

**BUILDING SURVEY OF  
AN OUTBUILDING AT  
12 BOSTON ROAD  
SLEAFORD  
LINCOLNSHIRE  
(SLBR06)**

Work Undertaken For  
J. Jenkins Radio & Television

February 2007

Report Compiled by  
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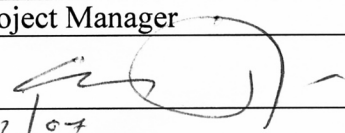
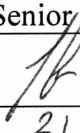
**ARCHAEOLOGICAL PROJECT SERVICES**



## Quality Control

An outbuilding at  
12, Boston Road,  
Sleaford,  
Lincolnshire  
(SLBR06)

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## CONTENTS

List of Figures

List of Plates

<b>1. SUMMARY</b> .....	<b>1</b>
<b>2. INTRODUCTION</b> .....	<b>1</b>
<b>2.1 DEFINITION OF ARCHAEOLOGICAL BUILDING RECORDING</b> .....	<b>1</b>
<b>2.2 PLANNING BACKGROUND</b> .....	<b>1</b>
<b>2.3 SITE LOCATION</b> .....	<b>2</b>
<b>2.4 ARCHAEOLOGICAL AND HISTORICAL SETTING</b> .....	<b>2</b>
<b>3. AIMS</b> .....	<b>3</b>
<b>4. METHODS</b> .....	<b>3</b>
<b>5. RESULTS</b> .....	<b>3</b>
<b>6. DISCUSSION</b> .....	<b>9</b>
<b>7. CONCLUSION</b> .....	<b>11</b>
<b>8. ACKNOWLEDGEMENTS</b> .....	<b>12</b>
<b>9. PERSONNEL</b> .....	<b>12</b>
<b>10. BIBLIOGRAPHY</b> .....	<b>12</b>
<b>11. ABBREVIATIONS</b> .....	<b>12</b>

## Appendices

1	Project Specification
2	Glossary
3	The Archive

## List of Figures

Figure 1	General location map
Figure 2	Site location map
Figure 3	Detailed location plan of recorded building
Figure 4	Plan of building
Figure 5	Simon Pawley's simplified redrawing of a map made for Lord Bristol by W Fillingham in 1766 showing the open fields of Sleaford before enclosure
Figure 6	The 'Cragg Map' of Sleaford c.1770

Figure 7 1<sup>st</sup> Edition OS map, 1890

Figure 8 Plan attached to 1966 deed of conveyance

**List of Plates**

- Plate 1 General view of the surveyed building and continuation as restaurant from Boston Road, looking southwest
- Plate 2 General view from Boston Road showing access to surveyed building
- Plate 3 General view of surveyed building from yard, looking southeast
- Plate 4 General view of surveyed building and electrical store yard, Boston Road at rear of photograph, looking north
- Plate 5 General view of surveyed building and funeral parlour yard, Boston Road at rear of photograph, looking north
- Plate 6 West elevation of building, composite of photographs, looking east
- Plate 7 East elevation of building, composite of photographs, looking west and southwest
- Plate 8 View of southern storeroom interior showing first floor beams '1-7', composite of photographs, looking north
- Plate 9 View of southern storeroom interior showing first floor beams '1-5' and south elevation, including blocked entry and tension bolts, looking south
- Plate 10 View of southern storeroom interior showing staircase to first floor, access door to room and blocked doorway in south elevation, looking south
- Plate 11 View of southern storeroom interior showing alcove at southwest corner of room, blocked opening and brick and wood insertion under beam '1' in east wall and blocked joist holes and opening in south elevation, looking east
- Plate 12 Southern storeroom interior showing details of possible original beam '5', looking northwest. Partition wall to workshop storeroom at right, access to first floor store via ladder
- Plate 13 Interior of workshop, showing exposed beams '8' & '9', window in east wall and partition wall and access to ground floor storeroom
- Plate 14 Interior of ground floor storeroom, showing exposed beams '10' & '11' and windows in east wall
- Plate 15 Interior of first floor storeroom showing recent roofing

## 1. SUMMARY

*A programme of archaeological building recording was undertaken on an outbuilding to the rear of 12 Boston Road, Sleaford, Lincolnshire. The building is important in terms of local vernacular architecture and social history, and was recorded prior to the conversion of the structure.*

*The recorded buildings comprised a single range, divided into several rooms, currently used as storage and a workshop for the electrical store. The building was recorded photographically with ground and first floor plans being produced. Features of architectural interest were recorded in further detail.*

*It was suggested that the building could be a survival from an earlier agricultural use of this part of the town, before the extensive redevelopment along this part of Boston Road in the late 18<sup>th</sup> century. A map of 1766 indicates that this area was agricultural well into the mid 18<sup>th</sup> century, and a map of 1770 depicts what is likely to be the recorded building itself.*

*Numerous features were recorded in the building, revealing a complex sequence of alterations to the building.*

*The deeds of conveyance of the property refer to buildings formerly used as a malting office, kiln, granaries, stable and carriage house.*

*Several architectural features identified in the surveyed building are comparable to agricultural buildings in the area, and indicate that, in the 19<sup>th</sup> century at least, it may have functioned as a first floor granary over a stable and carriage house.*

*It is possible that the northern end of the surveyed property may have been a chaff house to provide fodder for horses. The*

*kiln and office noted in the deeds are likely to refer to other buildings to the south and west of the recorded building.*

*Whilst the specific function of the original building was not clear, it is probable that the building has its origins in agriculture in this area, and was erected before 1770.*

## 2. INTRODUCTION

### 2.1 Definition of Archaeological Building Recording

Building recording is defined as:

*'... a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including its buried components on land or under water.'* (IFA 1999).

### 2.2 Planning Background

Archaeological Project Services (APS) was commissioned by J. Jenkins Radio & Television to undertake a programme of historic building recording on an outbuilding at 12 Boston Road, Sleaford, Lincolnshire. Planning applications (N/57/0978/06 and LB/2069) had been submitted to North Kesteven District Council for conversion of the building. Permission is subject to conditions including the undertaking of building recording (to English Heritage Level 2) prior to the conversion.

The building recording was carried out on 21<sup>st</sup> December 2006 in accordance with a specification designed by APS (Appendix 1) and approved by the North Kesteven Heritage Officer.

### 2.3 Site Location

Sleaford is situated 28km south of Lincoln and 18km northeast of Grantham in the administrative district of North Kesteven, Lincolnshire (Figure 1).

The recorded buildings are located behind No. 12, Boston Road, close to the town centre. The buildings are to the rear of a row of shops and businesses, in a built-up area of the town.

### 2.4 Archaeological and Historical Setting

The building is an unusual one in this part of Sleaford and it has been suggested, based on its form and location, that it could be a survival from an earlier agricultural use of this part of the town. A map of 1766 made for the Bristol Estate depicts a series of trackways and baulks in this area, indicating that it was agricultural well into the mid 18<sup>th</sup> century (Figure 5).

Although the building has been much altered it is possibly of some antiquity and may represent a surviving remnant of an earlier phase of Sleaford's history, prior to extensive redevelopment along this part of Boston Road in the late 18<sup>th</sup> century.

The 'Cragg Map' of Sleaford, of c.1770 depicts a building in the same position as the surveyed building (Figure 6). As now, this building extends further towards Boston Road than the surveyed section, although in this depiction it does not extend to the edge of the road. This could indicate that the road was widened at some time after this map, but as adjacent buildings are depicted directly along the road, it is more likely the building was extended at some later time. No buildings are shown adjoining the surveyed building.

The first edition Ordnance Survey map of 1890 also shows a range of north-south

buildings in the location of the surveyed property (Figure 7). At the north of the range is a small additional building, extending the range up to the edge of Boston Road. The surveyed building appears to join further buildings to both the south and east. The west side of the building appears to be an open access route, whilst separate buildings are depicted in all directions around the surveyed property.

A deed of conveyance dating to 1958 and relating to the sale of number 10 Boston Road was examined. Although no detail of the surveyed building is shown, it illustrates the shared access from Boston Road, between the surveyed range and number 12. It depicts buildings and yards to the rear of both numbers 10 and 12.

A 1966 deed of conveyance relates to the sale of the surveyed property itself and records the sale by Cecil and Harold Barnes, of J.T. Barnes and Son plumbers and decorators to Edgar Moor. The property detailed comprises a "*... building ... formerly used as a Malting Office with the kiln granaries Stable Carriage House and appurtenances belonging to the same Together with the piece or parcel of land on the West side thereof used as a yard*" A plan accompanying this document shows the purchased property in red, with an area in blue adjacent to Boston Road indicating a right of access to other owners and occupiers and to the Gospel Meeting Room on the west side of the yard (Figure 8).

