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**HISTORIC BUILDING RECORDING AT  
59 SOUTH STREET  
CROWLAND  
LINCOLNSHIRE  
(CSSB10)**

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Work Undertaken For

Mr. N H Pepper

July 2010

Report Compiled by  
Vicky Mellor BSc (Hons)

Planning Application: H02-0800-09  
National Grid Reference: TF 2410 1008  
OASIS Reference Number: archaeo11-80274

A.P.S. Report No: **68/10**

**ARCHAEOLOGICAL PROJECT SERVICES**

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*approved 6/9/10 cly*

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~~**DRAFT FOR APPROVAL**~~  
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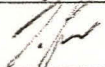
**ARCHAEOLOGICAL PROJECT SERVICES**

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**Quality Control  
Building Recording at  
59 South Street  
Crowland  
Lincolnshire**

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Date Replied Via:	
CRM Transaction No	

Lincolnshire County Council  
  
 - 9 AUG 2010  
  
 Support Services

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## 1. SUMMARY

*A programme of archaeological building recording was undertaken prior to the demolition of a cottage at 59 South Street, Crowland, Lincolnshire. The building is of architectural and historic interest and sited on a burgage plot.*

*The building, floor plans, external elevations and internal details were recorded in writing, graphically and photographically.*

*The recorded building was a typical Fenland cottage which probably originally comprised a simple one-up-one-down arrangement of rooms. The earliest evident parts of the cottage included much of the frontage, gable ends and possibly an internal wooden staircase. These elements may date to the mid to late 18<sup>th</sup> century, or may be earlier still.*

*Cartographic sources suggest buildings in the general vicinity in the mid to late 17<sup>th</sup> century, although no evidence of fabric of such an early date was identified in the survey. Stonework visible in parts of the base of the walls of the cottage may have been obtained from nearby Crowland Abbey.*

*The cottage had been extended and altered, largely at the rear of the property, perhaps in the 18<sup>th</sup> to 19<sup>th</sup> century.*

*A further extension had been added in the 20<sup>th</sup> century and various minor alterations and repairs made throughout the building in this century.*

## 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 was commissioned by Mr. N H Pepper to undertake a programme of historic building recording on a cottage at 59 South Street, Crowland, Lincolnshire. A planning application (H02-0800-09) was submitted to South Holland District Council for the demolition of the building prior to new building on the site. Permission was subject to conditions including the undertaking of a programme of archaeological building recording prior to the demolition.

The building recording was carried out on 15<sup>th</sup> and 16<sup>th</sup> June 2010 in accordance with a specification designed by Archaeological Project Services and approved by the Historic Environment Officer for Lincolnshire County Council.

### 2.3 Site Location

Crowland is situated 12km south of Spalding and 22km east of Stamford, in the civil parish of Crowland, South Holland District, Lincolnshire (Figure 1).

The town is located at the eastern end of an island or peninsula within the lower lying fen. A linear band of high ground is aligned northeast to southwest at heights of 4m OD, and the surrounding land drops away from this point to heights of 3m OD to the east and west, with heights of between 1m and 2m OD recorded to the north and south.

West Street, North Street and South Street are the three principal thoroughfares through the town. They are each fairly broad, due to the former river courses that ran along the centre of these streets. The Triangular Bridge provides the main focal point at the junction of the three roads. North Street is the broadest route into the town, probably a reflection of the former market held here.

The recorded building lies at National Grid Reference TF 2410 1008, on South Street, to the south of the town centre.



The historic core of the settlement is a Conservation Area which encompasses North, South, West and East Streets, Abbey Walk and the area surrounding Crowland Abbey (Figure 2). The junction of these streets provide the focal point of the Conservation Area, which is centred on the Triangular Bridge (National Grid Reference TF 2394 1024).

#### 2.4 Historical Setting

A map of Crowland of 1676 shows the layout of the town around the four main streets. Buildings are depicted along the west side of South Street, probably in the area of the surveyed building (Figure 5, top left).

Dating from 1831 the *Plan of the Town of Crowland* represents the first large scale depiction of the town (Lincoln Archive Reference: LAO ANC 10B/2a). Although individual buildings are not shown the long linear plots of the medieval messuages are clearly evident as is the layout of the streets (Figure 5, top right). It is not clear exactly which of the plots reflects the location of the surveyed building, but it was certainly located within one such.

The 2<sup>nd</sup> edition 25" and 6" Ordnance Survey maps of 1904 and 1906 respectively are the first to show individual buildings and also indicate the layout of the town (Figure 5, centre left and bottom left). A building is shown in the location of the surveyed cottage, and in the 1904 map this is depicted as a building fronting onto South Street with a narrower building at its rear.

A recent aerial photograph of the town was examined. This does not show the site in detail, but the surveyed building can be seen, and the layout of this part of the settlement with properties following the lines of earlier messuages is clearly visible (Figure 5, bottom right).

### 3. AIMS

In accordance with the specification, the aims of the work were to provide a record of the standing buildings on the site prior to demolition.

### 4. METHODS

Recording of the building was undertaken in accordance with English Heritage (2006) guidelines.

Subject to accessibility and safety considerations, the recording of the building included:

- A detailed and thorough photographic survey showing the building in its context, general and detailed views of the exterior, interior views of the principal rooms and circulation areas and structural or decorative details.
- A dimensioned ground plan (the architects' plan of the building as existing), which was annotated to incorporate details of the form and location of any structural features of historic interest.
- A written record providing an account of the building's type, materials and possible dates, supplemented by a brief history of the building from readily available sources.

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

## 5. RESULTS (Figures 3 & 4)

### *Condition and overview*

The surveyed building was a small cottage with a total of six rooms (Figure 3). For ease of describing the results of the survey, these have been numbered Rooms 1a, 1b, 2a, 2b, 3a and 3b (Figure 3).

The largest of these (Room 1a) was at the front of the property, and stairs led up from this room to an attic room of the same size (Room 1b). To the rear of these two rooms were Rooms 2a on the ground floor and 2b on the upper floor, both of which were apparently longstanding additions to the original building. At the rear of the property a modern conservatory (Room 3b) and outside toilet (Room 3a) were also recorded.

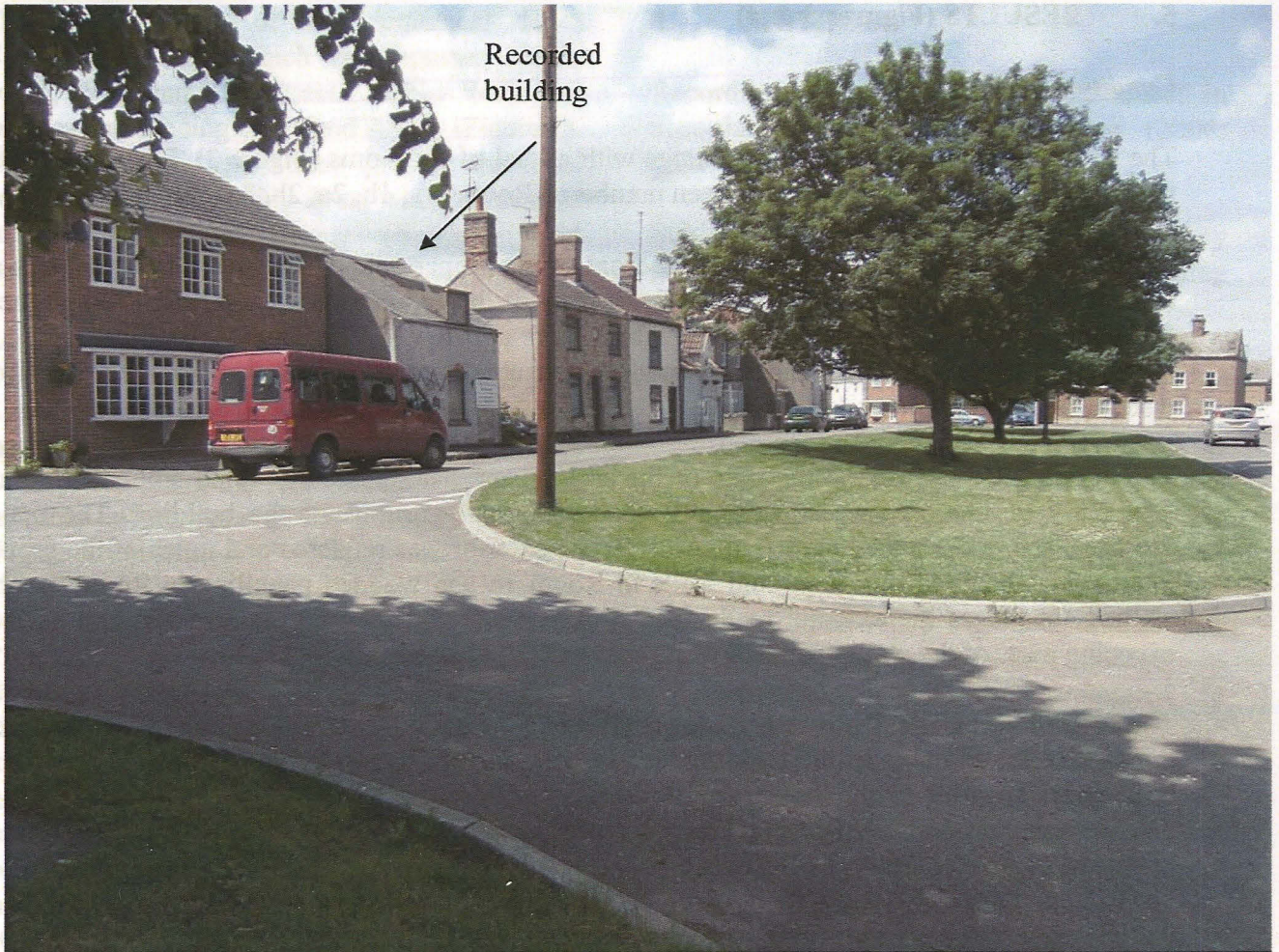
The building was unused at the time of the survey, and had apparently stood empty for some years. Externally vegetation very occasionally obscured small portions of the building. The majority of windows and doors were boarded up. Most of the exterior was rendered and much of the ground floor interior was boarded out, with stud walls in Room 1a and wooden panelling in Room 2a obscuring walling. In places the external render had broken away and internal plasterboard had been broken, exposing parts of the walling and allowing the wall fabric to be investigated.

The cottage was generally in rather poor condition. The building, including both gable ends, leaned to the south. The frontage of the building also leaned, its top leaning back, to the west. A chimney had been removed prior to the survey due to concerns about its leaning towards, and proximity to, the neighbouring property. Some cracking of render on the walls was noted and the roof was partly collapsed in several areas.

All internal areas were accessible, with the exception of Room 2b, within which a large hole was noted in the floor, and which was therefore not considered safe to enter. This room was recorded from the doorway which led into it. Externally, part of the northern wall was accessible only from a neighbouring property. This wall was largely recorded from what could be seen from public areas and from within the site itself. The neighbouring garden was later briefly accessed under escort from the owner of Number 59 in order to take photographs.

### *Setting*

The recorded cottage fronts directly onto the pavement of South Street (Plates 1, 2 & 4), and is one of a series of buildings of varied dates along the west side of the street (Figure 2). A modern building stands immediately to the south of Number 59, and the adjacent house to the north includes the date stone 'H.B. 1826'.



*Plate 1 General view showing South Street and recorded building, looking northwest*



*Plate 2 View of recorded building showing its setting in South Street, looking northwest*

To the rear of the property, in common with the majority of properties on the west side of South Street, is a lengthy plot of land, reflecting the layout of medieval burgage plots (Figures 2 & 5).



*Plate 3 General view of the rear of the property, showing part of lengthy plots behind South Street properties (full length of plot not shown), looking east*

A cottage of similar date and layout to Number 59 is located a short distance to the north, at Number 53 South Street (Plate 4). This cottage is slightly larger and in much better condition than Number 59, but is of very similar type with the same pattern of fenestration at the frontage (compare Plates 2 & 4). Number 53 South Street is a Grade II Listed Building, Lincolnshire Historic Environment Record Number 25228.

