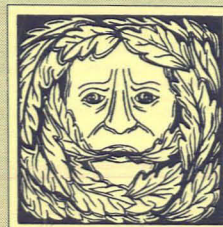


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**HISTORIC BUILDING RECORDING OF  
BARNs AT  
BOUGHTON HOUSE FARM,  
ASGARBY,  
SLEAFORD,  
LINCOLNSHIRE  
(ABH05)**

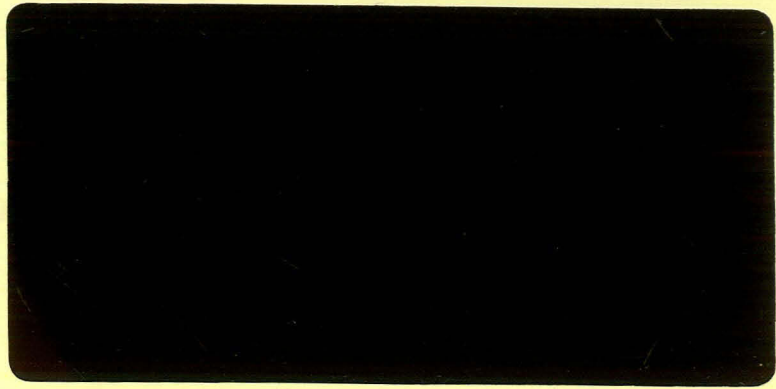


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PRN 63851 - POST MEDIEVAL  
MODERN

**HISTORIC BUILDING RECORDING OF  
BARNs AT  
BOUGHTON HOUSE FARM,  
ASGARBY,  
SLEAFORD,  
LINCOLNSHIRE  
(ABH05)**

Work Undertaken For  
Steve Dunn Architects Ltd

On behalf of  
Mr C Hopkins

March 2005

Report Compiled by  
Vicky Mellor BSc (Hons)

Planning Application No's: N/02/1283/04, N/02/0222/03

Listed Building Consent: 1847

National Grid Reference: TF 1238 4556

A.P.S. Report No. 41/05

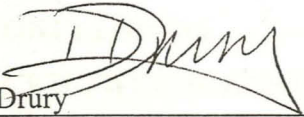

**ARCHAEOLOGICAL PROJECT SERVICES**



## Quality Control

Historic Building recording  
of barns at Boughton House Farm,  
Asgarby, Sleaford,  
Lincolnshire  
(ABH05)

Project Coordinator	Denise Drury
Building Recording	Gary Taylor & Vicky Mellor
Illustration	Vicky Mellor
Photographic Reproduction	Vicky Mellor
Analyst	Vicky Mellor

Checked by Project Manager	Approved by Senior Archaeologist
	
Denise Drury	Tom Lane
Date: 30/3/05	Date: 30/3/05



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## 1. SUMMARY

*A programme of historic building recording was undertaken on barns at Boughton House Farm, Asgarby, Sleaford, Lincolnshire. Boughton House and the recorded barns form a range of Grade II Listed Buildings. The earliest of the buildings date from the first half of the 19<sup>th</sup> century, and are important in terms of local vernacular architecture.*

*The buildings, which are partially derelict, were photographically recorded and a ground floor plan produced. Features of architectural interest were recorded in further detail.*

*Formerly having functioned as a threshing barn, the main barn is a single phase structure, likely to date to shortly after 1800, with some later repairs and alterations. Whilst several features typical of threshing barns in the region were identified, pitching holes and a partially-blocked doorway may indicate a dual function as a chaff house.*

*By 1846, this barn formed part of a sub-rectangular range of buildings surrounding a central yard. These buildings are likely to have included stables, other animal accommodation and agricultural buildings. Between 1846 and 1890, a cartshed was added to the corner of the range, although the form of the farmstead remained virtually unchanged into the 20<sup>th</sup> century.*

*The northern half of the farmyard was covered in the first half of the 20<sup>th</sup> century, although much of this covering is now demolished.*

*After 1956, the layout of the farmstead was altered, with the construction of a large concrete-framed vehicle shed and the demolition of several original buildings.*

## 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

Planning applications (N/02/1283/04, N/02/0222/03) were submitted to North Kesteven District Council for conversion of the building to a residential dwelling. Permission has been granted in principle subject to conditions including the undertaking of building recording (to RCHME Level 2) prior to the conversion works.

