

**HISTORIC BUILDING SURVEY:
OUTBUILDINGS AT LODGE FARM, SKENDLEBY, LINCOLNSHIRE**

Planning Application: Pre-application
NGR: TF 4325 7073
Oasis Reference: allenarc1-108884
AAL Site Code: SKLF 11
Global Accession Number: LCNCC: 2011.359



Report prepared for
Scorer and Hawkins,
on behalf of Mr Guest

By
Allen Archaeology Limited
Report Number 2011059

September 2011



The
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Executive Summary

- Allen Archaeology Limited was commissioned by Scorer and Hawkins, on behalf of Mr Guest to carry out a photographic survey and historical research to support a planning application for demolition and conversion of a range of outbuildings at Lodge Farm in Skendleby, Lincolnshire.
- The structures comprise a range of one and two storey brick built outbuildings of probable early 19th century date with later alterations. The buildings include a dovecote, cart shed, animal shelter, a possible stable block and a number of general purpose stores.
- Historic map evidence suggests that the range of buildings, including the demolished former building known as 'The Smokery', was present by at least 1838, and the layout has been amended somewhat during successive decades.
- The surviving buildings are generally in a very poor state of repair, and as such are considered to be of limited architectural merit.

1.0 Introduction

- 1.1 Allen Archaeology Limited (hereafter AAL) was commissioned by Scorer and Hawkins, on behalf of Mr Guest to undertake a photographic survey and historical research on a range of outbuildings at Lodge Farm in Skendleby, Lincolnshire. This document will be submitted with the planning application.
- 1.2 The methodology conforms to local guidelines set out in the Lincolnshire County Council document '*Lincolnshire Archaeology Handbook: A Manual of Archaeological Practice*' (2011) and the national guidelines set out in the Institute for Archaeologists '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (1996, revised 2001 and 2008).
- 1.3 A copy of the survey report and the full project archive will be submitted to The Collection Museum in Lincoln within six months of the completion of the report, where it will be stored under the global accession code LCNCC:2011.359.

2.0 Site Location and Description

- 2.1 Skendleby is in the administrative district of East Lindsey, approximately 17km east of Horncastle and c.14.7km west-north-west of Skegness. Lodge Farm is situated c.1km north of the village centre on the west side of Main Road, and centres on NGR TF 4325 7073.

3.0 Planning Background

- 3.1 This document has been prepared to support a planning application regarding the outbuildings of Lodge Farm. The development proposals for the site are not yet finalised but currently comprise a proposed restoration of the dovecote with the two adjacent outbuildings to its north-west and south-east, and the demolition of the remaining outbuildings. The proposals also entail construction of a curved brick link wall between the main house and the outbuildings reflecting the location of a former building.

4.0 Archaeological and Historical Background

- 4.1 Skendleby appears in the Domesday Book of 1086 as *Scheuldebi*, where the 'bi' suffix is from the Old Danish for 'village/farmstead', and the prefix is of obscure origin (Cameron 1998). At this time the land was in the ownership of Gilbert of Ghent, who had six carucates of land for six ploughs, and there was also a church, two mills and meadow recorded (Morgan and Thorne 1986).
- 4.2 A shrunken medieval village, visible as earthworks, is situated c.1.1km south of the site (Lincolnshire Historic Environment Record Reference (hereafter LHER) 42058).
- 4.3 Closer to site, c.350m south-west of Lodge Farm early Anglo Saxon remains, including a possible sunken floored building (grubenhau) have also been found (LHER 48225).
- 4.4 Situated in an area of post-medieval parkland (LHER 47124), the Lodge Farm house is an early 19th century Grade II Listed Building (LHER Reference 42063 and English Heritage Building ID

195987) with a range of contemporary unlisted outbuildings to the north-west that are the focus of the current report.

5.0 Methodology

- 5.1 The building survey was undertaken by the author on Tuesday 30th August 2011, using a Fujifilm Finepix twelve megapixel digital SLR camera. The weather conditions were dry but overcast, and light was generally good. The area of the survey was heavily overgrown however and several structures were deemed unsafe to enter, thus limiting the access to some parts of the buildings.
- 5.2 Photographs incorporated metric scales where appropriate, and all shots were located on scale plans of the buildings (Figures 2 and 3). A selection of the photographs is included in this report (See Appendix 1), and a list of all shots taken is reproduced in Appendix 2 at the end of the report.
- 5.3 Photographs were taken of the following where possible: -
 - All external elevations
 - All internal elevations, including internal walls and subdivisions
 - The roof structure of the buildings, internally and externally
 - The relationship of the structures to their surroundings
 - Architectural details, i.e. windows, doors, decorative brickwork, carpentry joints, re-used timbers and other significant features, fixtures or fittings. Generally a single representative shot was taken of particular features such as windows or openings of a single type that occurred more than once within each structure
 - A general internal photographic record of the building. Shots were taken of each room/discrete internal space from sufficient points to show the form, general appearance and methods of construction
- 5.4 Following completion of the fieldwork, a programme of historical research was carried out in an attempt to further clarify the development and significance of the range of outbuildings. A search of records held at Lincolnshire Archives was undertaken, as well as a search of readily available online sources and Allen Archaeology's own reference library.