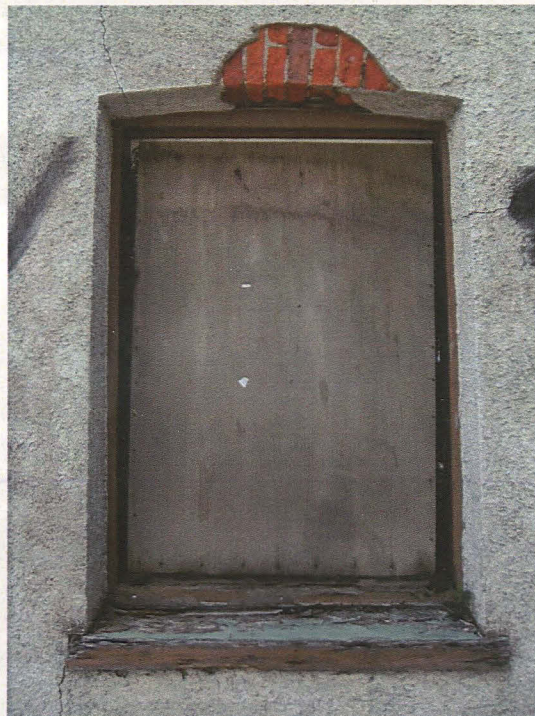


*Plate 4 View along South Street showing recorded building and comparable cottage at 53 South Street, looking southwest*

*Description – Frontage (east elevation)*



*Plate 5 Frontage of building, east elevation fronting on to South Street, looking west*



*Plate 6 Detail of window in frontage of building, ground floor window, looking west*

The east elevation of the cottage fronted directly onto South Street, from which the cottage is accessed through a door. Both the door and a single window opened to Room 1a at ground floor level (Plate 5). The window was located near the centre of the frontage and had a

wooden sill and part of a brick segmental arch was visible over it (Plate 6). This arch was constructed using alternate half and complete handmade bricks, probably rubbers. Although the full lengths of the bricks of the arch were not exposed some width and breadth measurements were possible: at the base of the arch these were between 45mm and 60mm thick and 110mm wide. The half bricks were 110mm long and the full bricks >170mm long. The door surround was obscured by render, but had the shape of a similar segmental arch over it, and this may have been of similar construction to the window arch. The remainder of the wall was also obscured by render.

A dormer window to Room 1b was recorded at first floor level, the window rising directly over the eaves from the naked of the main wall below (Plate 5). The dormer had vertical sides (cheeks) which were covered in render and a pitched roof. Both the dormer and the remainder of the roof above the eastern part of the cottage were of slate. (nb This window may be more accurately described as a lucarne but the more commonly used term dormer is used here).

Cracks were noted in the render of the east elevation, particularly above the ground floor window and door.

The southern edge of the east wall extended slightly beyond the southeast corner of the cottage (Plates 5 & 7). This wall was covered in render, but part of its fabric was exposed and examined in the south elevation.

*Description – South external elevation*



*Plate 7 South gable end of cottage, looking north*

With the exception of the 20<sup>th</sup> century extension (the exterior of Room 3a) at the west end, the south elevation was entirely rendered (exterior of Rooms 1a, 1b, 2a & 2b) (Plates 7 & 11). Breaks in the render at the southeast and southwest corners of the rendered area allowed some examination of brickwork. At the base of the rendered wall were slight projections where the wall thickened slightly at its base. This may reflect the thickening of the wall beneath the

render, perhaps at the junction between the foundation and wall.

Some of the brickwork of this wall was visible in a break in the render at the southeast corner of the building (Plates 7-9). The relationship between the projecting portion of the east wall and the remainder of the cottage at this corner was not entirely clear, but it appeared that the projecting wall butted onto the building.

None of the handmade bricks of the south gable end were fully exposed here, but it was possible to measure the thickness of some of these, some being 50mm thick and others 60mm. Additionally, one brick in this wall had a possible diagonal skintling or hack mark. Surveys of dated buildings in the King's Lynn area (Norfolk) indicated that bricks with diagonal skintlings dated before about 1780 (James and Rose nd). It was noted by the South Holland Conservation Officer that some of the bricks of this building were of dimensions which suggested a pre-1776 date, but insufficient brickwork was exposed to provide any conclusive dating of brickwork in various parts of the building.

Bricks of the projecting wall were more clearly exposed. These were also handmade, and one of these bricks was over fired producing a clinkered end with a pronounced green-glazed appearance, and measured 225mm x 110-120mm x 60mm. Some of the other bricks of this wall had pronounced horizontal skintlings or hack marks, and one of these bricks measured 240mm x 110mm x 65mm. The horizontal skintlings may hint at a date after about 1780 for the projecting wall (James and Rose nd).

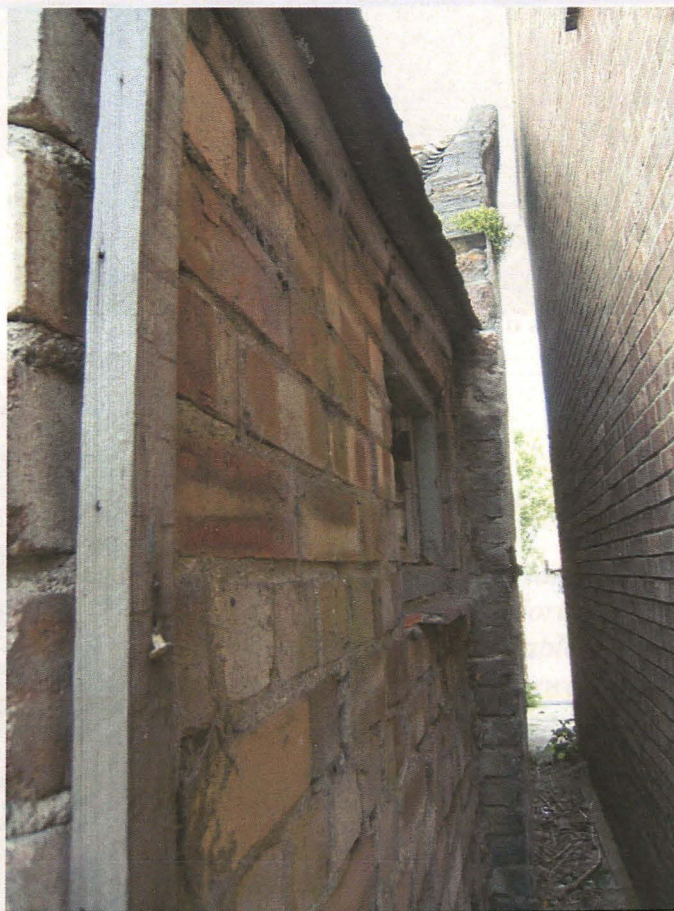


*Plate 8 Detail of south gable end, showing exposed brickwork of southern wall and projecting wall at southeast corner of building, looking northeast*



*Plate 9 Close up of exposed brickwork in south gable end and projecting wall at southeast corner of building, looking northeast*

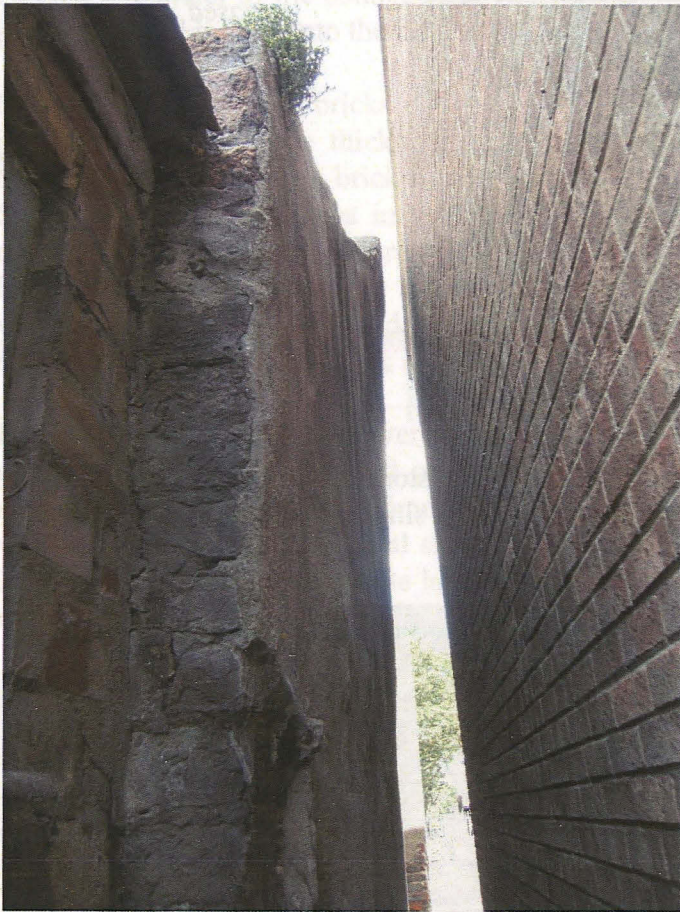
The western end of the south elevation comprised the single storey 20<sup>th</sup> century brickwork of the outside toilet (Room 3a) (Plate 10). This wall had a single window and abutted the remainder of the building to the east.



*Plate 10 View of southern gable end of cottage, looking east*



Some of the brickwork at the southwest corner of Room 2a was visible due to a gap in the render (Plate 11). The handmade bricks of this corner each measured >190mm x 100mm x 60-66mm and some horizontal skintling marks were evident on these (Plate 12). Again these skintling marks may perhaps indicate a date of 1780 or later.



*Plate 11  
Detail of  
exposed  
brickwork in  
southern  
gable end of  
cottage,  
looking east*



*Plate 12  
Close up of  
exposed  
brickwork in  
southern gable  
end of cottage,  
looking east*

At the apex of the south gable end were the remains of a chimney, which had been largely removed recently. Due to the proximity of the neighbouring property to the south this was not clearly visible from the south, but could be seen from the street frontage (Plate 13). Two courses of brickwork remained above the roofline, but these bricks were too distant to allow identification of their type.



*Plate 13  
Detail of  
remnants of  
recently-  
removed  
chimney at  
south gable  
end of  
building,  
looking west*

*Description – North external elevation*

Most of the north gable end (Plates 14 & 15) was rendered, with the exception of a small patch of exposed brickwork at first floor level, at the junction between Rooms 2b and 1b.



*Plate 14  
North  
gable end  
viewed  
from South  
Street,  
looking  
southwest*



*Plate 15  
North gable  
end viewed  
from  
neighbouring  
garden,  
looking  
southeast*

Externally, at this junction, Rooms 2a and 2b were set back slightly compared to the corner of Rooms 1a and 1b. The brickwork at this junction was not continuous between the two walls, and it appeared most likely that the wall of Rooms 2a and 2b was a later addition, with bricks at the corner of the original cottage (Rooms 1a and 1b) being partly removed to accommodate this extension. Due to the height of this exposed brickwork no brick measurements were possible.



*Plate 16 Detail of exposed  
brickwork in north gable  
end viewed from  
neighbouring garden,  
looking south*

No details were visible in the gable end of Rooms 1a and 1b due to the render covering, save for two small low openings, presumably for air bricks for ventilation at ground floor level. Two windows, one to each of Rooms 2a and 2b, were boarded up externally (Plate 17). The western end of this elevation comprised the exterior of a conservatory (Room 3b), a 20<sup>th</sup> century brick construction topped by wood and glass.



