

**M & M ARCHAEOLOGICAL SERVICES**

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**RESULTS OF AN ARCHAEOLOGICAL PHOTOGRAPHIC RECORDING  
AND WATCHING BRIEF OF FARM HOUSE, HIGH ROAD, MOULTON,  
LINCOLNSHIRE**

NGR TF 3030 2492

PLANNING APPLICATION REFERENCE: H13/0724/03/OUTL

Site Code: FHHRM06  
Accession No.: LCNCC 2006.104  
OASIS ID mmarchael-35562

Commissioned by:

Mr J.Kirk  
JSK Ltd  
Industrial Estate  
Spalding  
Lines  
PE11 1EA

By

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ELI 8702 8703

SLI 12046 12047

PRN 25054

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23 JUL 2008

Planning &  
Conservation

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## SUMMARY

- 1.1 *Outline Planning permission was granted for the demolition of an old farm house and outbuildings at High Road, Moulton, Spalding, Lincolnshire (NGR TF 3030 2492). The Conservation Services Team for Lincolnshire County Council, acting as advisor to South Holland District Council asked for an archaeological building recording in the form of a Photographic Survey of the present building to be undertaken prior to demolition. A watching brief was also to be maintained during ground-works for the new build. A specification for the fieldwork was prepared and agreed before works commenced. The fieldwork and subsequent reporting on the results of the photographic recording was undertaken according to this document and within nationally recognised archaeological guidelines.*
- 1.2 *The watching brief was carried out in the area of the old building and revealed no archaeological features apart from the old footings and services to the demolished house. Natural geology and topsoil were recorded. No archaeological finds or features were encountered other than 19<sup>th</sup>- 20<sup>th</sup> century material. The post mill which was thought to be on the site may have been to the west of the development area where a slight rise in the ground was observed. This area was undisturbed by the new build. No evidence for the mill remains.*

## 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site is located approximately 4km east of Spalding, and is located off High Road, Moulton, in the administrative district of South Holland. The development area is centred on NGR TF 3030 2492 (Figure 1 & 2). The underlying drift geology is alluvium (BGS Sheet 144 – Spalding 1:50, 000 Series 1992).
- 2.2 The Farm House was in poor state of preservation and most of the inner structure was considered to be too dangerous for close analysis. This was highlighted within the agreed specification for the recording prior to it taking place and it also made clear that a complete recording may not be possible. Para. 2.3 of the specification read: *'The Farm House is in poor state of preservation and most of the inner structure is considered to be too dangerous for close analysis. The upper floors are badly decayed and in an advanced state of collapse. Part of the roof has collapsed. Most of the staircase has collapsed. It is considered too dangerous for a complete photographic record to be made of the upper floor area.'* In reality, it was too dangerous to enter the building for any great period of time. However, minimum access was made into the northern part of the building, at risk to the recorder. Poor lighting was a problem and access to remedy this in the form of setting up artificial lighting was limited by the structural state of the building.
- 2.3 The building is not statutorily protected by listing. It is thought that the building dated from the mid to late 19<sup>th</sup> century and was present on OS maps of 1889.

## 3.0 PLANNING BACKGROUND

- 3.1 A planning application was submitted to South Holland District Council (SHDC) for the demolition of the property and construction of a new property

on the site. In response to this application, the Archaeological Section, LCC acting as advisor to SHDC has requested that a photographic building recording was undertaken prior to demolition and a watching brief on the new build was required.

- 3.2 A specification detailing the methodology to be maintained during the recording was prepared in accordance with current best archaeological practices and the appropriate national standards and guidance including:

Management of Archaeological Projects (English Heritage 1991);  
Code of Conduct (Institute of Field Archaeologists 1999);  
The Lincolnshire Archaeological Handbook (Lincolnshire County Council 1998)

- 3.3 The recording was undertaken by Martin Griffiths in June 2006. The photographs shown within the report are only a selection of those taken.

#### **4.0 ARCHAEOLOGICAL BACKGROUND**

It was thought possible that the site may contain the remnants of an old post mill. However, whilst on site it was noted that a low mound to the west and close to the present building existed and may have been the site of the mill. This area was not affected by the development. The 1<sup>st</sup> Edition Ordnance Survey map 1889 (1:10650) (see Figure 3) indicates that the building on the site existed then but not the Post-mill.

