. The current building likely replaced this earlier inn.

6.05 The Bell Inn was likely rebuilt in the early 19th century (based upon its current character and brickwork). Census records from 1851 record John and Sarah Moseley, Innkeeper & Horsebreaker & Wife, both aged 46, at the Bell Inn. The 1861 entry records the same couple and occupation while the 1871 census does not include the Bell. Whites, Kellys and Post Office Directories list the innkeepers as follows (as set out in https://www.heritagesouthholland.co.uk/article/the-bell-inn-church-st-pinchbeck):

1842 - William Plowright
1856 - John Moseley
1881 - Charles and Rebecca Barty, Innkeeper and Wife 64 and 54
1876 & 1889 - Charles Barty
1892 - Rebecca Barty (widow of Charles Barty)
1900 - Jacob George Dougan
1905 - Samuel Arthur Smith
1913, 1919 & 1922 - Edward John Haynes
1930 - John Wakelin
1937 - Emerson Silas Scott

6.06 The 1888 Ordnance Survey shows the approximate T-shaped footprint of the inn formed by the rectangular shaped block facing the road i.e. orientated parallel to the road with two rear offshoots, that include a linear rear range. The rear projection extended further than the existing at this date with an open fronted structure rectangular in footprint such as a cart shed or hay barn. The rear yard contained a well with a pump. The paddock to the rear (field number 1869) beyond the enclosed yard was surrounded, on three sides, by the extant dikes and tree lines with a detached barn/stables etc set within the northern boundary closest to the inn.

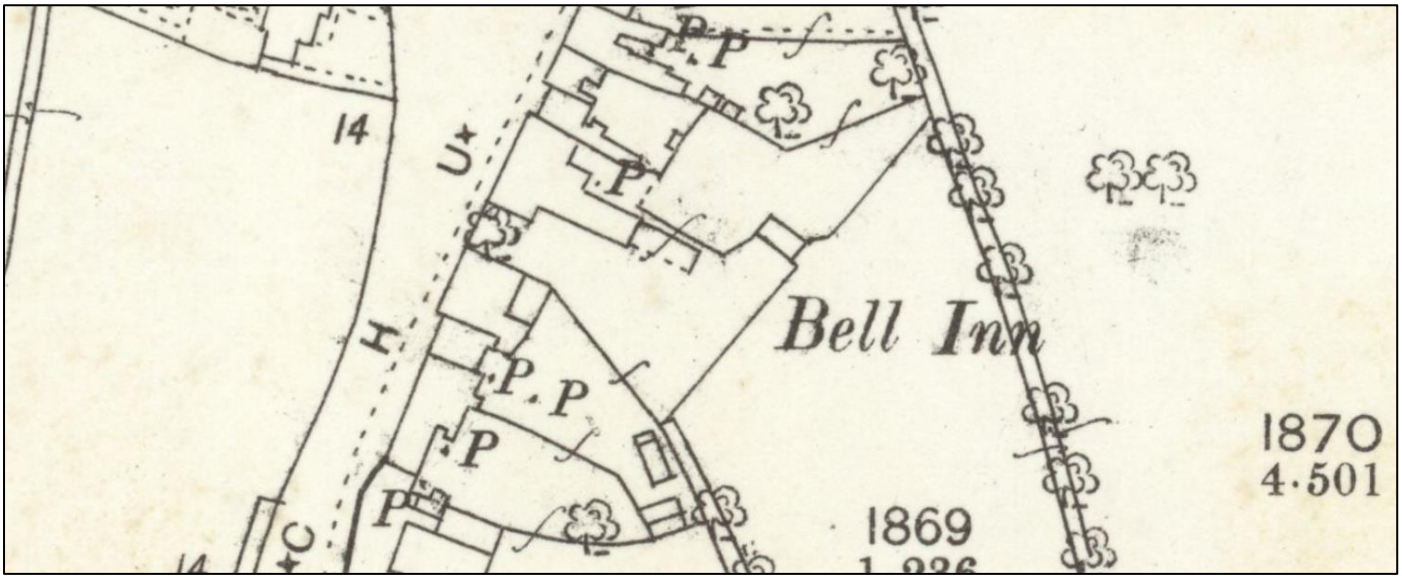


Figure 2: Extract from 1888 Ordnance Survey labels the Bell Inn (scale 1:2500)

6.07 The next Ordnance Survey map, published in 1904, does not show any meaningful changes

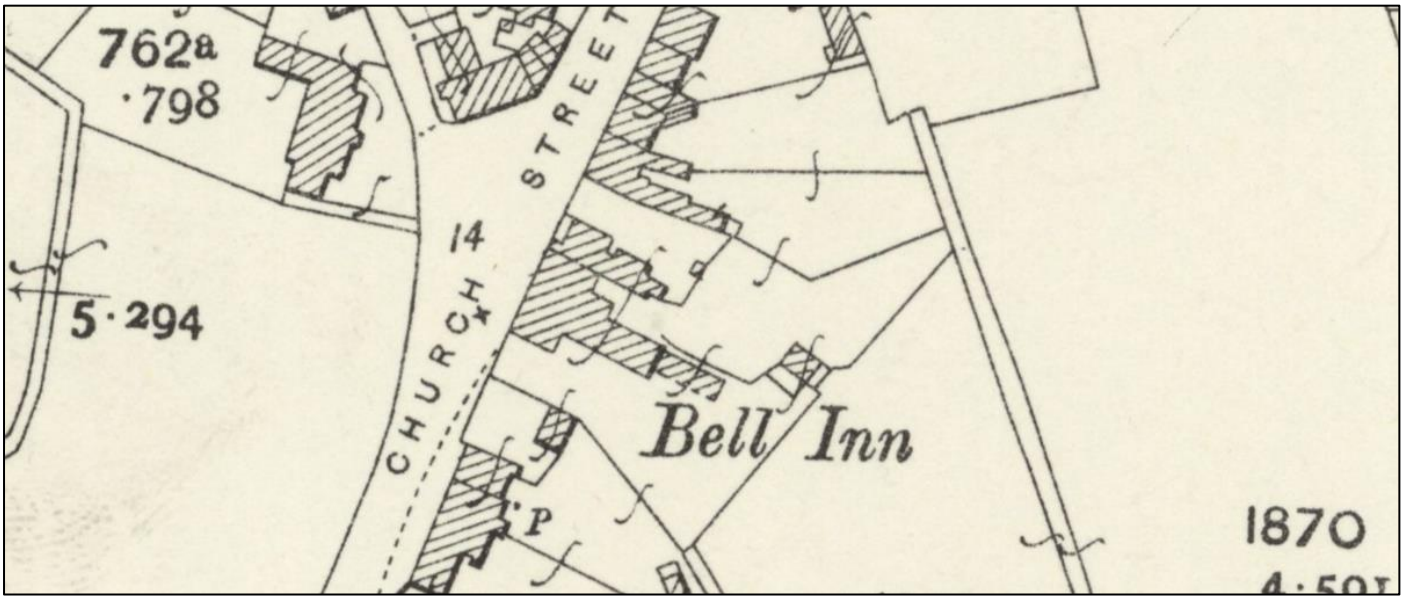


Figure 3: Extract from 1904 Ordnance Survey (scale 1:2500)

6.08 Several early 20th century photographs of the Bell Inn survive and have been published in the *Pubs of the Pinchbecks* (reproduced below in **figures 4-7**). These capture the building prior to the application of render and before the loss of the front door and doorcase.