Plate 17  
Western area  
of north  
elevation  
viewed from  
neighbouring  
garden,  
looking south

Description – West external elevation



Plate 18 General view of west external elevation of cottage, looking northeast



*Plate 19 West external elevation of cottage, looking east*

The western half of the cottage roof, over Rooms 1b and 2b, was visible from the western side of the property, and was of pantiles (Plates 18 & 19), a marked difference from the eastern side of the roof which was of slate. At the western side of the roof the gables were slightly raised above the roofline, and tiles were recorded along the ridge of the roof. The west external elevation comprised the 20<sup>th</sup> century brickwork of the conservatory and outside toilet (Rooms 3b and 3a respectively) and wood and glass of the conservatory (Plate 19). Room 3b was roofed in corrugated plastic and Room 3a was also roofed in a corrugated material, possibly asbestos.

*Description – Room 1a*

Room 1a had a concrete floor and the walls were covered in modern plasterboard throughout (Plate 20). No features were visible in the north wall of this room. A single door leading to Room 2a was the only feature evident in the west wall. Plasterboard stud walls had been inserted to the south of an external doorway to form a small porch at the South Street entrance (Plate 21).



*Plate 20  
Interior of  
Room 1a,  
looking east*



*Plate 21  
Interior of  
Room 1a,  
detail of  
doorway and  
stud partition  
porch,  
looking east*

A window and its surround in the east wall (Plate 22) were not original to the building, although the window opening may be original. However, comparison of this window with that of the frontage of the similar cottage at Number 53 South Street suggests that the original opening at Number 59 might perhaps have been rather smaller (Refer to Plate 4).



Plate 22  
Interior of  
Room 1a,  
detail of  
window,  
looking east

Plasterboard covering the southern wall of the room had been partly broken and removed, revealing the remains of a central fireplace and alcoves to either side of the chimney breast (Plate 23).



Plate 23  
Interior of  
Room 1a,  
showing  
recesses and  
fireplace  
behind stud  
partition  
wall, looking  
southeast

Little of the fireplace was visible due to a large quantity of soot and rubble within it, but some brickwork was visible surrounding a small opening (Plate 24). This brickwork appeared to have been the subject of 20<sup>th</sup> century alterations or rebuilding. No evidence for a surround to the fireplace was apparent.



*Plate 24  
Interior of  
Room 1a,  
detail of  
exposed  
portion of  
fireplace  
behind stud  
partition  
wall, looking  
south*

Behind the stud wall to the west of the chimney breast was an alcove. Some brickwork and stonework was exposed behind plaster and wallpaper layers in this alcove, although this was insufficiently clear to provide accurate descriptions of these materials (Plate 25). Several recesses in the side walls of the alcove marked the former position of shelves across it.



*Plate 25 Interior of  
Room 1a, detail of  
interior of alcove  
behind stud partition  
wall at southwest  
corner of room,  
looking southwest*



*Description – Staircase and under-stairs alcove*

A wooden staircase rose from the southeast corner of Room 1a, leading up to Room 1b above, and is likely to be part of the original building (Plate 26).



*Plate 26 Interior of Room 1a, detail of staircase, looking south*

At the bottom of the staircase an area of plaster and wallpaper had been removed from the east wall (Plate 26), exposing some of the wall fabric. This included roughly squared stone blocks, with some brick being just visible at the corner of the wall (Plate 27).



*Plate 27 Interior of Room 1a, detail of exposed walling materials at bottom of staircase, looking southeast*

An under-stairs alcove had been concealed by a stud wall, and where this had been broken through, the underside of the stairs was visible (Plates 28-30). Wooden shelves had been constructed within this alcove, but these appeared to be relatively modern.



*Plate 28 Interior of Room 1a, detail of underside of staircase and shelving in alcove behind stud partition wall, looking southeast*



*Plate 29 Interior of Room 1a, detail of underside of staircase and shelving in alcove behind stud partition wall, looking southeast*



*Plate 30  
Interior of  
Room 1a,  
detail of  
underside of  
staircase and  
shelving in  
alcove  
behind stud  
partition  
wall, looking  
southeast*



*Plate 31  
View from  
staircase  
looking west  
into room 1b*



*Plate 32  
View down  
staircase,  
looking east*

*Description – Room 1b*

The top of the stairs opened directly into Room 1b (Plates 31-33), where a modern stud wall had been inserted along one side of the staircase. Much of the ceiling was covered in polystyrene tiles or paper, including a partial suspended ceiling of polystyrene tiles at the centre of the room (Plates 34 & 35). Also at the centre of the room, parts of the ceiling had collapsed, and daylight was clearly visible through the partially collapsed roofing here.

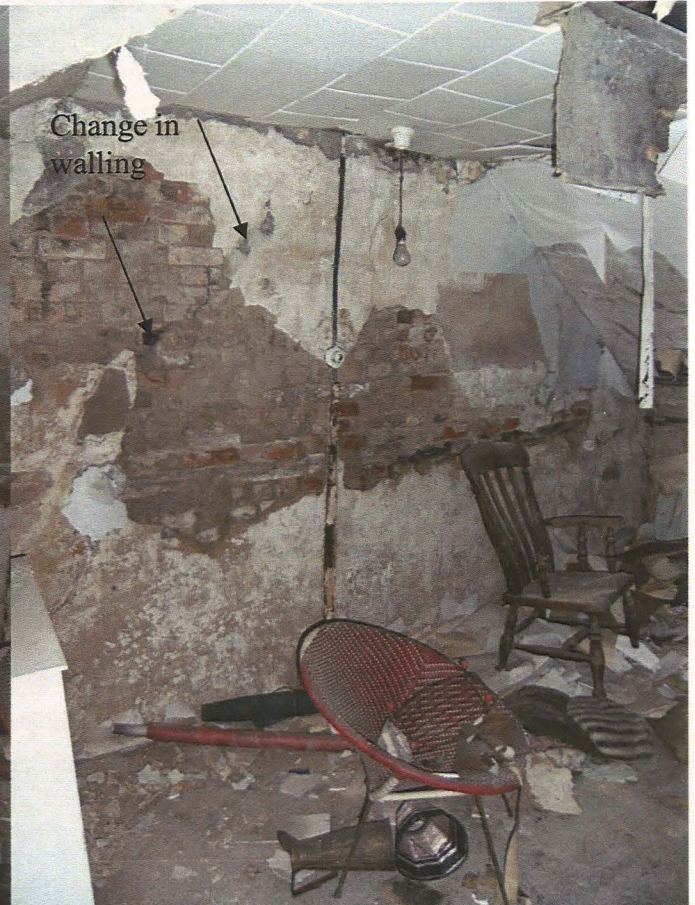


*Plate 33 Interior of  
Room 1b, looking  
east towards  
staircase*

Patches of plaster had come away from both the north and south walls of Room 1b, revealing some of the brickwork (Plates 34-36, Plate 44).



*Plate 34 Interior of Room 1b, looking  
north*



*Plate 35 Interior of Room 1b, looking  
northeast*

On the whole, the brickwork of the northern wall was of handmade brick in English Bond, with alternate rows of headers and stretchers, although the bonding was rather variable (Plates 34-36). A horizontal course of wood was recorded in this wall, approximately 1.00-1.10m above the floor. One brick below the wood course of this wall was c.100mm x 55mm, and another brick above the wood measured 110mm x 56mm. A change in the brickwork was recorded at the west of the wall, above the level of the wood course. This appeared to mark a former roofline of the cottage. Some of the bricks used in this part of the had clear horizontal skintling marks, one of these bricks measuring 210mm x 64mm, and another 223mm x 61mm. A brick possibly of the same type was 108mm wide. A brick which lacked any skintling measured 230mm x 65mm. Several of the bricks in this part of the wall had what appeared to be kiss marks, although it was not entirely clear if these variations in colour might instead be as a result of the remnants of plaster on the wall or other surface deposits. The bricks of this wall with horizontal skintlings may post-date around 1780 (James and Rose nd).



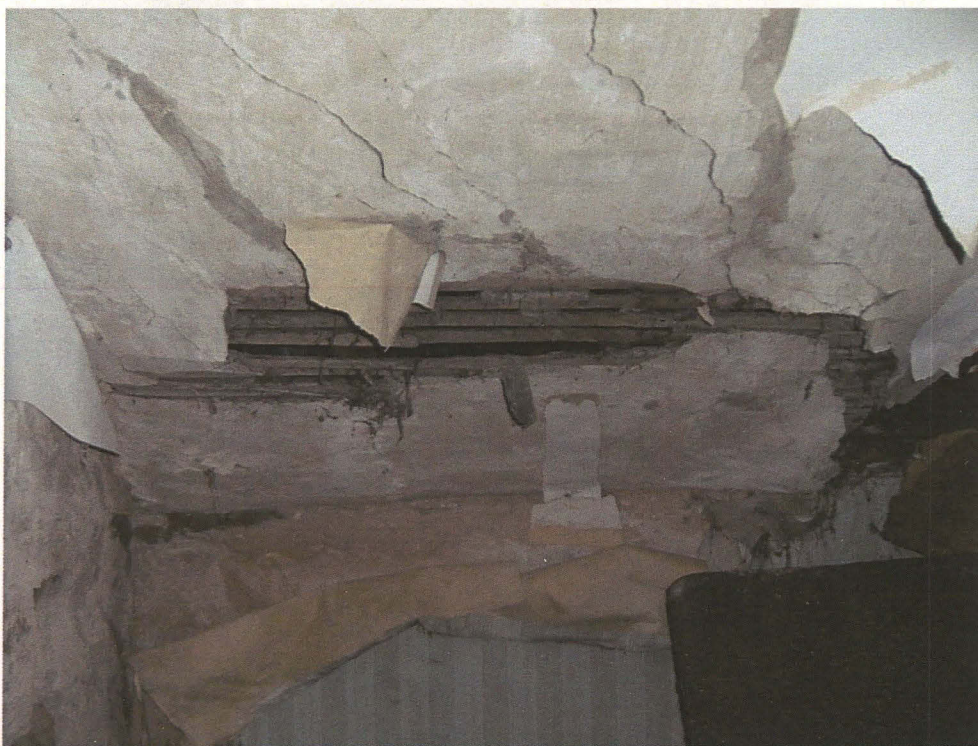
Change in  
walling

Plate 36  
Interior of  
Room 1b,  
detail of  
brickwork in  
north wall,  
looking north



*Plate 37 interior of Room 1a showing dormer window, looking northeast*

The ceiling in the eastern part of the room sloped (Plate 37), and where part of the plaster of the sloping ceiling had come away laths were exposed (Plate 38).



*Plate 38 Interior of Room 1b, detail of laths in northeast corner of room, looking east*



The sloping ceiling here was broken by a near-central dormer window (Plate 37), which also had a sloping ceiling over it. Much of the construction of the dormer cheeks was visible, and this appeared to be heavily patched and repaired with a variety of materials (Plates 39-43). Both sides included thin wooden planks, and laths were visible behind planks in parts of the northern cheek (Plate 41).



*Plate 39 Interior of Room 1b, detail of construction at north cheek of dormer window, looking northeast*



*Plate 40 Interior of Room 1b, dormer window, looking east*



*Plate 41 Interior of Room 1b, detail of laths and timber of north cheek of dormer window, looking northeast*



*Plate 42 Interior of Room 1b, south cheek of dormer window, looking southeast*



*Plate 43  
Interior of  
Room 1b,  
detail of  
construction  
at south  
cheek of  
dormer  
window,  
looking  
southeast*

A small patch of brickwork was visible in the southern gable end of the room (Plate 44). At least one header row was evident, and sample brick measurements were taken of two stretcher bricks: 219mm x 58mm and 220mm x 60mm.



*Plate 44  
Interior of  
Room 1b,  
detail of  
exposed  
brickwork of  
south wall,  
looking south*

Part of the brickwork of the chimney in the south wall was exposed (Plates 45 & 46). Many of these bricks had horizontal skintlings, again hinting at a date after around 1780. It was only possible to measure the depth of these bricks, which was 58mm.