#### **5.0 AIMS**

The aim of the photographic recording was to:

- a) to record the building and any architectural detail photographically
- b) to produce a report detailing the historic background of the building and its immediate historic environs (see Section 4 above)

The aim of the watching brief was to:

- c) to monitor ground disturbance during the course of development
- d) to ensure the recording of the extent, condition, character, quality and date of any archaeological deposits and features where they may not be left in-situ;
- e) to report on the results of the scheme of works and place them within their Local, Regional or National context

#### **6.0 RESULTS**

- 6.1 The agreed aim of the scheme of works was to photographically record the building only and provide a historical setting for the building (see Para 5, a & b above) and to undertake monitoring during groundworks.
- 6.2 The photographic recording was undertaken according to the guidelines issued by English Heritage - Understanding Historic Buildings: A Guide to Good Recording Practice (2006) which is based on earlier guidance issued by the Royal Commission in 1996.
- 6.3 For a photographic recording, Section 5.5 of the guidance states that for the written account only points 1-3 of section 4.5.2 are required. This includes the

sites location, the NGR and address; a note of the statutory designation, or non-statutory designations (e.g. Registered Parks and Gardens) may be added; and thirdly, the recorder's name, date and details of where the archive is to be deposited. Section 4.4.7 of the guidance details the 9 points to be covered under the photographic record. Using this as a guide, no in depth description (using the archives) or historical analysis of the building is required. However, a brief description of both is given here. Figure 3 illustrates the direction in which the shots were taken.

- 6.4 The 1:10560 Ordnance Survey map of 1889 indicates that buildings were present on the site which includes the farm house and outbuildings. The building is constructed of red machine made brick with grey rendering on the outside.
- 6.5 The eastern elevation of the building (Plate 1) shows a wooden entrance door at the northern end with the remnants of a porchway above and a brick surround of 20<sup>th</sup> century date. Note the iron downpipe. The roof is slate with a central chimney stack.
- 6.6 The western elevation (Plate 2) indicates the presence of a single storey lean-to, with a concrete corrugated roof which is considered to be an early 20th century addition. There is no access between the lean-to and the main building. To the northern end of this elevation is a pointed window, date uncertain but likely to be original (Plate 3). Structurally the extension is of poor condition (Plate 4). It contains a water boiler (Plate 5). The roof of the farmhouse is structurally unsound with slates missing at the southern and northern ends.
- 6.7 On the front (southern) elevation, the small extension is fronted by a castellated brick addition (Plates 6 & 7). The centre of this front shows a stone with the initials R.E.K. presumably the owner or builder at the time. The northern elevation (Plates 8 & 9) shows two boarded up windows.
- 6.8 As indicated previously in the agreed specification, the structure was deemed to be too dangerous to enter safely for any great period of time for a full recording. The property had been damaged by fire (Plate 10) and the roof, upper floors (Plate 11) and staircase were unsound (Plate 12). Each room was assessed for its risk and whether it had any features of architectural interest. The southern end of the building was inaccessible because of the collapsed roof and upper floor.
- 6.9 Internally, the layout is of two ground floor rooms and two rooms above (one room at the southern half and one at the northern). The main entrance is through a door on the eastern elevation which takes you into the northern room which may have been used as a living room which shows signs of fire damage. There is a central chimney breast and a staircase positioned on the eastern wall with a cupboard understairs (Plate 13). At ground floor level, the fireplaces are bricked up. No original features remained internally apart from the staircase. The southern ground floor room had been used as a kitchen

which had been ripped out. This room was photographed from the doorway as the lathe and plaster roof had caved in (Plate 14).

