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# LINDSEY ARCHAEOLOGICAL SERVICES

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## **MANOR FARM HIGH STREET MARTON**

(Accession No. 150.94)

### **Archaeological Watching Brief**

for

**S.P. GELDER BUILDERS**

**July 1995**

LINCOLNSHIRE  
COUNTY COUNCIL  
12 JUL 1995  
CITY AND COUNTY  
MUSEUM

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# **MANOR FARM HIGH STREET MARTON**

## **Archaeological Watching Brief**

### **(Accession No. 150.94)**

#### **Introduction**

Lindsey Archaeological Services was commissioned by S.P. Gelder Builders to undertake an Archaeological Watching Brief on the site of a housing development at Manor Farm, High Street, Marton (Fig. 1). This was carried out in accordance with the requirements of a Brief prepared by the Archaeology Section of Lincolnshire County Council, dated January 27th 1994, to fulfil the planning requirements of West Lindsey District Council (planning application W62/841/93).

#### **Description**

The development site covered an area of c.0.35ha with the Inn and coachhouse along the northern boundary formed by Tillbridge Lane and stable block to the west, parallel to Main Street (Pl. 1). The whole plot, together with land to the east lies below the present level of Tillbridge Lane (Pl. 2). The land drops in level by c.2.9m from east to west and by 1.3-1.5m from north to south.

The development comprised four main elements:

- refurbishment of Manor House Farm as a guest house
- conversion of the attached barn into four dwellings
- conversion of the stable block into bed and breakfast accommodation and a further dwelling
- construction of 6 new dwellings in the former courtyard.

The main purpose of the watching brief was to monitor the earthmoving phases of the building construction. A photographic record was also made of the Manor House Farm a Listed Building (the former Black Swan pub).

#### **Method**

The main purpose of the Watching Brief was to monitor groundworks in the courtyard area of the development. This area was formerly occupied by garages, with concrete bases built after the Second World War and demolished prior to the site visit in April 1994 (Pl. 3). A dark wet area of ground at the south end of the courtyard marked the position of an old soakaway (Pl. 4). This area was to be paved and no further monitoring was carried out.

The stables on the west side of the development were in a poor state of repair. The brickwork appeared to be 18th century in date and contained some overfired headers. A trough in the southern half of the block was photographed (Pl. 5).



Ground to the north and north-east of the soakaway was levelled in advance of building works. Prior to levelling the ground at the north end of the courtyard appeared to have a dark soil feature running across it (Pl. 6). On excavation this was shown to be the line of a modern drain (Pl. 8). The rest of the cleaned area comprised clean orange-brown sand, which was interpreted as a natural deposit.

A second visit was made to the site in September 1994 when foundations for the new houses on the east side of the courtyard were being dug. This confirmed that the clean orange brown sand was natural and overlay deposits of red and grey clay (Pls. 9 and 10). By this time restoration of the coach house, the Inn and the stable block had been substantially completed and record photographs were taken of some of the features (Pls. 11-16).

The standing buildings were not included in the original Brief but a record was made of features in the buildings on both visits. Particular points of interest are shown in Plates 17-21 of the report but a detailed description of the building is not included. However, a short description is held in the archive together with brick measurements (see Appendices 1 and 2).

### **Discussion**

In conclusion there were no archaeological remains or any artefacts recovered during groundworks on the site. Ground on the development site slopes naturally from north to south as well as east to west. Material had to be removed at the north end of the site to create a level area for the courtyard and house plots 5 and 6. The maximum amount of material removed was 0.55m comprising 0.25m of topsoil with rubble and 0.30m of the clean natural sand below.

Land adjacent to the Tillbridge Lane, overlooking the development area did not follow the steep gradient of the road (Pl. 2). There appeared to be two flattish terraces, one above the site to the east and one on which the new housing was being constructed. The land was probably levelled and filled, creating two flattish terraces, perhaps when the 18th century complex was constructed. Terracing in the past would have removed any archaeological remains which may have been present, and would account for the lack of subsoil in the areas observed, and the absence of archaeological remains.

### **Acknowledgements**

Thanks are due to Mr Gelder for the supply of Fig. 2 and to team on site for their help and co-operation.