*Plate 45 Interior of Room 1b, detail of chimney showing exposed brickwork, looking west*



*Plate 46 Interior of Room 1b, detail of exposed brickwork of chimney breast, looking west*

At the west side of the chimney breast was a built-in wardrobe (Plate 47).



*Plate 47 Interior of Room 1b, built-in wardrobe at southwest corner of room and doorway to Room 2a, looking southwest*

*Description – Room 2b*

Room 2b was accessed via a doorway with a step down from Room 1b (Plates 47 & 48). As a hole was observed in the flooring of Room 2b this was not entered, but recorded from this doorway.



*Plate 48 Interior of Room 2b, looking northwest*

Much of the plaster of the sloping ceiling of Room 2b had come away, revealing laths behind (Plates 48-50). A single window was present in the north wall (Plate 49).



*Plate 49 Interior of Room 2b, looking north*



*Plate 50 Interior of Room 2b, showing laths of ceiling, looking northwest*

At the southwest corner of the room much of the ceiling had come away from the roof, leaving the underside of pantiles exposed (Plate 51). Directly below this was a hole in the flooring.

*Plate 51 interior of Room 2b, showing roof structure with pantiles and hole in corner of floor, looking southwest*



*Description – Room 2a*

Room 2a, on the ground floor of the building, was accessed from Room 1a via a doorway, the floor sloping down slightly at this doorway from Room 1a to Room 2a (Plate 52). Much of the walling at the west, south and east was obscured by wood panelling (Plates 52, 53 & 55). The ceiling was covered in woodchip, and a hole in the ceiling at the southwest corner matched the position of the hole noted in the floor of Room 2b above (Plate 53). Both the east and west walls of this room were thick, although this thickness included the plasterboard of Room 1a, the wood panelling of this room and a possible modern brickwork skin to Room 3b (Plates 52, 53 & 55). A single window was present in the western wall of Room 2a, looking out into Room 3b (Plate 53).



*Plate 52  
Interior of  
Room 2A  
showing thick  
wall and  
doorway to  
Room 1a,  
looking  
southeast*





*Plate 53  
Interior of  
Room 2A,  
showing wood  
panelling,  
window and  
hole in corner  
of ceiling,  
looking south*

The northern wall of the room had a single boarded up window and a built-in sink unit (Plates 54 & 56). The window and unit were within a wider recess, and it is possible that this represented the position of a former external doorway, although as the brickwork was largely obscured this could not be confirmed.



*Plate 54 Interior of Room 2a, looking north*



*Plate 55 Interior of Room 2a, looking northeast*



*Plate 56 Interior of Room 2a, looking northwest*

The floor of Room 2a appeared to be a thin layer of concrete poured over ceramic tiles (Plate 57).



*Plate 57 Interior of Room 2a, detail of flooring of concrete, apparently poured over ceramic tiles, looking north*

*Description – Room 3b*

Room 3b was a modern conservatory, accessed from Room 2a via a doorway, with a further doorway leading to the exterior of the property (Plates 58 & 59). Much of the brickwork of all four walls of this room was whitewashed, but appeared to be of 20<sup>th</sup> century date. Although unclear, a skin of modern brickwork may have been added to the wall between this room and Room 2a when the conservatory (Room 3b) was built.



*Plate 58 Interior of Room 3b showing looking east towards Room 2a*



*Plate 59 Interior of Room 2a, looking west to rear of property*



*Plate 60 Interior of Room 3b, looking south*

The east and south walls of Room 3b were the full height of the room, but the west and north walls were each low brick walls topped by wood and glass, forming a conservatory (Plate 61).



*Plate 61 Interior of Room 3b, looking southwest*

*Description – Room 3a*

Room 3a was a small outside toilet, all four walls being of 20<sup>th</sup> century brick which was whitewashed internally (Plates 62 & 63). This room had a single window in the southern wall (Plate 63) and a single door at the west.



Plate 62 Interior of Room 3a, looking northeast



Plate 63 Interior of Room 3a, looking southeast

## 6. DISCUSSION

The recording building was a disused cottage which, at the time of the survey, was in a rather poor state of repair. Much of the fabric of the building was concealed by render externally and boarded out internally, hampering thorough investigation of the detail and phasing of the building.

However, it appears that the cottage is broadly of three main phases (Figure 7).

### *Phase I*

The earliest part of the cottage appears to be that fronting onto South Street, including the frontage and Rooms 1a and 1b. Dating of this phase is tentative, but includes some bricks of possible pre-1780 date, visible externally, at the southeast corner of the base of the building. Internally patches of walling of the south and east walls were visible at ground floor level. Here part of the lower courses of walling was seen to be of stone, with brick above, although the brick type and date here was unclear. It has been postulated that this stone might have been sourced from nearby Crowland Abbey.

A cottage with a very similar frontage and pattern of fenestration is located nearby, at Number 53 South Street. This is recorded on the Lincolnshire HER as being of mid 18<sup>th</sup> century and later date ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)). Both are examples of typical Fenland cottages with later alterations.

The frontage of Number 59 appears to be largely original, and it is likely that this always featured a doorway and two windows in the present arrangement, this being very similar to that of Number 53 South Street.

The north wall of the cottage was recessed towards the rear of the property, and this step back may mark the extent of the earliest phase of the cottage. It seems likely that the original extent of the cottage

in plan was much the same as that of Room 1a. The dormer window of Room 1b seems to be part of the original cottage, as does the overall extent of this upper room. The wooden staircase leading up from Room 1a to Room 1b might also be original and grouped as part of the earliest identified phase of the cottage.

Overall it seems likely that the earliest phase comprised a small cottage with a one-up-one-down arrangement with a living area at the ground floor and sleeping quarters above. It is possible that the original cottage may have had some further extent to the rear, but no trace of this was identified in the survey.

Only a tentative suggestion of dating for the earliest phase of the cottage is possible, and it seems that it may pre-date the late 18<sup>th</sup> century. Although this style of building could be as early as the 17<sup>th</sup> century, the limited evidence of brickwork suggests a mid 18<sup>th</sup> century date. Stylised buildings are depicted in what seems to be this area of South Street in a map of 1676. It is possible that a building stood on the investigation site at this time and it is even possible that elements of such an early building were preserved in the surveyed cottage, although too little of the early fabric of the cottage was visible to expand on this suggestion.

### *Phase II*

The second phase of the cottage appears to be an extension to the rear of the original building, comprising Rooms 2a and 2b.

Bricks visible at the southwest corner of this part of the building tentatively indicate the extension might be of late 18<sup>th</sup> century or later date.

It seems likely that the layout of room 2b is largely unaltered, being a simple attic room with one window in the north gable end. A possible blocked doorway was noted in Room 2a, and a window had apparently later been inserted into this blocked opening. This possible doorway



may have formed the rear entrance to the property after the extension had been built.

At first floor level, patches of brickwork were visible in the north and south walls of Room 1a. The northern wall appeared to have been altered or repaired on at least one occasion, and included at least some bricks of possible late 18<sup>th</sup> century or later date. Further similar bricks were also recorded in the southern wall and the chimney. The layout of Room 1a seems likely to be original to the cottage, but it seems that the upper portions of the walling and chimney may have been rebuilt or repaired, perhaps at the time of the Phase II extension.

It seems probable that this extension would also have necessitated the rebuilding of the western half of the roof and the western side of the roof of the original cottage might have also been raised during the Phase II extension works. The rebuilding of this half of the roof may also explain the different roofing materials of slate on the eastern half and pantile on the west.

A small projecting wall at the southeast corner of the cottage seemed to abut the original building and contained bricks of possible late 19<sup>th</sup> century or later date. As a pre-modern addition to the original building this is also assigned to Phase II, although this may not strictly be contemporary with the extension.

The ground floor window of the frontage of the cottage is quite different in shape to that of Number 53 South Street. It seems possible that the window was enlarged at some time and a brick segmental arch built over it. It is likely that the original opening would have been a smaller square opening. The doorway may have also been altered at this time, the arch over it suggesting a matching brick top might be present beneath the render, over the doorway.

### *Phase III*

Phase III largely consists of a late 20<sup>th</sup> century single storey extension, Rooms 3a

and 3b, at the rear of the property.

The blocking of a probable external doorway in Room 2a is also assigned to this broad phase, and may be contemporary with the single storey extension.

Numerous small alterations had been made to the property in the 20<sup>th</sup> century, including the boarding-out of Room 1a. The small part of the fireplace visible in this room appeared to include 20<sup>th</sup> century brickwork, and the opening had probably been reduced in size from what was originally likely to have been an opening large enough to facilitate cooking.

## 7. CONCLUSIONS

Building recording was undertaken prior to the demolition of a cottage at 59 South Street, Crowland, Lincolnshire

The recorded building comprised a typical Fenland cottage similar to an extant example at Number 53 South Street. It probably originally comprised a simple one-up-one-down arrangement of rooms. The earliest identified parts of the cottage included much of the frontage, gable ends and possibly an internal wooden staircase. These elements may date to the mid to late 18<sup>th</sup> century, or may be earlier still.

Cartographic sources suggest buildings in the general vicinity in the mid to late 17<sup>th</sup> century, although no clear or direct evidence of such early parts to the building was identified in the survey.

Some stonework of the cottage may potentially have been reused from the nearby Crowland Abbey.

The cottage had been extended and altered, largely at the rear of the property, perhaps in the 18<sup>th</sup> to 19<sup>th</sup> century.

A further extension had been added in the 20<sup>th</sup> century and various minor alterations and repairs made throughout the building

in this century.

*Bricks: History and Gazetteer*, Heritage  
Lincolnshire Booklets

## 8. ACKNOWLEDGEMENTS

[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

Archaeological Project Services wishes to acknowledge the assistance of Mr. N H Pepper who commissioned the work. Thanks are also due to the Robert Doughty Consultancy. The project was coordinated by Gary Taylor who edited this report along with Tom Lane. David Start kindly permitted access to the library maintained by Heritage Lincolnshire.

## 11. ABBREVIATIONS

## 9. PERSONNEL

Project Coordinator: Gary Taylor  
Building Recording: Vicky Mellor  
Photographic reproduction: Vicky Mellor  
CAD Illustration: Vicky Mellor  
Analysis: Vicky Mellor

APS Archaeological Project Services

HER Historic Environment Record

IfA Institute of Field Archaeologists,  
(since renamed Institute for  
Archaeologists)

OS Ordnance Survey

## 10. BIBLIOGRAPHY

All of the following references were consulted in the research. However, as some of them duplicated evidence given in others, not all of them have been specifically referred to in the text.

