

**CHURCH FARM BARNS,  
KETTLETHORPE, LINCOLNSHIRE :  
HISTORIC BUILDING RECORD**



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Planning &  
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# CHURCH FARM BARNS, KETTLETHORPE, LINCOLNSHIRE : HISTORIC BUILDING RECORD

## SYNOPSIS

*A group of disused farm buildings was surveyed prior to conversion for domestic and light commercial use. An 18th century range had been expanded in the late 19th century into a standard pattern quadrangular mixed farmstead, with three brick & pantile ranges enclosing a south-facing crewyard for wintering cattle. In the 1960s the east range was extended for bulk corn storage, and the crewyard roofed over to provide shelter for livestock.*

## 1. INTRODUCTION

- 1.1 This report has been prepared by the *Tony Sumpter Archaeological Consultancy* for Mr P. Anyan-Needham (the developer). It provides a historic building record of Church Farm Barns, Kettlethorpe (SK 846 758).
- 1.2 Kettlethorpe is a hamlet 9 miles south of Gainsborough and 1½ miles east of the river Trent. It is on the Mercia Mudstone at an elevation of 5m (16ft) OD (BGS 1983).
- 1.3 Planning consent was given for the conversion of Church Farm Barns for domestic and light commercial purposes (MO3/P/915 dated 16.10.2003).
- 1.4 The local planning authority (LPA), West Lindsey District Council, on the advice of the Conservation Team for Lincolnshire County Council, requested (condition 10) historic recording of the buildings to conform with an approved written specification.
- 1.5 The survey was carried out on 24.8.08 and 1.9.08. It is based on the requirements of *Planning Policy Guidance 15 (PPG 15, DoE 1994)*, and accords with the *Lincolnshire Archaeological Handbook* (Lincolnshire CC 1998) and RCHME Level 3 guidelines (1991). It conforms with the *Code of Conduct* and the *Standards and guidance* of the Institute of Field Archaeologists (IFA 1997 & 1999).



## 2. THE HISTORICAL ENVIRONMENT

- 2.1 At 1.6km east is the Fossdyke, which originated as a Roman canal between Lincoln and the river Trent at Torksey (OS 1991).
- 2.2 The earliest reference to Kettlethorpe is in a document of 1220 as *Ketelstorp*, 'outlying farmstead or hamlet of a man called Ketil.' The name is a hybrid of a Danish personal name with the Anglo-Saxon *thorp* (Mills 1998, 203).
- 2.3 At 250m south-west is the parish church of St Peter and St Paul. The unbuttressed west tower is 15th century, but the remainder was largely rebuilt in 1840-45 (Pevsner & Harris 2002, 413; Mee 1949, 194-95).
- 2.4 At 300m south-west is Kettlethorpe Hall, once a 14th century moated house set in a 300-acre park. It was extensively rebuilt in the 18th century and again in 1863. The elaborate 14th century stone gateway on the north side was re-erected in the 18th century (Pevsner & Harris 2002, 413-14; Mee 1949, 194-95; Cole n.d.). The hall is historically significant as the home of Katherine Swynford (d. 1403), sister-in-law of Geoffrey Chaucer and third wife of John of Gaunt, Duke of Lancaster. Their descendants are said to include Queen Elizabeth II, Princess Diana, Sir Winston Churchill, Alfred Lord Tennyson, Bertrand Russell, five American presidents, and nearly every monarch in Europe (Weir 2007, 278).
- 2.5 Church Farm is not named as such in White's Directory for 1842, 1856 or 1892, perhaps because it was then part of the Kettlethorpe Hall estate. The barns appear on the Ordnance Survey 25-inch map for 1887, but not on the one-inch map for 1824.
- 2.6 In the late 19th century a national agricultural depression set in which lasted into the 1930s. As a consequence few new farm buildings were erected in this period, and existing structures were generally repaired by the most economical means (Harvey 1975, 32).

