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**LEVEL I
BUILDING SURVEY OF
ROSE FARM COTTAGE
OLD FENDYKE
SUTTON ST JAMES
LINCOLNSHIRE
(SOF03)**

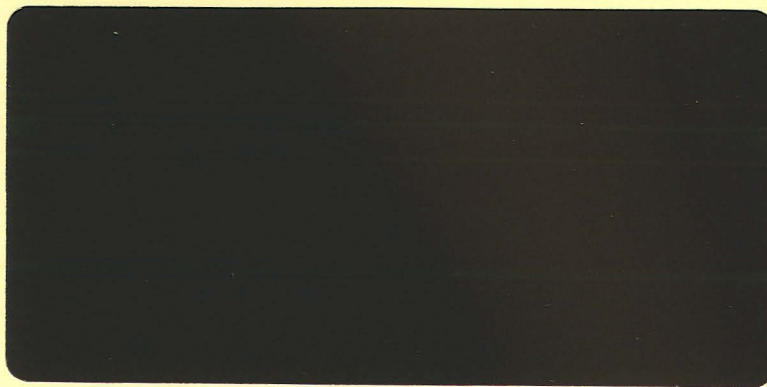


A P S
ARCHAEOLOGICAL
PROJECT
SERVICES

Conservation
Services

21 JUL 2003

Highways & Planning
Directorate



**LEVEL I
BUILDING SURVEY OF
ROSE FARM COTTAGE
OLD FENDYKE
SUTTON ST JAMES
LINCOLNSHIRE
(SOF03)**

**Work Undertaken For
Mr. G.R. Merchant
on behalf of
Mr and Mrs Campling**

May2003

Report Compiled by
Rachael V. Hall BA (Hons) PIFA

National Grid Reference: TF 3750 1802
Planning Reference:H20/1118/02/FULL
LCNCC Accession No:2003.75

ARCHAEOLOGICAL PROJECT SERVICES



APS Report No. 98/03

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1. SUMMARY

A programme of archaeological building recording was undertaken at Rose Farm Cottage, Old Fendyke, Sutton St James, Lincolnshire. The recorded building is of historic interest in terms of local rural vernacular archaeology.

The whole of the building was photographically recorded and a ground plan was produced. This survey has indicated that much of the house retains its original form and features dating from its construction in the late 18th or early 19th century. A later probably 19th century extension was also noted.

2. INTRODUCTION

2.1 Definition of Archaeological Building Recording

Building recording is defined as:

"... a program 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 1996).

2.2 Planning Background

Archaeological Project Services (APS) was commissioned by Mr G. R. Merchant on behalf of Mr and Mrs Campling to undertake a programme of historic building recording at Rose Farm Cottage, Old Fendyke, Sutton St James, Lincolnshire. A planning application (H20/1118/02/FULL) had been submitted to South Holland District Council for the demolition of the house and its replacement with a new dwelling. Permission is subject to conditions including the undertaking of building recording prior to the demolition works.

The building recording was carried out on 12th March 2003 in accordance with a specification designed by APS (Appendix 1) and approved by the Historic Built Environment Officer for Lincolnshire.

2.3 Site Location

Sutton St James is located approximately 14km southeast of Spalding in the South Holland district of Lincolnshire (Fig1). Rose Farm Cottage is located about 2km west of the centre of Sutton St James, in the southern angle of the junction of Inley Drove and Old Fendyke, centred on National Grid Reference TF 3750 1802

Local soils are the Wallasea 2 Association pelo-alluvial gleys developed over reclaimed alluvium (Hodge *et al.* 1984, 338).

2.4 Historical Setting

Little is known archaeologically about the Old Fendyke area. Rose Cottage is located approximately 2km outside of Sutton St. James' village centre. Sutton St James houses the 15th century parish church of St. James. The church is believed to have replaced a chapel established in the 12th century.

Located at the western edge of the village is the scheduled medieval St. Ives cross. Romano-British settlements are also located close to the village.

Within the village are several other domestic and farm buildings of late 18th century date.

3. AIMS

In accordance with the specification, the aims of the work were to provide a record of the building prior to its demolition.

4. METHODS

Recording of the building was undertaken to approximate Level I standard, according to the Royal Commission specification. This involved:

- the production of a roughly dimensioned sketch plan (Fig. 4)
- general photographic views of the exterior of the building and the overall appearance of principal rooms and circulation areas
- a written record of the building's type, materials and 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 (RCHME 1996).