6.0 Building Survey Results (Figures 2 – 4)

- 6.1 To differentiate between the individual outbuildings, each structure has been given an identification letter (A – K), with A being the outbuilding closest to the house (Plate 1).
- 6.2 Very little remained of outbuilding A and it was heavily overgrown at the time of survey with no possibility of detailed survey. It appears to have been built using an English Garden Wall Bond (Plate 2).
- 6.3 The adjacent dovecote, B was in a poor state of repair with no remaining north-east elevation or roof. The remaining elevations are again in English Garden Wall Bond. It appears to have been a two storey structure and was probably used as a store on the ground floor, as the nesting holes are restricted to the upper part of the south-west elevation. Protruding brickwork towards the top of the elevation forms a number of perching ledges (Plate 3).

- 6.4 The majority of outbuilding C is standing, although the roof has collapsed. The profile of the surviving walls indicates it was a double pitched gabled roof however. The north-east elevation has a doorway with a wooden frame (the door is present but has been taken off its hinges) and a cambered rubbed brick arch. There is also a square window with a wooden frame with a segmental arch of brick headers laid side on (Plate 4). The interior has partially been painted white and apart from a hole in the south-east corner, the planked first floor is still intact (Plate 5).
- 6.5 The north-west elevation of the outbuilding D has recently been repaired but not to its full original height. The remaining walls are partially intact and the roof is missing. There is an overgrown concrete feeding trough along the south-west elevation, suggesting the building served as an animal shelter/feeding shed (Plates 6 and 7). The south-east elevation show scarring of two roofs, one double pitched and a lower single pitched roof. The upper double pitched roof appears to a later addition as the gable shows the roof scar cutting across a bricked up possible former pitching hole (Plate 8).
- 6.6 Outbuildings E and F were very overgrown and largely derelict and as such no features of note were recorded (Plate 9).
- 6.7 Adjacent to the north-west were two small outbuildings, G and H (Plate 10). There was probably a doorway in eastern part of the north-east elevation of G, suggested by a surviving brick jamb (Plate 11). There is a single square window opening in the north-east elevation of H, with a wooden frame and brick segmental arch.
- 6.8 There appears to have been a single brick thickness wall added to the internal south-east elevation of outbuilding H, probably to support a floor added to form a loft space, as indicated by the stubs of former floor joists surviving above this wall (Plate 12).
- 6.9 A doorway from H accessed outbuilding I to the north-west, which appears to have been an open fronted building, most likely a cart shed. It had a brick segmental arch which had been partially truncated by the later insertion of a wooden lintel. The roof of the cart shed was missing but a roof scar on the south-east elevation indicated it previously had a mono-pitched roof (Plate 13). Brick buttresses are also visible along the south-west elevation, and there is a small square bricked up window opening in the north-west elevation (Plate 14).
- 6.10 At the north-western end of the range was a small outbuilding J, which was very overgrown, although a small portion of its mono-pitched roof with ceramic pantiles did remain in-situ (Plate 15). To the south-west, this was abutted by another small outbuilding, K, which was almost completely demolished to ground level, except for a section of brick boundary wall forming the north-west elevation (Plate 16).