The farm buildings are Listed Building Grade II. An initial appraisal of the farm buildings at Boughton House (Squires 2002), submitted with the planning application) has identified at least four separate phases of building. The earliest phase is late 18<sup>th</sup> century and contemporary with Boughton House, the latest are modern alterations of late 20<sup>th</sup> century. The appraisal concluded that the farm buildings are an essential part of the listed farm, form a traditional landscape feature, and have intrinsic architectural value. The appraisal recommended that the historic fabric of the buildings be identified and recorded.

A brief for the investigation was prepared by the North Kesteven Heritage Officer (Appendix 1).

Archaeological Project Services (APS)



was commissioned by Steve Dunn Architects Ltd on behalf of Mr C Hopkins to undertake a programme of historic building recording of barns at Boughton House Farm, Asgarby, Sleaford, Lincolnshire.

The building recording was carried out on the 17<sup>th</sup> and 18<sup>th</sup> January 2005 by Gary Taylor and Vicky Mellor of APS in accordance with a specification designed by APS (Appendix 2) and approved by the North Kesteven Heritage Officer.

### 2.3 Site Location

Asgarby is located 4.5km east of Sleaford in the administrative district of North Kesteven, Lincolnshire (Figure 1). The barns, at Boughton House Farm, lie approximately 800m northeast of Asgarby at National Grid Reference TF 1238 4556 (Figure 2). Boughton House Farm is located in open countryside between the villages of Asgarby and Howell.

### 2.4 Archaeological and Historical Setting

Boughton is now represented by Boughton House, a farm which appears to stand on the site of the medieval manor house. Examination of aerial photographs showing earthworks has indicated that the medieval hamlet was approximately 200 by 250m in extent, with shrinkage likely to have occurred from the 14<sup>th</sup> century, with the hamlet being all but deserted by the 16<sup>th</sup> century (Roffe & Healey, nd).

Boughton House is a Listed Building, Grade II and dates from the late 18<sup>th</sup> century, with alterations in the mid 19<sup>th</sup> century.

To the southeast are a range of farm buildings, slightly separated from the farmhouse (Figure 2).

An initial assessment of the farm buildings (Squires 2002) concluded that the farm buildings themselves might be listed by virtue of being in the curtilage of the listed building, Boughton House. The assessment also concluded that the buildings formed part of the setting of the house and shared a functional relationship with it. The farm buildings were considered to form a traditional Lincolnshire landscape feature and to have an intrinsic architectural value.

A cast iron footbridge to Boughton House is also a Listed Building, Grade II. The bridge is of late 18<sup>th</sup> century date and by Howden of Boston.

In 1800 a footpath between Howell and Asgarby was diverted across the land of William Howitt by order of the Justices of the Peace Sir Thomas Whichcote and John Caparn (KQSA/2/348/37). The old course of the footpath led from the Howell to Sleaford road, close to the present access to Boughton House, and southwest across a small enclosure 'Calf Close'. It then continued directly southwest across 'Home Close' (the field in which the house is located), past the house, and on to the Asgarby road, which still exists as a track (Figure 2). The footpath was diverted to a slightly more northerly route, further away from Boughton House, part of the new route following the west boundary of 'Home Close'. The house itself is referred to as the 'New House', whilst the 'Old House' is located a short distance to the southeast, apparently in the location of the barn ranges. No other buildings are shown in the area of either the old or new houses. This indicates that, in 1800, the present Boughton House was recently built, and none of the present range of farm buildings were yet constructed.

The 1846 Tithe map (Moore) indicates that, by this time, several farm buildings were located in the area of the present day farm buildings. An east-west range is



shown, at the east end of which is a northwest-southeast angled building, projecting c.12m beyond the east-west range to the south. No buildings are shown adjoined to the east side of the northwest-southeast range, although two isolated buildings are located c.21m and c.39m further to the east.

At the west end of the east-west range is a north-south range, and a small building is located inside the northwest corner, between the north and west ranges.

Further buildings are located to the south, forming a reverse 'L'-shape. In combination with the north and west ranges, these buildings form an enclosed sub-rectangular area of c.37m by c.25m, with openings at the southwest corner and at the east. A small isolated building is shown c.12m to the southeast of the reversed 'L'-shaped range, and another small building appears to be located in the centre of the enclosed area.

