

M & M ARCHAEOLOGICAL SERVICES

The Old Coach House, Cross Gate, Church End, Donington, Lincolnshire PE11 4SQ
Tel: 01775 822759 Fax: 01775 822025 Email: magriff@talk21.com

**AN ARCHAEOLOGICAL PHOTOGRAPHIC RECORDING AT MILLERS
COTTAGE & NORTHGATE MILL, NORTHGATE, PINCHBECK,
SPALDING, LINCOLNSHIRE**

NGR 522759 325943

PLANNING APPLICATION REFERENCE:

H14/1049/07/FULL

H14/1301/01/FULL

H14/1302/01/LISTED BUILDING

Site Code: NGMP 08

Accession No.: LCNCC 2008.111

OASIS ID: mmarchae1-60745

Commissioned by:

Mr R. Taylor
Northgate Mill,
Northgate,
Pinchbeck
PE11 3SQ

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ELI 9545
PRN 22490.

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Postbox Ref:	293640
Officer Dealing:	Louise J
Date Reply Required:	
Date Replied Via:	
CRM Transaction No:	

Lincolnshire County Council
19 OCT 2009
Support Services

A PHOTOGRAPHIC RECORDING OF "MILLERS COTTAGE" AND NORTHGATE MILL,
PINCHBECK, SPALDING, LINCOLNSHIRE

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SUMMARY

- 1.1 *Full planning permission has been given for the refurbishment and reinstatement of residential use of 'Millers Cottage' together with rear extension and the mill (NGR 522759 325943). The Conservation Services Team for Lincolnshire County Council, acting as advisor to South Holland District Council has asked for an archaeological building recording in the form of a Photographic Survey of the present building to be undertaken prior to conversion.*
- 1.2 *The Conservation Services Dept. (Lincolnshire County Council) acting as advisor to South Holland District Council requested a minimal photographic record of the present buildings to be undertaken. This recording was undertaken using 35mm film in colour print, and supplemented by black and white and colour slide as necessary. Digital photographs were also taken.*
- 1.3 *The photographic recording was undertaken according to the specification prepared and submitted to the Conservation Services Team and within nationally recognised archaeological guidelines.*
- 1.4 *On internal inspection it was revealed that the majority of the original internal features and fittings of the mill and cottage had been removed in the past. The upper floors of the mill were in a poor structural condition.*

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 Pinchbeck is located 4km north of Spalding in the administrative district of South Holland. The development area is centred on NGR 522759 325943 at an altitude of 3m OD. The underlying drift geology is alluvium (BGS 1992 – Sheet 144: Spalding 1: 50,000).

3.0 PLANNING BACKGROUND

- 3.1 A planning application was submitted to South Holland District Council (SHDC) for the refurbishment and reinstatement of residential use of 'Millers Cottage' together with rear extension and the repair of the mill (Planning Applications H14/1049/07/FULL, H14/1301/01/FULL & H14/1302/01/LISTED BUILDING). In response to this application, the Conservation Services Team, LCC acting as advisor to SHDC requested that a photographic building recording is undertaken prior to works commencing and was secured by condition.
- 3.2 A specification detailing the methodology to be maintained during the photographic record was submitted to and approved by the Conservation Services Team, LCC and sent to the Local Planning Authority. The recording was undertaken in accordance with that document and current best archaeological practices and the appropriate national standards and guidance including:

Management of Research Projects in the Historic Environment (English Heritage 2006);

Code of Conduct (Institute of Field Archaeologists 1999, Rev. 2008);
Standards and Guidance for the Archaeological Investigation and Recording
of Standing Buildings or Structures (IfA 1996, Rev. 2008);
Recording Historic Buildings: A Descriptive Specification (RCHME 1996).
Understanding Historic Buildings A guide to good recording practice (English
Heritage 2006)
The Lincolnshire Archaeological Handbook (Lincolnshire County Council
1998)

3.3 The photographic recording and reporting was undertaken by Martin Griffiths
BA(Hons), PGDip (Archaeologist) and Mark Chambers FRICS (Archaeologist
and Chartered Surveyor).

4.0 HISTORICAL BACKGROUND

4.1 The mill is Grade II listed and its description is as follows:

		LBS Number:	198211
		Grade:	II
Building Name:	Northgate Mill	Date Listed:	13 January 1988
Parish:	Pinchbeck		
District:	South Holland	Date Delisted:	
County:	Lincolnshire	National Grid Reference:	TF2278525945
Postcode:	PE11 3SQ		

Listing Text:

PINCHBECK NORTHGATE ROAD

TF 22 NW

(north side)

7/97 Northgate Mill

II

Tower mill. Early C19. Red brick. Tapering tower mill with
corbelled out eaves and added castellations to top. 5 storey,
with planked double doors to ground floor. To upper stages,
glazing bar sliding sashes, and boarded openings. All with brick
segmental heads. Floors remain, but no machinery.