The outline of the recorded building as shown on the 1966 plan is rectangular and seems to show the northern boundary of the surveyed range to be slightly further north than the present extent of the property. This may indicate the sale of a small portion of the ground floor of the property after this time. At the north end of the surveyed building is the remainder of

the range and the smaller building adjacent to Boston Road, possibly the same as that depicted on the 1890 map. At the south end of the surveyed building it is attached to an east-west range, in turn attached to further buildings to the rear of number 12. These buildings appear to show the same arrangement as a recent map of the property (Figure 3). A building is depicted adjoining these buildings, in an area which is now an open part of the yard of number 12. At the east side, the surveyed building is shown in 1966 to be adjacent to a further building. The arrangement of buildings in the immediate vicinity of the surveyed building shown on the 1966 deeds appears to be generally unchanged from the arrangement shown on the 1890 map (Figures 7 & 8).

A recent map depicting the recorded building shows the same arrangement of associated structures as recorded during the survey. The building continues to the north as a separate property, whilst it is joined to a further range at the southern end (Figure 3).

An aerial photograph of Sleaford taken in the early 1990s shows the recorded building. The building and those surrounding it seem virtually unchanged since this time, although in the photograph the roof covering seems to be continuous along the length of the building (Start 1993, 118).

### 3. AIMS

In accordance with the specification, the aims of the work were to provide a record of the standing building on the site prior to its alteration.

### 4. METHODS

Recording of the buildings was undertaken

to Level II standard, according to English Heritage Guidelines. This involved:

- the production of a dimensioned plan (Figure 5)
- general photographic views of the exterior of the building and the overall appearance of principle circulation areas
- a written record of the building's type, materials, possible dates
- photographic coverage of the external appearance and effect of the design of the buildings.
- photographic coverage of internal and external structural and decorative details relevant to the design, development and use of the buildings (English Heritage 2006)

Photographic recording was undertaken with a digital camera and a manual 35mm camera fitted with a macro lens. Colour print along with black and white print film was used, and digital photographs were also in colour. An index of the photographs was compiled on Archaeological Project Services pro forma recording sheets.

Architectural features were surveyed and a measured plan was prepared of the buildings.

Documentary research involved examination of deeds relating to the site and a selection of historical maps, in addition to secondary sources.

### 5. RESULTS

#### *General description*

The recorded building was a coursed limestone rubble northwest-southeast rectangular outbuilding, with brick repairs and alterations, and a brick gable end. The northwestern half of the building is under

different ownership, used as a take-away restaurant, and not part of the redevelopment, so was not recorded. A small area at the northwest corner of the ground floor of the building is a part of the northerly property. On the first floor, this same area is within the surveyed property.

The building is at a right angle to Boston Road, the take-away facing directly onto the road. The area to the east is used as the yard of a funeral director.

The west side of the building is accessed by a drive between the restaurant and electrical shop, opening out into a wider yard to the rear of the shop. The recorded building is accessed from this yard via two separate doorways.

The southerly of the two doorways leads to a store room which was open to the roof. Beams of an upper floor were recorded, though there was no surviving ceiling or floor associated with these. A wooden staircase formed the access to the upper storey.

The northerly of the two doorways led to two ground floor rooms currently used as a workshop and store. Both of these rooms are plastered and have modern flooring, and beams were only partially visible. Above these two rooms, now accessed via a ladder from inside the southerly building, is an extant upper floor level, this room also being used as a store.

At the southeast end the recorded building is joined to a separate brick building.

#### *External west elevation*

Although the majority of the west elevation was of stone, at the far southern end was a straight join to a portion of brickwork, corresponding to a change in the roofline (Figure 4, Plate 6 'A'). These bricks were apparently a mix of late hand

made and possible machine-made types, probably dating to the early 20<sup>th</sup> century.

Adjacent to the brickwork is the southerly doorway of the building at ground floor level. This has a wooden lintel and at the northern edge was a ragged join 'B' of the same height as the door, infilled with brick. These were late handmade bricks of the late 19<sup>th</sup> century. This brickwork was probably inserted when the brick gable end was built, and the doorway inserted or replaced.

Just to the north of the doorway, and continuing for c.4m to the north, was a projection in the base of the outer wall (Figure 4, Plate 6). This projecting section of wall gradually narrowed to the top, being absent in the upper portion of the stone wall. Either end of this projecting portion was marked by a straight join ('C' & 'G'). The edge of the projection at 'C' corresponded to a recess in the internal elevation (Figure 4). The other edge of the projection, at 'G' corresponded to a straight join visible on the internal elevation. The reason for this variation in the line of the wall was not clear, although it may be that entrances were blocked or some parts of the wall have been rebuilt. The projecting portion of the wall appeared rather more vertical than other parts of the wall, and this feature may well represent an attempt to strengthen a bowing wall.

Three further straight joins were identified within the projecting portion of wall, each of these only being as high as the projecting section. Approximately 0.95m from the southern end of this part of the wall was a straight join between two areas of stonework 'D'. The reason for this join is unclear, though could perhaps be a blocked entrance. Approximately 1.2m and 1.6m to the north of this were two further straight joins, bounding an area of brickwork (Figure 4, Plate 6 'E' & 'F'). These mainly seem to be late handmade



bricks of the late 19<sup>th</sup> century, with no obvious stacking marks. Stacking marks tended to disappear with the introduction of the Hofmann Kiln in the late 19<sup>th</sup> century. (James and Rose n.d.) Inserted into this brickwork was a commemorative blue brick with the text:

CHARLES & DIANA  
29<sup>th</sup> JULY 1981

This patch of bricks was also visible internally, although inside the area between joins 'E' & 'F' was largely composed of stone rather than brick. A beam rested on this stone and brick infill, and it may be that the beam was replaced, and a firm base of brick and stone built to support it.

Further to the north, was a full-height, c.1.65m wide entrance, much of which had subsequently been infilled. A ragged join at the north of this entrance, and a possible ragged join at the south of the entrance may relate to the insertion of the opening, and replacement, or perhaps just the repointing, of the surrounding stonework (Figure 4, Plate 6 'H' & 'I'). A wooden lintel was recorded above the ground floor blocked opening, over which was a wood-shuttered opening to the first floor. The ground floor opening was partly infilled with rendered blue bricks, whilst the remainder comprised a standard-sized doorway and small window, the top of the doorway being cut into the wooden lintel. This door provided access to the ground floor store and workshop.

Further to the north was a blocked doorway to the ground floor, with a wooden lintel and infilled with stone (Figure 4, Plate 6). An electricity meter box was fixed to the wall here.

A window or similar opening to the first floor was blocked with late handmade bricks (Figure 4, Plate 6). These had no

obvious stacking marks and are likely to be of 19<sup>th</sup> century, possibly late 19<sup>th</sup> century date. The northern edge of this blocked window was continuous with a straight join in the stonework which extended down to ground level (Figure 4, Plate 6 'J').

At the north end of the property, and extending into the portion of the building under different ownership, was a blocked doorway. This was infilled with stone with a window over this stonework apparently using the original wooden lintel of the blocked door (Figure 4, Plate 6). The extent of the surveyed property on the ground floor was marked by the change from blue to white paintwork of this window, though the first floor of the property was slightly more extensive (Figure 4). A partition wall divided this window between the two properties.

Apart from the area of the first floor wooden-shuttered opening, the full surveyed length of this elevation was topped by a few rows of slightly blackened stonework, in turn topped by several courses of 20<sup>th</sup> century brickwork (Plate 6). The 20<sup>th</sup> century brickwork was evident inside the building, and the walls were thinner in these parts of the building than the underlying stone walls.

Also noted on the west elevation were tension bolts with both cross plates and square plates. The four cross plates were slightly below the level of the first floor (Figure 4, Plate 6). The southerly three plates were very recent additions, fresh grease being noted on the bolts inside the building. Two were attached internally to replacement floor beams and the third corresponded to the location of one of these beams. The most northerly of the four cross plates was of a different type, and matched the location of a beam in the ground floor workshop, although the bolt was not seen internally. The seven square-

plated bolts were above first floor height, a group of three at the south of the building, and a group of four at the north end of the southern room (Figure 4, Plate 6). The southern three tension bolts were bolted to a single length of wood internally, whilst the northern four bolts had internal square plates. All of the tension bolts with square plates seem to function to clamp the interior and exterior of the wall together, indicating that the wall comprises more than one thickness of stone.

The extent of the property on the upper floor was marked by a change in the colour of the roof tiles, grey on the surveyed building and red on the adjoining property. Both roofs were of modern tiles. It was also evident inside the building that the entire roof was a very modern replacement.

#### *External east elevation*

At the northern edge of the property was a small window to the ground floor store with a wooden lintel (Figure 4, Plate 7).

To the south of the window was an area of patchy grey and whitish mortar over the stonework. A colour change in this mortar along a vertical line may be the scar of an additional structure formerly adjoining the building here (Figure 4, Plate 7 'K').

At the south of this area of patchy mortar was a straight join for the full height of the stonework, the course of this join being followed by a wire pinned to the wall (Figure 4, Plate 7 'L').

South of this join was a window to the workshop on the ground floor which had a wooden lintel (Figure 4, Plate 7). At the southern edge of this window was an irregular patch of brickwork. These bricks seem to be of late handmade, late 19<sup>th</sup> century date although may well be reused here.