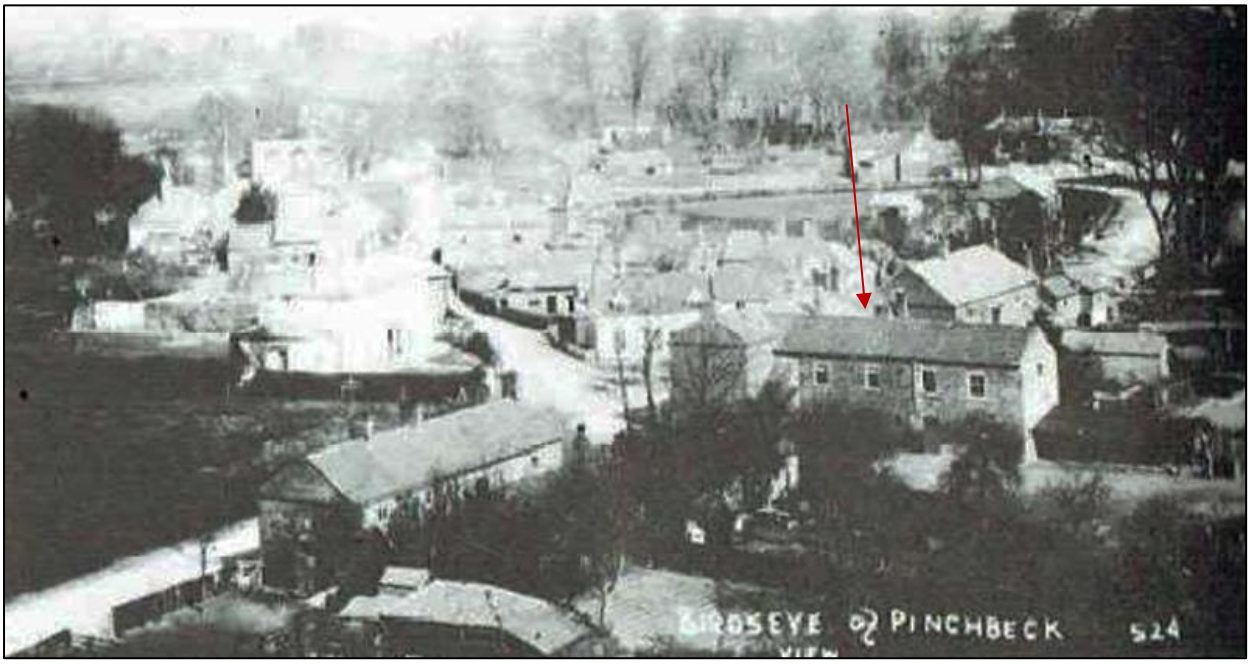


Figure 4: View of the Bell taken from the church tower in 1907 with rear offshoot shown with arrow (source: Edmonds & Cox)

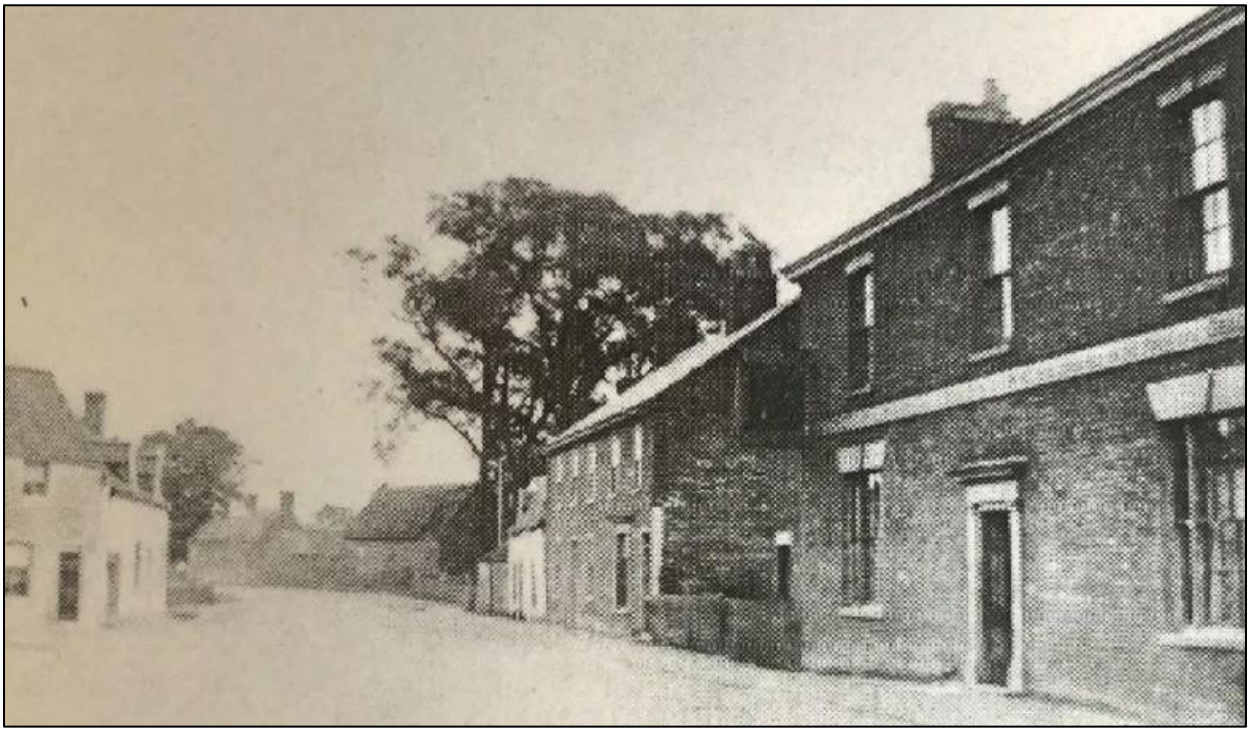


Figure 5: The Bell, c.1900-1905 (source: Edmonds & Cox)



Figure 6: The Bell, c.1900-1905 (source: Edmonds & Cox)

6.09 Emerson Silas Scott was a Canadian who came to Pinchbeck after the First World War. He lived in the old post office, which was next door to Worthingtons shop in Church Street, before taking over at The Bell in 1934. A joiner by trade, he continued his work in the old coaching stables. During his period as Innkeeper, he became Secretary of the Pinchbeck Branch of the British Legion, which held its meetings at The Bell at that time.