7.0 Discussion and Conclusion

- 7.1 The range of outbuildings subject to the survey appears to represent a fairly typical group of brick-built agricultural buildings of early 19th century date, broadly contemporary with the adjacent farmhouse. They are generally in a very poor state of repair, with very little of the surviving roof coverings evident, although there was sufficient evidence to determine that the buildings were covered by a mixture of single and double pitched roofs, at varying heights, with ceramic S-shaped pantiles being the only roofing material observed on site.
- 7.2 Some evidence for the function of the buildings was apparent. For example, the square recesses in the upper portion of outbuilding B clearly indicate its use as a dovecote. This is a typical development of the late 18th/early 19th century, when dovecotes were commonly built on an upper storey of a building rather than as a freestanding structure with nesting holes running the full height of the building. This change was a result of the introduction of the brown rat to England in the mid 18th century, which was larger and more voracious than the native black rat and was capable of climbing the walls of the dovecotes (<http://www.mccannhistoricbuildings.co.uk/truthaboutdovecotes/>).
- 7.3 The adjacent two storey building C, clearly had an upper hayloft, as indicated by a blocked pitching hole, and as such may have served as a stables. Until the beginning of the 19th century this was common practice, reflecting the importance of the horse in the hierarchy of farm animals, as it provided insulation and made feeding easier, by dropping the hay through a hatch into the stable below. However, the procedure was gradually abandoned during the 19th century as the heat and moisture from the animals also resulted in rapidly rotting floor boards of the hayloft above (Wade-Martins 1991). In this instance there was no evidence for any hatches in the surviving floor, suggesting it is a replacement of the original, marking a modification of the building's function in line with the changing conventions of agricultural practice.
- 7.4 Adjacent to C, was a small outbuilding D, with a feeding trough present, suggesting it was a animal shelter or feeding shed. The only other building to which a function could be assigned was the probable cart shed, I, which appears to have been open fronted on the north-east elevation to allow easy access to the adjacent track.
- 7.5 Due to the poor state of repair of the remaining buildings and the extensive overgrowth on the site, it was not possible to clearly interpret the function of the remaining buildings, although it seems likely that they were general purpose stores for tools, equipment, animal feed etc.
- 7.6 Background research at the Lincolnshire Archives did not identify any documents relating specifically to the property such as estate plans or title deeds, and as such there is little documentary evidence to further elucidate the development of the buildings over time. Nor is there any information as to why the former curving building adjacent to the house was called 'The Smokery'. It seems unlikely that such a building would be built immediately adjacent to the main farm house, considering the constant fire risk and the strong smell from such a process. It may be that it was used for this purpose at a later date in the building's history however.
- 7.7 Historic map evidence indicates that Lodge Farm House and its attendant outbuildings were present from at least 1838 (Figure 5). The map shows the curved 'smokery' building was present at this stage, with a linking wall running to the main block of outbuildings. There was a slightly larger block at the south-west end of the range with a very small adjacent block. By the

time of the 1906 Ordnance Survey map (Figure 6), the layout was much closer to the present form, with a range of buildings of generally equal width, except for a small block at the south-east end of the range, which is no longer extant. There was also another building shown attached to the two small outbuildings J and K.

- 7.8 The generally poor condition of the majority of the buildings limits their interpretive potential and their architectural significance. Several associated former structures have already been demolished or collapsed to ground level, and in this context it seems logical to allow demolition of other elements of the range as proposed, and restoration of the remaining parts as proposed.

8.0 Acknowledgements

- 8.1 Allen Archaeology Limited would like to thank Scorer and Hawkins and their client Mr Guest for this commission.

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Cartographic Sources

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Ordnance Survey, 1906, Second Edition 25' to one mile scale map, Lincolnshire Archives microfiche copy, reference 75/6

Appendix 1: Colour Plates



Plate 1 (Shot 4): General view of the site showing Lodge Farm House to the left and its outbuildings to the right, looking west-north-west



Plate 2 (Shot 8): Remains of overgrown outbuilding A, looking south-west



Plate 3 (Shot 9): North-west elevation of dovecote B and outbuilding C, looking south-west, showing nesting holes and perching ledges



Plate 4 (Shot 12): North-west elevation of outbuilding C, looking south-west



Plate 5 (Shot 13): Interior of outbuilding C, looking south-west



Plate 6 (Shot 15): Repaired north-west elevation of Milk Parlour D, looking south-west



Plate 7 (Shot 16): Interior view of Milk Parlour D, looking south-west. Concrete feeding trough visible amid the overgrowth



Plate 8 (Shot 19): South-east elevation of Milk Parlour D, looking south-east



Plate 9 (Shot 23): Overgrown outbuildings E and F, looking south



Plate 10 (Shot 24): North-east elevation of outbuildings G and H, looking south-west



Plate 11 (Shot 25): General view of outbuilding G, looking south-west. Note the surviving brick jamb to the right of the opening indicating a probable former doorway



Plate 12 (Shot 26): Overgrown interior of outbuilding H, looking south-west. Note additional brick wall to left of shot with stubs of former floor joists above, and doorway into cart shed I to right of shot



Plate 13 (Shot 33): Cart shed I, looking south, showing roof scar of former mono-pitched roof and brick buttresses



Plate 14 (Shot 32): Cart shed I, looking west. Note blocked window in north-west elevation



Plate 15 (Shot 34): Outbuilding J, looking south-west



Plate 16 (Shot 37): North-west elevation of outbuildings J (to left), and K (to right), looking south-east