- 6.10 The upper floors were inaccessible and photographed from the third stair. They appear to have been used as bedrooms, given the décor of pink walls and pink and white patterned wallpaper. The roof had collapsed in, on the southern room (Plate 15) showing lathe and plaster ceiling. The door appeared original and floorboards appeared to be 20<sup>th</sup> century (Plate 16).
- 6.11 Outbuildings were present on the site which were to be demolished to make way for the new property. To the north of the farm house (Plates 8 & 17 & Figure 2), a brick built collapsed barn of 19<sup>th</sup> century date with 20<sup>th</sup> century repairs was present.
- 6.12 To the northeast of the farmhouse, a garage block (Plate 18 & Figure 2) of 19<sup>th</sup> century date was in bad decay with its roof missing and trees growing within it.
- 6.13 An archaeological watching brief (scheme of works) was undertaken during ground works associated with the construction of the new build. The original building was photographically recorded before being demolished and the site cleared by JCB. This resulted in the building and garden topsoil (from the wider area) being removed to 0.2m (Plate 19). The watching brief (monitoring) was carried out on a comprehensive/intensive basis. The preferred method of construction was strip foundations. A mini excavator fitted with a flat bladed ditching bucket was used for the excavation of the footings.
- 6.14 The footings of the old building were partially removed by the new build in trenches where they crossed (see Figure 2). The machine made brickwork was consistent with building material of the 19<sup>th</sup> century and the only foundations seen were relative to the removed building. There was no indication of an earlier building being present.
- 6.15 The redeposited topsoil was partially removed at the time of demolition of the old building to a depth of 0.2m. This abutted up to the building footings. The redeposited topsoil comprised a black brown greasy silty sand (101). This soil showed signs of heavy disturbance in the past and included re-deposited material from earlier activity which included in parts, excavation material from gas, water and electric trenches (Plate 20) as well as having been disturbed during the construction of the farmhouse in the 19<sup>th</sup> century.
- 6.16 This sealed a brown silty sand (102) which was considered to be the natural geology and seen at a depth of 0.7m below the original ground surface (0.2m had already been removed during site clearance). In places, the original footings were still in situ and parts of these were left (see Plates 21 & 22).

## **7.0 CONCLUSIONS**

- 7.1 The excavation of the new footings revealed no archaeological features apart from modern disturbance, pottery and glass of 19<sup>th</sup> and 20<sup>th</sup> century date was seen but not collected. There were no signs of any archaeological features in

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the natural geology apart from occasional drain and service pipes associated with the previous building on the site.

- 7.2 The watching brief recorded made up ground to a depth of 0.5m below the old ground surface. Below this the natural geology was only disturbed by modern drainage pipes. The pottery found was seen as representing modern domestic refuse. There are no indications that any archaeological material prior to the 19<sup>th</sup> century was disturbed or damaged by this development.



## **8.0 FIGURES**

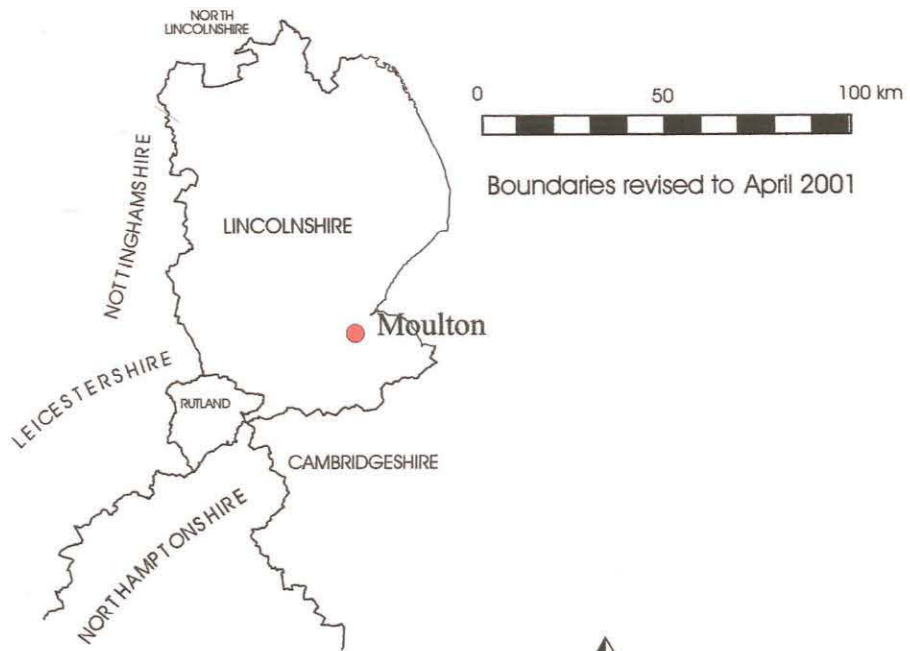
Figure 1. Site location plan.

Figure 2. Site location in detail showing demolished footprint and new build.