Figure 7: Emerson Silas Scott at The Bell prior to the second world war



Figure 8: Postcard from the 1930s or 1940s showing The Bell

6.10 The 1932 Ordnance Survey map (**figure 9**) shows the replacement of the open sided extension attached to the rear of the building with a much smaller structure with a square footprint formed by solid walling.

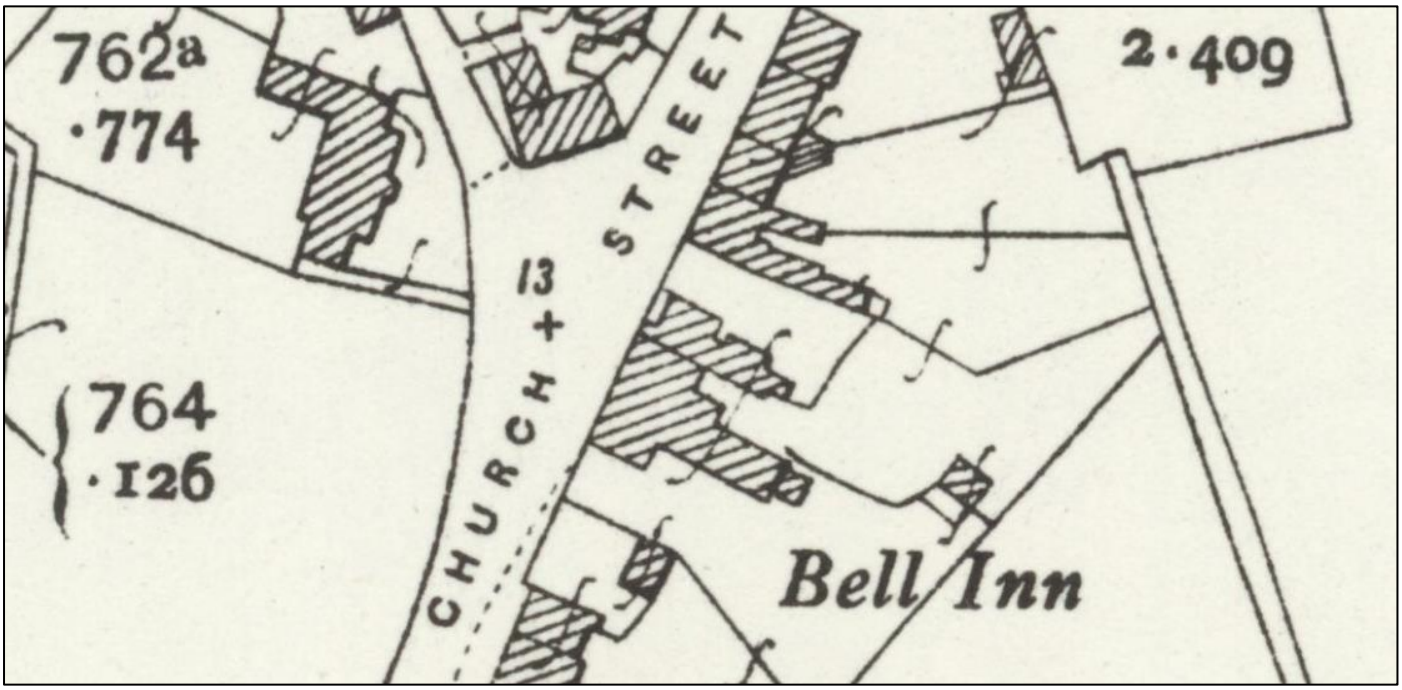


Figure 9: Extract from 1932 Ordnance Survey (1:2500)

6.11 The 1951 Ordnance Survey map appears to show a small infill extension at the rear of the northern bay of the inn along the northern boundary (**figure 10**).



Figure 10: Extract from 1951 Ordnance Survey (arrow marks possible extension to rear of northern bay where it is no longer stepped in its plan)

6.12 The 1968 Ordnance Survey map (**figure 11**) shows the amalgamation of the Bell Inn with the structure attached to its northern end, which is no longer within its own enclosure as all the internal walls within the yards at the inn have been removed to create an open area. The structure attached to the north was rebuilt or heavily altered and part demolished between the 1951 and 1968 maps as its footprint altered in several respects. Any earlier extension to the northern bay of the main building had been demolished by this date and a small addition - such as a lobby entrance - had been added to the southern (side) elevation.

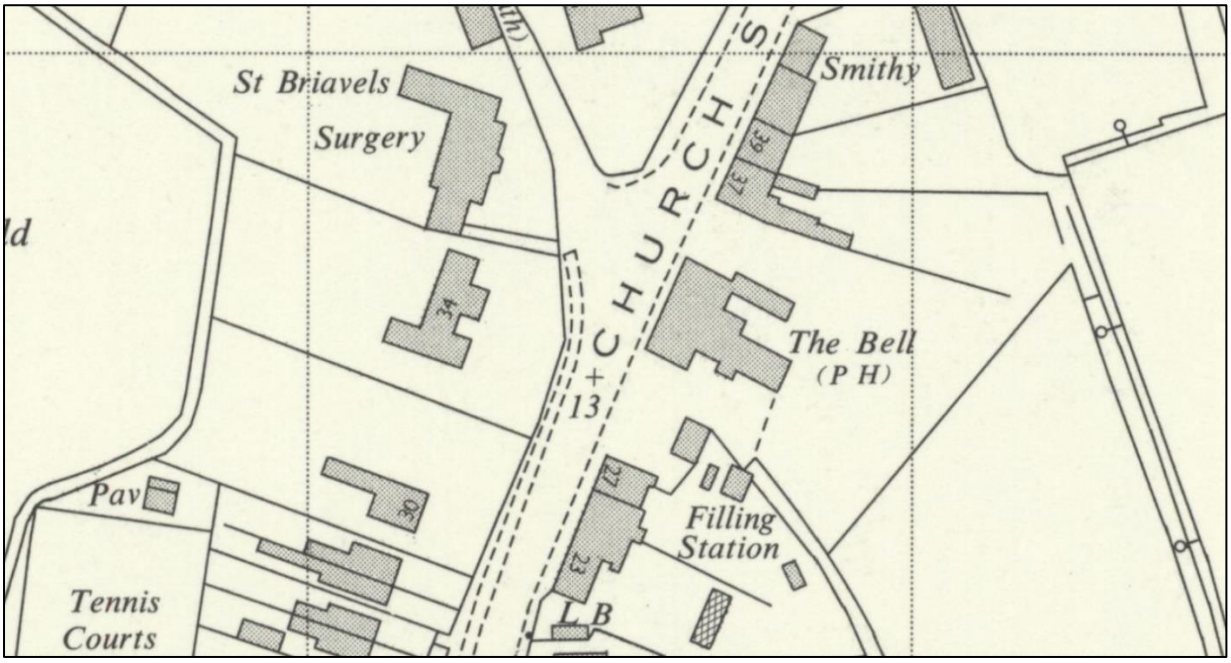
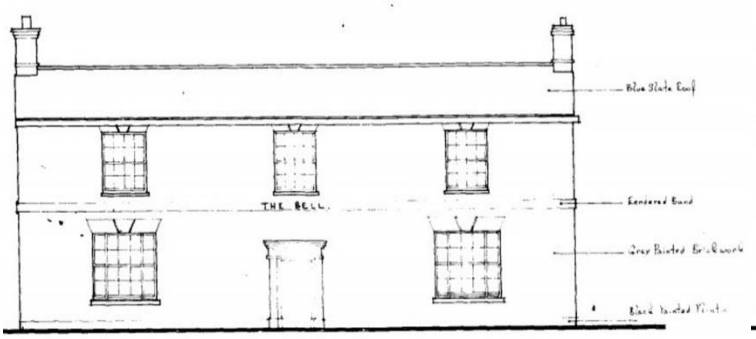