Photographic recording was undertaken with a manual 35mm camera fitted with a 28-70mm macro lens. Colour slide film was used. Where appropriate, particularly for internal views of the building, a flash-gun was used. An index of the photographs was compiled on Archaeological Project Services pro forma recording sheets.

5. RESULTS

Exterior

Phase 1

The dwelling is a 2-storey hand made brick-built structure with a slate gabled roof (Plates 1 and 2). The house has two main construction phases, with the later additions of wooden outbuildings and a brick entrance way. The first phase consisting of a square structure. In the northeast elevation of the main house at ground floor level is a wooden framed sash window with stone sill. A wooden door with a single centre arched frame is positioned in the northwestern half of the northeastern elevation. The entry is a four

panel door with glass lights in the top half and wooden panels in the lower half. Over the door is a D-shaped fanlight. Directly above the ground floor window and door are two further wooden framed windows with stone sills.

The southwest elevation is almost a mirror image of the northeast elevation, with a brick and timber extension in the form of an entrance way. All the windows in the northeastern and southwestern elevations have near flat arches (they are in fact slightly gauged) of brick.

The two flue chimney is positioned in the southeast gable end of the building, which is vacant of any other architectural features.

Phase 2

A single floor brick built extension with a single gable pitched roof had been added to the northwest elevation, linking to the main structure with a ragged join. This additional elevation contains a narrow elongated window and a timber framed dormer window.

Phases 3 and 4

A later 20th century brick and glass extension extended from the central area of the southwest elevation. Extending in a southwest-northeast alignment from the northwestern half of the southwestern elevation was a series of timber outbuildings.

Interior

The original structure consisted of a two cell ground floor with a hallway. The staircase is located behind the front door against the northwestern wall of the original structure. The staircase form is riser and tread housed into string with an ornate lathe-turned newel and slender square balusters which date from the late 18th-early 19th century.

Both the front and back room of the original structure have a fireplace on the southeastern wall. Both the original fireplaces have been replaced, with the front room displaying a typical example of a 1950s tile fire surround. The interior doors in the original structure are wooden panelled.

All the rooms are dressed with wooden skirting boards and coving.

6. DISCUSSION

The house is a simple square structure which has had additions made to it in the form of single lean to extensions along its northwest elevation, a small brick and glass porch at the rear along with a series of wooden outbuildings.

The original structure is probably dated to the late 18th-early 19th century. There are other similar examples of such structures in rural fenland areas of southeast Lincolnshire.

The staircase, and windows all appear to be original fittings of the house, however the fireplaces have since been replaced by later surrounds in the mid-20th century.

Also, although the door surround appears to be original, the door is probably a later replacement. Four panel doors, as here, were first introduced about 1830 and the letter plate indicates the door is later than the introduction of the penny post (Wedd, 2002)

7. CONCLUSION

Building recording was undertaken at Rose Farm Cottage, Old Fendyke, Sutton St James, Lincolnshire as the structure was of significance in terms of local history and vernacular architecture.

The survey has successfully provided a record of the appearance of the building, together with details of alterations, fixtures and fittings.

8. ACKNOWLEDGEMENTS

Archaeological Project Services wish to acknowledge the assistance of Mr R.G. Merchant who commissioned this work on behalf of Mr and Mrs. Campling, who kindly provided access to the building.

9. PERSONNEL

Project Coordinator: Gary Taylor
Building Recording: Rachael Hall
Photographic reproduction: Sue Unsworth
CAD Illustration: Rachael Hall
Analysis and reporting: Rachael Hall

10. BIBLIOGRAPHY

Brunskill, R.W. 1987 *Illustrated Handbook of Vernacular Architecture*

Hodge, C.A.H., Burton R.G.O., Corbett, W.M., Evans, R. and Seale, R.S., 1984 *Soils and their Use in Eastern England*, Soil Survey of England and Wales 13

IFA, 1996 *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*

Royal Commission on the Historical Monuments of England, 1996 *Recording Historic Buildings, A Descriptive Specification* (3rd ed)

Wedd, K, 2002, *The Victorian House* The Victorian Society

11. ABBREVIATIONS

DoE Department of the Environment

IFA Institute of Field Archaeologists

OD Ordnance Datum (height above sea level)