Brunskill, R. W., 1997, *Brick Building in Britain*

Curl, J.S., 1999, *Oxford Dictionary of Architecture*, Oxford University Press

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

James, E. M. and Rose, E. J., ND, *The Norfolk Skintling Survey: Results 1995-2003*, Unpublished report

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

Robinson, D. N., 1999, *Lincolnshire*



Figure 1 General location map



**TF**



Archaeological Project Services

Project Name: Crowland South Street (59) CSSB10

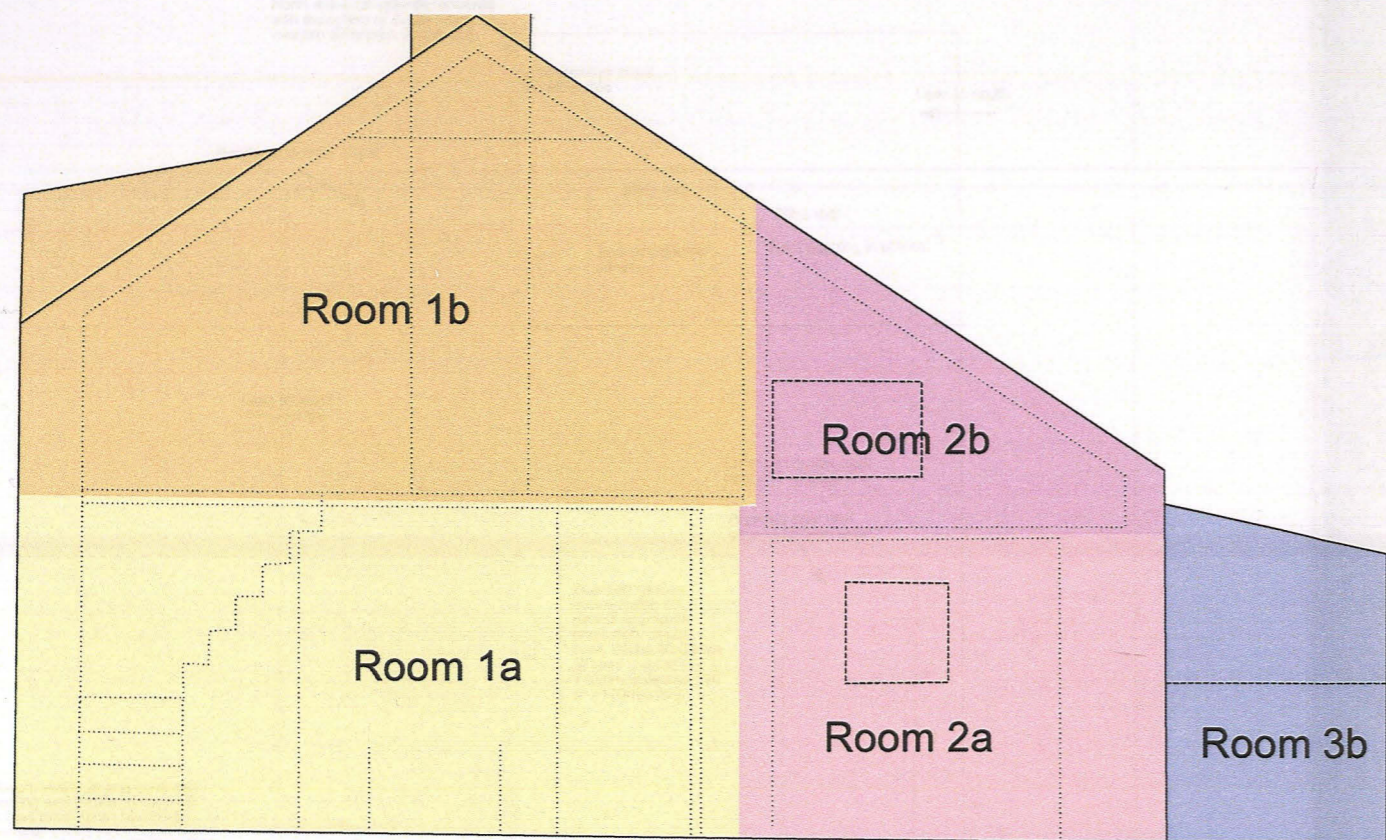
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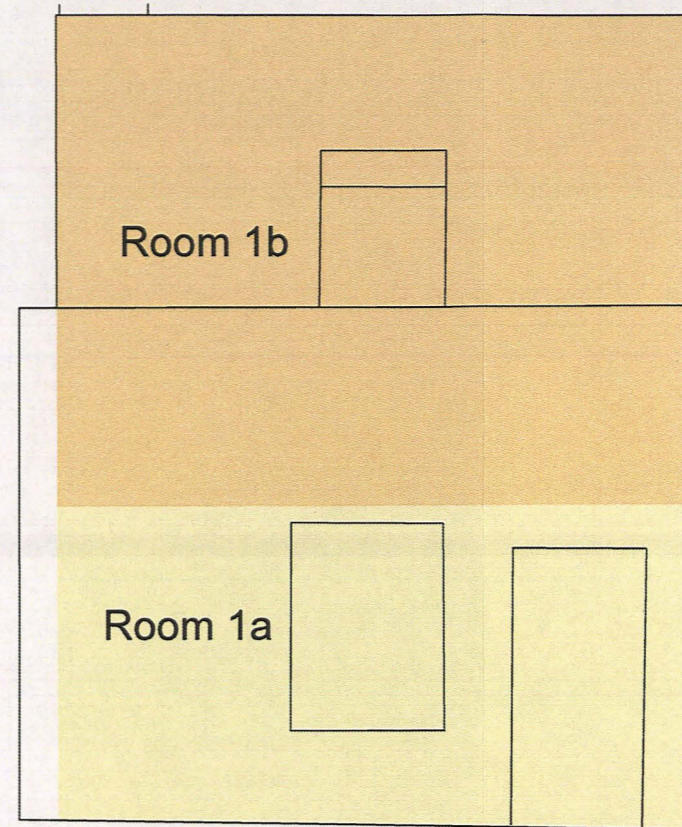
Report No: 68/10

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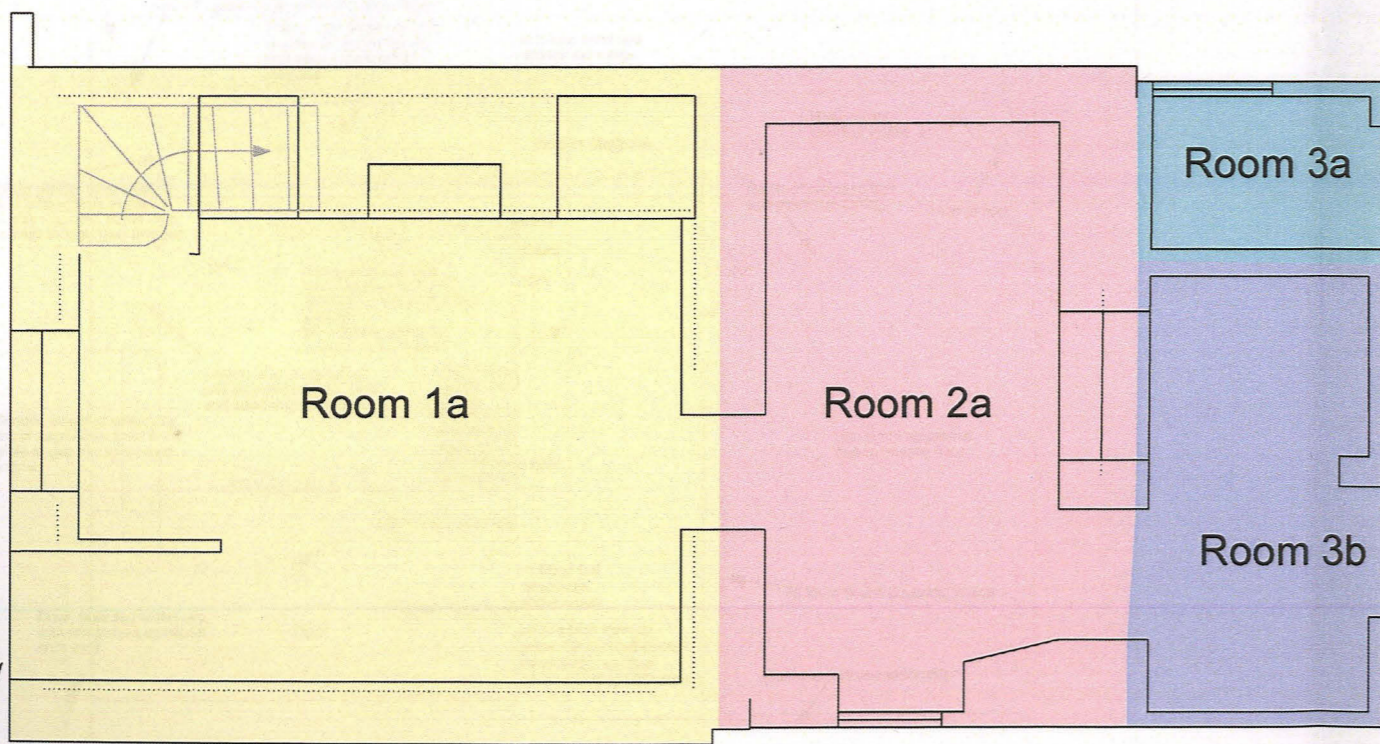
Figure 2 Site location map



North elevation/cross section



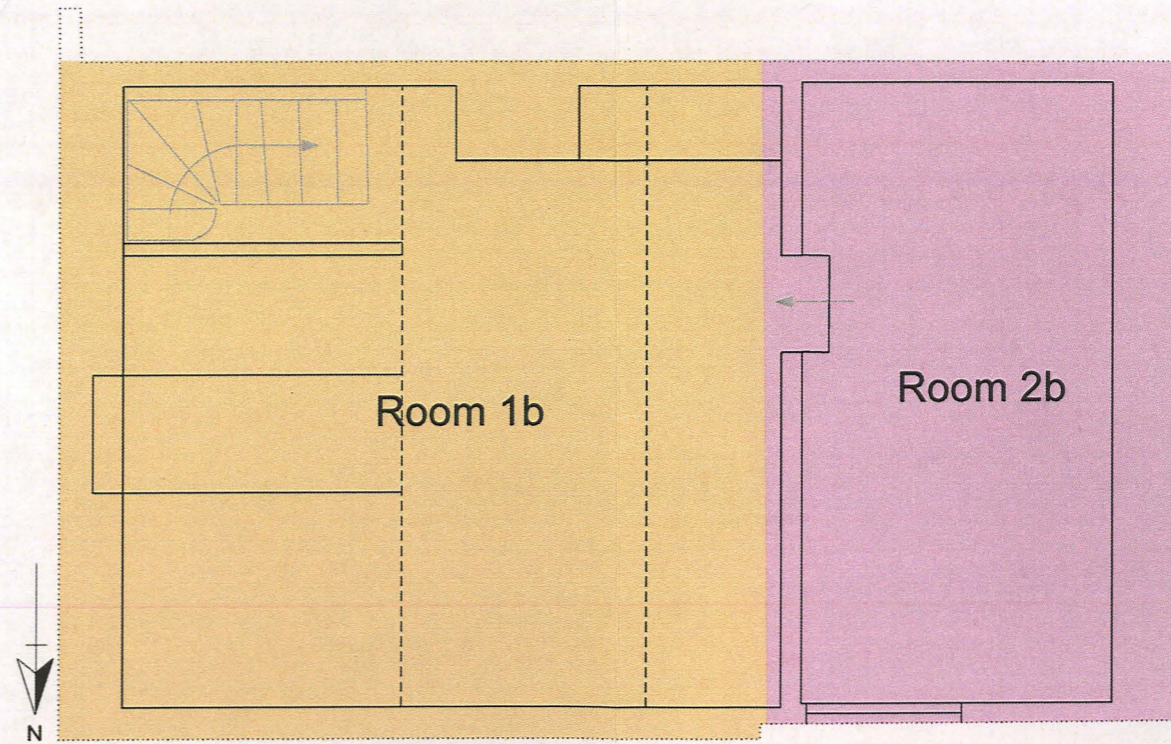
East elevation (frontage)



Ground floor plan



Note: Measured sketch only as survey largely required photographic record. This drawing should not be considered to be exhaustive or to reflect accurate dimensions