The interior of the enclosed area, referred to as 'Stack Yard and buildings', appears to be further sub-divided into five smaller areas.

The field immediately to the north of the farm buildings is shown as 'Little Hall Close', the enclosure immediately to the south of the buildings as 'Hall Close' and those to the east and northeast as 'Calf Close' and 'Little Squares'. These enclosures, the Stack Yard and buildings were all part of Boughton Manor House tenancy, owned by the Marquis of Bristol and occupied by Thomas Sneath.

A map of 1890 indicates a number of alterations to the property. An additional building is shown joined onto the east side of the northwest-southeast range, forming a continuation of the main northerly range. This building appears to extend up to the isolated building shown c.21m to the east

on the earlier map, and may either replace, incorporate or abut it. The other isolated building shown on the earlier map, c.39m to the east of this range, is not shown and appears to have been demolished by this time. The only other apparent changes in the layout of the buildings are the addition of two further boundaries within the Stack Yard, dividing this into seven small areas, and a slight alteration to small features on the southern side of the southerly range, perhaps representing two or three animal pens or similar enclosures.

The small isolated building shown on the Tithe map, c.12m to the southeast of the southeast range, apparently remains. Two small enclosures or buildings are apparent c. 60m southeast of the main ranges, at the corner of 'Hall Close'.

A map of 1906 shows little change in the layout of the farmstead (Figure 3). The only apparent changes are small alterations to possible animal pens at the south of the southerly range, and the removal of a minor boundary within the Stack Yard, this now being divided into six areas.

An Ordnance Survey map of 1956 shows two new areas of buildings (Figure 4). A small isolated building is shown c.9m to the northeast of the farm buildings. The north part of the area enclosed by the main ranges has been infilled with buildings. These extend over an area of c.33m east-west and c.19m north-south. The southern edge of these buildings corresponds to an earlier east-west boundary across the Stack Yard, though a small gap remains at the east side for access (Figures 3 & 4).

An aerial photograph taken in the 1960s, taken from the north, shows Boughton House. Some of the farm buildings are also shown, although those at the east extend beyond the edge of the photograph (CCAP, nd).



This photograph shows the northerly range comprised a large east-west building with a single storey building joined on to it at the west. At the east of the barn was another single storey building which was in turn adjacent to a two storey northwest-southeast angled building. An additional single storey building is visible at the east side of the northwest-southeast building, although its full extent cannot be seen. The location of the northwest-southeast building corresponds to the building shown on earlier maps (Figures 3 & 4), although the southeastern half of the building has been demolished by the time of the photograph.

The north-south range at the west of the area is also shown in the photograph.

Buildings can be seen in the area between the west and north ranges, in the Stack Yard, which seem to correspond to the area of new building indicated on the 1956 map (Figure 4). These comprise four north-south aligned buildings, or a single building with four parallel gabled roofs. Two of these buildings abut the tall barn at the north, and one abuts the building immediately to the east of the tall barn. The most westerly of the new buildings appears to have its northern end positioned slightly further south than the others, perhaps to accommodate the building shown on previous maps in this corner (Figure 3). The most easterly of the four buildings does not extend as far to the south as the other three, reflecting the retention of access to the yard evident in the 1956 map (Figure 4). The western three of these new buildings appear to extend for a similar distance to the south as the earlier westerly range. On the 1956 map the west range is shown to be c.12m longer than the area of new building, indicating that, by the time of the photograph, the western range was partly demolished. Certainly, by the time of the 1984 map (Figure 2, main figure) the

southern portion of this range was demolished.

The southeastern reversed 'L'-shaped range is not evident in the photograph. Whilst the north-south element of this range might be beyond the edge of the photograph, at least part of the east-west range should appear. This indicates that at least the westerly part of this range had been demolished by this time. Although further details are unclear, it appears that an additional building has been constructed at the south of both the cut-off northwest-southeast building and the building to its east. This building appears to extend as far south as the north-south ranges.