It is also listed in the Historic Environment Record, Lincolnshire County Council with
the HER number of 22490. It describes the mill as replacing an earlier Post Mill in
1848. The standing tower worked until 1922 by wind power with four patent sails and
drove four pairs of stones (Jager 2007). A photograph in the Windmills of
Lincolnshire book by David Jager (2007) shows the mill with its original cap and the
crenellations which are a more modern addition survive today. After 1922 it
continued using engine power. It was gutted in the 1930s and up until recently was
used as storage for the modern mill which lies adjacent (Dolman 1986).

5.0 AIMS

The aim of the recording was to:

- a) make a photographic record of the building prior to renovation or demolition;
- b) to produce a report detailing the historic background of the building

6.0 METHODOLOGY

6.1 A photographic record was made of all external and internal elevations using 35mm format colour film with appropriate scales where possible. Any items of particular architectural interest were also photographed in black & white and on colour slide. Digital photographs were duplicated on film.

6.2 On the day of the photographic recording the weather was fine and bright. However, lighting within the building was not good for photography and a flash gun was used for most shots. Jessops 200 ASA colour film was used for colour prints, Ilford FP4 125 ASA black & white film and Fuji Sensia 200 ASA slide film. The majority of shots were taken using a tripod. All 35mm shots were taken using Pentax K1000 SLR cameras. A Nikon D100, 6 megapixel camera was used for digital shots. Due to poor lighting conditions inside the building, some digital enhancement was used to improve the digital images using Adobe Photoshop 5.5.

7.0 RESULTS

7.1 The property fronts the Pinchbeck Road and consists of a rectangular cottage with later additions to the rear extending to outbuildings, some of which have been demolished.

7.2 On the other side of the property further outbuildings extend from the road frontage back to the mill tower. Modern barn warehouses extend further to the rear of the site.

7.3 The miller's cottage is constructed of 9" (225mm), red/orange brickwork rendered grey, under a pitched and hipped blue slate roof (*see Plates 1 - 4*). To the rear two rectangular, brick built extensions under mono pitch blue slate roof, have been latterly added to create a further small room A (*see Plans*) and small entrance porch (*see Plates 5, 6 & 7*). The painted brickwork on the rear elevation indicates the existence and removal of a previous pitched roof extension running perpendicular to the rear wall of the Millers Cottage which has been removed.

7.4 The interior, as with the exterior, shows extreme dereliction of the floors and interior fabric. Room A giving access to original room B which runs to the extent of the dwellings ground floor with staircase to the 2 first floor bedrooms (*see plates 8 - 15*).

7.5 Running from the rear of the Millers cottage, but not attached, is a rectangular row of workshops constructed of 9" (225mm) orange brickwork under a pitched orange pantile roof (*see Plate 16*).

7.6 There is a line of buildings, workshops running from the road back to the mill tower on the western boundary of the site. These are single storey of red orange brick construction under pitched corrugated asbestos roofs (*see Plates 17 - 21*).

- 7.7 The mill tower sits some 28m into the site from the road and consists of a stepped entrance on the southern face leading into the five storey tower constructed of orange brown brickwork in English bond (alternative header and stretcher), some 475mm thick at the base tapering to 345mm at the 4th floor which is castellated at some 16.7m in height.
- 7.8 The internal workings have, sadly, long been removed as have most of the access stairways, leaving an empty shell with rotting floors. The existing windows replaced in the main by steel sheet to protect the remains from the elements (*see Plates 22 – 29*). The only evidence of the internal workings of the Mill remaining is on the fourth floor and in the form of a winch (*see Plate 30*) An un-dated photograph of the Mill from the late 19th century or early 20th century is included (*see Plate 31*).

8.0 DISCUSSION

- 8.1 Northgate mill and Millers Cottage, Pinchbeck have been photographically recorded. The mill and cottage date from the 19th century with modern additions or removals happening in the last 80 years. The mill was once a working windmill which replaced an earlier post-mill and worked up until the 1920s. No features of the working mill remain apart from a winch. The floors both in the mill and cottage were badly decayed and it was unsafe for a full examination above 2nd floor of Mill.

A PHOTOGRAPHIC RECORDING OF "MILLERS COTTAGE' AND NORTHGATE MILL,
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9.0 FIGURES

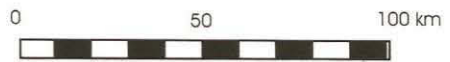
Figure 1. Site Location Plan.

Figure 2. Millers Cottage Floor and Photographic Plan.

Figure 3. Site Plan.

Figure 4. Mill elevations.