Figure 11: Extract from 1968 Ordnance Survey

6.13 The following drawing extracts formed part of a planning application by the Manns Northants Brewery Co Ltd from 1979 (planning reference number H14-0486-79). The existing ground floor plan as existing in 1979 show the public bar and smoke room to the two front (principal) rooms that are accessed via a central lobby with a servery to the rear of the lobby. At the rear of this front block was a lounge, staircase to the first floor, hall leading to the ladies' toilets. There was a kitchen in the corner offshoot attached to the larger rear store and attached extension with the gentlemen's toilets, and a store towards the rear of the offshoot, that terminated with a garage. The approved plans show:

- The removal of the internal walls within the two front rooms to create one large open plan bar area with servery.
- The infilling of the front door and removal of the internal lobby.
- Opening enlarged to the lounge at rear from the bar area.
- The addition of a side entrance porch to the rear hallway in the south elevation.
- Rebuilding of the kitchen on a larger footprint.
- Remodelling of the ladies' toilets and relocating the male toilets to the rear of this in the former store.

6.14 The 1979 plans do not show the structure that was attached to the north of the inn.



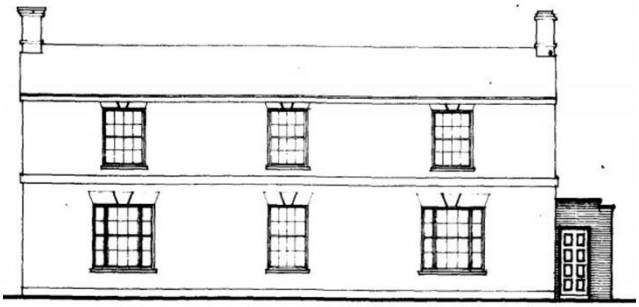


Figure 12: Principal elevation as existing in 1979 (left) and;
Figure 13: Principal elevation as approved under H14-0486-79 (right).
Annotations to the as existing elevation note a blue slate roof, a rendered band separating ground and first floor levels, grey painted brickwork, and a black painted plinth

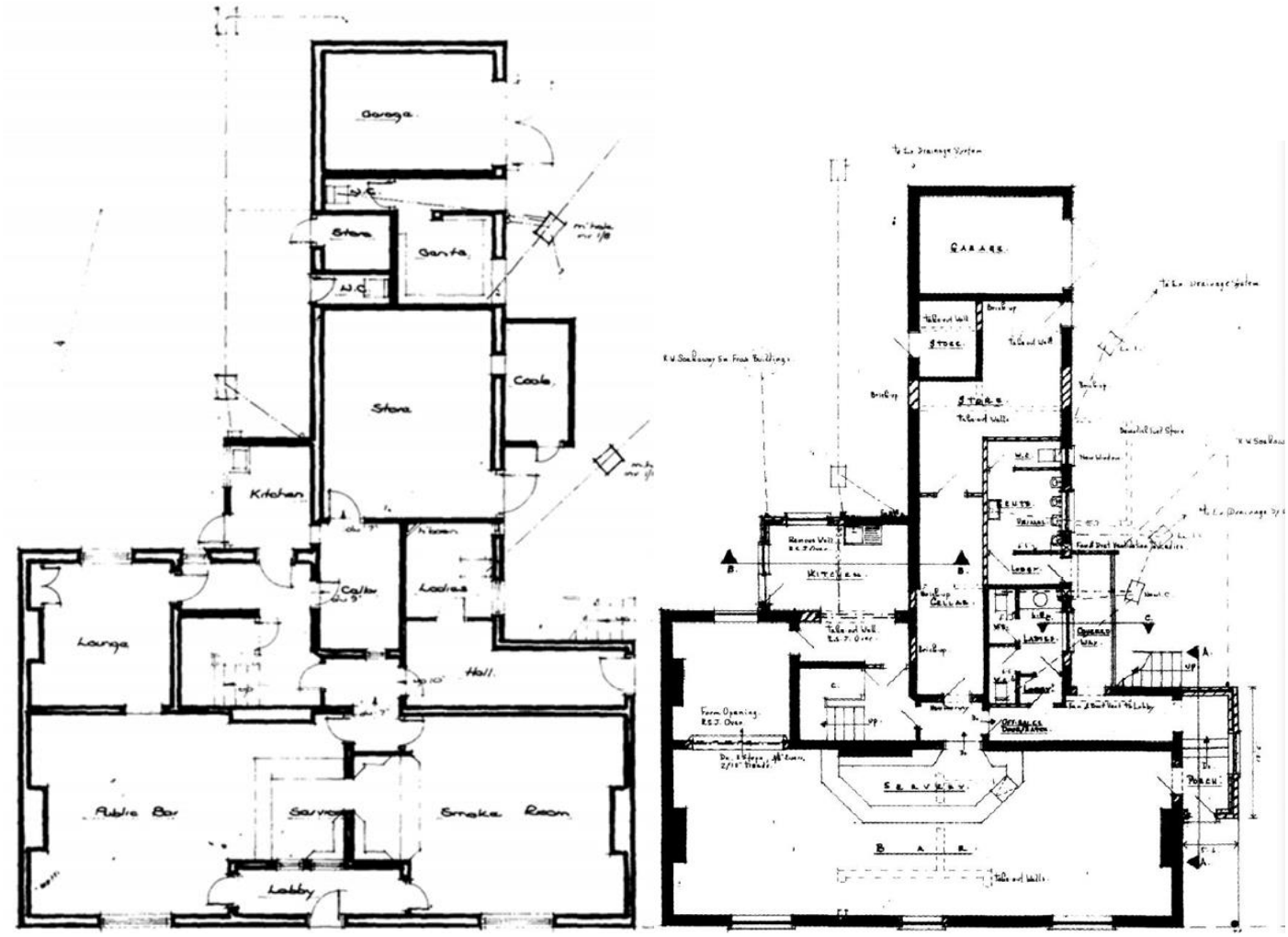


Figure 14: Ground floor plan as existing in 1979 (left) and;
Figure 15: Ground floor plan as approved under H14-0486-79