Naomi Field  
June 1995



## Appendix 1 Listed Building Description

SK 88 SW MARTON GAINSBOROUGH ROAD  
(east side)

3/39 No.21  
and attached barn  
to rear

G.V. II

House with attached barn to rear. Late C18, mid C19. Red brick. Hipped pantile roof with single hip stack and 2 large ridge stacks to rear. L-plan. Two and a half storeys, 3 bay front with plinth, single basement opening with grill and segmental head, to right, and decorated eaves. Central doorway with painted splayed brick lintel, rectangular overlight and partially glazed door. Doorway flanked by single C19 glazing bar sashes with painted splayed brick lintels. On either side of left window are remnants of C18 blocked windows with segmental heads. Above to the left, a pair of glazing bar sashes under single painted splayed brick lintel. To the left, a remnant of C18 blocked window with segmental head. 2 glazing bar sashes with painted splayed brick lintels to the right. 4 small plain sashes with segmental heads above. North side with two and a half storeyed bay to right with 2-glazing bar sashes, one above the other, both with painted splayed brick lintels, and small blocked opening above with segmental heads. C19 2 storey block to rear of 4 irregular bays. Large blind round headed opening to right with partially glazed door inserted, flanked by plain glazed openings with large overlight above. Glazing bar sash to left with flanking narrow fixed lights and painted splayed segmental head over whole. Glazing bar sash beyond with painted splayed segmental head. 3 glazing bar sashes above, all with painted splayed segmental heads, with small C20 casement with flat head between the 2 windows to the left. Early C19 barn with large opening with segmental head and plank doors to right with shuttered opening, with segmental head to left. 6 shuttered openings with segmental heads above.



## Appendix 2 Brick Dimensions

### Stable Block

North end	230-235 x 112 x 56mm
South end	220 x 108 x 68mm

### Main House

external brickwork	220 x 106 x 56mm
cellar (early bricks)	250 x 118 x 47-50mm
later brickwork in cellar	230-232 x 120x 67mm

### Extension to east of house

north wall	240-242 x 118 68-70mm
south wall	220-225 x 106 x 58mm

### Barn to east of extension

Ground floor north wall rebuild	205 x 102 x 62mm
Ground floor south wall (original work)	230 x 112 x 60mm
	222 x 106 x 56mm
East gable wall (repair)	230 x 110 x 71mm

## Appendix 3 Contents of Site Archive

County Council Brief

LAS Specification

Site plan showing former buildings on the site (supplied by Gelder Design and Build) Scale 1:200

Site plan showing proposed layout of development (supplied by Gelder Design and Build) Scale 1:200