Figure 5. Mill floor plans and photo shots.



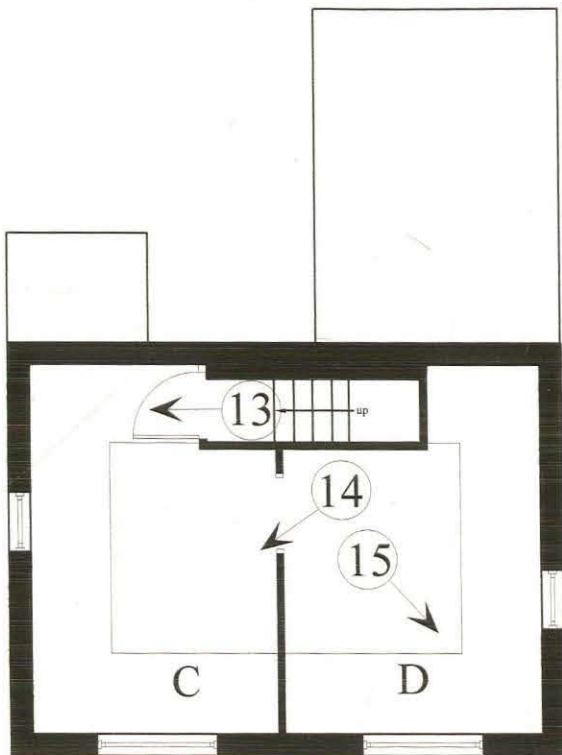
Boundaries revised to April 2001



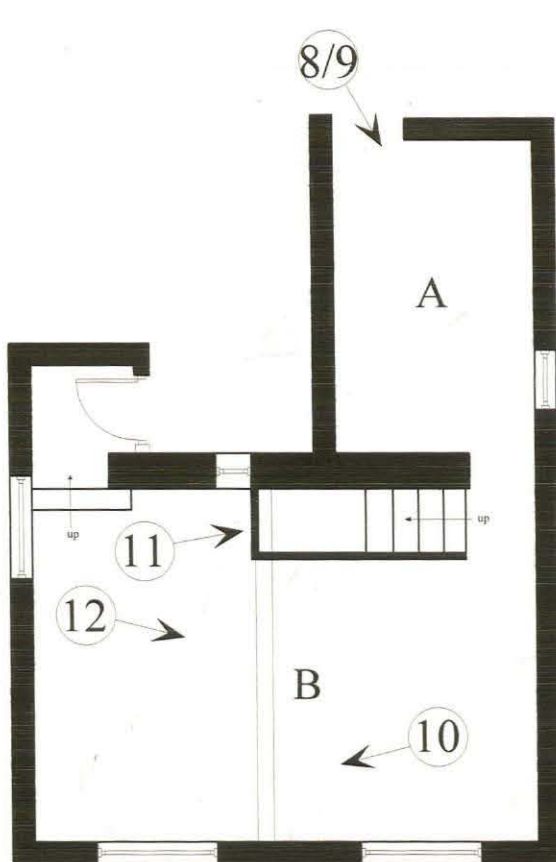
Map based on Ordnance Survey with the sanction of the Controller of H.M. Stationery Office, Crown Copyright Reserved. Licence Number AL 100035919