RCHME Royal Commission on the Historical Monuments of England



Figure 1: General Location Plan

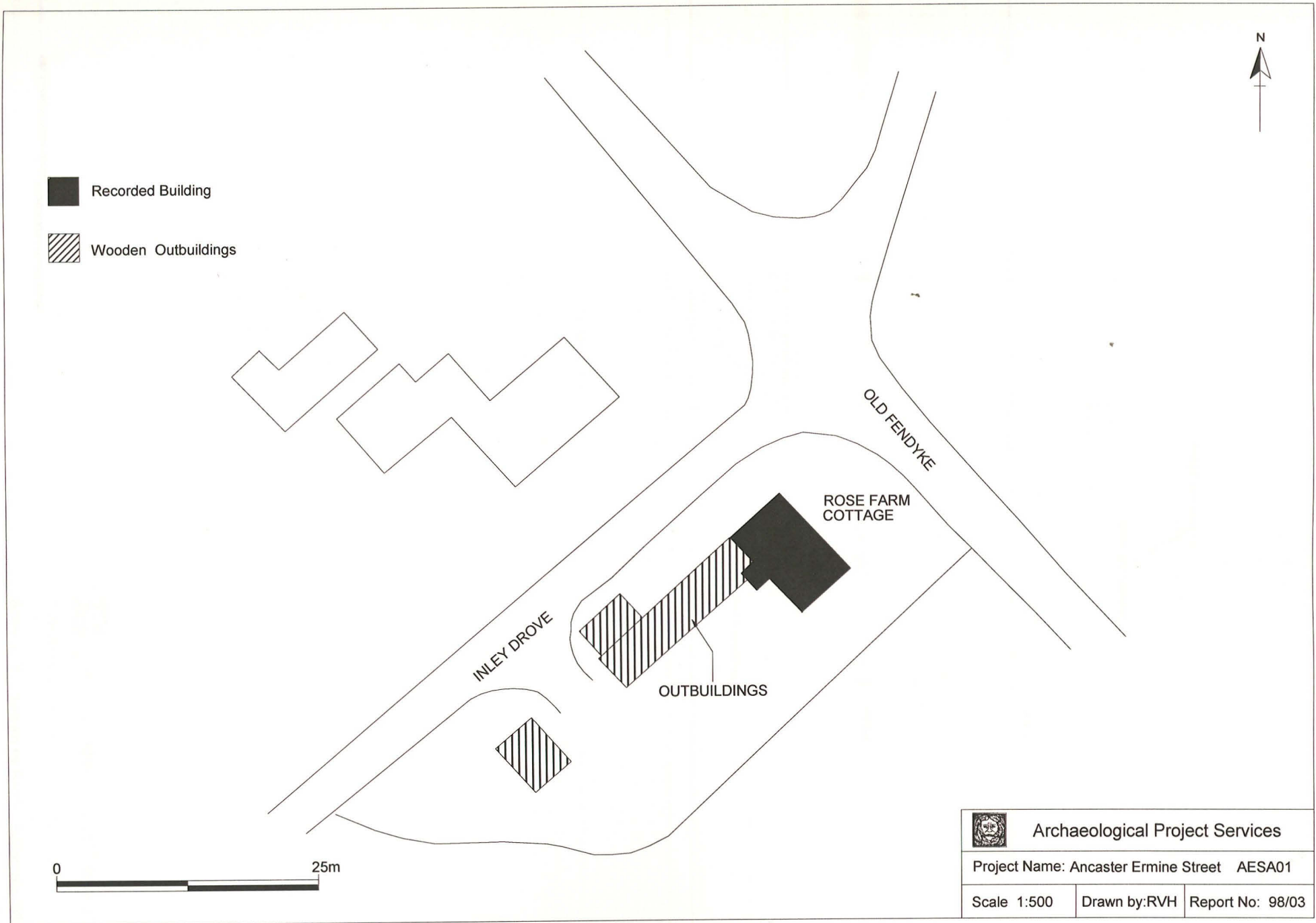

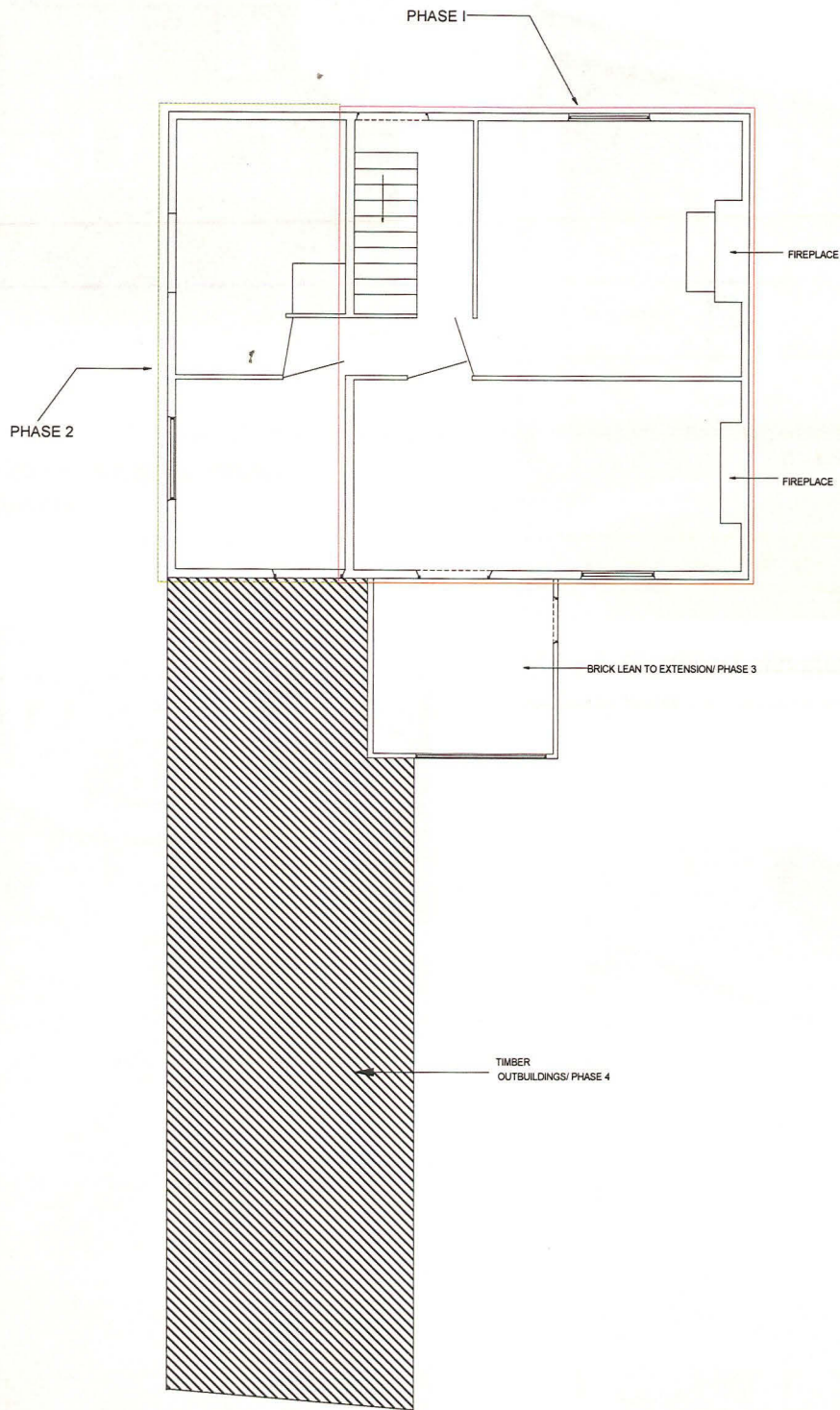


Figure 3: Rose Farm Cottage Location

 Archaeological Project Services		
Project Name: Ancaster Ermine Street AESA01		
Scale 1:500	Drawn by:RVH	Report No: 98/03



Archaeological Project Services

Project Name: Rose Farm Cottage SOF03

Scale 1:75

Drawn by:RVH

Report No: 98/03

Figure 4: Sketch Ground Floor Plan of Rose Farm Cottage



Plate 1 Northeast facing elevation,
looking southwest



Plate 2 Northeast elevation,
looking west



Plate 3 Southwest elevation,
looking northeast



Plate 4 Southeast elevation with
chimney in gable, looking north



Plate 5 Northwest elevation, showing extension and additional outbuildings, looking north