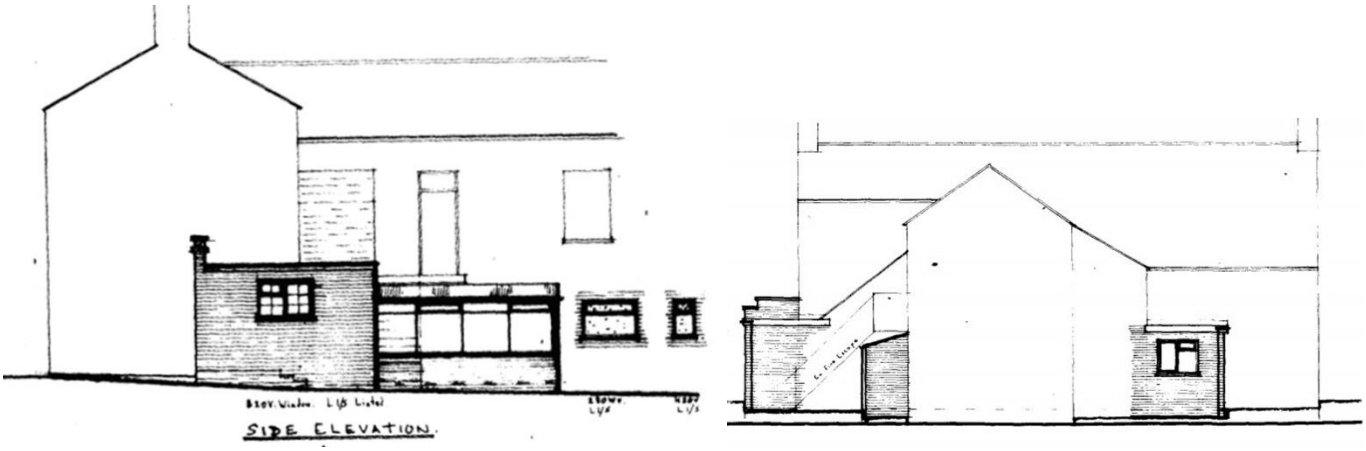


Figure 16: South elevation as approved under H14-0486-79 (left) and;
Figure 17: East (rear) elevation is approved under H14-0486-79 (right)

6.15 In terms of recent planning approvals application 14-01-26 H14-0621-94 granted planning permission for a domestic garage and shed that was approved 11 October 1994. Application H14-0097-96 granted planning

permission for a dining room extension approved 30 April 1996. More recently application H14-0219-22 granted planning permission for the conversion of the vacant public house into five flats and the development of nine detached bungalows to the rear. Approved 6 April 2023 this was not implemented. The building has stood empty, boarded up, and has been damaged by fire and vandalism for a number of years.

SITE DESCRIPTION

Statutory Designations

7.01 The Bell Inn is not listed but is instead a non-designated heritage asset that makes a positive contribution to the character and appearance of the Pinchbeck Village Conservation Area within which it falls.

Fabric Analysis: Function / Uses

7.02 The building was erected as a purpose built inn i.e. an establishment providing travellers with overnight lodging, resting stops for travellers with food and drink, and stabling for horses (before motorized vehicles). The rear offshoot at the Bell Inn is likely to have been the original stable block but has been heavily altered and is no longer readily legible as such. The first floor here has been converted to a large open plan social space. The ground floor of the building that faced the road (the front range) provided the public drinking, eating and social spaces with back of house facilities towards the rear and the first floor provided bedrooms for guests and ensuite facilities have been inserted during the late 20th century.

7.03 The open grounds to the rear originally provided the pasture and paddock for guests' horses with a small tarmac car park later formed within part of this area to the rear and the field used for events and functions in connection with the public house. The field is broadly rectangular in shape and is now covered by rough grass, self-seed vegetation, brambles and some marginal vegetation. It is enclosed to the north, west and south by mature trees and shrubs.

Fabric Analysis: Character, Appearance, Materials, Form and Fittings

7.04 The **principal elevation** faces the public highway and is a symmetrical composition of three bays arranged over two floors. At the rear is a large historic offshoot, with smaller modern extensions. The building is constructed from a local red brick (measuring 9 x 2¾ x 4¼ inches) in English bond with a plat band. It currently has a masonry paint finish. It has an asymmetric slate roof. There are two brick gable end chimney stacks, although the stack to the south gable is rendered and painted. Each has some, but not all, of its roll lipped pots. The wide sash windows with margin lights have a superficially mid-late 19th century character but are modern replacements. The front facing windows have stone sills and flat lintels with projecting keystones. The eight over eight timber 'sash' windows are modern replacements. While the form and joinery follows a traditional pattern, the surviving glazing is all modern float glass, the joinery is too crisp and lacks paint layers, and the units all use the spiral (or balance) sash system. The front door has been partially infilled, and the timber door surround removed with a window with matching arch and keystone then inserted. Historically this led into a small lobby with doors on either side. To the right was the smokers lounge with a public bar to the left. An alternative entrance porch was added to the south gable in the late 20th century but has been removed recently. This had a modern flat roof construction with a stepped parapet. It is believed that the infilling of the front door, the opening up of the bar to form the current open plan form and the new porch were carried out in the same phase of building, c.1980. A 660mm high marble plinth is a recent addition to the front and sides, presumably to conceal frost shattered bricks at low-level and prevent further saturation and damage from road splash. The northern gable has a pebble dash cement render.

7.05 The **rear offshoot** projects at a right angle to the principal (front) range. This former stable range is also two storeys which is also built in English bond. This has a dual pitched pantile roof and has been mostly rendered. There is an external chimney stack on the north wall suggesting some historical accommodation of living uses. The first floor windows 'two over two' sliding sash windows under segmental arches also suggest that it was once used for accommodation. The ground floor may have been used as a carpenters workshop in the 1930s (Edmonds & Cox) and the large open space at 1st floor level was latterly a function room with any historical partition walling removed.

7.06 There are two small extensions in the southern junction where the offshoot meets the front range with further larger additions to the northern junction. Due to later extensions and also heavy alterations the rear, this is more ad hoc with an informal, more poorly designed aesthetic compared to the more traditionally designed, sympathetic formal frontage.