Figure 1. Site location



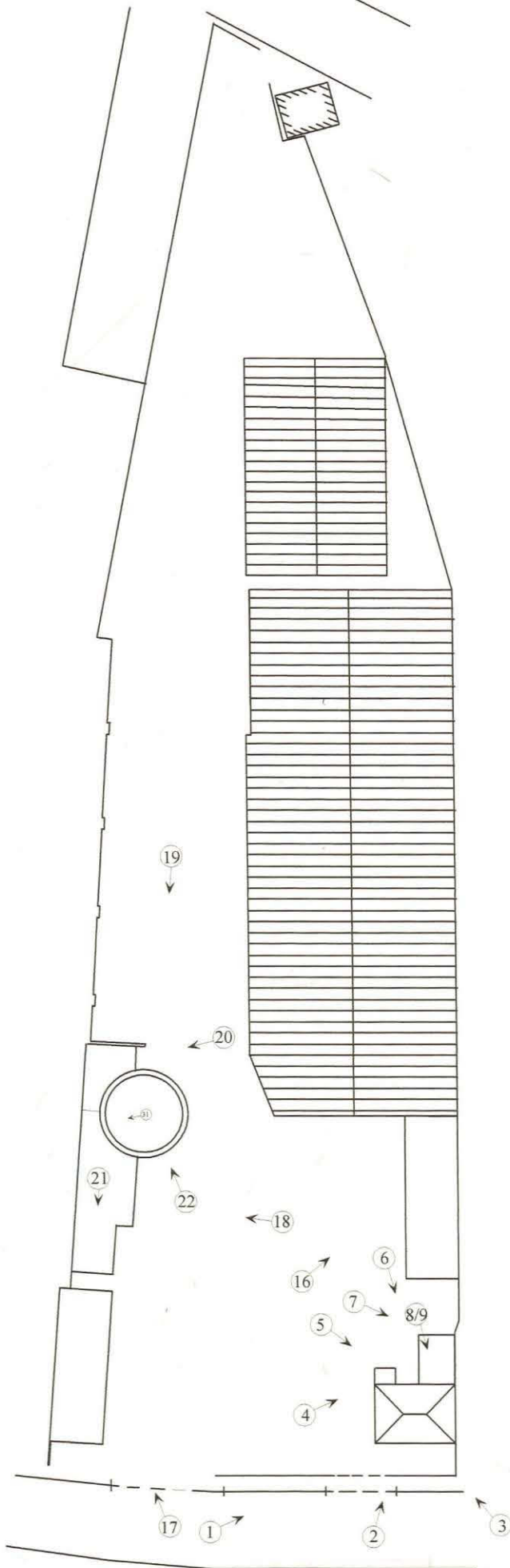
First Floor Plan Existing



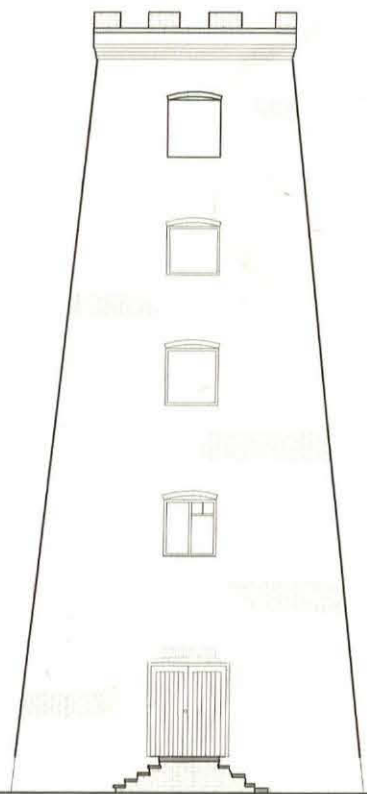
Ground Floor Plan Existing



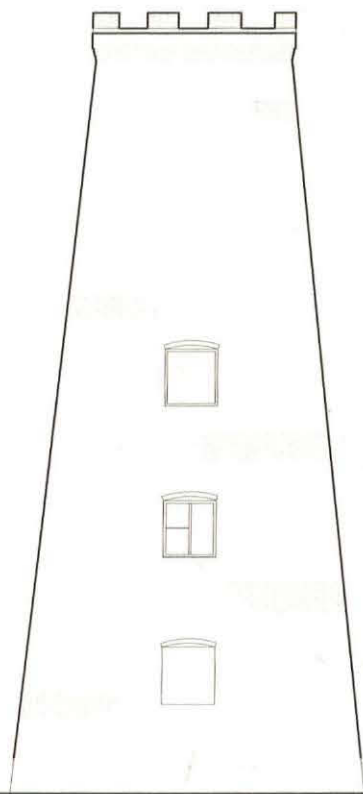
M & M Archaeological Services	
Donington, Lincs. 01775822759 Newark Notts. 01636821154	
Client	Rob Taylor
Title	Northgate Mill, Pinchbeck, Lincs
Job	Photographic Recording
Fig 2	Millers Cottage, Plans Scale as Drawn
Ref	NGR 522759 325943 Planning Ref H14/1049/07
Code	NGMP-08



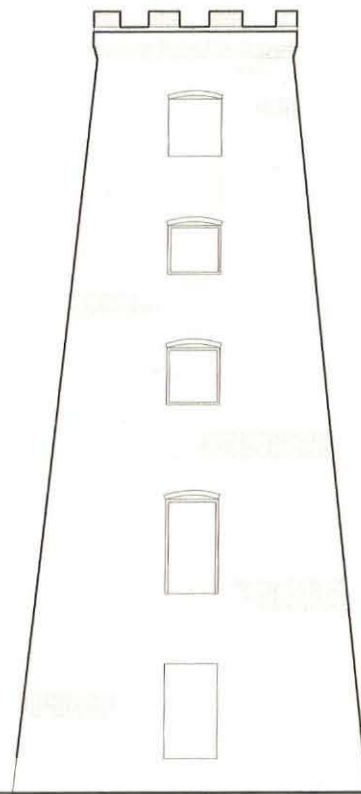
M & M Archaeological Services	
Donington, Lincs. 01775822759 Newark Notts. 01636821154	
Client	Rob Taylor
Title	Northgate Mill, Pinchbeck, Lincs
Job	Photographic Recording
Fig 3	Site Plan Scale as Drawn
Ref	NGR 522759 325943 Planning Ref H14/1049/07
Code	NGMP-08