Plate 6 Details of front door, with lean to extension, looking southeast



Plate 7 Detail of windows in northeast elevation, looking southwest



Plate 8 Hallway and simple square baluster, looking north



Plate 9 Fireplace in front room, looking southeast



Plate 10 Interior view of front room, looking east



Plate 11 Interior view of kitchen, looking west

Appendix 1

Specification for Building Recording at Rose Farm Cottage, Old Fendyke, Sutton St James, Lincolnshire

1 SUMMARY

- 1.1 *A programme of building recording is required prior to the demolition of Rose Farm, Old Fendyke, Sutton St James, Lincolnshire.*
- 1.2 *The building is of historic interest.*
- 1.3 *The building recording will be undertaken prior to demolition of the structure. The structure, ground plan, external elevations and, subject to access, 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 demolition of Rose Farm, Old Fendyke, Sutton St James, Lincolnshire.
- 2.2 This document contains the following parts:
 - 2.2.1 Overview.
 - 2.2.2 Stages of work and methodologies.
 - 2.2.3 List of specialists.
 - 2.2.4 Programme of works and staffing structure of the project

3 SITE LOCATION

- 3.1 Sutton St James is located 13km southeast of Spalding in the South Holland district of Lincolnshire. The works are to take place about 2km to the west of the village, at Rose Cottage in the southern angle of the junction of Inley Drove and Old Fendyke, at National Grid Reference TF 3750 1802.
- 3.2 The building is of historic interest. Other domestic and farm buildings in Sutton St James are of late 18th century date.

4 PLANNING BACKGROUND

- 4.1 A planning application (H20/1118/02) was submitted to South Holland District Council for the construction of a replacement dwelling. Permission is subject to conditions including the undertaking of building recording prior to the demolition of the existing dwelling.

5 AIMS AND OBJECTIVES

- 5.1 The aim of the work will be to provide a record of the standing buildings on the site prior to their demolition.
- 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 demolition of the existing buildings. A RCHME (1996) Level 1 survey of the standing buildings will be undertaken. Subject to accessibility and Health and Safety considerations, the record will include:
- 6.2 A photographic survey showing the building in its context, details of the exterior views and, subject to access, interior views of the principal rooms, circulation areas and details.
- 6.3 A measured ground plan at an appropriate scale incorporating details of the form and location of any structural features of historic interest; supplemented by:
- 6.4 A summary written record providing an account of the building's location, type, materials and possible dates, and comments on plan, form, function and development.

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 RCHME Level 2-3 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:
 - 8.1.1 A summary of the survey results.
 - 8.1.2 Details of the location of the building, the date of survey and name of surveyor.
 - 8.1.3 A description of the history and historical setting of the building.

- 8.1.4 A text describing the results of the building survey.
- 8.1.5 Location plans of the site and building.
- 8.1.6 A ground plan of the building.
- 8.1.7 Interpretation of the development and use of the building.
- 8.1.8 Appropriate photographs of all elevations, general interior views and specific features.

9 REPORT DEPOSITION

- 9.1 Copies of the report will be sent to the client; South Holland District Council Planning Department; 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 City and County Museum, 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 A report of the findings of the watching brief will be presented to the editor of the journal *Lincolnshire History and Archaeology*. If appropriate, notes on the findings will be submitted to the appropriate national journal, *Post-medieval Archaeology*.

12 CURATORIAL RESPONSIBILITY

- 12.1 Curatorial responsibility for the archaeological work undertaken on the site lies with the Lincolnshire County Council Archaeology Section. They will be given written notice of the commencement of the project.

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 demolition 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.
- 16.4 The author of any report or specialist contribution to a report shall retain intellectual copyright of their work and may make use of their work for educational or research purposes or for further publication.

17 BIBLIOGRAPHY

RCHME, 1996 *Recording Historic Buildings, A Descriptive Specification* (3rd ed)

Appendix 2
The Glossary

- Gauged Arch:** Flat arch with a slightly camber, made of rubbers
- Newel:** Upright member set at any turning point of a stair
- Panel:** Flat plane surface surrounded by mouldings or channels
- Rubber:** Soft brick, readily sawn and rubbed to require shape

Appendix 3

The Archive

The archive consists of:

- 1 Annotated drawing
- 1 Daily record sheets
- 1 Photographic record sheets

All primary records 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:

Lincolnshire City and County Museum
12 Friars Lane
Lincoln
LN2 1HQ

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.

Lincolnshire City and County Council Museum Accession Number: 2003.75
Archaeological Project Services Site Code: SOF03

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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