Site notes made during watching brief

Correspondence

Photographs

Film nos. 94/24A/ 33-36

94/25B/11-30

94/59/25-28

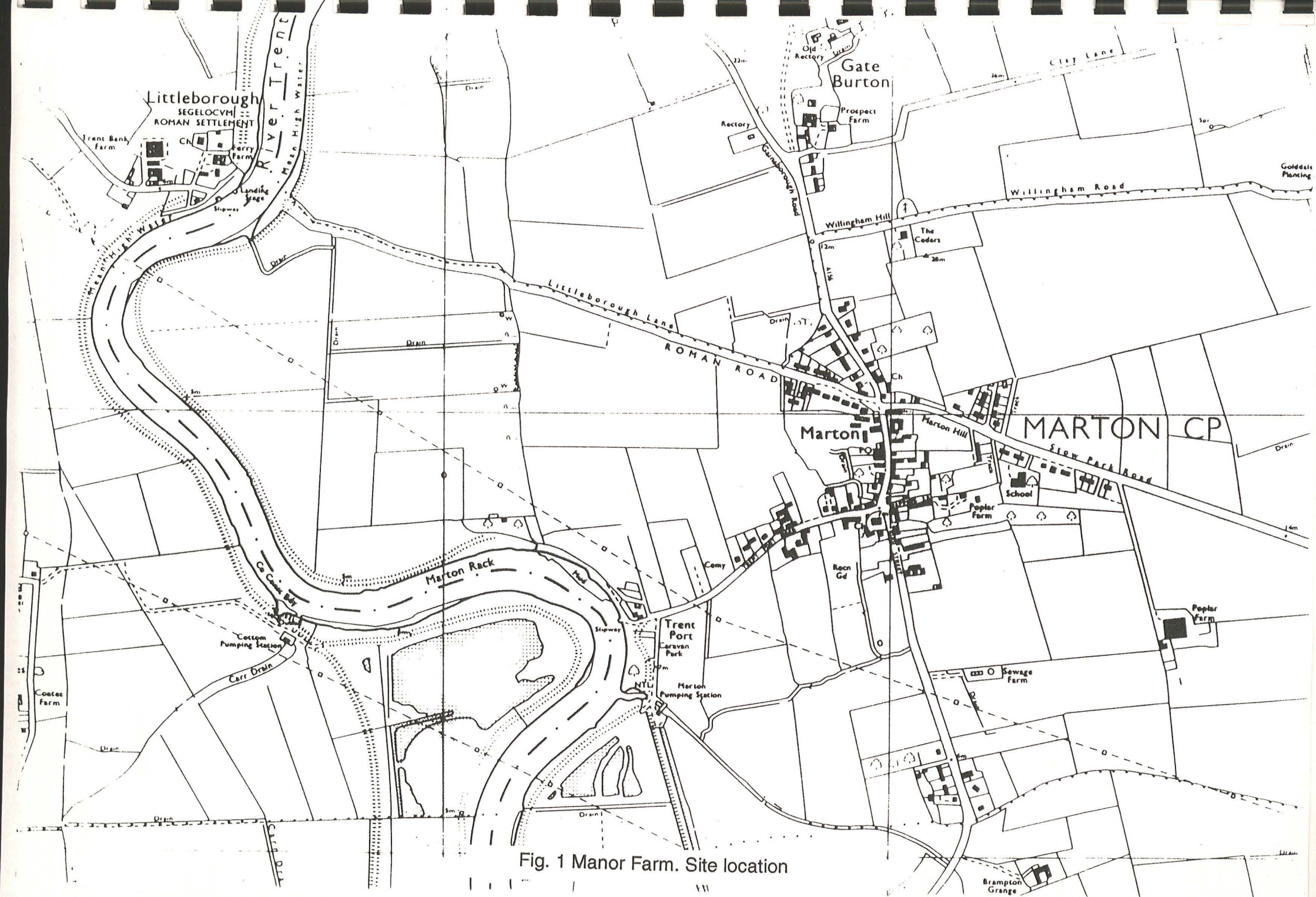


Fig. 1 Manor Farm. Site location