7.07 The ground floor closest to the bar was known to have been used as a dining area in recent years. The existing brick (English bond) and pantiled enclosure covering the steps up to the function room was subsequently remodelled and joined to the later entrance porch. Adjoining this is a small rectangular extension on the south flank wall, which is similarly modern, built-in stretcher bond with a flat roof. On the north side of the junction between the two main elements of the building, there is a two-storey extension in English bond and a later flat roof extension in stretcher bond.

7.08 The interior of the building has suffered considerably during the extended period of disuse – likely to span about 20 years. There is clear evidence of vandalism, theft, fire damage, and significant water ingress. As a result areas of ceilings and floors have partly collapsed and are structurally unsafe and thus access to those areas was not possible during the inspection.

7.09 The floor plan has been altered throughout with open plan spaces created on the ground floor and first floor of the offshoot with toilets inserted at ground floor level, extensions providing additional spaces and first floor ensuites formed. There is little historic fabric of interest and no surviving historic fixtures or fittings within the interior. Within the front range the historic fabric is limited to the external brick envelope, evidence of some remaining lathe and plaster ceilings and ceiling joists/floorboards that have survived the insertion of modern plasterboard ceilings and modern floor covers and decorative finishes and the principal staircase to the first floor.

7.10 The interior of the rear offshoot is completely modern, containing the remnants of the vandalised remains of a cold store at ground level but otherwise being open plan spaces with modern decorative finishes. Externally there are some cast-iron rainwater goods including gutters, hoppers and downpipes, brick lintels over openings and the brick walling under the pitched slate roof.

PHOTOGRAPHIC RECORD

8.01 The site was photographically recorded by Liz Humble using the survey drawings by Dixon Dawson Chartered Architects as a base. The photographs below are shown on this photo location plan and the floor plans shown below.



Figure 18: Photo location site plan with plates numbered (corresponding to photographs reproduced below). Base plan provided Dixon Dawson Chartered Architects

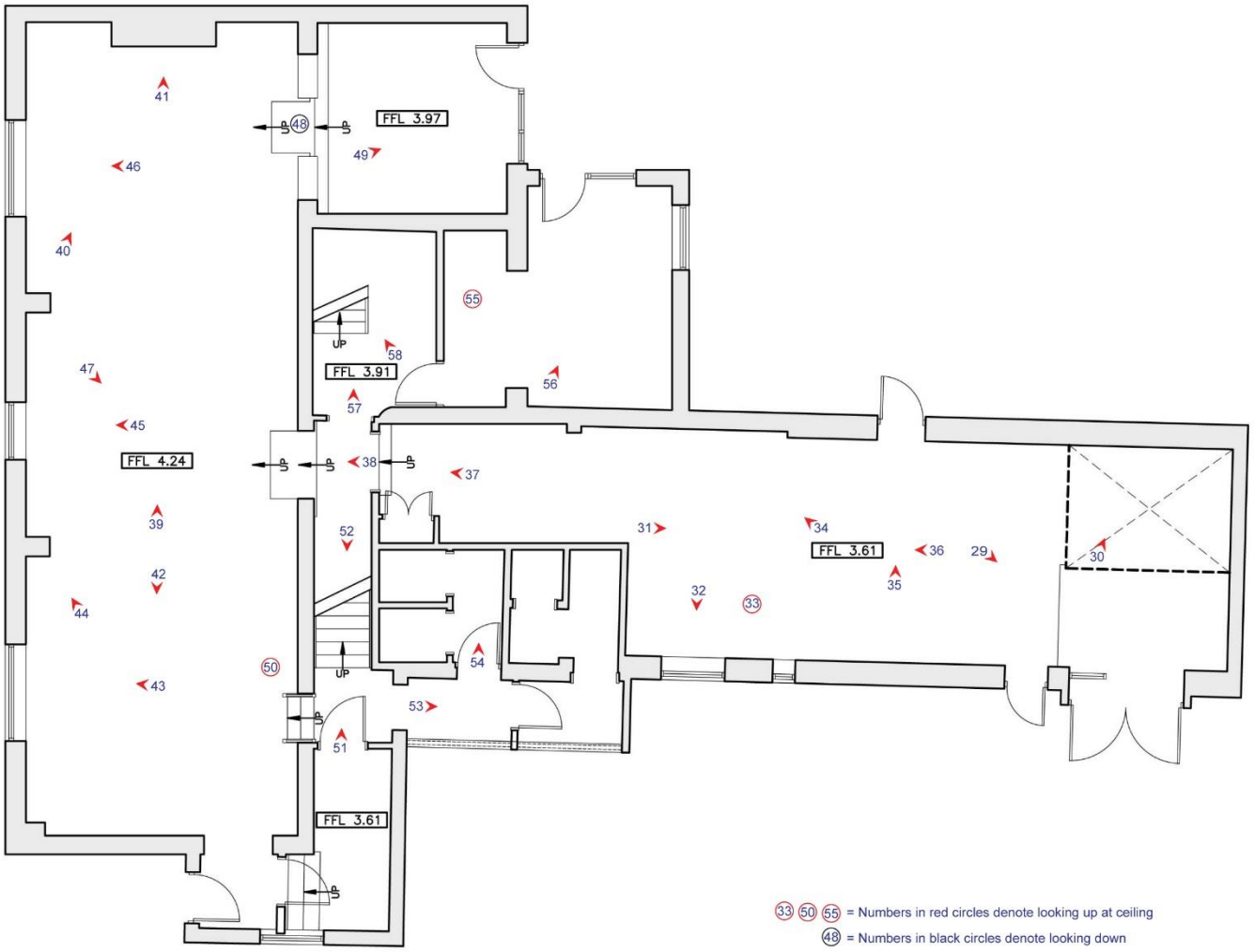


Figure 19: Photo location ground floor plan with plates numbered (corresponding to photographs reproduced below). Base plan provided Dixon Dawson Chartered Architects