An area of larger stone with a partial covering of recent mortar, approximately 2m south of the window, was of unclear nature (Plate 7).

The height of the stone wall diminished to the south of this, the top of the stonework continuing at a much lower level to the end of the building, roughly corresponding to the length of the southern store room (Plate 7).

A full-height straight join in the stonework marked a projection in the base of the wall, gradually narrowing to the top (Figure 4, Plate 7 'M'). This widened area continued to the end of the building, where it ended with a straight join to the neighbouring brick building (Figure 4, Plate 7, 'N'). The change in property was also marked by an alteration in the roofline, at the gable end of the building.

Wood and roofing felt were attached to the far end of the building and the neighbouring property. These probably indicate the former presence of a covered area within the property of the funeral parlour.

The full length of the surveyed elevation of stone work was topped by several courses of 20<sup>th</sup> century bricks. At the southern end, where the height of the stone wall was reduced, these bricks formed approximately half of the total height of the elevation (Plate 7). The 20<sup>th</sup> century bricks were clearly visible on the internal elevation. As in the other side of the buildings this part of the wall was thinner than the stone wall below.

Five tension bolts with cross plates were noted in the east elevation, occurring slightly below the level of the first floor (Figure 4, Plate 7). All of these were identified internally, attached to beams of the upper floor. The most northerly of the cross plates was of a different type than the

other four. The four matching plates were very recent, grease being evident on the most southerly three bolts internally.

*Store room, internal*

The internal elevations of the southerly store room were all whitewashed directly over the bricks and stone. Most of the joins and features observed on the external elevations were also evident internally, except where noted in the preceding text.

The southern wall of the building was only visible internally, and was entirely of brick. This brick was not readily identifiable due to the coating of whitewash, but appeared to be either late handmade or earlier machine-made brick (Figure 4, Plates 9 & 10).

At first floor level was a brick-blocked door or similar opening with a wood surround (Figure 4, Plate 9). A wooden stairway to the first floor was attached to this wall at the base of this blocked entry.

Close to the eastern edge of the southern elevation was a small blocked opening at ground floor level, now infilled with four bricks (Figure 4, Plate 11).

At the far west of this elevation was a doorway with a concrete surround, which was infilled with breeze-blocks, leaving only a recess (Figure 4, Plate 10).

The eastern half of the elevation included seven small blocked holes which corresponded to the former location of the joists of the first floor (Figure 4, Plate 11).

Above first floor level were seven evenly-spaced tension bolts with square plates (Figure 4, Plate 9). Although the rear of this elevation was not examined, this indicates that the gable end of the building and that of the neighbouring building are separate walls, held together by the bolts.

The top of the southern elevation comprised 20<sup>th</sup> century bricks, as in both the east and west elevations.

In the southeastern corner of the room, in the east elevation, was a recessed area of walling and blocked opening (Figure 4, Plate 11). The blocked opening occupied half of the alcove, whilst the other half comprised bricks similar to those of the southern elevation. The opening was apparently blocked with brick, although was coated in a mortar render. At its northern edge, the alcove coincided with the edge of a beam, this beam resting on a small patch of bricks and a piece of wood, both inserted into the stone wall (Figure 4, Plate 11). This opening was not identified on the external elevation, and this portion of the wall appeared to be stone externally, with no obvious external joins.

Seven beams ('1'-7') crossed the southerly room, between the ground and first floors (Figure 4, Plates 8 & 9).

Beam '5' functioned as a binder, with the notches of trenched joints surviving in its upper surface. These would have held joists, which in turn would have supported the floorboards of the first storey (Brunskill 1994, 76) (Plate 9). This beam was very crudely shaped, being roughly squared in places, and in others retaining patches of bark. At either end it was set into the wall using three wedges, one on either side of the beam, and another below it (Plate 12). This wedging could indicate that the beam was too short for the span of the building, perhaps also indicating that the beam was reused.

Beam '1', at the south of the room, also had notches of trenched joints on its upper surface, and would also have once supported the first floor joists (Plate 8). There was no evidence of wedges where this beam joined the walls, although at the east end such wedges could have been

removed when the wood and brick were inserted beneath this. Beam '1' was rather more square in cross-section than beam '5', and generally straighter, although the top corners were rounded.

The five remaining beams in this room were each set into larger holes in the walls of the building. This indicates that these may reflect the location of larger original beams which have been removed. Beam '3' is of relatively large dimensions, although is neatly squared in cross section and does not feature the trenched joints noted on beams '1' and '5'. In the western wall, this beam rests above an area of brickwork and two straight joins in the external section (Figure 4, Plate 6 'E' & 'F'), which may have been built as a solid base on the replacement or insertion of this beam.

The remainder of the beams, '2', '4', '6' and '7' are all of lesser width and neatly rectangular in cross section (Figure 4, Plates 8 & 9). These all seem to be rather recent replacements or insertions, and contemporary with one another. Beams '2' and '4' are bolted at each end to recent tension bolt cross plates on the external elevations. Beam '7' was bolted to one such tension bolt at the east end. No tension bolt was observed bolted to beam '6', although it did coincide with the location of a cross plate on the outside, and it is likely to have been attached.

The trenched joints in two of the beams and the small blocked holes in the south wall of this room would have held floor joists and demonstrate the former presence of a first floor level, probably continuous with that extant at the north of the surveyed property. Part of a 10mm thick layer of ceiling boarding was visible at the west side of the room at the upper level of the beams. Over this a 110mm thick layer of concrete was visible, although this may well have only extended around the edges of the floor.

The level of the base of the beams in this room was relatively low, with inadequate space to stand up beneath many of them. The height between the floor and the base of the beams varied from approximately 1.72 to 1.87m.

The room was floored with red square ceramic quarry tiles, 170mm by 170mm and 40mm thick. Although these tiles were neatly laid, the floor of the room sloped down to the north.

At the far north end of the room was a recent half-height partition wall which separated this room from the workshop beyond. Above this wall plastic formed a temporary screen to the upper storey storeroom (Figure 4).

#### *Upper storey*

The first floor storeroom was accessed via a ladder from the southern ground floor storeroom (Plate 12). The floor level was intact in this room, and the only visible feature was the wood-shuttered opening visible in the external west elevation (Plate 15). The integrity of the floor level was unknown, so this room was not entered.

#### *Workshop and ground floor store*

The workshop was accessed from the west of the building, a ramp inside the doorway down to the lower internal floor level. Few architectural features were visible in this and the adjacent storeroom as these rooms were both fully plastered and had linoleum flooring (Figure 4, Plate 13).

Two beams were partially exposed in the workshop, both of which were painted (Figure 4, Plate 13). The age of these beams is uncertain. Beam '8' at the centre of this room was bolted to a recent cross plated tension bolt on the east wall. Beam '9', at the north edge of the room, was also attached to a cross plate tension bolt at the

east, although this was apparently of an older type (Figure 4, Plates 13 & 7). A matching cross plate was evident on the west elevation, although it was not evident internally whether this was also attached to beam '9' (Plate 6).

In the ground floor storeroom at the far north of the property, a partition wall in the corner of the room marked the edge of the property on this floor. Two beams were partially exposed in this room ('10' & '11'). These were painted and so their age could not be easily estimated. However, these beams were slightly irregular and showed what may have been evidence for hand-tooling (Figure 4, Plate 14).

## 6. DISCUSSION

The surveyed buildings are currently used as a repair workshop and a storage area for J. Jenkins Radio and Television at 12 Boston Road. The southerly portion of the building comprises a single room with a removed first floor level. In contrast, the northerly part of the building retains the first floor level, this being used for storage. At ground level the northerly part comprises a workshop and store with modern decor. The entire roof of the building has been recently replaced.

A building was recorded in this position on a map of *c.*1770, and it is likely that some of the surviving structure is the same building. A map of 1766 shows trackways and baulks in this area, at this time located at the edge of the settlement, and it has been suggested that the building might be a survival from the earlier agricultural use of this part of the town.

Numerous features were recorded, particularly in the external elevations of the building, which indicate many alterations. Establishing the sequence and likely dating of these alterations to the

building proved difficult, especially given that the main building material was stone rubble and not a more readily dateable material.

Straight joins 'L' in the east wall, and 'J' in the west wall were a very similar length along the building (Plates 6 & 7, Figure 4). This indicates a different phase of building to the north and south of these joins. However, it was not apparent which was the earlier of these two phases.

The entire south gable end of the building was of brick construction, representing either shortening of an earlier building or the replacement of an earlier stone gable end. These bricks were not readily identifiable, but appeared to be either late handmade or early machine made bricks, perhaps dating to the late 19<sup>th</sup> century.

The 1890 OS map appears to show a building in the position of the southern brick extension, at the south of this gable end, although it is not certain that the same building is represented (Figure 7).

Bricks at the far south of the west external section were probably of early 20<sup>th</sup> century date, although these may simply represent isolated later repairs.