Appendix 2: Photographic Archive List

Shot No	Facing	Type	Description
01	SE	Exterior	General view of surroundings and access road
02	SSW	Exterior	General view of surroundings and access road
03	WSW	Exterior	General view of Lodge Farm House
04	WSW	Exterior	General view of Lodge Farm House and outbuildings
05	WSW	Exterior	General view of outbuildings
06	WNW	Exterior	General view of outbuildings
07	NW	Exterior	South-east elevation of outbuilding A
08	SW	Exterior	Outbuilding A
09	SW	Exterior	General view of dovecote B and outbuilding C
10	SW	Detail/ interior	Pigeon nesting holes, south-west elevation of dovecote B
11	W	Interior	North-west elevation of dovecote B
12	SW	Exterior	North-east elevation of outbuilding C
13	SSW	Interior	General view of the interior of outbuilding C
14	SW	Detail/ interior	Close-up of hole in the ceiling of outbuilding C
15	SW	Exterior	North-east elevation of feeding shed D
16	SW	Interior	Interior view of feeding shed D
17	N	Interior	North-west elevation of feeding shed D
18	SE	Interior	South-east elevation of feeding shed D
19	SE	Interior	South-east gable of feeding shed D
20	NE	Interior	Interior of feeding shed D
21	SW	Exterior	General view of outbuilding E
22	SW	Exterior	General view of outbuilding F
23	S	Exterior	General view of outbuildings E and F
24	SW	Exterior	North-east elevation of outbuildings G and H
25	WNW	Exterior	Former doorway on NE elevation of outbuilding G
26	SW	Interior	Interior view of outbuilding H
27	S	Detail/ interior	South-east elevation of outbuilding H
28	SW	Interior	South-west elevation of outbuilding H
29	W	Interior	North-west elevation of outbuilding H
30	S	Interior	South-east elevation of cart shed I
31	W	Interior	South-west and north-west elevations of cart shed I
32	W	Interior	South-west and north-west elevations of cart shed I
33	S	Interior	South-east and south-west elevations of cart shed I
34	SW	Exterior	General view of outbuilding J
35	SSW	Exterior	North-west elevation of outbuilding J
36	S	Detail/ exterior	North-west elevation of outbuilding J
37	SSE	Exterior	North-west elevation of outbuildings J and K
38	NE	Exterior	Area of outbuilding K
39	E	Exterior	Overgrown area behind outbuildings
40	SSE	Exterior	Overgrown area behind outbuildings, looking towards house

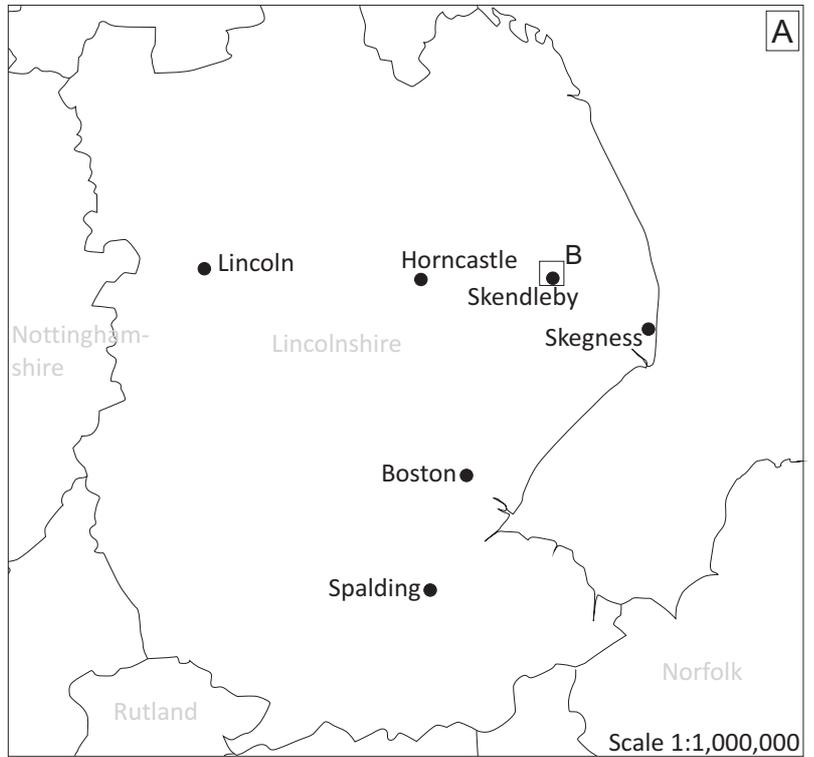
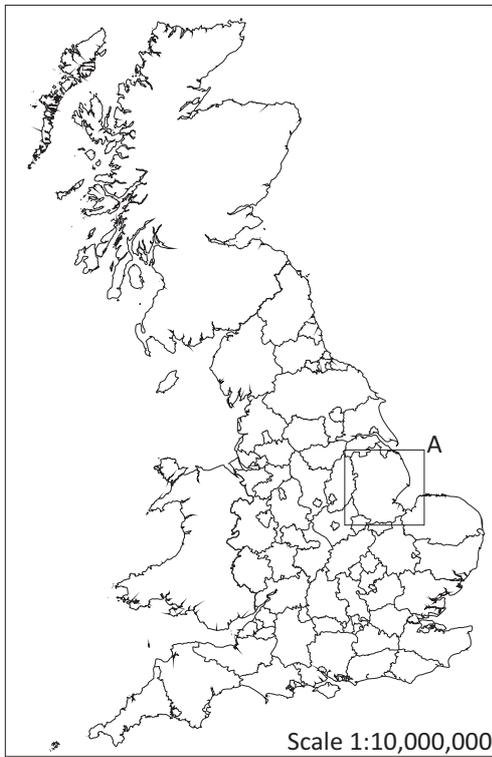