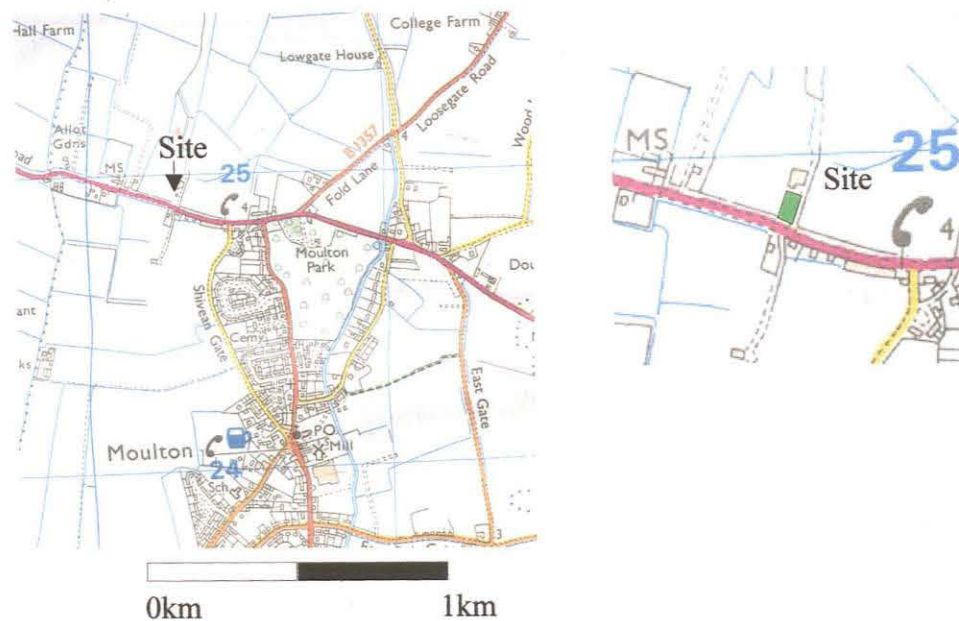
Figure 3. OS 10:560 1889 edition

Figure 4. Showing direction of photographs taken

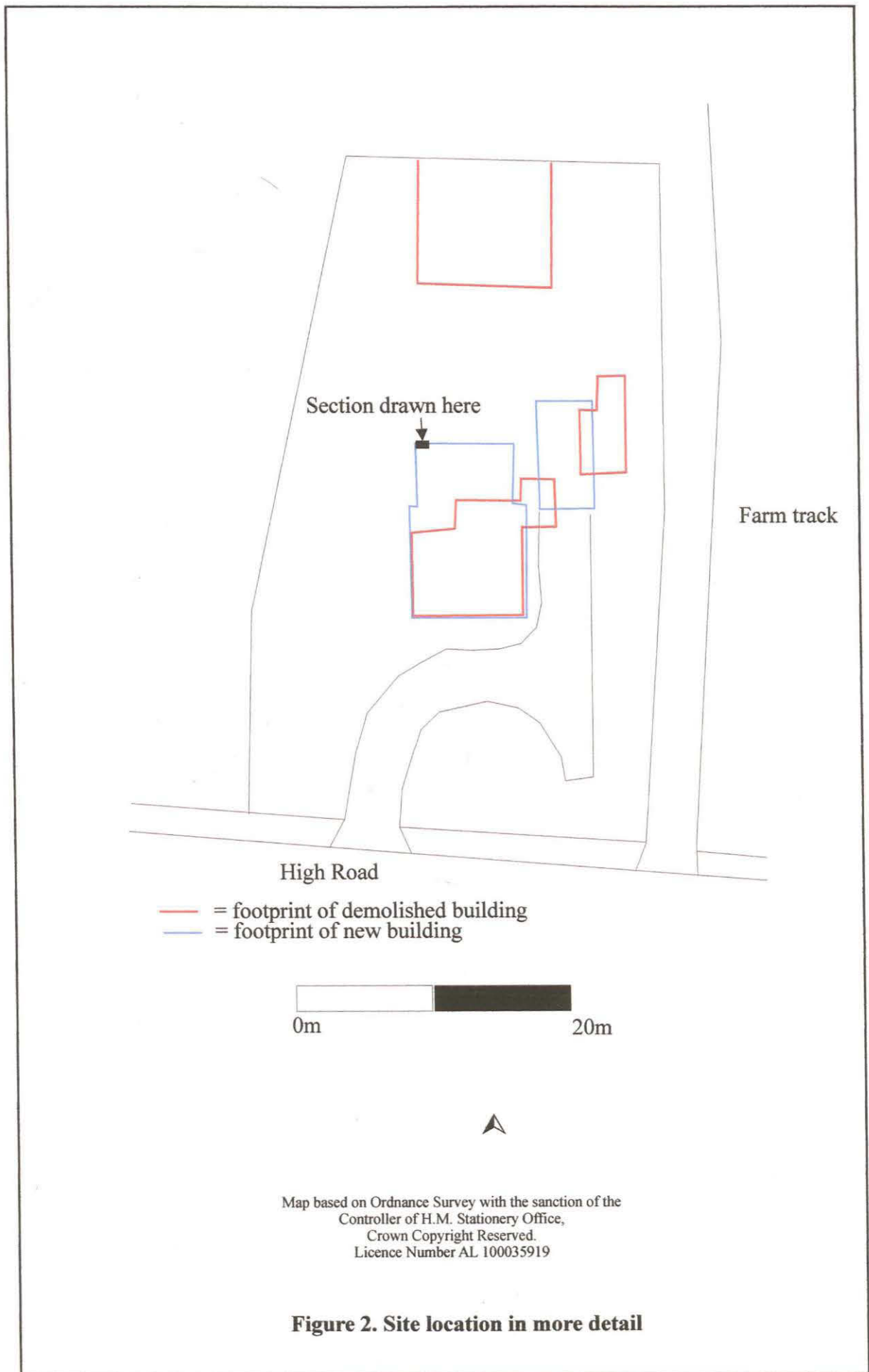
Figure 5. Representative section of footings.