### **3. CHURCH FARM BARNS**

**3.0** Church Farm Barns are in an isolated position west of the village and 120m north-west of the farmhouse. They comprise a unified group measuring 37m (E-W) x 21m (N-S) overall, within a post & rail-fenced rectangular stackyard c. 60 x 50m.

Double five-barred gates provide access to roads on the north and west sides.

After some ten years of disuse the site is overgrown by grass and weeds.

To the south lies pasture, and to the north arable land.

The individual elements are described in an anticlockwise direction from the north-east angle. All are single-storey with earth floors and of brick and double-pitch pantile construction unless stated otherwise. There are no remaining internal fittings.

The descriptions should be read in conjunction with the ground plan and photographs, below.

#### **3.1 Building 1**

Marked cowshed on architect's plan; internal dimensions 4.9 (E-W) x 4.65m (N-S); mixed 2¾-inch and 3-inch brick, bonded with Building 2; hipped roof; door and louvered window to E; pantiles stripped from E & S sides of roof.

#### **3.2 Building 2**

Barn; two storeys; internal dimensions 9.2 (E-W) x 5.95m (N-S); mixed 2¾-inch and 3-inch brick, bonded with Building 1; opposed doors to N and S; glazed window to N; 1st floor glazed window and boarded hatch to N; reinforced at 1st floor level with 2 circular steel plates to N and S. A projection at the SW angle shows the barn formerly extended further S but this part has been completely demolished.

Interior: 1st floor granary (known as the gantry) in western three-fifths of barn, entirely of machine-sawn timber; floorboards on joists supported by two N-S beams 13" x 9" (330 x 229mm); partitioned off on E side; no surviving stairs.

#### **3.3 Building 3**

Marked stack shed on architect's plan; internal dimensions 7.05 (E-W) x 5.95m (N-S); mixed 2¾-inch and 3-inch brick; open to S, with 2 wooden posts on concrete stylobates; door to N.



### **3.4 Building 4**

Tractor shed in most recent use; internal dimensions 11.45 (N-S) x 4.85m (E-W); 2¼-inch brick; hipped roof; door & garage door to N; 2 boarded hatches to W. This range originally extended a further 8.35m to the south to form a 3-bay stable; surviving E wall has a door and 3 louvred windows.

### **3.5 Building 5**

Covered crewyard; internal dimensions 16.45 (E-W) x 9.4m (N-S); mixed 2¾-inch and 3-inch brick; open to N, with steel columns for double-pitch roof of corrugated asbestos sheeting; gable ends formed by brick walls of Buildings 4 and 6, heightened to ridge by corrugated asbestos cladding; 2 entrances to S, of which the E entrance is blocked in 3-inch brick; some roof sheets missing. Along the N side, in the narrow unroofed area, a partly-filled E-W gully suggests a former drain.

### **3.6 Building 6**

Former east range; internal dimensions 11.35 (N-S) x 4.6m (E-W); mixed 2¾-inch and 3-inch brick. Surviving W wall has a door, window blocked in 3-inch brick, door, louvred window. The E wall was removed when Building 7 was added, the roof replaced with single-pitch corrugated asbestos sheeting, and a concrete floor inserted to form one large internal area with Building 7.

### **3.7 Building 7**

Corn store; internal dimensions 13.5 (N-S) x 9.4m (E-W); E wall breeze blocks & modern brick, N & S walls modern brick, all surmounted by corrugated asbestos cladding; double-pitch roof of corrugated asbestos sheeting on timber framing; door to N; large roller shutter door to S; concrete floor; one large internal area with Building 6.

## **4. DISCUSSION**

### **4.0 Acknowledgement**

Information on history and use since 1950 has been very kindly provided by Mrs J.W. Watson, who with her husband owned Church Farm.

#### **4.1 Chronology**

Individual structures underwent modifications and changes in use, but there were three main phases of construction, each about a century apart :

Phase 1 : The earliest structure appears to be Building 4, for which the 2¼-inch bricks suggest an 18th century date. Its absence from the 1824 OS one-inch map may be owed to the lack of significance of an isolated single-storey agricultural building.