Figure 1: Site location at scale 1:25,000, with site in red
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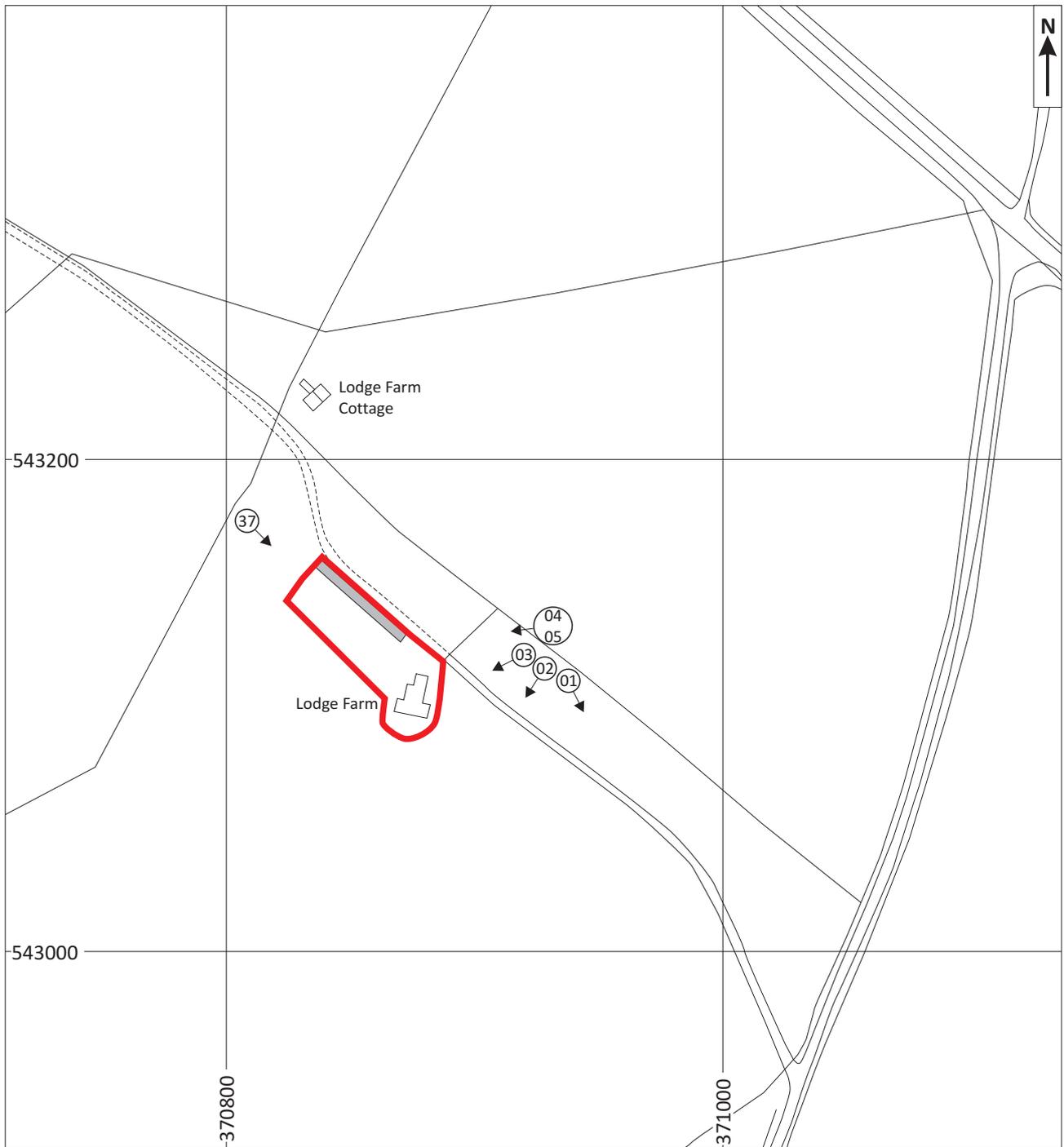


Figure 2: Site location plan, with outbuildings in grey at scale 1:2,500. Numbered arrows indicate location and orientation of general area shots. All other shots located on Figure 3