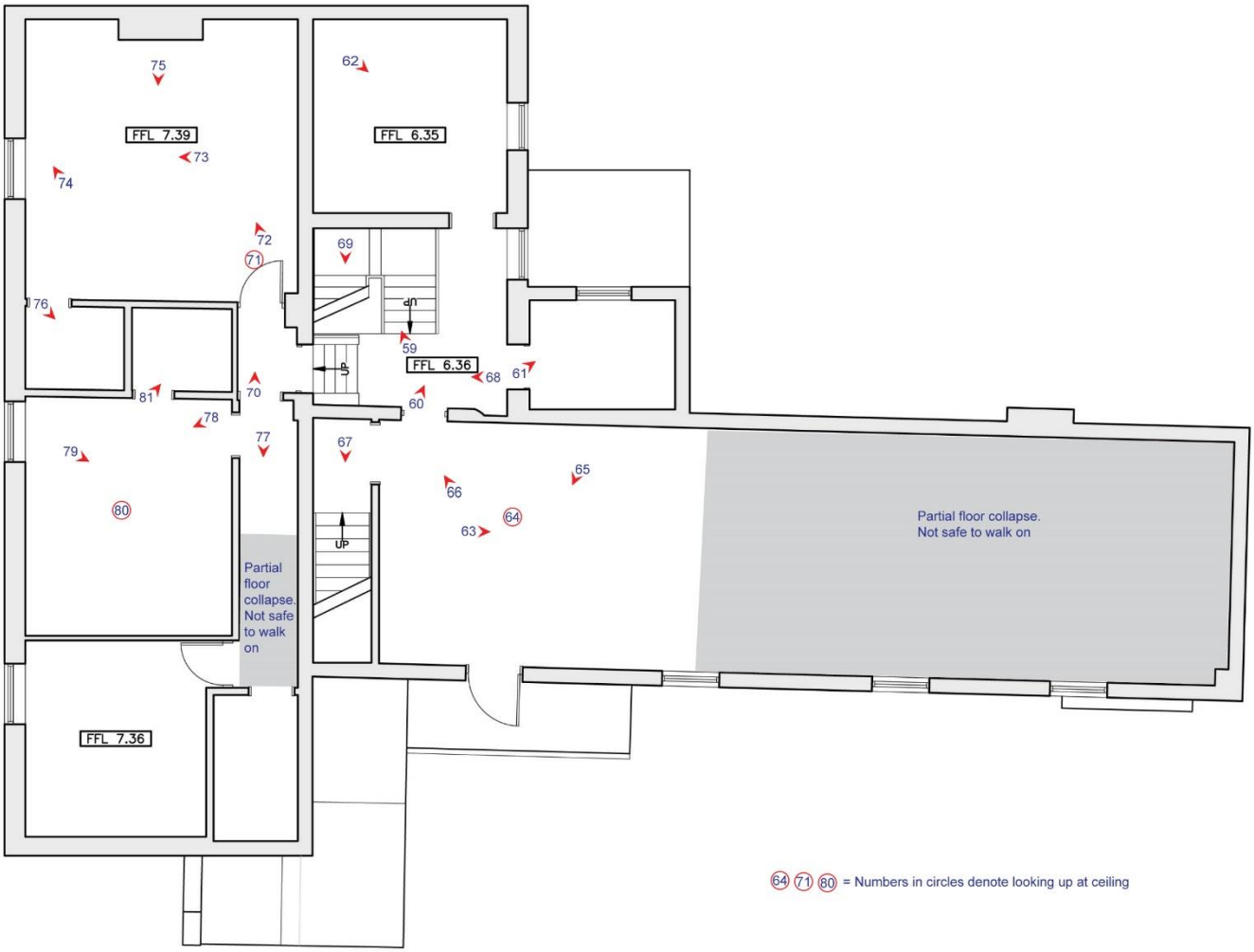


Figure 20: Photo location first floor plan with plates numbered (corresponding to photographs reproduced below). Base plan provided Dixon Dawson Chartered Architects

External Views



1. View of north gable (note asymmetric roof) and three bay frontage (1m x 1m scales)



2. Slightly closer view of north gable and three bay frontage (1m x 1m scales)



3. Three bay frontage with front door converted into a window and doorcase removed (1m x 1m scales)



4. Frontage viewed from public highway (1m x 1m scales)



5. Detail of central bay of frontage showing window inserted to replace historical front door. Modern signage covers stone band



6. Southern bay of frontage. Lower window is larger due to design that includes margin lights (1m scale)



7. *Frontage, south gable end and rear offshoot*



8. *Southern gable with modern lobby removed to expose modern entrance inserted in the late 20th century*



9. *South gable end and upper south elevation of offshoot viewed from neighbouring fish and chips car park area*



10. View to rear offshoot and rear of front range from rear car parking area/field



11. Rear (eastern) gable end and south elevation of the offshoot



12. South elevation of the offshoot



13. South elevation showing historical first floor window openings and a modern first floor fire escape above modern ground floor openings. Note pantile rather than slate roof cover (compared to front range)



14. Eastern end of offshoot showing former carriage/cart opening with modern doors and frame below first floor windows with segmental heads



15. Detail of carriage opening with an arched brick lintel of header bricks (1m scale)



16. Detail of inserted fire escape (presumably replacing an earlier window opening) above modern ground floor window opening and modern flat roof single storey extension, south elevation of the offshoot (1m x 1m scales)



17. Modern single storey flat roof extension and adjacent lean-to extension in the junction where the offshoot meets the front range, south elevation (1m x 1m scales)



18. Extensions to south elevation (1m scale)



19. Detail of lean-to extension, south elevation of offshoot



20. Detail of removed modern lobby and modern entrance in south gable of front range with offshoot in background



21. Detail of removed modern lobby and modern entrance in south gable of front range (1m x 1m scale)



22. North elevation of offshoot with evidence of one historical first floor fireplace (external stack), one modern opening and two modern extensions



23. North elevation of offshoot (1m scale)



24. Detail of modern vertical boarded timber door, north elevation of offshoot



25. Detail of modern brick and rendered extensions to rear of front range at junction with north elevation of offshoot



26. Upper part and roofscape of north elevation of offshoot viewed from a greater distance



27. North gable end of front range



28. North gable end of front range

Internal Views: Ground Floor



29. Ground floor with views to modern timber ledged and braced doors, offshoot (1m x 1m scales)



30. Cold store enclosure within ground floor, offshoot



31. Ground floor offshoot with modern plastered walls, plasterboard ceiling and other modern finishes



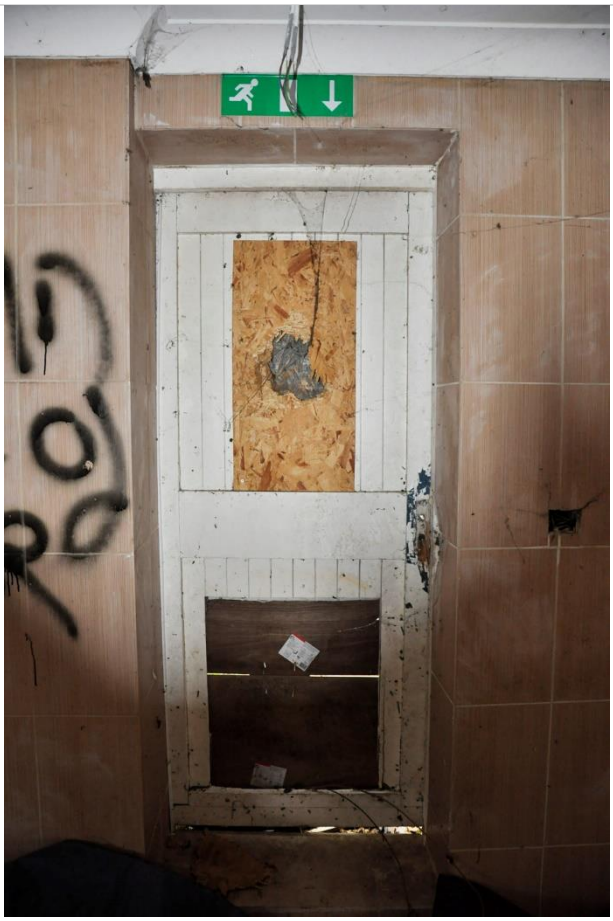
32. Modern casement ground floor window, south elevation, offshoot (0.20m scale)