Phase 2 : A standard pattern quadrangular farmstead was established comprising Buildings 1, 2, 3, 4, 6 and the south wall of Building 5, incorporating Building 4 as the west range. From map evidence this expansion came between 1824 and 1887, and the mixture of 2¾-inch and 3-inch bricks indicates the late 19th century.

Phase 3 : Further enlargement took place during the 1960s when the east range, Building 6, was part-demolished and extended by the construction of Building 7, both effectively under one asbestos roof; the crewyard was roofed to form Building 5; and the stable in Building 4, redundant after mechanisation, was taken down to make way for a Dutch barn to the west which has since been removed.

#### **4.2 Functions**

The standard pattern quadrangular farmstead of Hanoverian/Victorian times was designed for mixed farming. The barn, the only two-storey building, stands on the north side to shelter the south-facing crewyard, enclosed by east and west ranges for livestock and storage. Cattle were wintered in the yard where they trod straw litter into manure for annually fertilising the fields. The stable faced east toward the rising sun. The barn retains opposed doorways though by the Victorian period hand-threshing had given way to mechanical threshing, usually by a steam traction engine. In the late 20th century corn brought into the barn was fed through a drier and ground in a roller mill, both electrically-powered; the meal was mixed with sugar-beet as winter feed for cattle in the crewyard. Potatoes were riddled and haystacks built up in the stackyard. Church Farm finally controlled some 300 acres (120ha), of which 60 acres was pasture. The main produce was cereals, and root crops were also grown. The 1960s enlargement saw the whole of the east range given over to bulk corn storage in 100-ton metal bins, and the crewyard was roofed to provide shelter for livestock.