A first floor opening, possibly a door, in the south gable end had been subsequently blocked (Plate 9). The bottom of this blocked opening was level with the now-removed first floor level in this part of the surveyed building, and so could have been used to move materials in and out of the first floor room.

The blocked opening therefore may have opened into the southerly brick building, or an earlier building in this position. It is also possible that the use of the opening may pre-date the erection of the southern brick building. The tentative 19<sup>th</sup> century dating of the bricks of the south gable end,

and the occurrence of a southerly extension on the 1890 map suggests that the southern building might be the same as that depicted, and an addition to the original ground plan of the building. The tension bolts identified in the southern elevation appear to hold together two separate thicknesses of wall, suggesting that the replaced gable and extension are of different dates.

Evidence for the presence of an upper floor level in the south of the surveyed building was identified in notches for joists and the remains of flooring at the edges of the room. Two beams had notches cut into their upper surfaces, identifying the location of former joists. Similarly, small blocked holes were identified in the eastern portion of the south elevation which would have also supported the floor.

A study of South Lincolnshire farmsteads has recorded that the earliest granaries, which date from the late 18<sup>th</sup> to early 19<sup>th</sup> centuries, are almost always above stables. From the middle of the century onwards, when large cartsheds became more common, granaries were sometimes placed above them (Barnwell and Giles 1997, 52-53). The positioning of granaries over cartsheds provided improved ventilation, aiding the storage of grain, and grain could be loaded straight into carts through trapdoors in the floor of the granary. Granaries were often reached by external steps, examples of this being known from Helpringham and Little Hale (*ibid*).

The 1966 deeds of the property, refer to buildings formerly used as a malting office, kiln, granaries, stable and carriage house.

The first floor might have served as a granary, and access to this could have been through the first floor opening in the south elevation. The bricks of this southern wall are probably of 19<sup>th</sup> century date. The first

floor of the building then may have been used in the 19<sup>th</sup> century as a granary, accessed via an external southern doorway. By the late 19<sup>th</sup> century, a building is shown adjoining this end of the building (Figure 7), so this entrance could not have been external by this time. The entrance may have been blocked when the southern building was erected. A recently-blocked doorway in the ground floor of this wall may have been inserted at the same time as the construction of the southerly building.

As granaries in the region in the late 18<sup>th</sup> to early 19<sup>th</sup> centuries were typically over stables, and later over cart sheds, it seems probable that the carriage house and stable noted in the deeds would have been below the granary. A large blocked entrance in the west elevation of the property would be large enough for a carriage house (Plate 6), whilst a possible blocked doorway near the south of this elevation (Plate 6, between 'D' & 'E') may have led to stabling.

A small blocked opening was identified in the south wall of the building (Plate 11). Although the function of these is not clear, recessed cupboards of similar dimensions are a recorded feature of stables in the area, used to keep curry combs and brushes (Barnwell and Giles 1997, 53).

The sloping tiled floor of the southern room would have been useful in mucking out this possible stable, although the slope may have simply been determined by the topography of the site.

The function of a blocked opening and alcove at the southwest corner of the room was unclear, although the alcove could potentially have formed part of a hay rack. The apparent blocked opening may have provided ventilation and light.

Although not mentioned in the 1966 deeds, a blocked doorway and pitching door at

the north of this elevation are reminiscent of chaff houses in the region. By the late 19<sup>th</sup> century chaff was used almost exclusively as fodder for horses (Barnwell and Giles 1997, 60), and this would be a practical location for a chaff house, close to the stables.

The structure provided limited evidence as to the original function of the building, although agricultural use is probable, given its location and apparent occurrence on a map of 1770 (Figure 6).

Whilst the 1966 deeds mention the presence of a malting office and kiln, it refers to property including further buildings, adjacent to the surveyed building (Figure 8). It is likely that the kiln and office were in the other ranges, at the south and west of the building.

A scar on the east external elevation of the building roughly corresponds to the location of an adjacent building, depicted on a 1966 plan of the property (Figure 8). This adjacent building is apparently also shown on the 1<sup>st</sup> edition Ordnance Survey map of 1890, indicating it was constructed by this time (Figure 7).

Many further alterations and features were recorded in the remaining structure of the building, although in most cases it was not possible to phase these in detail.

In the 20<sup>th</sup> century, the upper portion of the west, south and east walls were rebuilt, and probably also raised, and the roof was recently replaced, with no trace now being evident of the original roof structure. A ground floor doorway in the south elevation has been infilled with breeze blocks.

## 7. CONCLUSION

A programme of archaeological building

recording was undertaken on an outbuilding to the rear of 12 Boston Road, Sleaford, Lincolnshire. The building is important in terms of local vernacular archaeology and social history, and was recorded prior to the conversion of the structure.

It was suggested that the building could be a survival from an earlier agricultural use of this part of the town, before the extensive redevelopment along this part of Boston Road in the late 18<sup>th</sup> century. A map of 1766 indicates that this area was agricultural well into the mid 18<sup>th</sup> century, and a map of 1770 depicts what is likely to be the recorded building itself.

The recorded building comprised a single range, divided into several rooms, currently used as stores and a workshop for the electrical store.

Numerous features were recorded in the building, indicating a complex sequence of alterations to the building, not all of which were readily datable.

The deeds of conveyance of the property refer to buildings formerly used as a malting office, kiln, granaries, stable and carriage house.

Various architectural features identified in the surveyed building are comparable to agricultural buildings in the area. These indicate that it may have functioned as a first floor granary over a stable and carriage house, into the 19<sup>th</sup> century.

It is possible that the northern end of the surveyed property may have been a chaff house to provide fodder for horses. The kiln and office noted in the deeds are likely to refer to other buildings to the south and west of the recorded building.

Whilst the specific function of the original building was not clear, it is probable that the building has its origins in agriculture in

this area, and was erected before 1770.

*Norfolk Skintling Survey: Results 1995-2003*

## 8. ACKNOWLEDGEMENTS

Archaeological Project Services wish to acknowledge the assistance of J. Jenkins Radio & Television who commissioned the work. The project was coordinated by Gary Taylor, who along with Tom Lane, edited this report. Dave Start kindly provided access to the library and records maintained by Heritage Lincolnshire.

Ordnance Survey, 1890, *Lincolnshire [Parts of Kesteven] Sheet CVII.N.W, 6" to 1 mile*, (1<sup>st</sup> ed)

Pawley, S., 1996, *The Book of Sleaford*

Start, D., 1993, *Lincolnshire from the Air*, Heritage Lincolnshire

## 9. PERSONNEL

Project Coordinator: Gary Taylor  
Building Recording: Vicky Mellor and Neil Parker  
Photographic reproduction: Vicky Mellor and Sue Unsworth  
CAD Illustration: Vicky Mellor and Neil Parker  
Analyst: Vicky Mellor

## 11. ABBREVIATIONS

APS	Archaeological Project Services
DoE	Department of the Environment
IFA	Institute of Field Archaeologists
RCHME	Royal Commission on the Historical Monuments of England

## 10. BIBLIOGRAPHY

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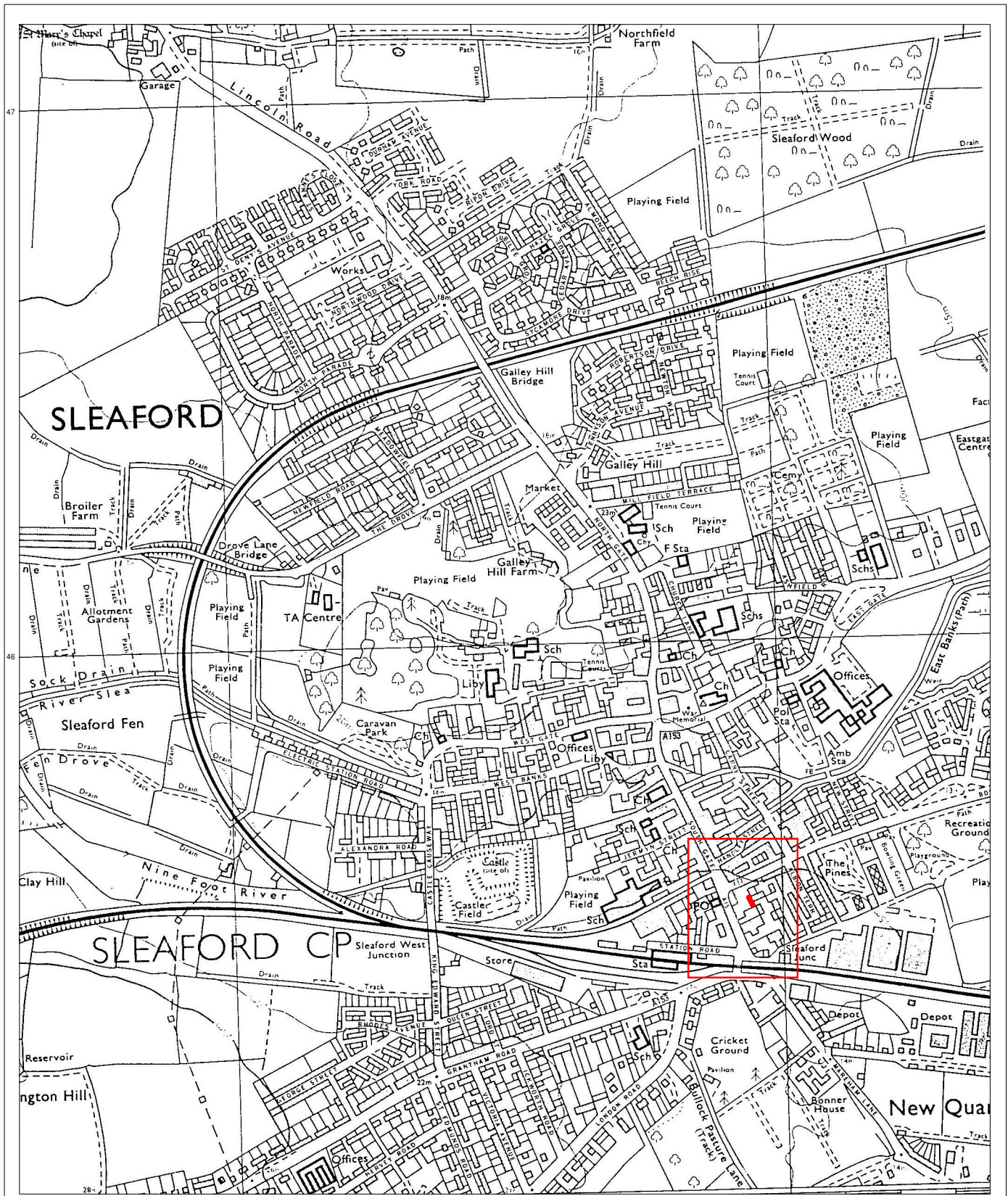
IFA, 1999 *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*