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**Figure 1. Site location**



**Figure 2. Site location in more detail**

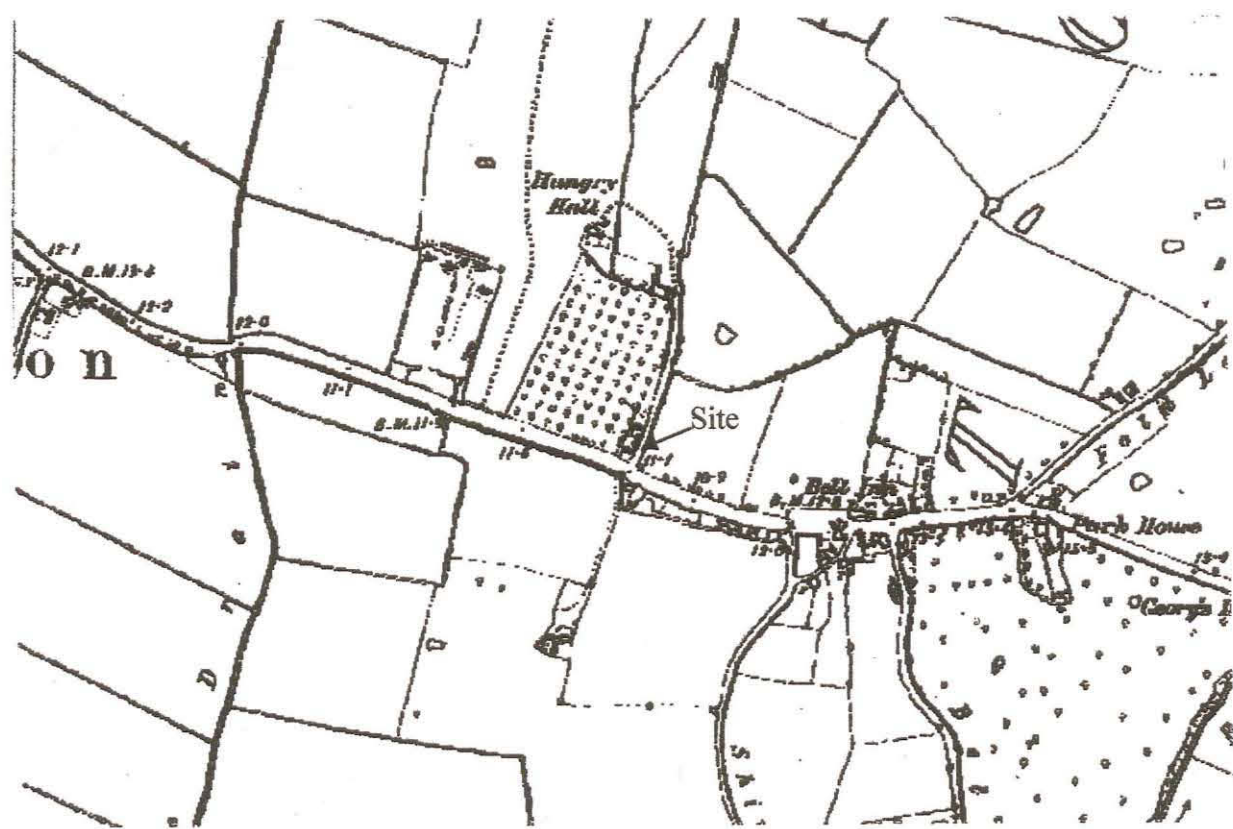
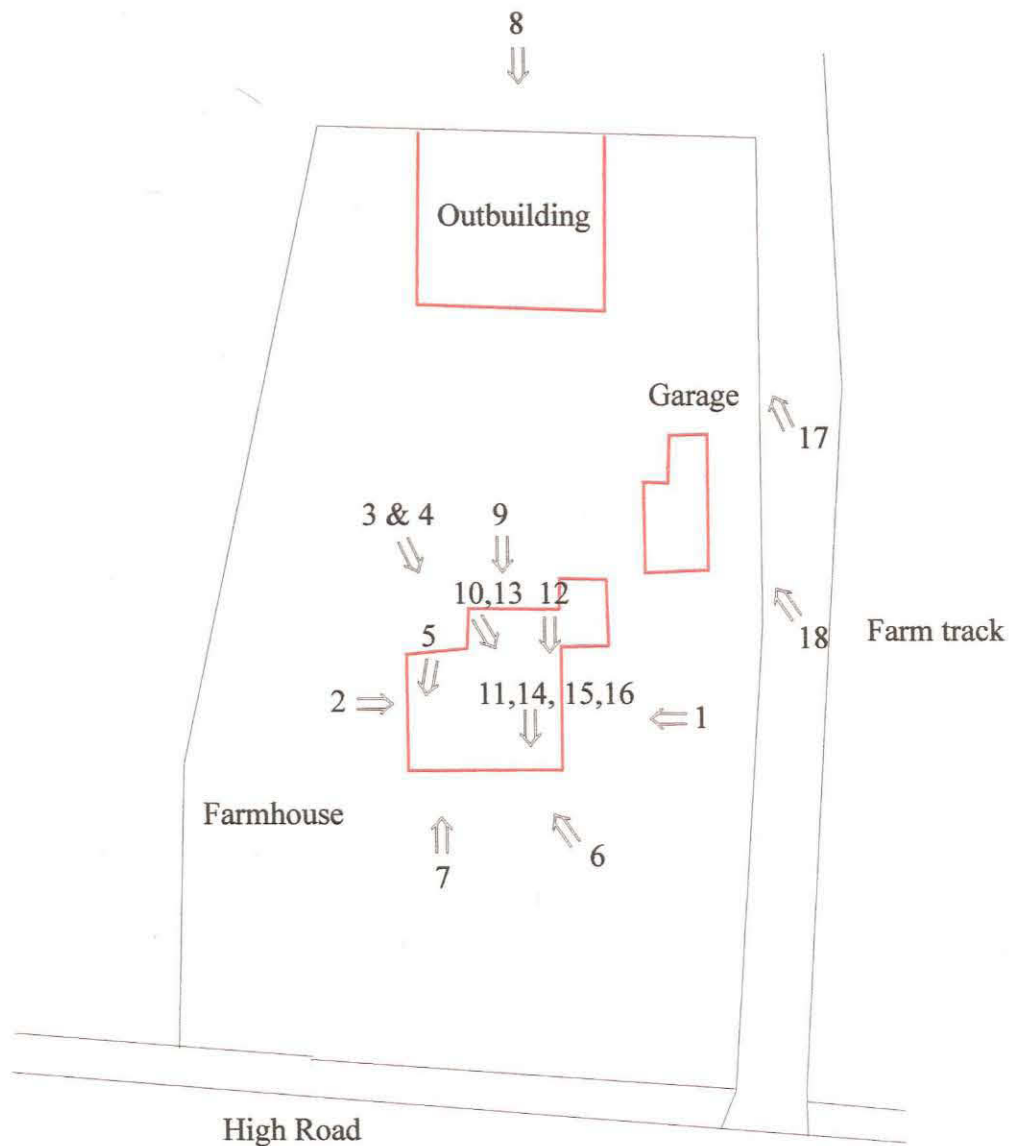