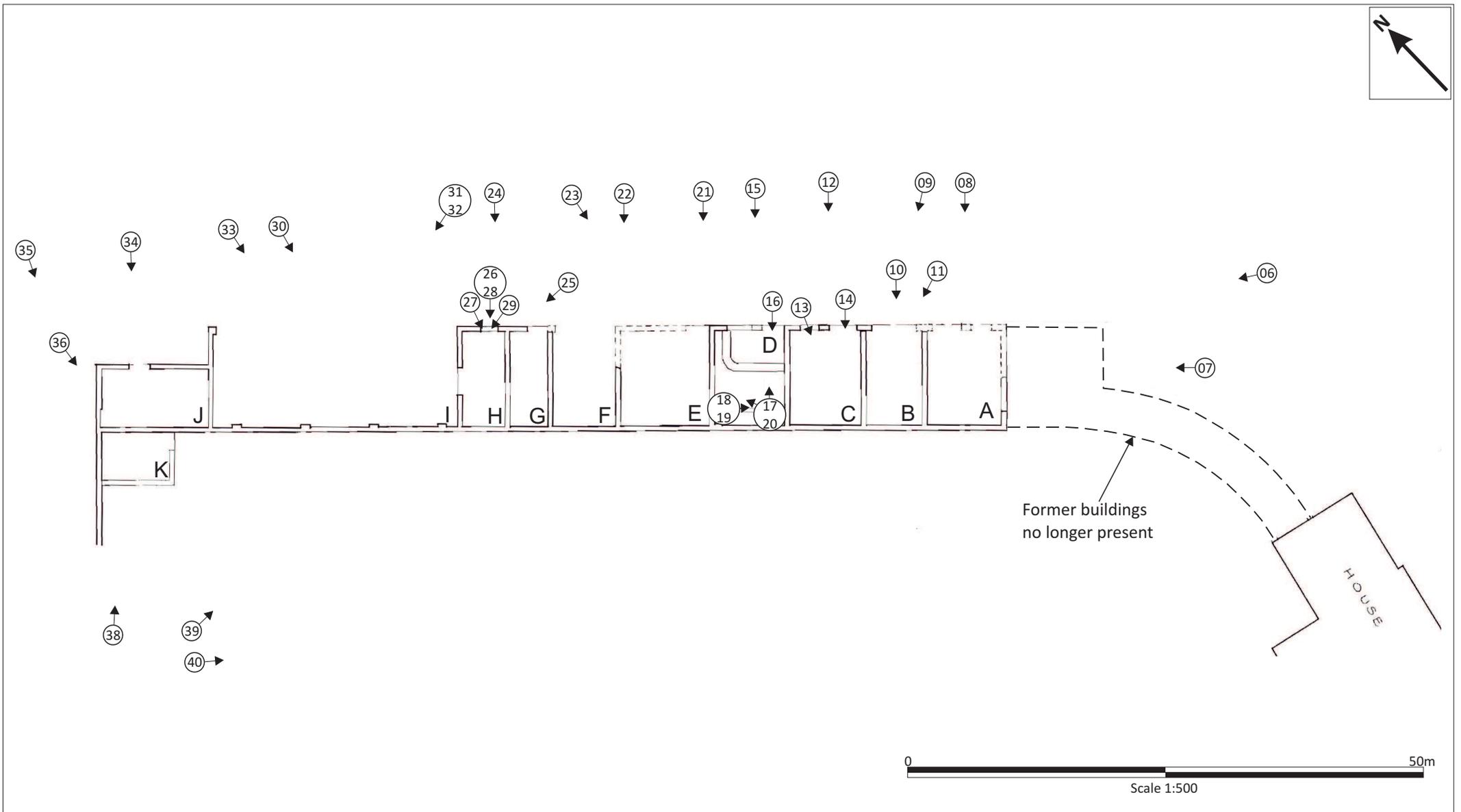
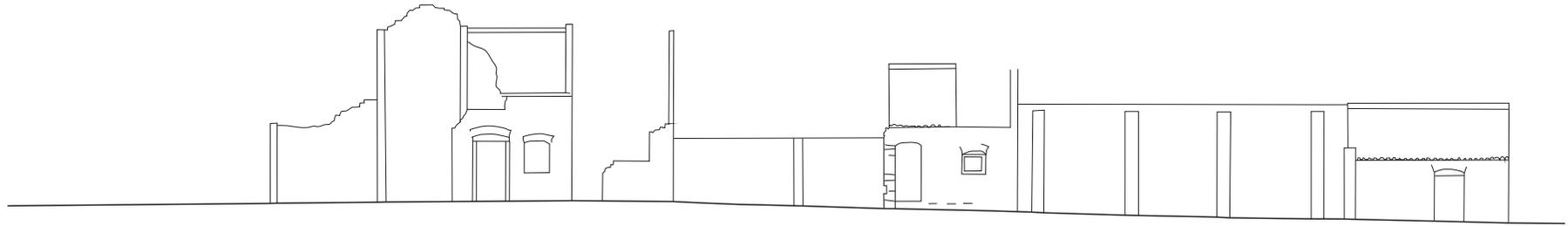