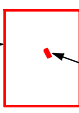
James, E.M. and Rose, E. J., nd, *The*





Figure 1 General location map




Area of Figure 3 →  Recorded building

0 400m

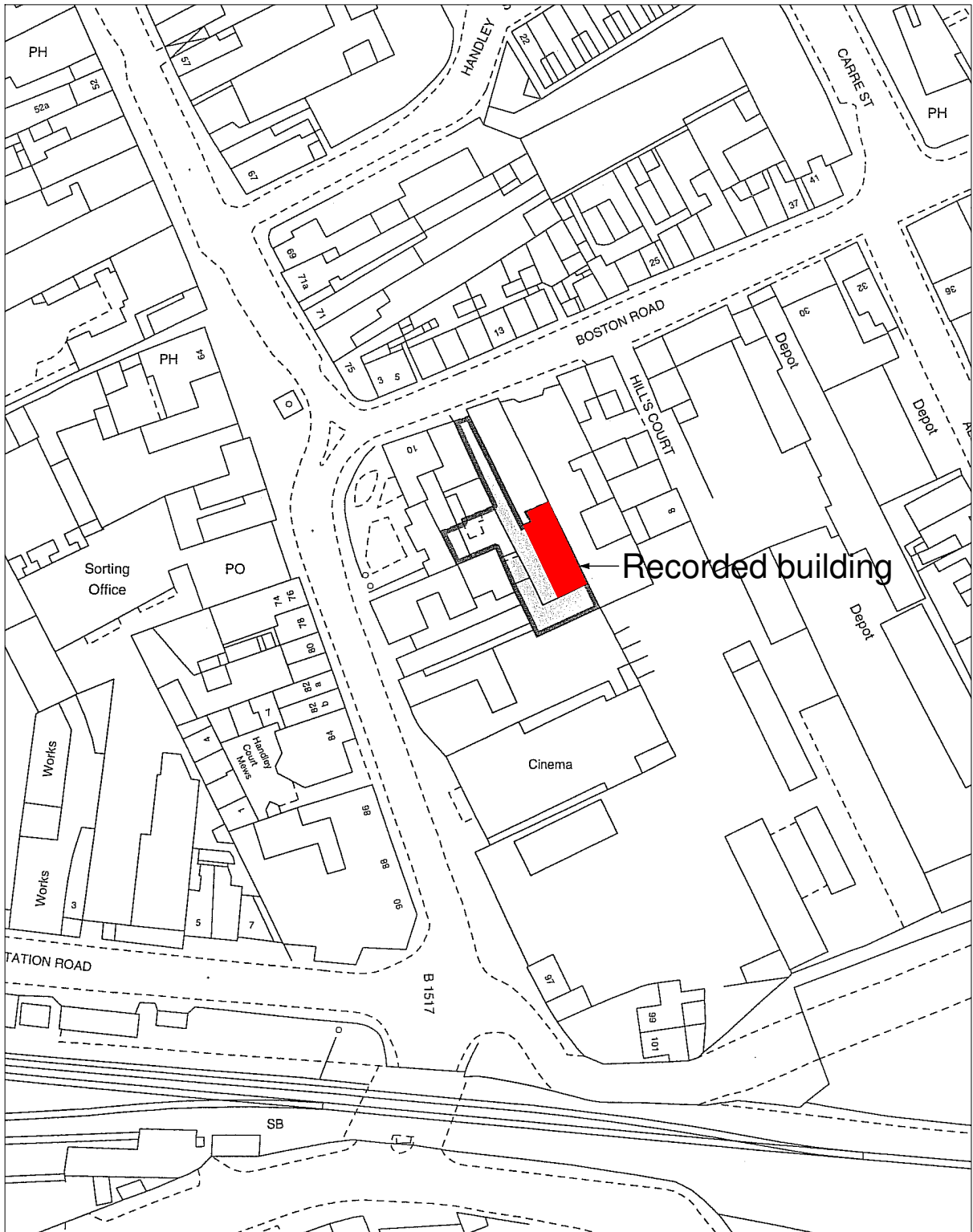
TF



 <b>Archaeological Project Services</b>	
Project Name: Sleaford Boston Road SLBR06	
Scale 1:10,000	Report No: 13/07

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Figure 2 Site location map




 <b>Archaeological Project Services</b>	
Project Name: Sleaford Boston Road SLBR06	
Scale 1:1250	Report No: 13/07