Figure 3. OS 1:10560 1889 edition



— = footprint of building recorded



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**Figure 4. Showing direction of photographs taken**

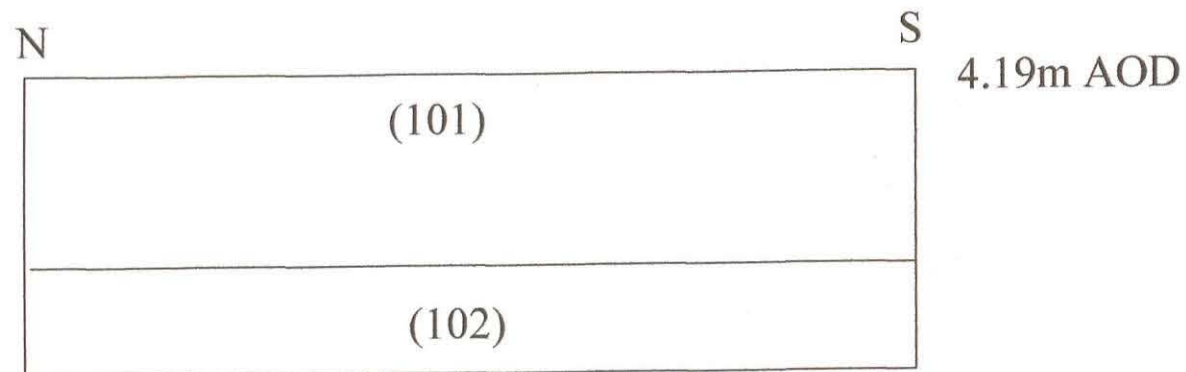


Figure 3. Representative section of footings



<b>M &amp; M Archaeological Services</b>	
Job	Moulton Farm
Title	W Brief
Scale	As drawn
NGR	TF 29900 25000
Drawn	MG
Date	June 2006
Dwg	Figure 5
Site Code	FHHRM 06

## **9.0 PLATES**

- Plate 1. Eastern elevation of Moulton Farm House looking west.
- Plate 2. Western elevation of Moulton Farm
- Plate 3. Window feature.
- Plate 4. Showing poor condition of roof in extension.
- Plate 5. Remains of old water boiler in extension
- Plate 6. View of the southern elevation.
- Plate 7. Name stone and castellations
- Plate 8. Northern elevation showing concrete floor of building demolished some years previously
- Plate 9. Close up shot of the northern elevation .
- Plate 10. Showing fire damaged ceiling.
- Plate 11. Showing the collapsed upper floor and rotten joists.
- Plate 12. Showing collapsed stair treads apparent all the way to the top of the flight.
- Plate 13. Showing bricked fireplace, staircase and cupboard understairs.
- Plate 14. Shot of kitchen on the southern side of the property.
- Plate 15. Southern bedroom showing the collapsed in roof and lathe and plaster ceiling
- Plate 16. Showing original door.
- Plate 17. Out buildings to north of property, buildings in fore ground to be demolished.
- Plate 18. Old garage block to be demolished at north side of property.
- Plate 19. Site after demolition.
- Plate 20. Showing old service pipes and cables.
- Plate 21. Showing old footings of demolished building left in situ.
- Plate 22. General shot of footings.



Plate 1. Eastern elevation of Moulton Farm House looking west.



Plate 2. Western elevation of Moulton Farm





Plate 3. Window feature.



Plate 4. Showing poor condition of roof in extension.



Plate 5. Remains of old water boiler in extension



Plate 6. View of the southern elevation.



Plate 7. Name stone and castellations



Plate 8. Northern elevation showing concrete floor of building demolished some years previously



Plate 9. Close up shot of the northern elevation .



Plate 10. Showing fire damaged ceiling.



Plate 11. Showing the collapsed upper floor and rotten joists.



Plate 12. Showing collapsed stair treads apparent all the way to the top of the flight.



Plate 13. Showing bricked fireplace, staircase and cupboard understairs.



Plate 14. Shot of kitchen on the southern side of the property.



Plate 15. Southern bedroom showing the collapsed in roof and lathe and plaster ceiling



Plate 16. Showing original door.



Plate 17. Out buildings to north of property, buildings in foreground to be demolished.



Plate 18. Old garage block to be demolished at north side of property.





Plate 19. Site after demolition.