Also shown is what is possibly an east-west aligned range, which extends from the south end of the most westerly of the new buildings to a point beyond the edge of the photograph to the east. This arrangement is similar to more recent maps of the farm, including an Ordnance Survey 1:10,000 map of 1984 (Figure 2, main figure). However, the east-west aligned feature shown on this map might represent an enclosed or concreted area rather than a building, and the photograph is not clear enough to determine this

Whilst these buildings and possible buildings do appear on the 1984 map (Figure 2, main figure), the new buildings at the west of the farmyard are demolished by the time of the 2003 map (Figure 2, inset). In both the 1984 and 2003 maps the southern reversed 'L'-shaped range has been demolished.

A third small enclosure or building appears for the first time on the 1984 OS map (Figure 2, lower southeast corner of highlighted area), adjacent to two others located at the corner of 'Hall Close'.



### 3. AIMS

In accordance with the specification, the aim of the work was to provide a record of the standing buildings on the site prior to their alteration.

### 4. METHODS

Assessment of the building involved recording of the structure. This was undertaken to Level II standard, according to the Royal Commission specification. This involved:

- the production of a dimensioned plan (Figures 5 & 6)
- general photographic views of the exterior of the building and the overall appearance of principle circulation areas
- a written record of the building's type, materials, possible dates
- photographic coverage of the external appearance and effect of the design of the buildings.
- photographic coverage of internal and external structural and decorative details relevant to the design, development and use of the buildings (RCHME 1996)

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

### 5. RESULTS (Figures 5 and 6)

The range of farm buildings is located on a gentle slope down from north to south, to the southeast of Boughton House (Plate 1, Figure 2).

### *Main barn*

The main barn is equivalent to three storeys high, has a red pantile roof and is of small handmade brick. Three rows of breather slits are visible in the north and south elevations of the barn, some of which are blocked (Plates 4, 9, 10, 16 & 17). Five rows of breather slits are apparent in the east and west elevations of the barn, some of which are blocked.

The north and south elevations have large planked double doors, slightly to the west of the centre of the building, each of which is set in a larger entry that has been infilled with late handmade gault brick (Plates 4, 9 & 20). Over each of these large partially-blocked doorways, and just below the eaves, are large timber lintels. Over each of the two existing doors are brick arches with central keystones. Just inside the northern door, at the bases of the door jambs, are slots in the stones on either side of the door (Plates 18 & 19), though these are not present in the southern doorway.

At about second storey level, in each of the west and east elevations of the barn, is a blocked window or pitching hole. These are each located beneath tie beams built into the walls (Plate 14). These blocked pitching holes or windows are positioned slightly off centre, the blocked hole to the west being slightly to the north, and that at the east being slightly to the south. Externally, near the apex of the roof, on each of the west and east elevations, are the initials 'W H' formed by stay plates. Above and between them is a diamond shaped diaper pattern of darker brick (Plates 6 & 27).

At the east end of the south elevation is a planked door, the base of which is c.0.50m up from the ground, and which has a wooden lintel (Plate 10). The door is set in the west side of an entry blocked with late handmade gault brick, the blocked entry



also having a timber lintel (Plate 17).

The north and south elevations of the main barn each have coggling at the eaves. Two timber-shuttered pitching holes are located at the upper storey level on the north elevation of the main barn (Plates 4 & 16). Each of these has a timber lintel just below the dentils. A triangular wood support on the east side of the south lintel may have supported a weather hood or shield.

Internally, the main barn is four bays wide with plinths on each side at each bay division (Plates 12 & 13). The plinths on either side of the main doors are stepped, the steps being angled and tumbled in (Plates 20 & 21). The barn is open to the rafters, and roof trusses are three raised king posts on tie beams located over the three pairs of internal plinths at the bay divisions (Plates 12 & 13). No trusses are present in the gables and four scissor braces are located between the king post trusses.

Squires (2002) reported that the main roof trusses of the main barn were hand sawn, pegged and had carpenters marks. However, such marks were not observed in the present survey, perhaps as a result of poor light conditions inside the barn in dull weather.

The floor in the most westerly of the four bays is of earth and late handmade brick, and may originally have been entirely brick. The floor in the second most westerly bay, in the area of the opposed main doors, is concreted, whilst the remainder of the floor comprises raised wooden planking.

At the north end of the west wall is a doorway with a timber lintel, blocked with the same handmade brick as the rest of the building (Plates 14 & 15).