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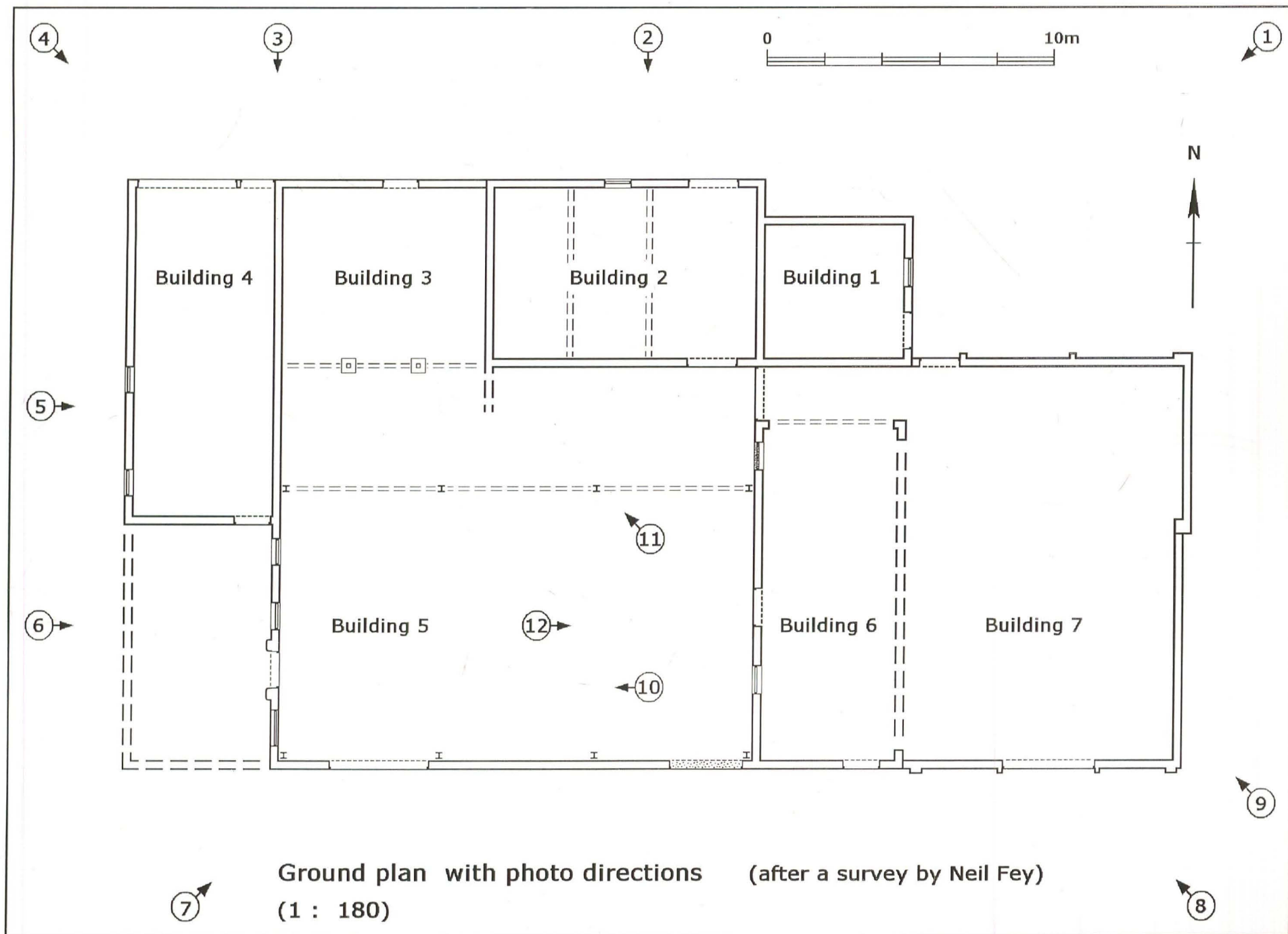
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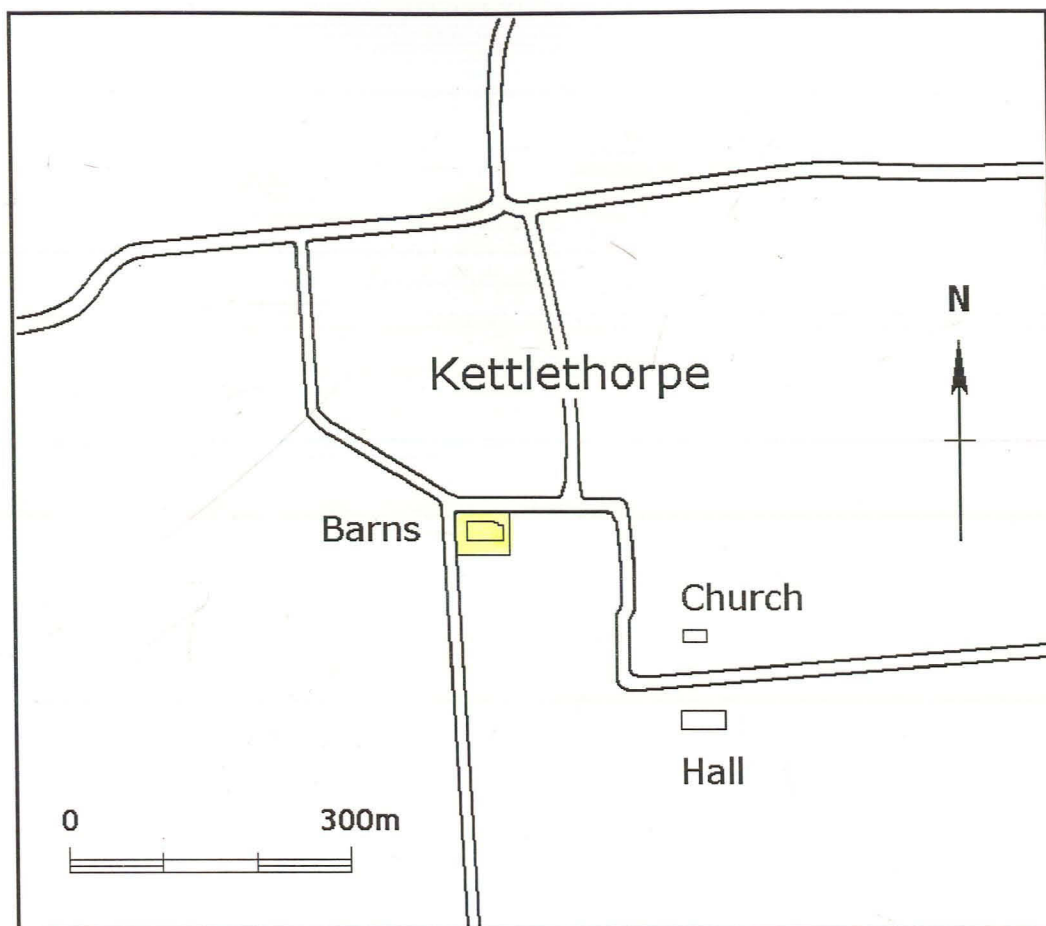
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Building Recording	
Name of building & Address	CHURCH FARM BARN WESTMOOR LANE KETTLETHORPE LN1
Parish	KETTLETHORPE
Grid Reference	SK 846 758
Age (period)	POST-MEDIEVAL
Date and source	18th, 19th & 20th CENTURIES: INFERRED FROM STYLE & BRICKS
Architect or known history	IN AGRICULTURAL USE TO 1990s
Building type	STANDARD PATTERN QUADRANGULAR FARMSTEAD
Storeys	ONE, + TWO-STOREY BARN
Main walling material	BRICK
Other walling material(s)	BREEZE BLOCKS CORRUGATED ASBESTOS CLADDING
Roofing materials	PANTILE
Other distinctive materials	CORRUGATED ASBESTOS SHEETS
Phases (i.e. how many major phases of building since the building was first erected)	THREE
Layout: detached/semi/terrace	ISOLATED STANDARD PATTERN QUADRANGULAR FARMSTEAD
Interior layout (classic plan/multiphase)	STANDARD PLAN WITH MODIFICATIONS
Photographs exterior elevations exterior features interior features	IN REPORT
Plan(s)	IN REPORT
Landscape context	WITHIN RECTANGULAR STACKYARD; PASTURE TO S; ARABLE TO N
Associated buildings	ISOLATED
Current use	DISUSED; AWAITING CONVERSION
Condition	PARTS OF 18th & 19th CENTURY BUILD DEMOLISHED: REST FAIRLY INTACT
Recorded by	TONY SUMPTER
Date of record	24.8.08 & 1.9.08