First floor plan


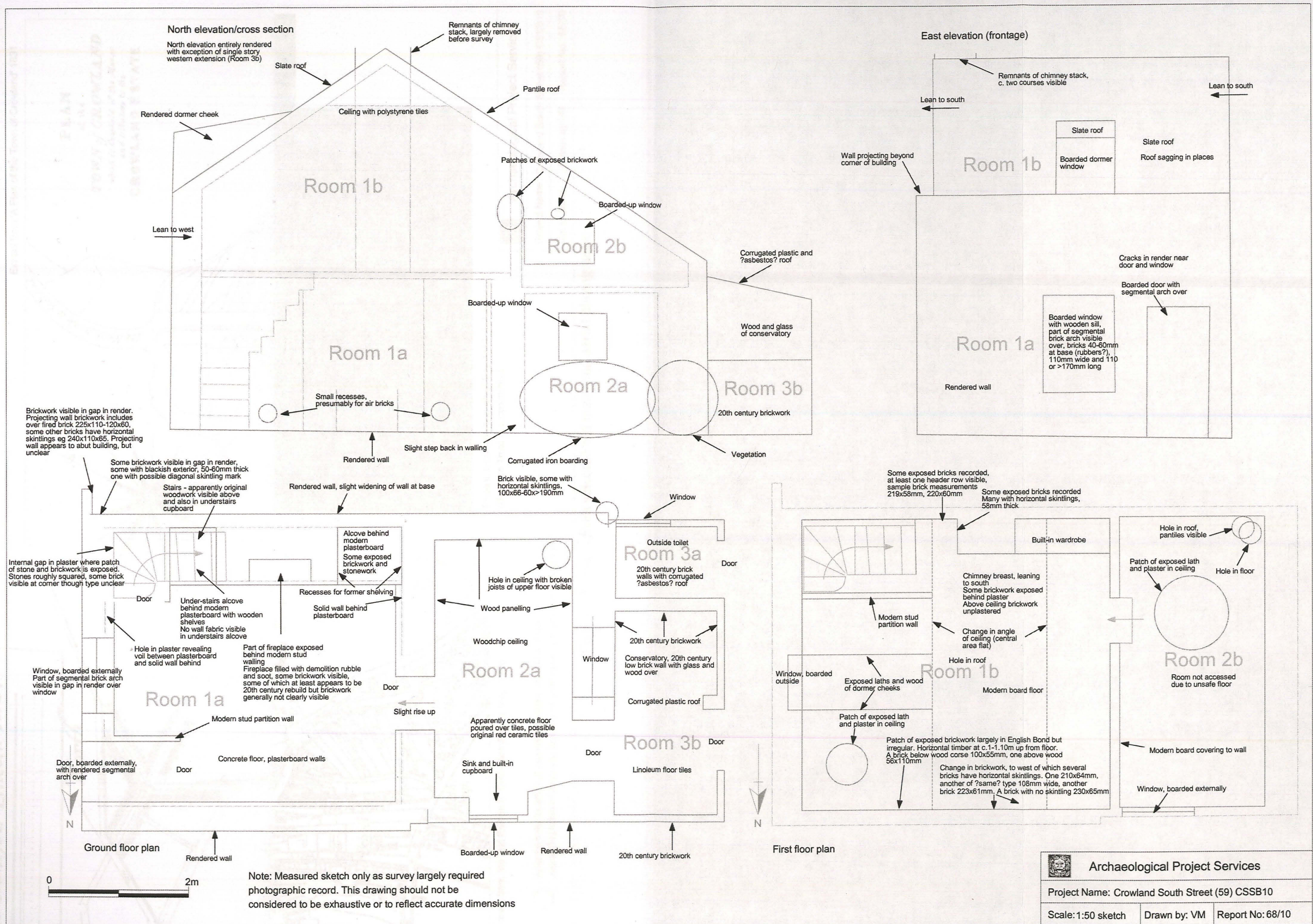
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Project Name: Crowland South Street (59) CSSB10		
Scale: 1:50 sketch	Drawn by: VM	Report No: 68/10

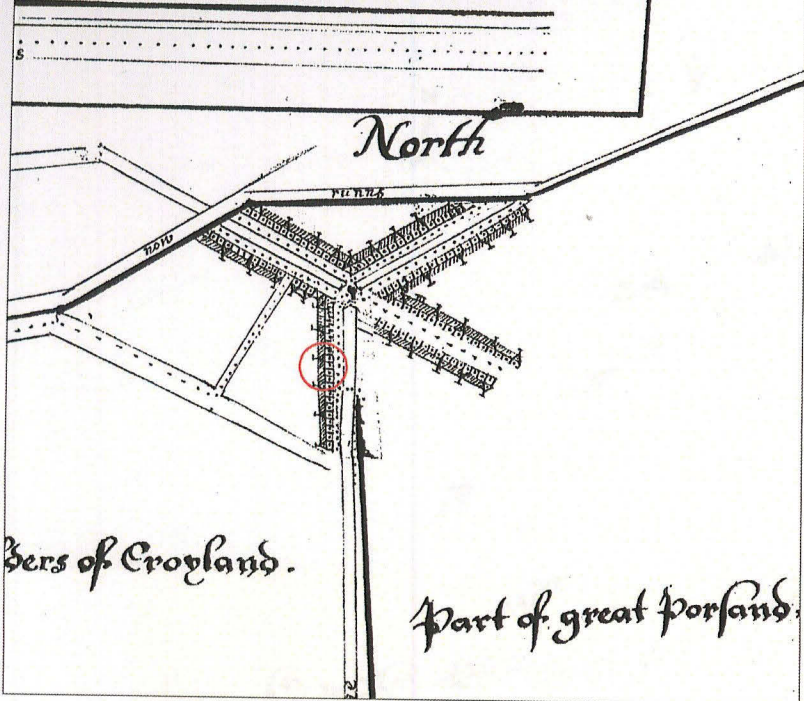
Figure 3 Plans and elevations showing rooms as discussed in text



**Archaeological Project Services**  
 Project Name: Crowland South Street (59) CSSB10  
 Scale: 1:50 sketch | Drawn by: VM | Report No: 68/10

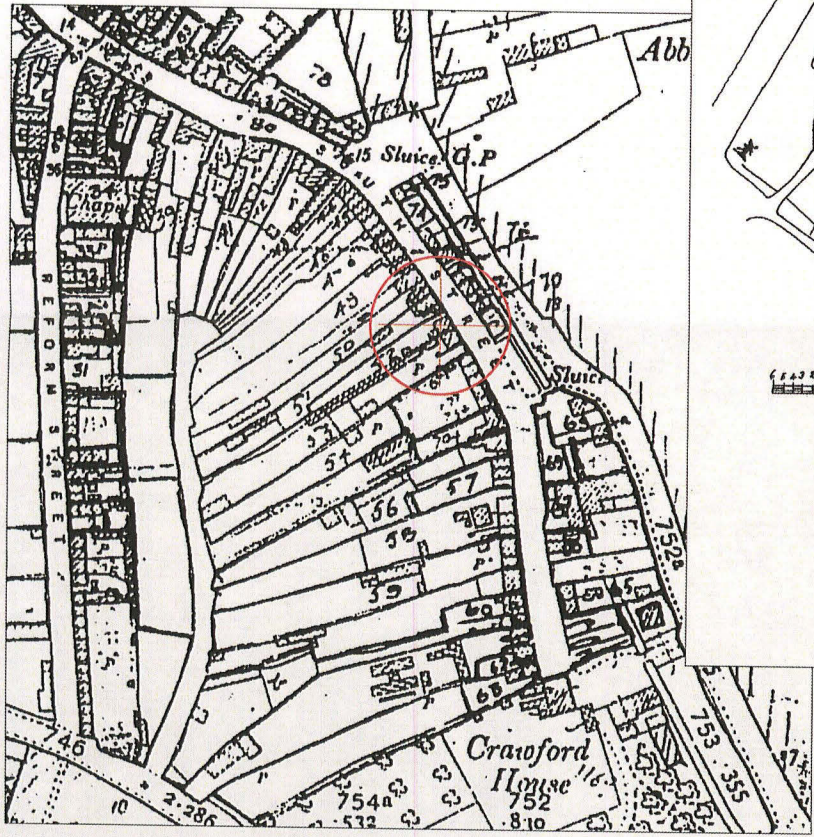
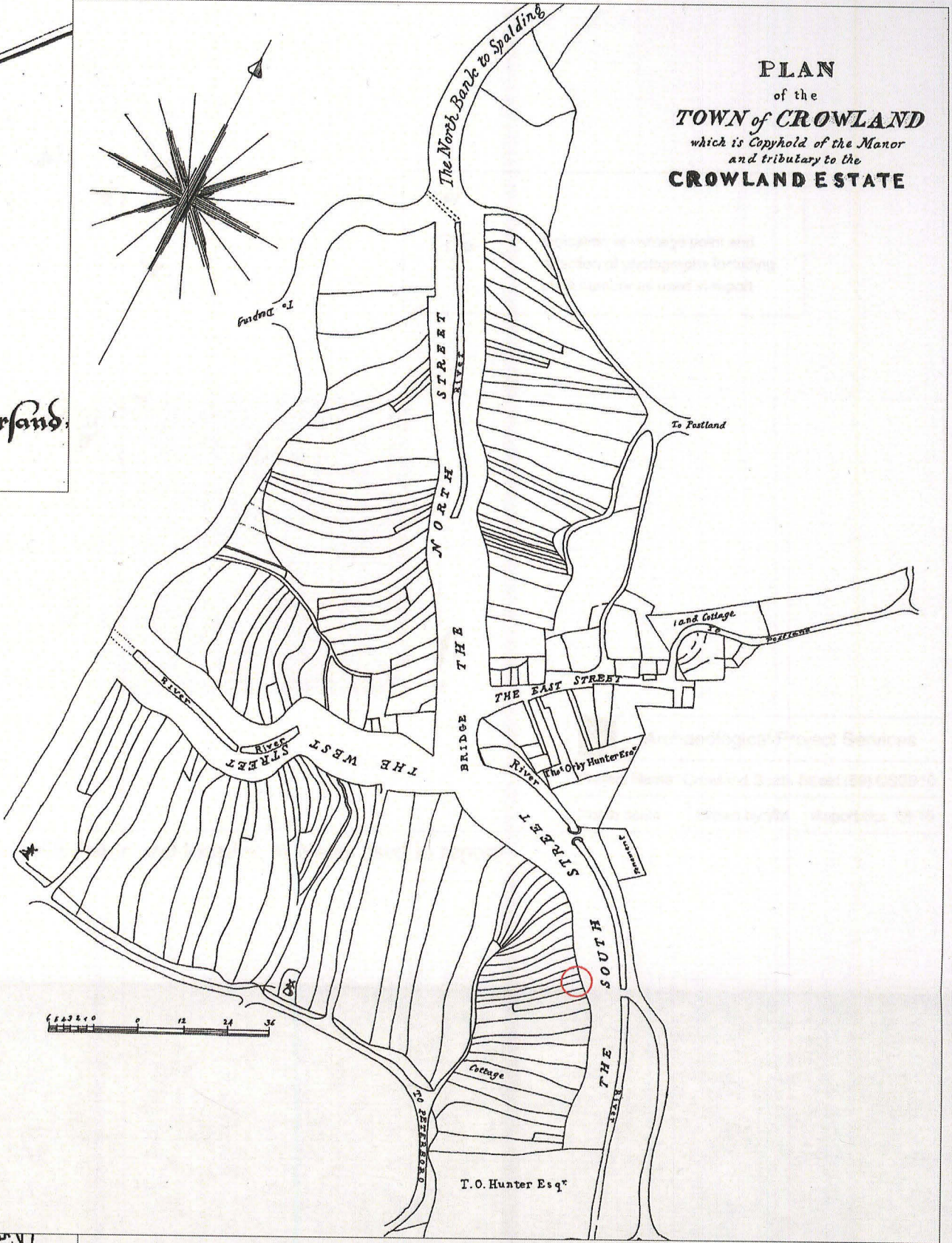
Figure 4 Plans and elevations showing recorded detail

the Countye of Lincoln 1676.