Figure 3: Plan of outbuildings A-K at scale 1:500. Numbered arrows indicate location and orientation of detail shots. General area shots located on Figure 2

North-East Elevation



South-West Elevation

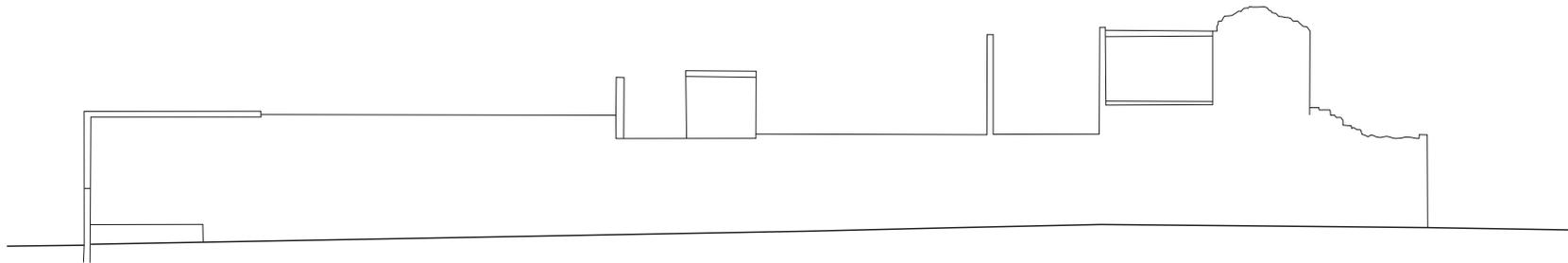


Figure 4: Elevations of outbuildings at scale 1:250

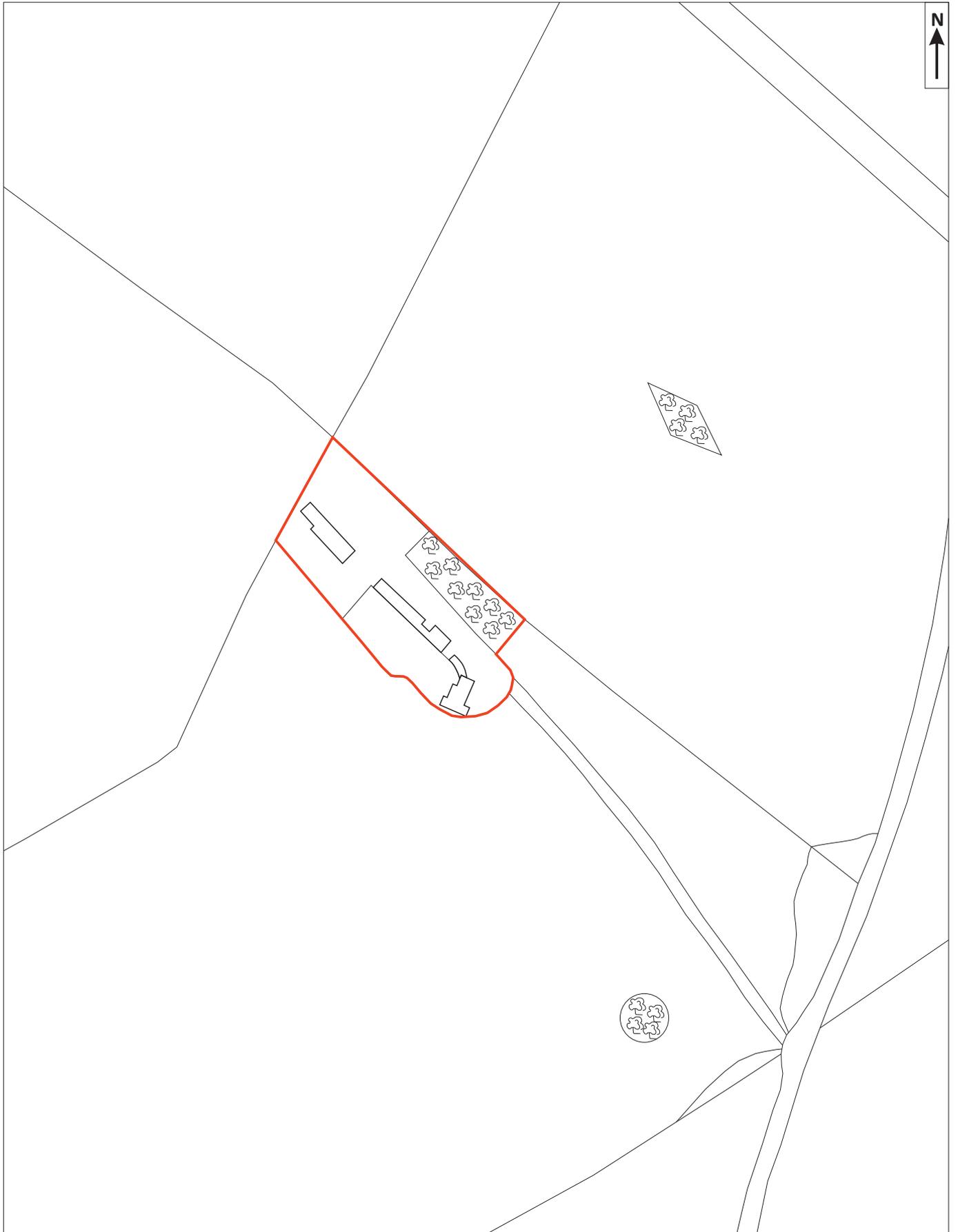