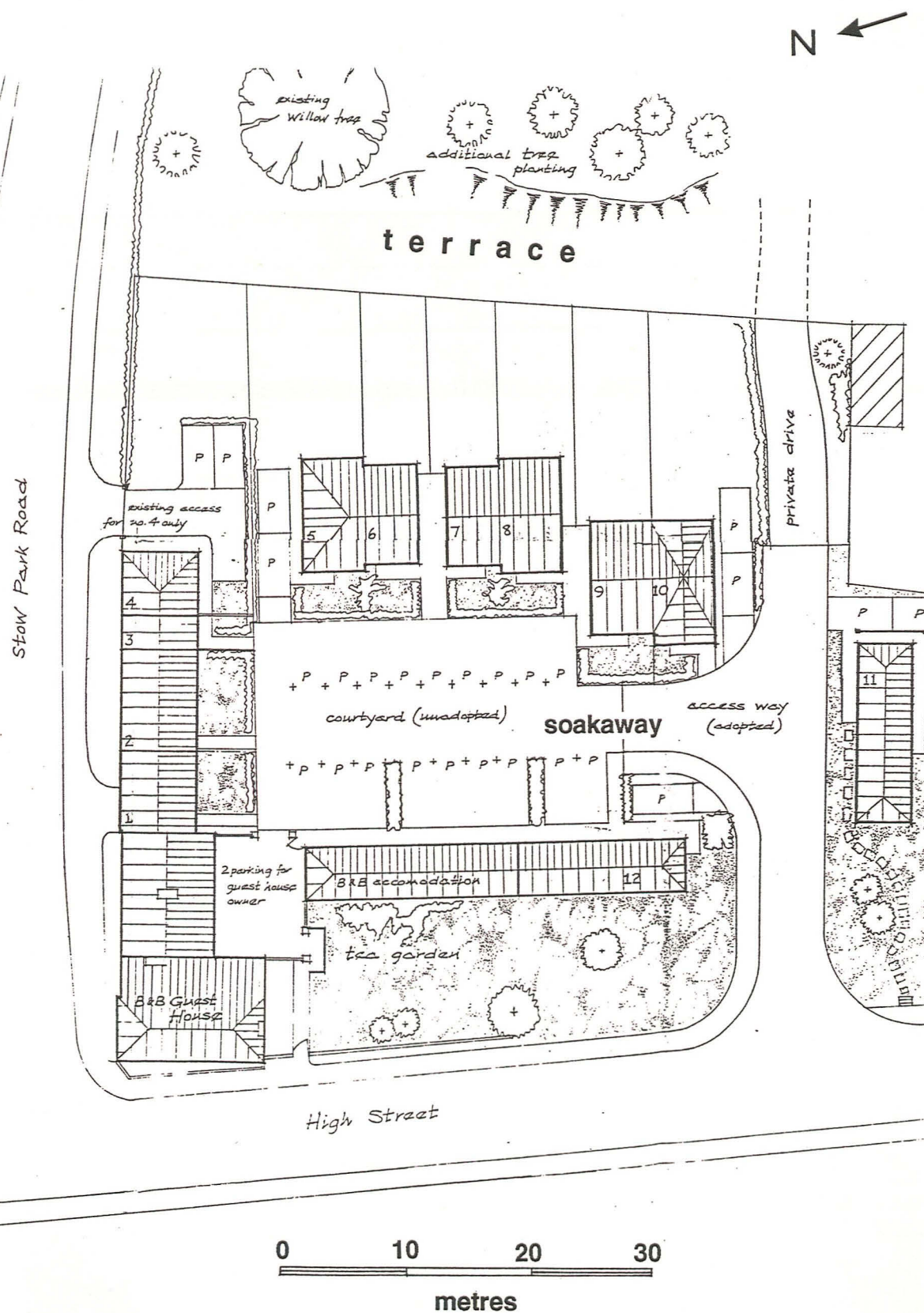


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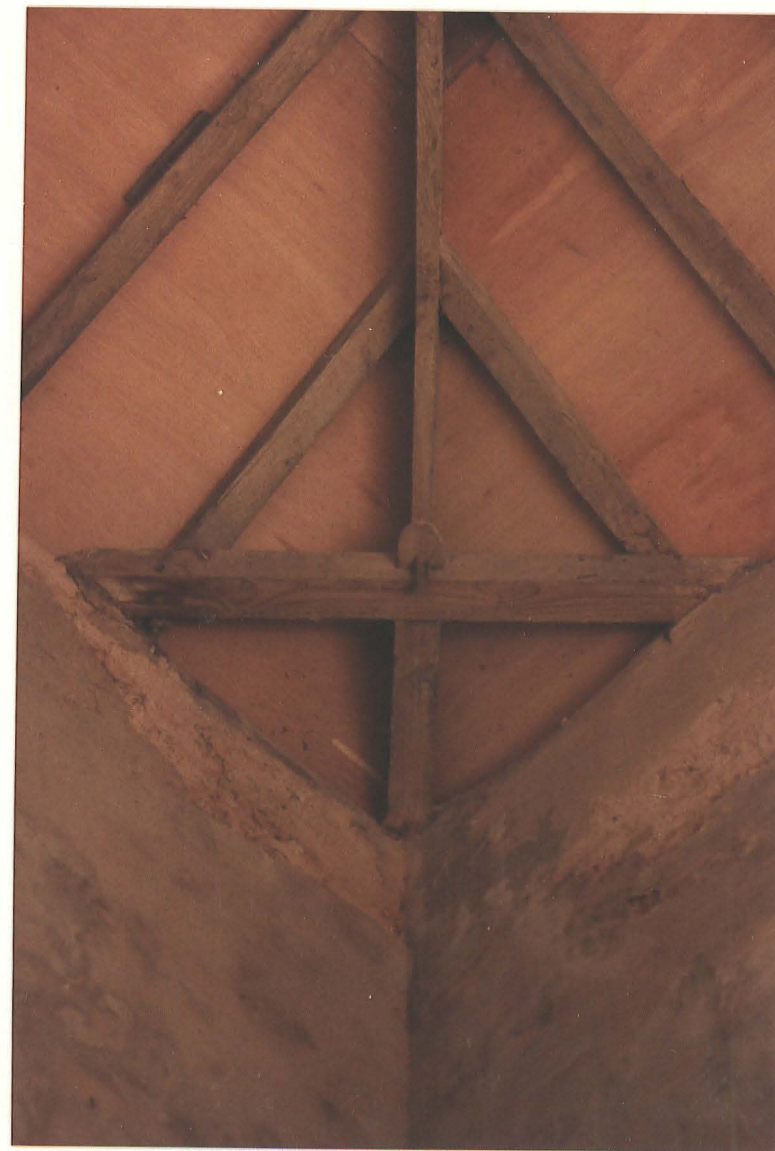
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