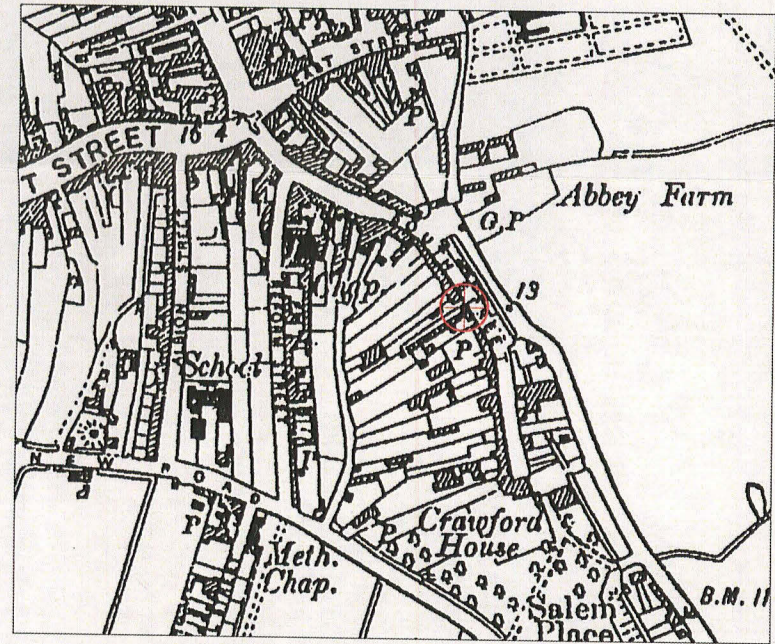


Extract from 'A map of Alderlands in the Parish of Croylond and the Countye of Lincoln 1676

Extract from 'A Plan of the Town of Crowland' 1831



Extract from the 2nd Edition 25" Ordnance Survey Map, 1904



Extract from the 2nd Edition 6" Ordnance Survey Map, 1906



Recent aerial photograph of Crowland, looking east (Heritage Trust of Lincolnshire)

○ Approximate location of recorded building on earlier maps, actual depiction of recorded building on 20th century maps and photograph


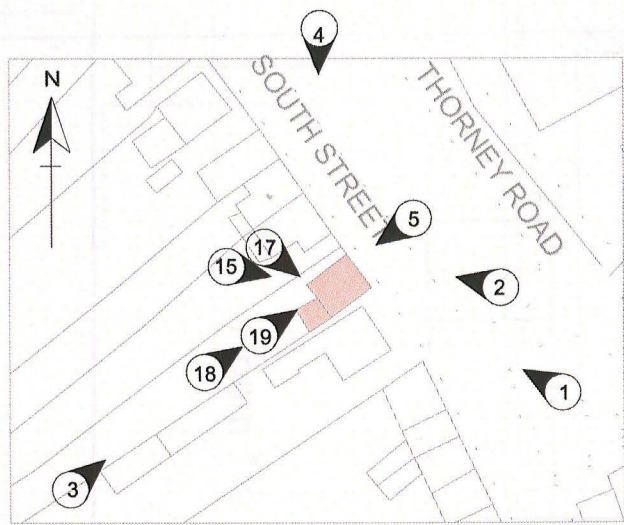
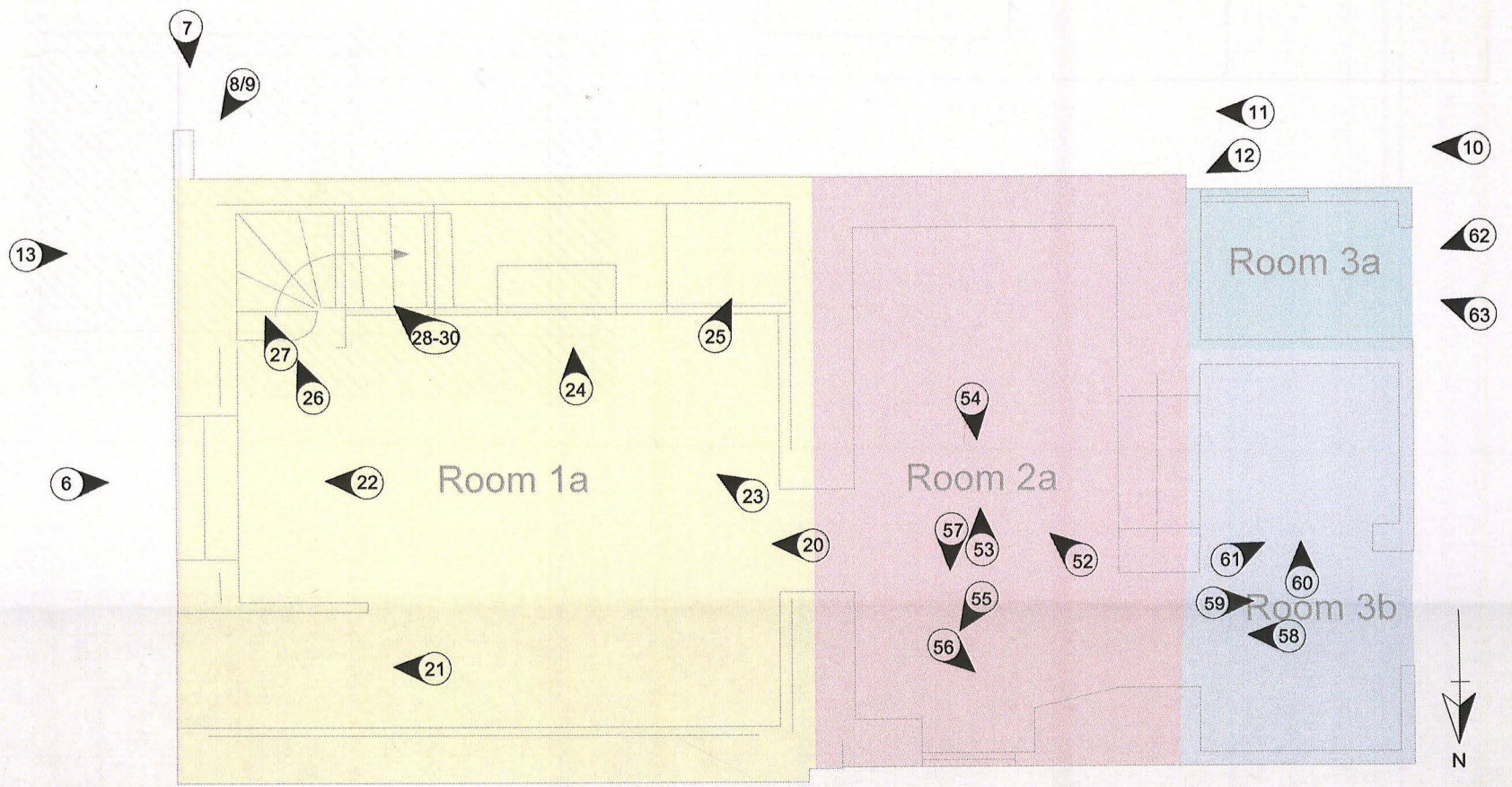
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Project Name: Crowland South Street (59) CSSB10		
Not to scale	Drawn by: VM	Report No: 68/10

Figure 5 Extracts from selected old maps and aerial photographs

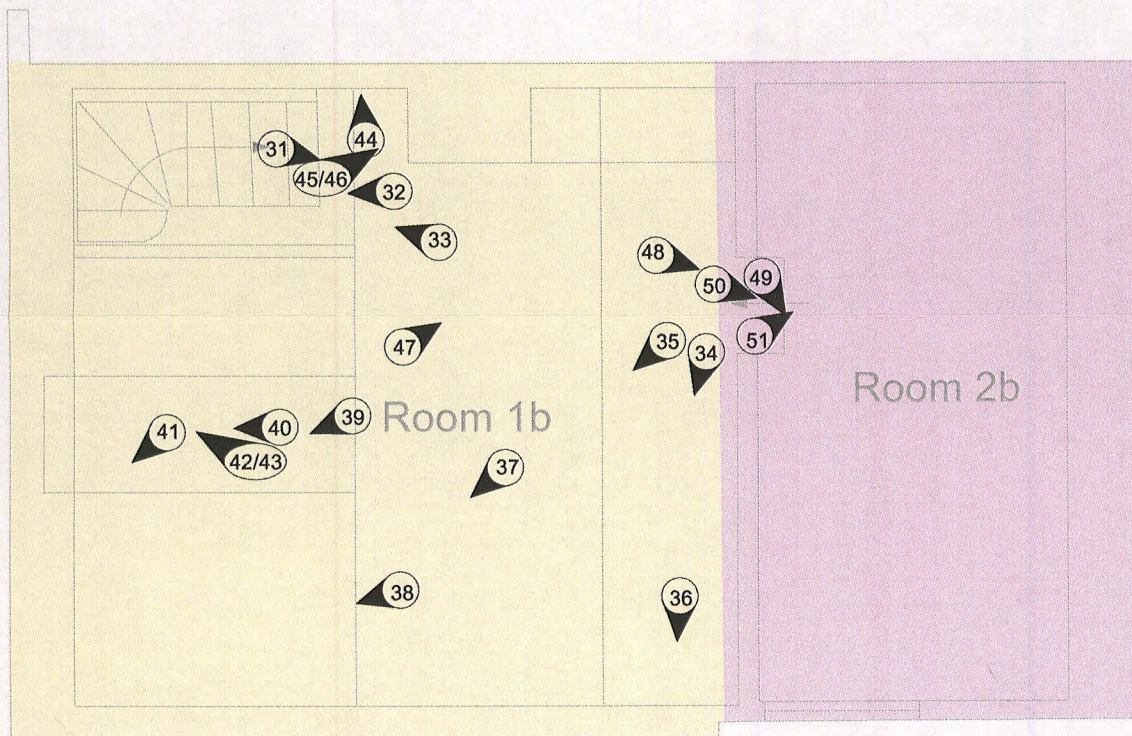


**Key**

① Indication of vantage point and direction of photographs including plate number as used in report