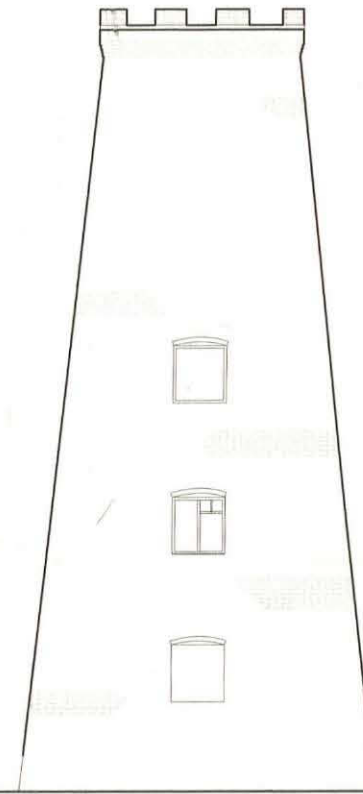
South Elevation



East Elevation



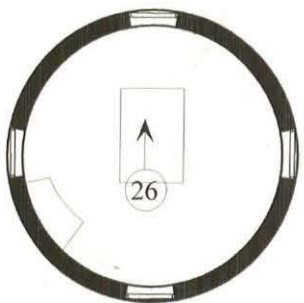
North Elevation



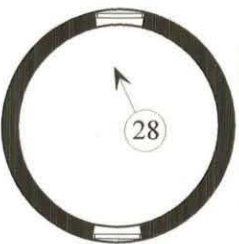
West Elevation



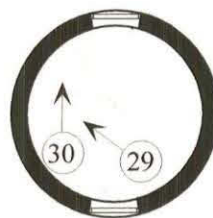
Client	Rob Taylor	Job	Photographic Recording	M & M Archaeological Services Donington, Lincs. 01775822759 Newark Notts. 01636821154
		Fig 4	Mill Elevations Scale as Drawn	
Title	Northgate Mill, Pinchbeck, Lincs	Ref	NGR 522759 325043 Planning Ref H14/1049/07	
		Code	NGMP-08	



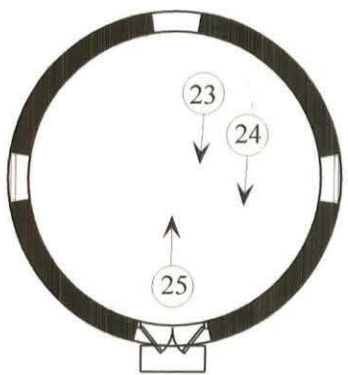
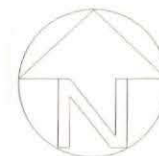
First Floor



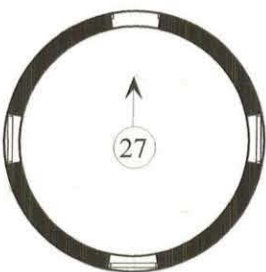
Third Floor



Fourth Floor



Ground Floor



Second Floor

M & M Archaeological Services

Donington, Lincs. 01775822759

Newark Notts. 01636821154

Client	Rob Taylor
Title	Northgate Mill, Pinchbeck, Lincs
Job	Photographic Recording
Fig 5	Mill Floor Plans Scale as Drawn
Ref	NGR 522759 325943 Planning Ref H14/1049/07
Code	NGMP-08

10.0 PLATES

Plate 1. Millers Cottage north east view.

Plate 2. Millers Cottage looking north.

Plate 3. Millers Cottage north west view.

Plate 4. North east view of Millers Cottage.

Plate 5. Millers Cottage south east view.

Plate 6. Millers Cottage looking south showing later extensions.

Plate 7. Millers Cottage looking south east.

Plate 8. Ground floor of Millers Cottage.

Plate 9. Showing missing floor above Room A within Millers Cottage.

Plate 10. Showing Room B in Millers Cottage.

Plate 11. Ground floor showing underside of staircase in Room B.

Plate 12. Ground floor Room B looking east.

Plate 13. Staircase into first floor Room C.

Plate 14. Showing view into first floor Room C looking south west.

Plate 15. Showing ceiling in first floor Room D looking south east.

Plate 16. Showing workshops to rear of Millers Cottage.

Plate 17. Mill complex looking north west showing later addition to Mill.

Plate 18. Later building attached to Mill.

Plate 19. Northgate Mill looking south.

Plate 20. Showing modern derelict shed to west of Mill.