LOCATION MAP (1 : 8,000)



**PLATE 1**      **BUILDINGS 7, 1, 2, 3, 4, LOOKING SOUTH-WEST**      (24.8.08)



**PLATE 2**      **BUILDINGS 1, 2, LOOKING SOUTH**      (24.8.08)





**PLATE 3      BUILDINGS 3, 4, LOOKING SOUTH**

(24.8.08)



**PLATE 4      BUILDINGS 2, 3, 4, LOOKING SOUTH-EAST**

(24.8.08)





**PLATE 5      BUILDING 4, LOOKING EAST**

**(24.8.08)**



**PLATE 6      BUILDING 5, LOOKING EAST**

**(24.8.08)**





**PLATE 7      BUILDING 5, LOOKING NORTH-EAST**

**(24.8.08)**



**PLATE 8      BUILDINGS 6, 7, LOOKING NORTH-WEST**

**(24.8.08)**





PLATE 9 BUILDING 7, LOOKING NORTH-WEST

(24.8.08)



PLATE 10

BUILDING 5 INTERIOR, LOOKING WEST

(24.8.08)





PLATE 11

BUILDINGS 3, 2, LOOKING NORTH-WEST

(24.8.08)



PLATE 12

BUILDING 6, LOOKING EAST

(24.8.08)