33. Modern plasterboard insulated ceiling, fire damaged, ground floor, offshoot



34. Historic brick walling behind modern finishes, ground floor, offshoot



35. Modern timber door, north elevation, ground floor, offshoot



36. Ground floor, offshoot looking towards the front range



37. Connection to front range from offshoot, ground floor, with modern door openings, cupboard (to left) and decoratve finishes (1m x 1m scales)



38. Detail of modern (wide) opening from offshoot to front range. The decorative plasterwork – fluted columns – are modern (1m scale)



39. Ground floor of the front range with room partitions removed in c.1980 and the existing moulded cornice, ceiling roses and plasterboard ceiling, modern floor finishes and skirting boards, and fireplace inserted and the winodw units replaced



40. Modern fireplace in ground floor front range, looking towards modern rear extension (1m x 1m scales)



41. Detail of modern fireplace with original brick fireback, ground floor, front range (1m x 1m scales)



42. Ground floor front range looking towards modern exit in south gable and modern internal timber stairs to modern WCs and secondary staircase to first floor function room in the offshoot



43. Timber sash window with margin lights. Modern but with a Victorian style



44. Modern moulded cornice to ground floor front room. It may replicate the earlier cornice that was removed when this frontage was remodelled in c.1980



45. Detail of modern eight over eight ‘sash’ window, front room (0.2m scale)



46. Detail of modern eight over eight ‘sash’ window with margin lights, front room (1m scale)



47. Modern openings to rear extensions/offshoot. Partly collapsed ceiling, front room



48. Modern threshold, floor finishes etc linking front room and northern rear extension



49. Modern extension reuses some older brickwork. Modern fixtures and finishes



50. Ceiling joists and floorboards c.1800 date; exposed where modern plasterboard ceiling has partly collapsed, front room



51. Partly collapsed modern staircase to first floor function room



52. The modern date of the staircase to the function room is more evident in views from the underside, inserted post-1980





53 (left) and 54 (right). Modern WCs to rear of front room formed in c.1980 or later

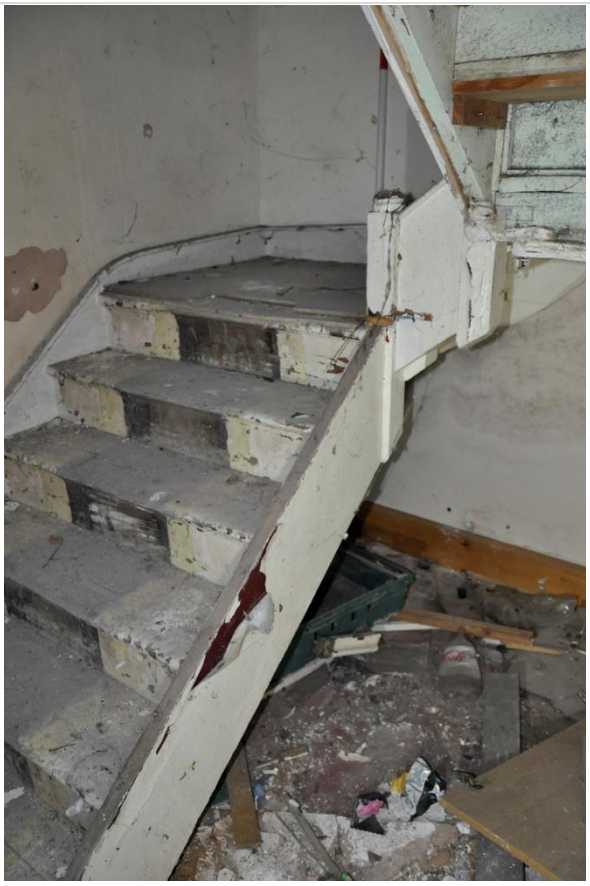


55. Lathe and plaster exposed above modern plasterboard ceiling, space adjacent to main staircase



56. Rear extension with modern window and door fixtures and fittings and modern cornice





57. (left) and 58. (right) views to historical cantilevered timber staircase. Closed string but balusters, newel posts and handrail missing. Probable 19th century date (1m x 1m scales)



59. Looking down stairwell to illustrate dog-leg with half landing form

Interior Views: First Floor



60. First floor landing with modern casement window and modern door surround to rear extensions



61. Modern casement window, roof structure, finishes etc to rear extension



62. Modern joinery (skirting board, casement windowframe, door surround) and modern cornice to rear extension



63. Modern function room to offshoot with MDF blocking one window and modern decorative finishes. Historical room partitions have likely been removed to create the current open plan arrangement



64. One of four features in ceiling such as former rooflights, function room



65. Modern fire escape and modern moulded ceiling cornice, function room





66. (left). Modern opening/door surround to modern staircase to ground floor, function room
67. (right). Modern staircase linking function room with ground floor extension



68. Short flight of historical timber steps linking main staircase to original front room range. Balusters missing (1m x 1m scales). Modern cornice



69. Moulded panelling to closed string to staircase



70. Modern door with overlight to northern end of front range (1m scale)



71. Lathe ceiling structure to northern end of front range mainly concealed by late 20th century plaster and wallpaper



72. Northern end of front range with chimneybreast (fireplace removed), modern skirting boards and ceiling finishes. Former bedroom





73. (left) 74. (right) illustrate the modern but traditional nature of the eight over eight sash window. Other than the crisp detailing to joinery and modern float glazing, the main indicator of modern construction is the use of the spiral (or balance) sash system



75. Northern room in front range with view towards modern en-suite and hallway openings (1m x 1m scales)



76. Modern ensuite shower room



77. Fire damaged hallway, southern room inaccesible due to partly collapsed floor



78. Central bedroom front range with another modern eight over eight sash window



79. Modern stud wall with modern timber studs and plasterboard, central bedroom. The wall was presumbly formed when the corridor was created. Modern door surround and cornice



80. Sawn roof timbers and roofing felt indicate 20th century roof replacement



81. Modern ensuite to central room, front range



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