Ground floor plan



First floor plan


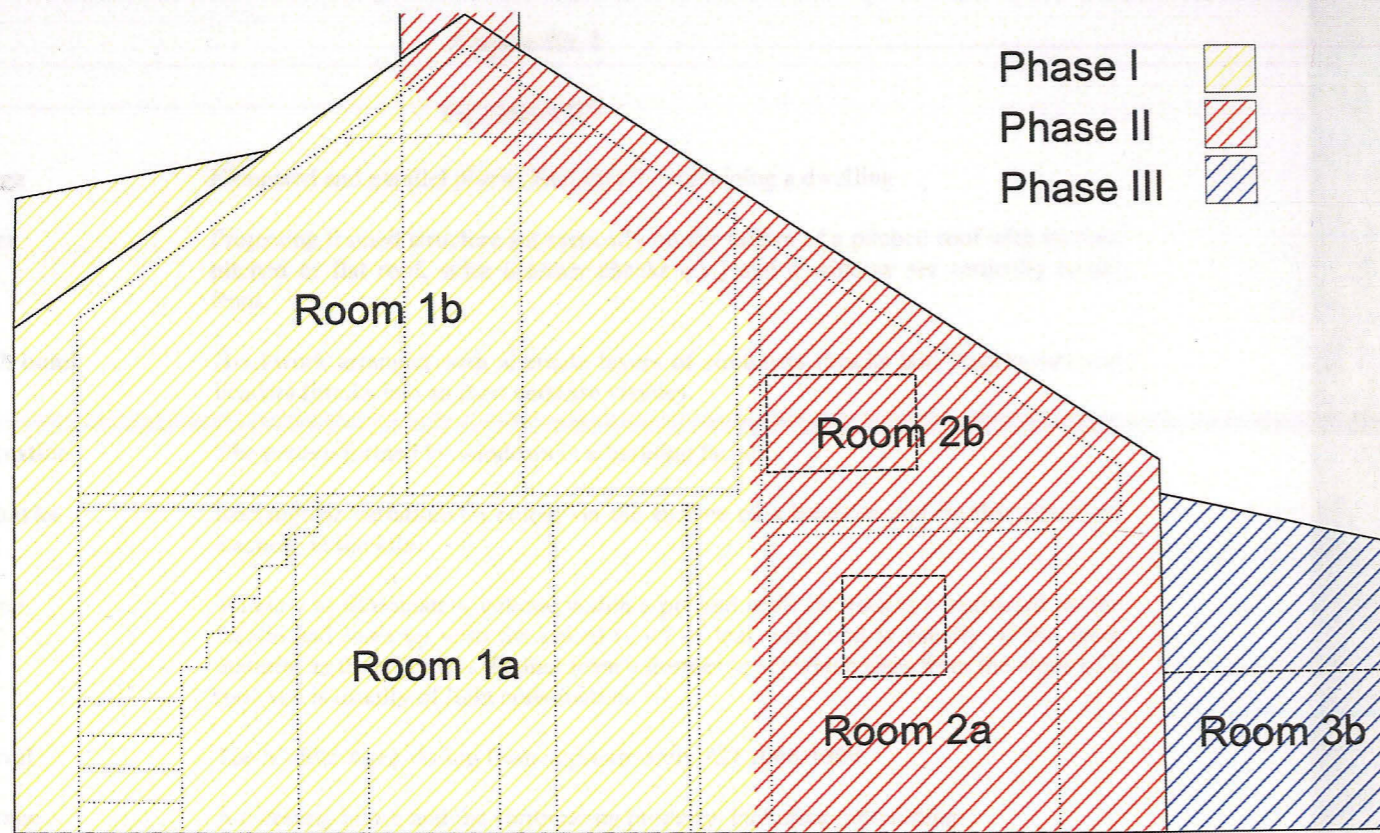



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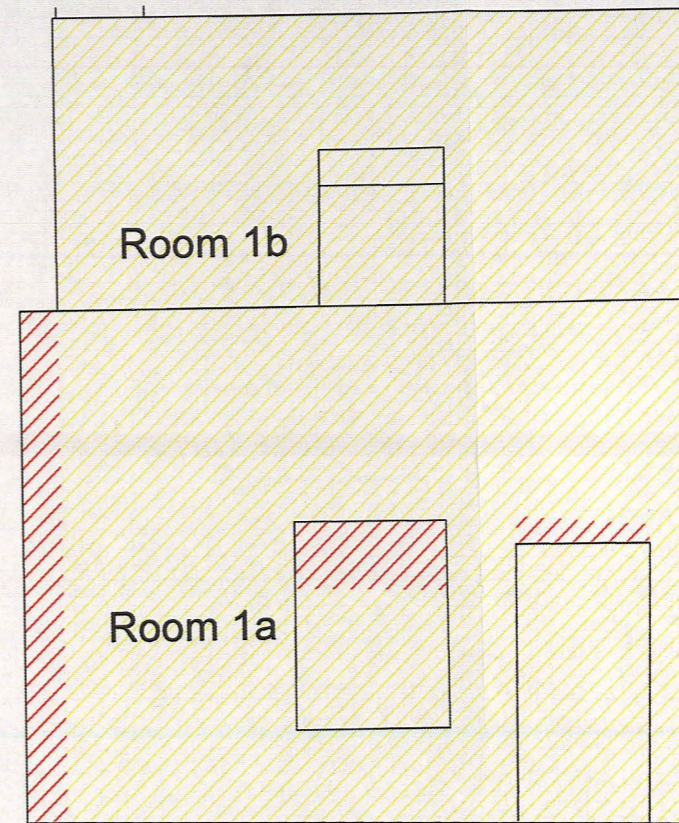
Figure 6 Direction and location of plates used in report



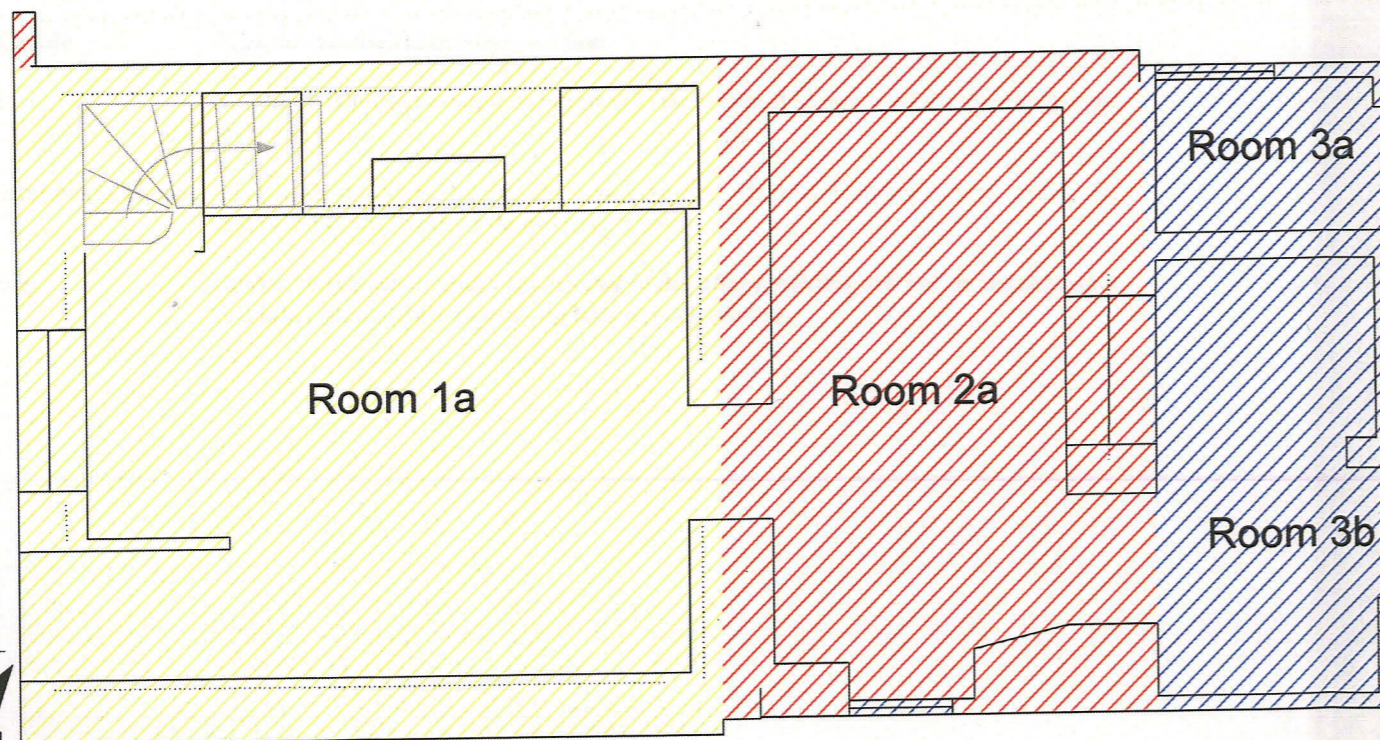


Phase I   
 Phase II   
 Phase III 

North elevation/cross section



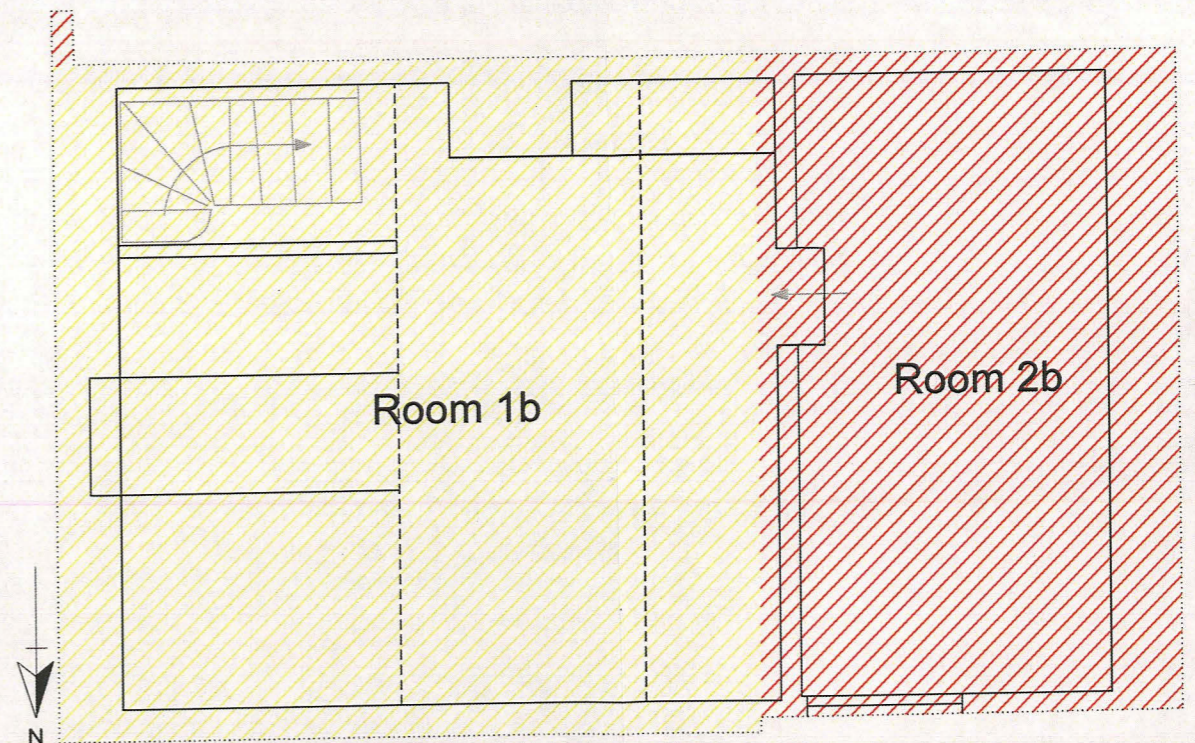
East elevation (frontage)



Ground floor plan



Note: Measured sketch only as survey largely required photographic record. This drawing should not be considered to be exhaustive or to reflect accurate dimensions



First floor plan


	Archaeological Project Services
Project Name: Crowland South Street (59) CSSB10	
Scale: 1:50 sketch	Drawn by: VM Report No: 68/10

Figure 7 Phased Plans and Elevations

## Appendix 1

### GLOSSARY

<b>Burgage</b>	Elongated and parallel plot of land usually containing a dwelling
<b>Dormer</b>	Projecting framed structure set vertically on the rafters of a pitched roof with its own pitched or flat roof, sides (dormer cheeks <i>q.v.</i> ) and a window set vertically in the front.
<b>English bond</b>	Brickwork arranged with alternate layers of stretchers (bricks laid lengthwise) and headers (bricks laid so their ends are visible).
<b>Fenestration</b>	The pattern formed by windows in a building façade.
<b>Kiss-marks</b>	Rectangular variations in colour on the surface of a brick caused by the pattern of stacking in the kiln.
<b>Lucarne</b>	Window to illuminate a volume within a pitched roof. Its front is constructed on the façade and lines up with the naked ( <i>q.v.</i> ) of that wall, and is usually of the same material as the wall. It is distinct from a dormer ( <i>q.v.</i> ) which rises from the slope of a roof and is usually of light construction.
<b>Medieval</b>	The Middle Ages, dating from approximately AD 1066-1500.
<b>Messuage</b>	A dwelling-house and the surrounding property, including outbuildings.
<b>Naked</b>	Unadorned plain surface of anything, but especially of the main plane of a building's facade
<b>Raised gable</b>	A gable that rises above the roof line.
<b>Rubber</b>	Soft brick that can be sawn and rubbed to the required shape, used for making gauged arches ( <i>q.v.</i> ).
<b>Segmental heads/arches</b>	Arch with its centre below the springing-line, thereby forming a very gentle arc compared to the width of the opening it spans.
<b>Skintling</b>	Marks formed when bricks are stacked to dry after moulding and before being placed in a kiln (alternatively named sag bars or hack marks).

## Appendix 2

### THE ARCHIVE

The archive consists of:

- 1 Building recording sheet
- 1 Notebook containing notes and sketches
- 2 Daily record sheets
- 4 Photographic record sheets

Digital colour and black and white print photographs

Paper copies of architects drawings

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:

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

Accession Number:	2010.89
Archaeological Project Services Site Code:	CSSB10
Oasis Record Number	archaeo11-80274

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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