Figure 3 Detailed location plan of recorded building

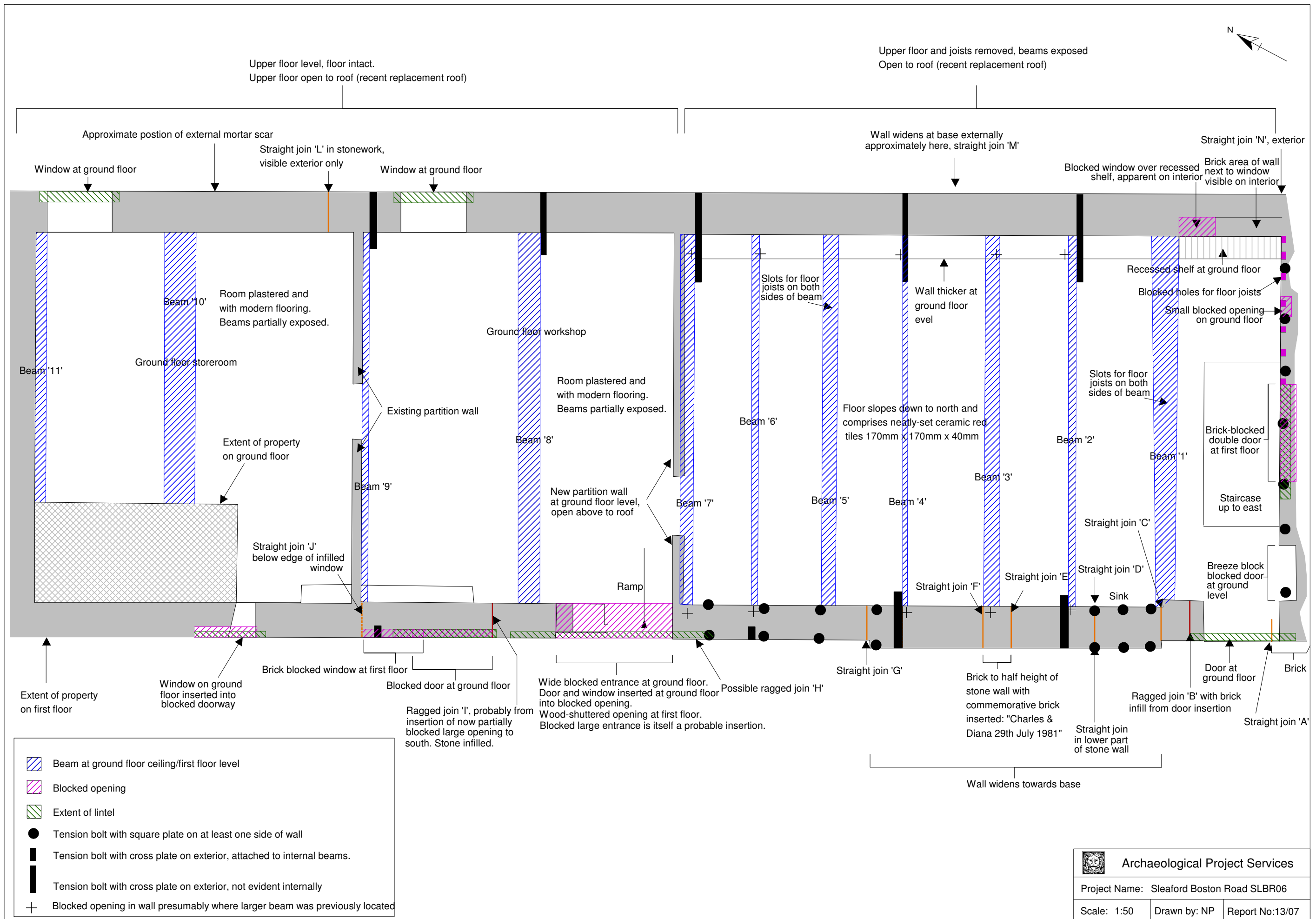


Figure 4 Plan of building

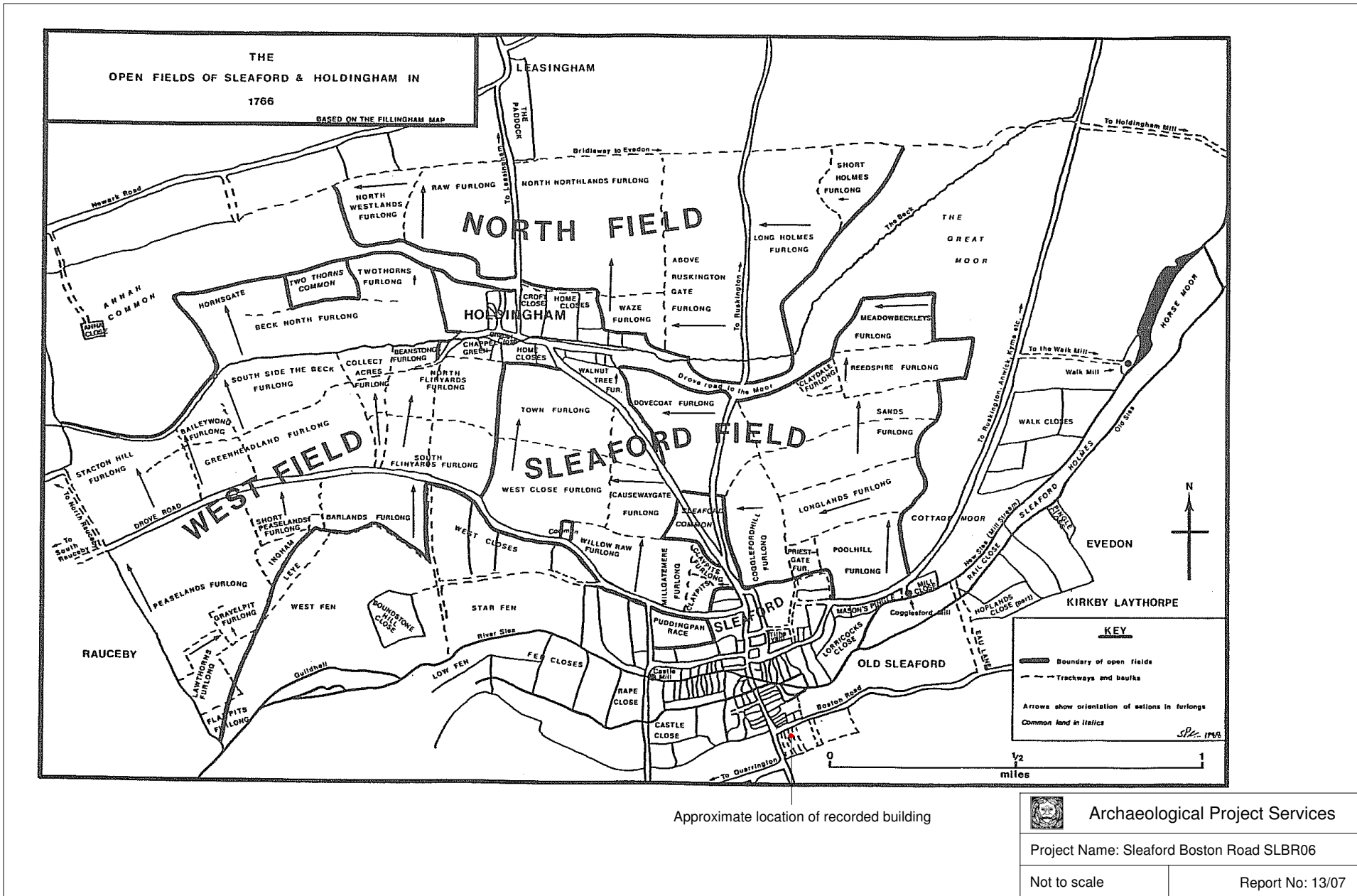
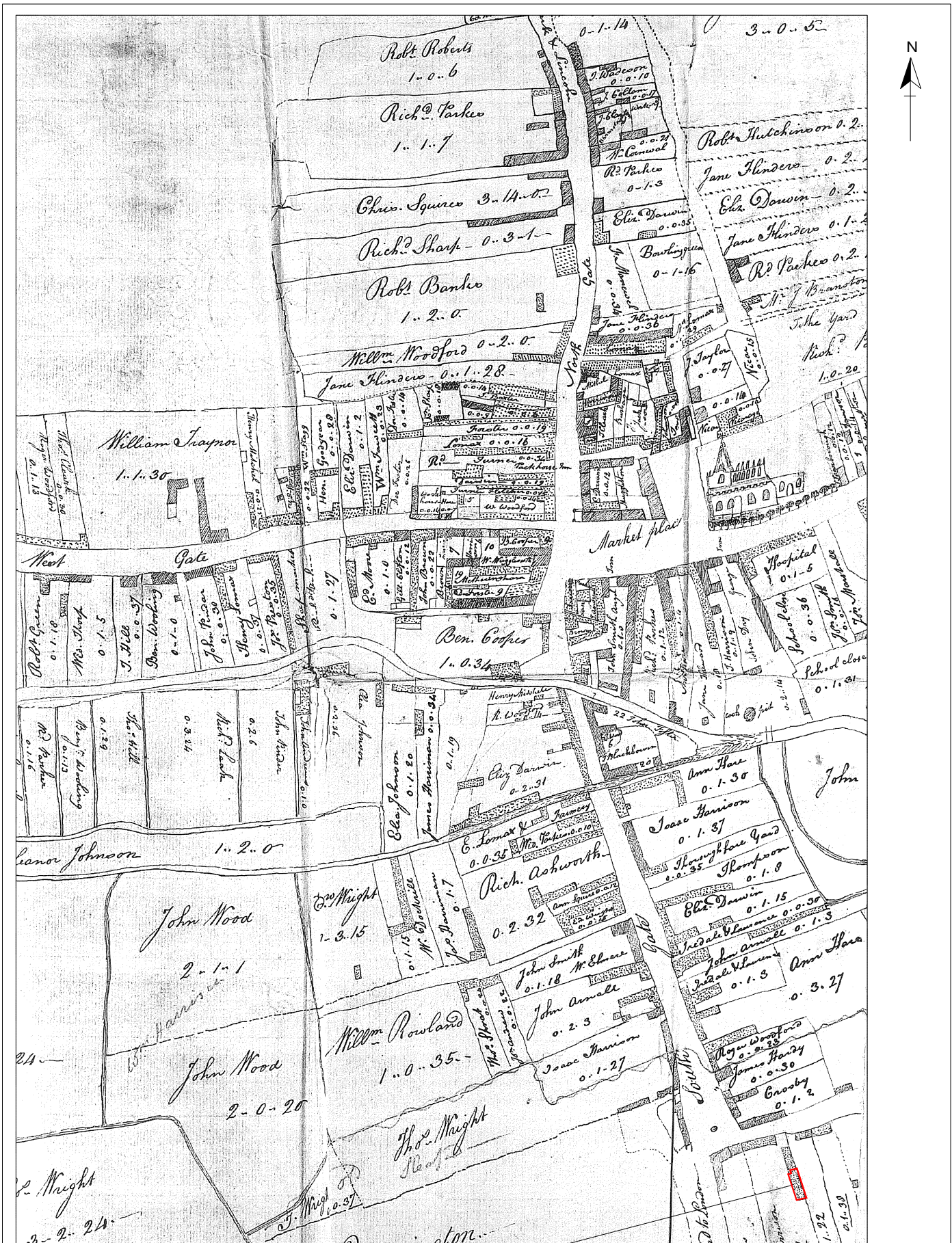


Figure 5 Simon Pawley's simplified redrawing of a map made for Lord Bristol by W. Fillingham in 1766, showing the open fields of Sleaford before enclosure.