Plate 21. Showing interior of adjoining outbuilding with modern roof timbers and corrugated asbestos sheet roof.

Plate 22. View north showing main entrance to Mill.

Plate 23. Ground floor looking south.

A PHOTOGRAPHIC RECORDING OF "MILLERS COTTAGE" AND NORTHGATE MILL,
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Plate 24. Ground floor south showing ceiling timbers and RSJ.

Plate 25. Ground floor north showing rear door.

Plate 26. North view first floor showing access doorway.

Plate 27. North view of second floor.

Plate 28. North west view of third floor roof timbers.

Plate 29. View of underside of roof of fourth floor.

Plate 30. View of winch on fourth floor.

Plate 31. Mill in original state.



Plate 1. Millers Cottage north east view.



Plate 2. Millers Cottage looking north.



Plate 3. Millers Cottage north west view.

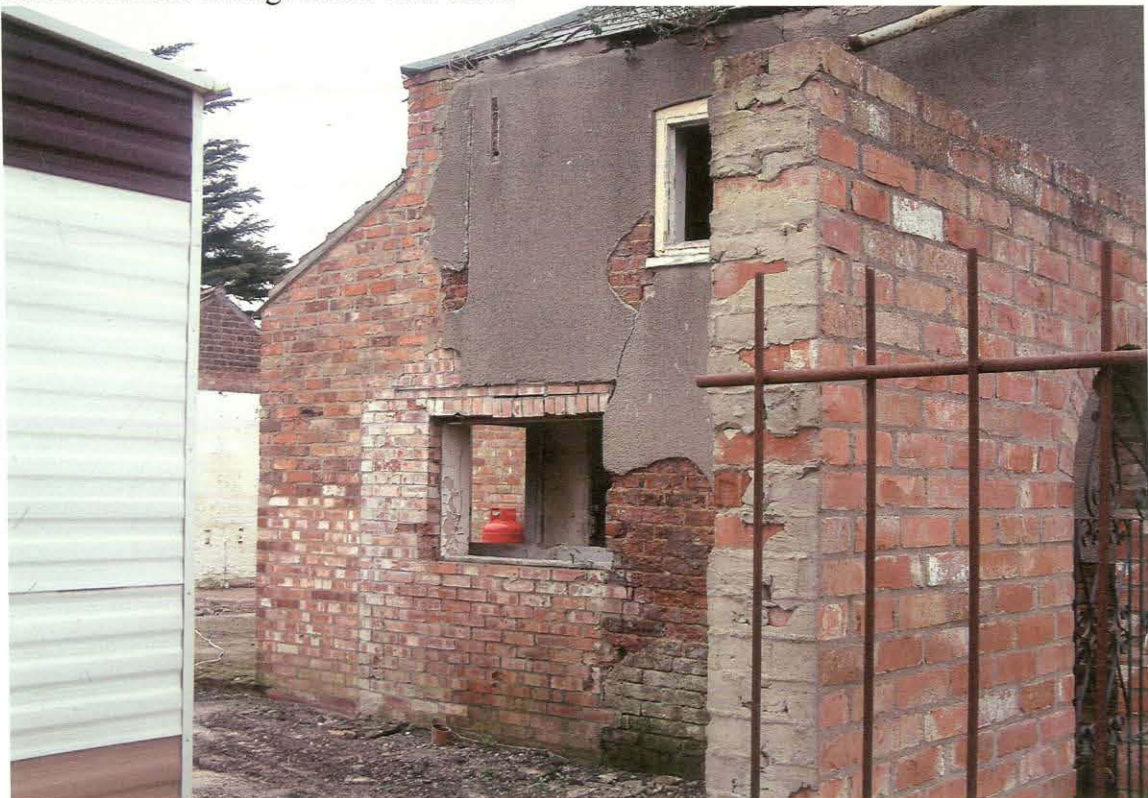


Plate 4. North East view of Millers Cottage



Plate 5. Millers Cottage south east view.



Plate 6. Millers Cottage looking south showing later extensions



Plate 7. Millers Cottage looking south east



Plate 8. Ground floor of Millers Cottage.