Figure 5: Extract from 1838 survey of the parish of Skendleby at scale 1:2,500, with Lodge Farm outlined in red

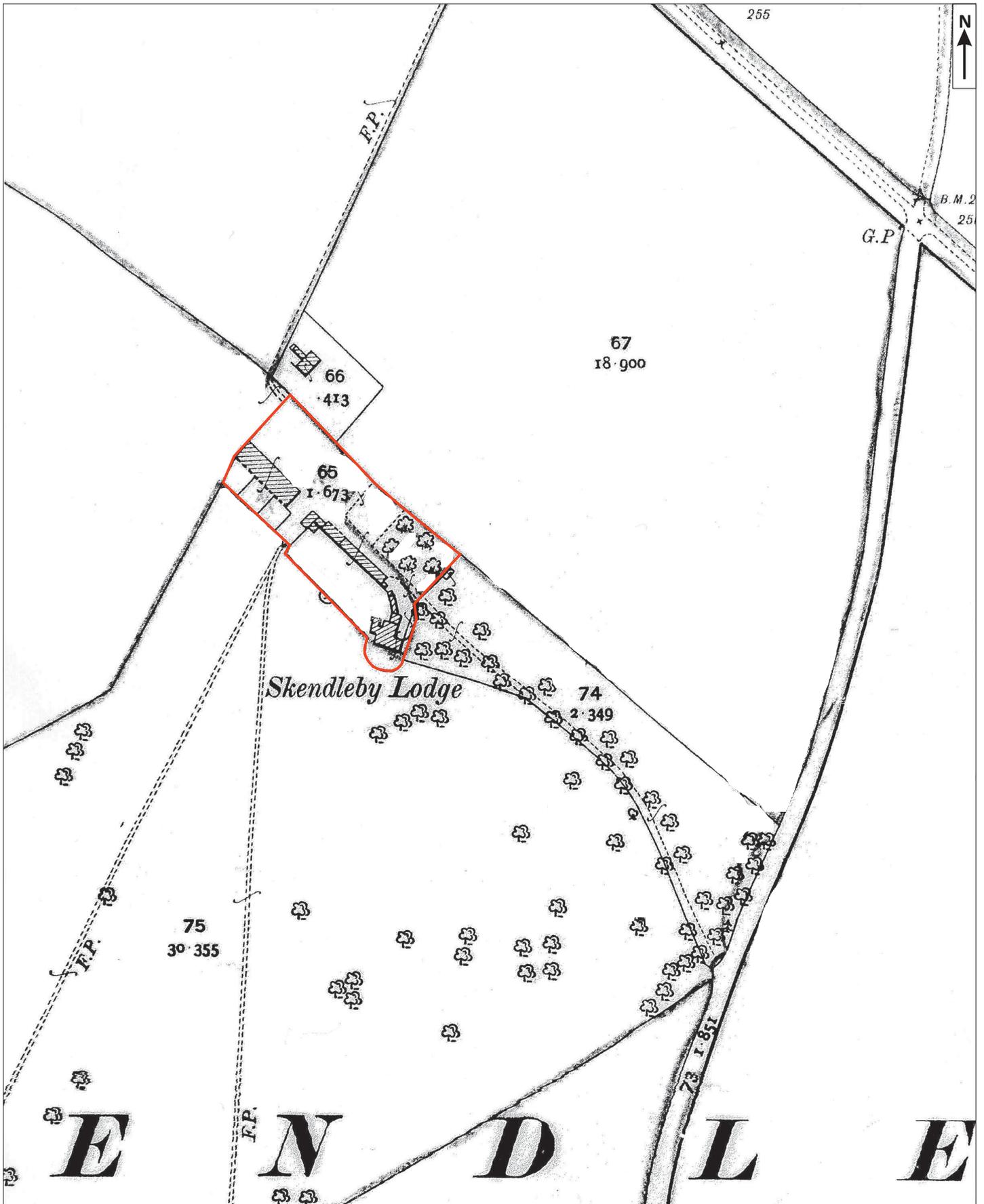


Figure 6: Extract from 1906 Second Edition Ordnance Survey map at scale 1:2,500, with Lodge Farm outlined in red



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