Approximate location of recorded building



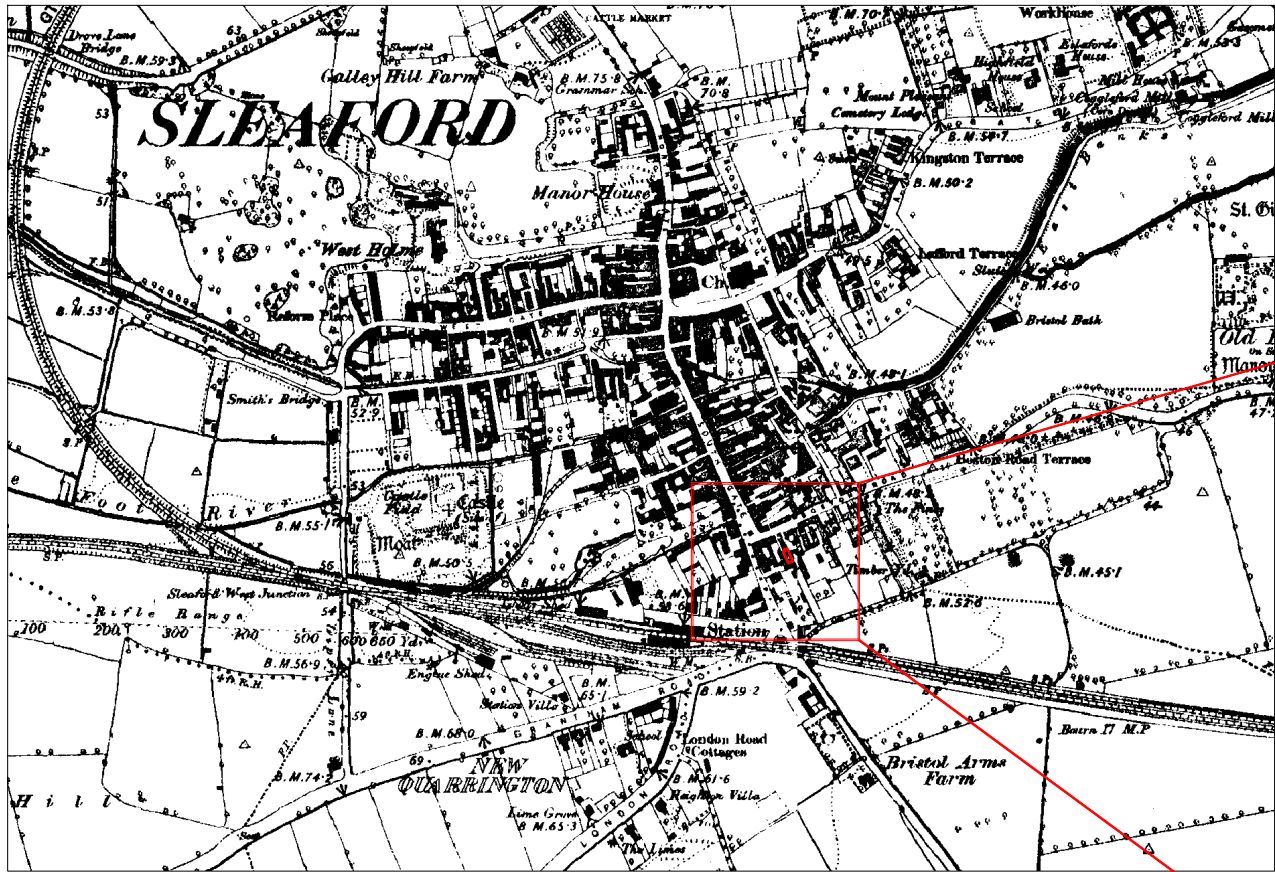
Archaeological Project Services

Project Name: Sleaford Boston Road SLBR06

Not to scale

Report No: 13/07

Figure 6 The 'Cragg Map' of Sleaford c.1770



0 500m



0 100m


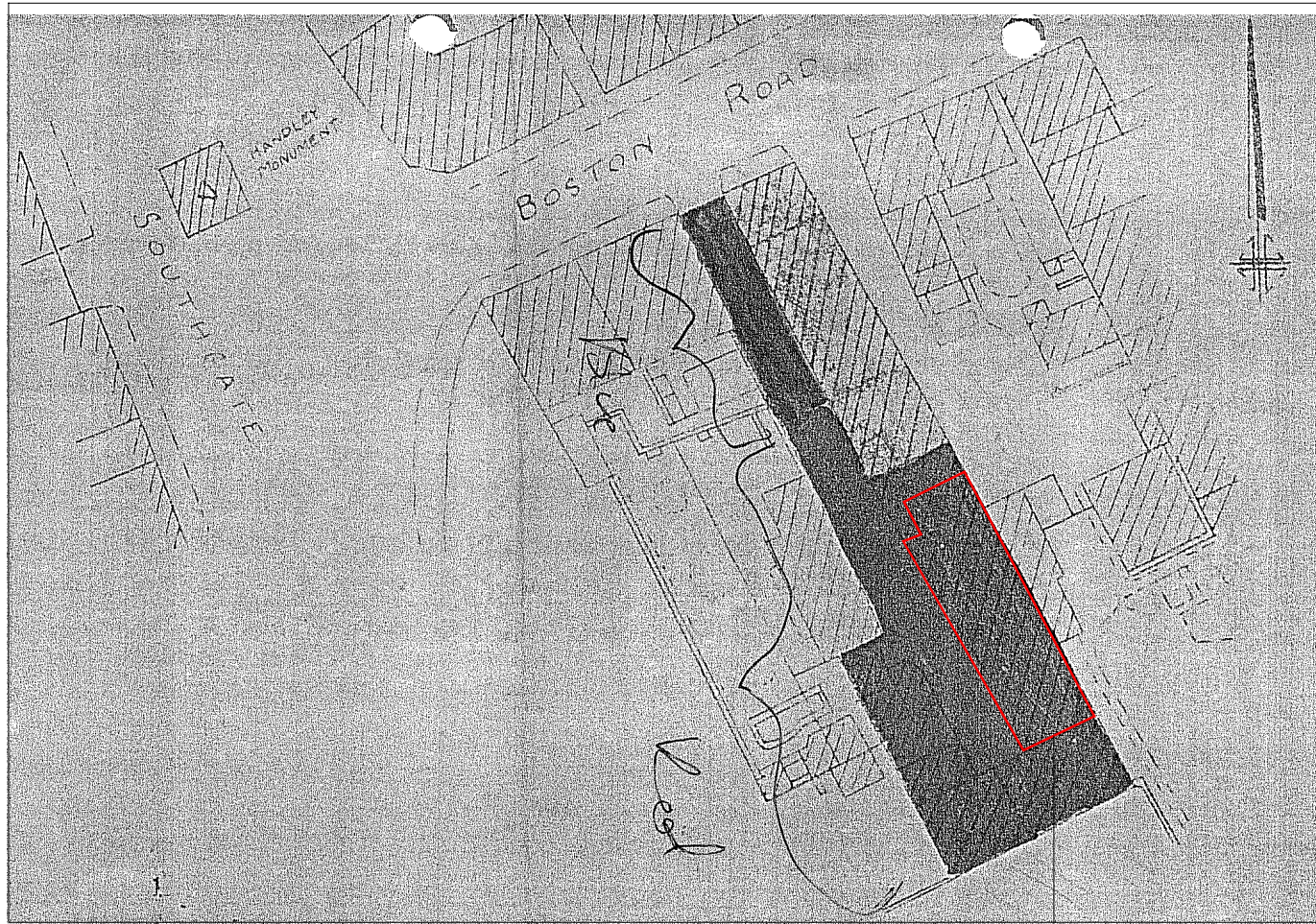
 Archaeological Project Services	
Project Name: Sleaford Boston Road SLBR06	
Scale 1:10,000 / 1:2,500	Report No:13/07

Figure 7 1st Edition OS map, 1890



Approximate extent of surveyed building




	Archaeological Project Services
Project Name: Sleaford Boston Road SLBR06	
Scale 1:500	Report No: 13/07

Figure 8 Plan attached to 1966 deed of conveyance





Plate 1 General view of the surveyed building and continuation as restaurant from Boston Road, looking southwest



Plate 2 General view from Boston Road showing access to surveyed building



Plate 4 General view of surveyed building and electrical store yard, Boston Road at rear of photograph, looking north



Plate 3 General view of surveyed building from yard, looking southeast



Plate 5 General view of surveyed building and funeral parlour yard, Boston Road at rear of photograph, looking north



Plate 8 View of southern storeroom interior showing first floor beams '1-7', composite of photographs, looking north



Plate 9 View of southern storeroom interior showing first floor beams '1-5' and south elevation, including blocked entry and tension bolts, looking south



Plate 11 View of southern storeroom interior showing alcove at southwest corner of room, blocked opening and brick and wood insertion under beam '1' in east wall and blocked joist holes and opening in south elevation, looking east



Plate 10 View of southern storeroom interior showing staircase to first floor, access door to room and blocked doorway in south elevation, looking south