Plate 9. Showing missing floor above Room A within Millers Cottage

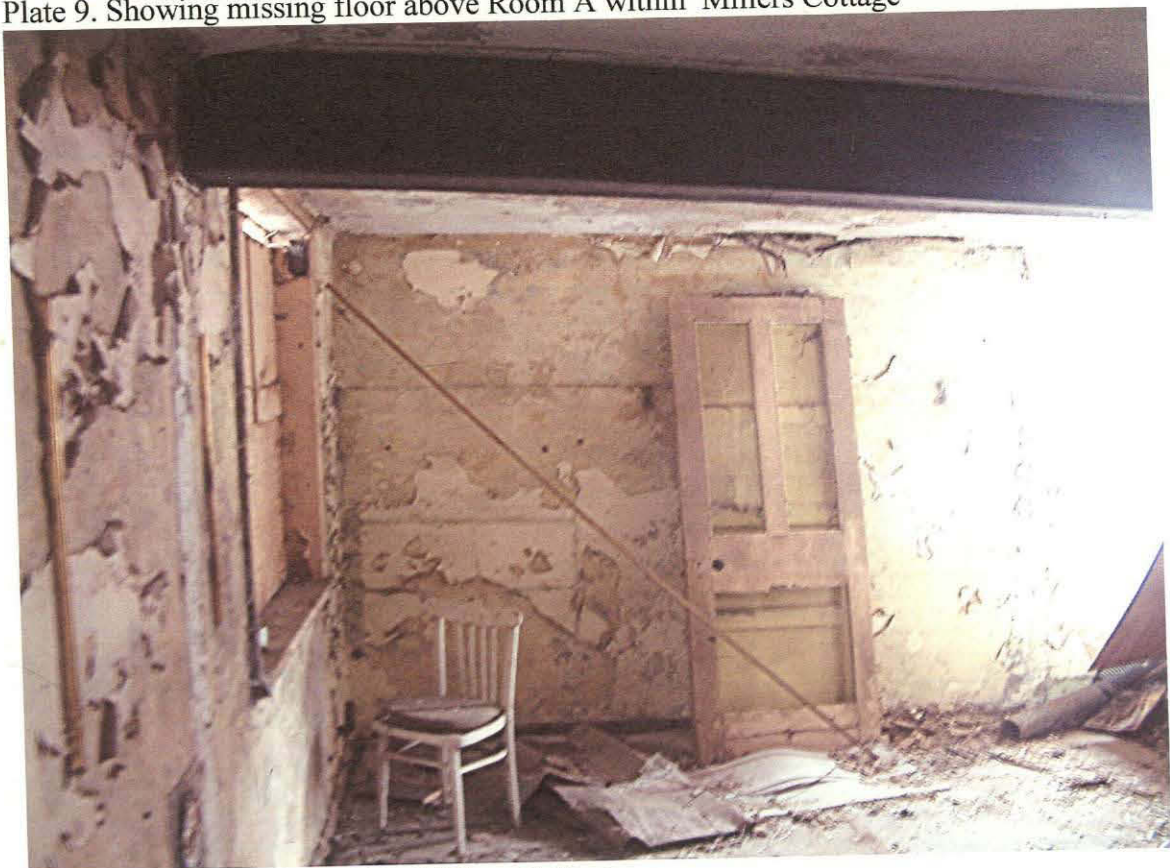


Plate 10. Showing Room B in Millers Cottage



Plate 11. Ground floor Showing underside of staircase in room B.



Plate 12. Ground floor room B looking east



Plate 13. Staircase into first floor room C



Plate 14. Showing view into First floor room C looking south west.



Plate 15. Showing ceiling in First floor room D looking south east



Plate 16. Showing workshops to rear of Millers Cottage.



Plate 17. Mill complex looking north west showing later addition to Mill.