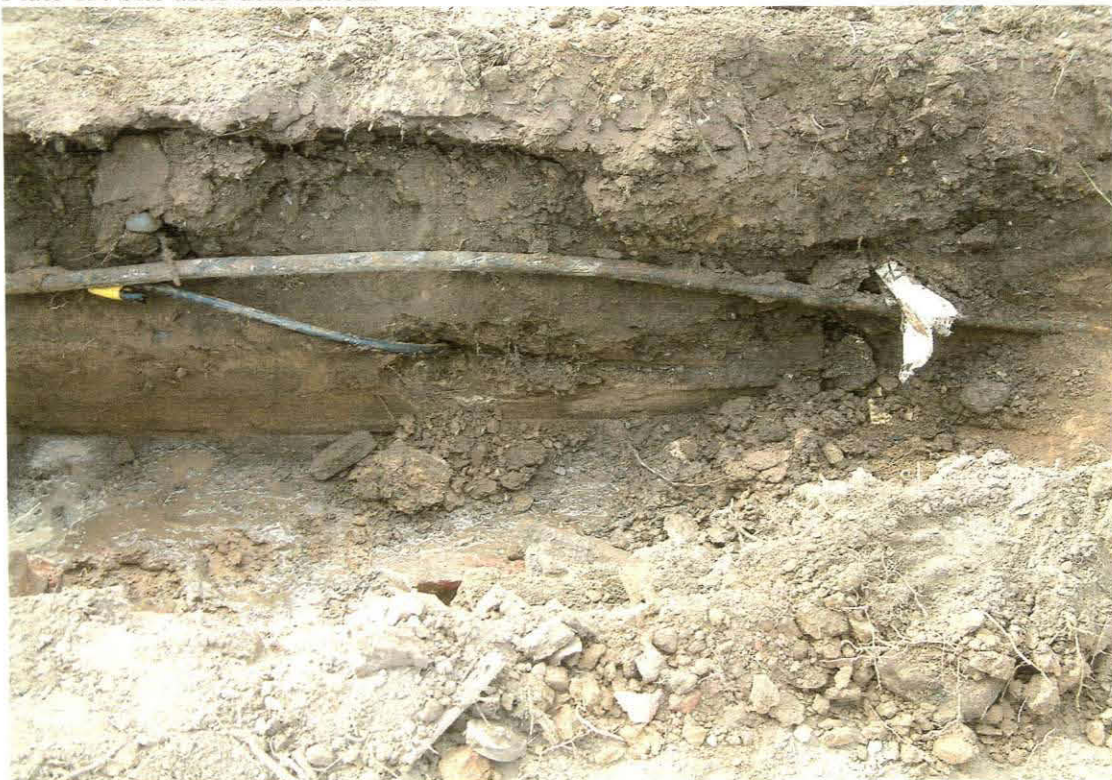


Plate 20. Showing old service pipes and cables.



Plate 21. Showing old footings of demolished building left in situ.



Plate 22. General shot of footings.

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**10.0 CONTEXT SHEETS**

Context	Location	Description	Interpretation
101	Overall	Black Brown greasy silty sand	Re-deposited top-soil
102	Overall	Brown silty sand	Natural geology

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11.0 OASIS RECORD ENTRY

OASIS ID: mmarchae1-35562

Project details	
Project name	FARM HOUSE, HIGH ROAD, MOULTON, LINCOLNSHIRE
Short description of the project	WATCHING BRIEF
Project dates	Start: 01-01-2006 End: 01-12-2007
Previous/future work	No / No
Any associated project reference codes	FHHRM06 - Sitecode
Any associated project reference codes	LCNCC 2006.104 - Museum accession ID
Type of project	Recording project
Site status	None
Current Land use	Residential 1 - General Residential
Investigation type	'Watching Brief'
Prompt	Direction from Local Planning Authority - PPG16
Project location	
Country	England
Site location	LINCOLNSHIRE SOUTH HOLLAND MOULTON FARM HOUSE, HIGH ROAD, MOULTON
Study area	0.10 Hectares
Site coordinates	TF 299000 250000 52.8065373981 -0.07270078882870 52 48 23 N 000 04 21 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 2006.104
Digital Contents	'none'
Digital Media available	'Images raster / digital photography','Text'
Paper Archive recipient	THE COLLECTION
Paper Archive ID	LCNCC 2006.104
Paper Contents	'none'
Paper Media available	'Context sheet','Drawing','Photograph','Plan','Report','Section','Unpublished Text'