Plate 12 Southern storeroom interior showing detail of possible original beam '5', looking northwest. Partition wall to workshop and storeroom at right, access to first floor store via ladder



Plate 13 Interior of workshop, showing exposed beams '8' & '9', window in east wall and partition wall and access to ground floor storeroom



Plate 14 Interior of ground floor storeroom, showing exposed beams '10' & '11' and window in east wall



Plate 15 Interior of first floor storeroom showing recent roofing

# Appendix 1

## PROJECT SPECIFICATION

### 1 SUMMARY

- 1.1 *A programme of building recording is required prior to the conversion of an outbuilding to the rear of 12 Boston Road, Sleaford, Lincolnshire.*
- 1.2 *The building is of vernacular architectural and historic interest.*
- 1.3 *The building recording will be undertaken prior to conversion of the structure. The structure, ground plan, external elevations and internal details will be recorded in writing, graphically and photographically.*
- 1.4 *On completion of the fieldwork a report will be prepared detailing the results of the investigation. The report will consist of a narrative supported by illustrations and photographs.*

### 2 INTRODUCTION

- 2.1 This document comprises a specification for historic building recording prior to conversion of an outbuilding to the rear of 12 Boston Road, Sleaford, Lincolnshire.
- 2.2 This document contains the following parts:
  - 2.2.1 Overview.
  - 2.2.2 Stages of work and methodologies.
  - 2.2.3 Programme of works and staffing structure of the project

### 3 SITE LOCATION

- 3.1 Sleaford is located 27km south of Lincoln in the North Kesteven district of Lincolnshire. Boston Road is on the southern edge of the town centre and the site, on the south side of the highway and to the rear of number 12, is located just east of Southgate, at National Grid Reference TF 0695 4554.
- 3.2 The building is one of the few surviving stone rubble buildings of 18<sup>th</sup> century or earlier date surviving in Sleaford.

### 4 PLANNING BACKGROUND

- 4.1 Planning applications (N/57/0978/06 and LB/2069) were submitted to North Kesteven District Council for the proposed conversion of the outbuilding to a flat. Permission is subject to conditions including the undertaking of building recording prior to the conversion works.

### 5 AIMS AND OBJECTIVES

- 5.1 The aim of the work will be to provide a record of the standing building on the site prior to their alteration.
- 5.2 The objectives will be to establish:
  - 5.2.1 the form of the building;
  - 5.2.2 the date of the building and features of special interest;
  - 5.2.3 the state of preservation of the buildings and any features of special interest present.

## 6 BUILDING RECORDING

- 6.1 Building Investigation will be undertaken prior to the alteration of the existing building. A Level 2 survey of the standing buildings will be undertaken according to English Heritage guidelines (2006). Subject to accessibility and Health and Safety considerations, the record will include:
- 6.1.1 A photographic survey showing the building in its context; details of the exterior; interior views of the principal rooms and circulation areas; and possibly structural or decorative details.
  - 6.1.2 A dimensioned ground plan, which will incorporate details of the form and location of any structural features of historic interest; supplemented by
  - 6.1.3 A written record providing an account of the building's location, type, functions, materials and possible dates.

## 7 SITE OPERATIONS

### 7.1 General considerations

- 7.1.1 All work will be undertaken following statutory Health and Safety requirements in operation at the time of the investigation.
- 7.1.2 The work will be undertaken according to the relevant codes of practise issued by the Institute of Field Archaeologists (IFA), under the management of a Member of the institute (MIFA). Archaeological Project Services is IFA registered organisation no. 21.
- 7.1.3 The building recording would be undertaken by staff with experience of such examinations up to English Heritage Level 3 standard.
- 7.1.4 Any and all artefacts found during the investigation and thought to be 'treasure', as defined by the Treasure Act 1996, will be removed from site to a secure store and promptly reported to the appropriate coroner's office.

## 8 REPORTING

- 8.1 On completion of the fieldwork, a report detailing the results of the building recording will be prepared. This will consist of:

A summary of the survey results.

A description of the history and historical setting of the building.

A text describing the results of the building survey.

Location plans of the site and building.

Plans of the building.

Interpretation of the development and use of the building.

Appropriate photographs of the elevations, general interior views and specific features.

## 9 REPORT DEPOSITION

- 9.1 Copies of the report will be sent to the client; the North Kesteven Heritage Officer; and to the County Council Archaeological Sites and Monuments Record.

10 **ARCHIVE**

- 10.1 The documentation and records generated during the watching brief will be sorted and ordered into the format acceptable to The Collection, Lincoln. This will be undertaken following the requirements of the document titled *Conditions for the Acceptance of Project Archives* for long-term storage and curation.

11 **PUBLICATION**

- 11.1 Details of the investigation will be input to the Online Access to the Index of Archaeological Investigations (OASIS).
- 11.2 If appropriate, notes on the findings will be submitted to the appropriate national journals: *Post-medieval Archaeology*; *Industrial Archaeology Review*; and *Vernacular Architecture*.

12 **CURATORIAL RESPONSIBILITY**

- 12.1 Curatorial responsibility for the archaeological work undertaken on the site lies with the North Kesteven Heritage Officer. They will be given written notice of the commencement of the project to enable them to make monitoring arrangements.

13 **VARIATIONS AND CONTINGENCIES**

- 13.1 Variations to the proposed scheme of works will only be made following written confirmation of acceptance from the archaeological curator.
- 13.2 In the event of the discovery of any unexpected remains of archaeological/historical importance, or of any changed circumstances, it is the responsibility of the archaeological contractor to inform the archaeological curator (*Lincolnshire Archaeological Handbook* 1998, Sections 5.7 and 18).
- 13.3 Where important archaeological/historical remains are discovered and deemed to merit further investigation additional resources may be required to provide an appropriate level of investigation, recording and analysis.
- 13.4 Any contingency requirement for additional fieldwork or analysis outside the scope of the proposed scheme of works will only be activated following full consultation with the archaeological curator and the client.

14 **PROGRAMME OF WORKS AND STAFFING LEVELS**

- 14.1 The building recording will be undertaken prior to the conversion and is expected to take one day.
- 14.2 An archaeological supervisor with experience of building recording will undertake the work.
- 14.3 Analysis and report production will be undertaken by the archaeological supervisor, or a post-excavation analyst as appropriate, with assistance from an illustrator.

15 **INSURANCES**

- 15.1 Archaeological Project Services, as part of the Heritage Trust of Lincolnshire, maintains Employers Liability Insurance of £10,000,000, together with Public and Products Liability insurances, each with indemnity of £5,000,000. Copies of insurance documentation can be supplied on request.

16 **COPYRIGHT**

- 16.1 Archaeological Project Services shall retain full copyright of any commissioned reports under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Specification.
- 16.2 Licence will also be given to the archaeological curators to use the documentary archive for

educational, public and research purposes.

- 16.3 In the case of non-satisfactory settlement of account then copyright will remain fully and exclusively with Archaeological Project Services. In these circumstances it will be an infringement under the Copyright, Designs and Patents Act 1988 for the client to pass any report, partial report, or copy of same, to any third party. Reports submitted in good faith by Archaeological Project Services to any Planning Authority or archaeological curator will be removed from said planning Authority and/or archaeological curator. The Planning Authority and/or archaeological curator will be notified by Archaeological Project Services that the use of any such information previously supplied constitutes an infringement under the Copyright, Designs and Patents Act 1988 and may result in legal action.
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## 17 **BIBLIOGRAPHY**

English Heritage, 2006 *Understanding Historic Buildings, A guide to good recording practice*

Specification: Version 1, 29-11-06

## Appendix 2

### GLOSSARY

<b>Binder</b>	Beam between walls carrying joists and boards of upper floor
<b>Chaff House</b>	Room for storage of animal fodder.
<b>Pitching hole</b>	Unglazed, shuttered window-like hole at first floor level to ease unloading of an unprocessed crop into the building from a cart outside.



### Appendix 3

#### THE ARCHIVE

The archive consists of:

- 1 Sheet of annotated architect's plan
- 1 Daily Record Sheet
- 3 Photographic Record Sheets

All primary records and finds are currently kept at:

Archaeological Project Services  
The Old School  
Cameron Street  
Heckington  
Sleaford  
Lincolnshire  
NG34 9RW

The ultimate destination of the project archive is:

The Collection  
Art and Archaeology in Lincolnshire  
Danes Terrace  
Lincoln  
LN2 1LP

The archive will be deposited in accordance with the document titled *Conditions for the Acceptance of Project Archives*, produced by the Lincolnshire City and County Museum.

Museum Accession Number: 2006.269

Archaeological Project Services Site Code: SLBR06

OASIS Identification code: archaeol1-24053

The discussion and comments provided in this report are based on the archaeology revealed during the site investigations. Other archaeological finds and features may exist on the development site but away from the areas exposed during the course of this fieldwork. *Archaeological Project Services* cannot confirm that those areas unexposed are free from archaeology nor that any archaeology present there is of a similar character to that revealed during the current investigation.

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