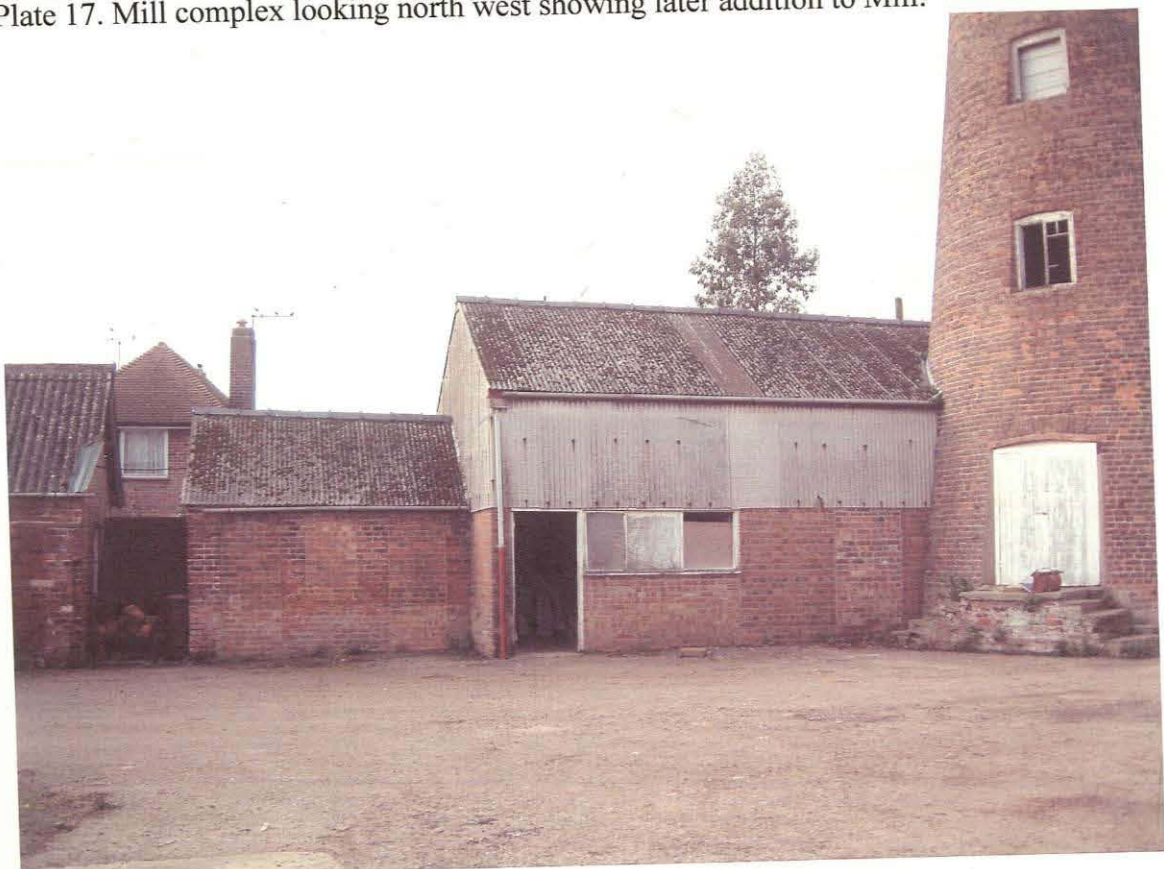


Plate 18. Later building attached to Mill.



Plate 19. Northgate Mill looking south.



Plate 20. Showing modern derelict shed to west of Mill.



Plate 21. Showing interior of adjoining outbuilding with modern roof timbers and corrugated asbestos sheet roof.



Plate 22. View north showing main entrance to Mill



Plate 23. Ground floor looking south.



Plate 24. Ground floor South showing ceiling timbers & R.S.J.



Plate 25. Ground floor north showing rear door



Plate 26. North view first floor showing access doorway.



Plate 27. North view of second floor



Plate 28. north west view of
Third floor roof timbers.



Plate 29. View of underside of roof at fourth floor.



Plate 30. View of winch at fourth floor



Plate 31. Mill in original state (Undated, probably around late 19th c- early 20th Century).

11.0 BIBLIOGRAPHY

Dolman, P.. 1986. Lincolnshire Windmills: A Contemporary Survey.

Jager, D. 2007. Windmills of Lincolnshire. Surviving into the 21st Century.

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PINCHBECK, SPALDING, LINCOLNSHIRE

12.0SIS ID: mmarchae1-60745

Project details

Project name	NORTHGATE MILL, PINCHBECK
Short description of the project	PHOTOGRAPHIC RECORDING
Project dates	Start: 01-01-2008 End: 01-12-2008
Previous/future work	No / Not known
Any associated project reference codes	LCNCC 2008.111 - Museum accession ID
Any associated project reference codes	NGMP 08 - Sitecode
Type of project	Building Recording
Site status	None
Current Land use	Industry and Commerce 1 - Industrial
Monument type	WINDMILL Post Medieval
Monument type	N/A None
Significant Finds	N/A None
Significant Finds	N/A None
Methods & techniques	'Photographic Survey'
Prompt	Direction from Local Planning Authority - PPG16

Project location

Country	England
Site location	LINCOLNSHIRE SOUTH HOLLAND PINCHBECK NORTHGATE MILL
Study area	0 Hectares
Site coordinates	TF 227590 259430 52.8166873343 - 0.178235973832 52 49 00 N 000 10 41 W Point

Project creators

Name of Organisation	M and M ARCHAEOLOGICAL SERVICES
Project brief originator	Contractor (design and execute)
Project design originator	M and M Archaeological Services
Project director/manager	Project Manager
Project supervisor	Martin Griffiths
Type of sponsor/funding body	Developer

Project archives

Physical Archive Exists?	No
Digital Archive recipient	THE COLLECTION
Digital Archive ID	LCNCC 2008.111

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PINCHBECK, SPALDING, LINCOLNSHIRE

Digital Contents	'none'
Digital Media available	'Images raster / digital photography','Text'
Paper Archive recipient	THE COLLECTION
Paper Archive ID	LCNCC 2008.111
Paper Contents	'none'
Paper Media available	'Photograph','Plan','Report','Survey' 'Unpublished Text'

Project bibliography 1

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