### *Single storey building at west of main barn*

A single storey building of small handmade brick with a red pantile roof butts against the west end of the main barn (Plates 27 & 29).

The north elevation of this building is dentillated, and includes a central window with a segmental arch (Plate 29).

The west elevation (the gable) has a pair of double doors with a brick arch, similar to a four-centre arch but lacking a point. At the south end of the west elevation is a single door over which is a segmental brick arch (Plate 27). The bricks in this arch are larger than the rest of the building, and the mortar different, indicating that this is probably a replacement. The bricks in this arch are late handmade bricks, probably of the late 19<sup>th</sup> century. Between the two doors is a small ventilation opening with a timber lintel. Evidence of mortar, brick and tile used to edge this entry indicates that this is not original.

This building is split into two rooms by an east-west dividing wall, immediately south of the double doors. Whilst the room with the double doors was not accessible, the southern room was a loose box containing a feed or water trough and tether (Plate 28). Each of these rooms had a mixed cobble and brick floor.

### *Western north-south range of shelter shed, loose boxes and tack room*

At the southwest of the farm buildings is a single storey, north-south aligned range, mainly constructed of handmade brick with a red pantile roof (Plates 2 & 22). At the north end of the west elevation are a wood-shuttered window and planked door (Plate 2). Two buttresses of late handmade brick are also located on the west elevation, towards the centre and south of



the range (Plate 3). The west elevation of this range also has dentilled eaves (Plate 3).

The south elevation of the north-south range is constructed from plain, machine-made red brick (20<sup>th</sup> century) with a band of machine-made blue brick c.0.50m up from the ground. This elevation is not at right angles to the rest of the building, and projects eastwards beyond the line of the east elevation.

The southern half of the east elevation comprises timber stanchions in concrete bases, with the most southerly opening remaining open, and middle and northerly openings infilled with timber in an ad hoc fashion (Plate 22). This room forms a shelter shed, with a floor obscured by dirt and stones. The shelter shed has three brick plinths on the interior of the west wall. The northernmost of these plinths has been cut into half way up, the lower part having been retained to support a feed or water trough that is supported on its east side by a breeze block column.

The northern half of the east elevation comprises handmade brick, the brick being of the same type as that used in the buttresses of the west elevation, but not the same as that used in the westerly north-south wall. A doorway near the centre of the range is that of a cobble-floored loose box, within which are a feed trough and tethering (Plate 23). Whilst access through the doorway to a second loosebox to the north is blocked by a tree (Plate 22), a cobble floor, feed trough and tethering can be seen inside.

The northern wall of the shelter shed, which separates this from a loose box to the north, only goes up to the eaves level. The wall between the two loose boxes goes up to the roof. However, as the wall is thinner or stepped back above the eaves line, it seems that it too would initially

have only gone up to the eaves line.

The internal plinths in the western wall of the shelter shed at the south of the range are also present in the loose boxes and the tackroom to the north. Although there is no further evidence to support this, the plinths might have originally supported tie beams. The current roof for this range is a simple one of tie beams and collars, with some of the collars not attached to the same rafters as the tie beams (Plate 23).

At the far north of the range is a probable tackroom, with a brick-built boiler hearth and chimney in the middle of the north wall (Plates 24-26). The north and south walls of this room butt against the west wall which includes the door and window visible in the west elevation (Plate 2). A straight join by the west side of the boiler and extending upwards suggests a blocked door in the northwest corner of the room.

The wall at the east side of this room is of handmade brick, with a four panel door at its south side, leading to stables to the east (Plate 26). The lower part of this wall is handmade brick, as is the west elevation, and the upper part is of late handmade gault brick (c. 1880-1900). Straight joins are visible in the lower 1m of the wall, and this wall butts against the north wall of the room.

The wall at the north of the tack room, on the east side of the chimney and boiler, is of small handmade brick (as that of the west elevation), with the westerly half being of later handmade brick. In the northeast corner of the room, in the north elevation, is a blocked hole, c.0.50m high from the ground and c.0.50m wide. The tack room floor is of concrete.

#### *Stable at southwest of main barn*

There is no safe access to the stable as the roof is largely collapsed (Plate 9). The



west and east walls of this stable are butted against the wall of the main barn to the north.

Within the stable, a feeding trough is visible along the north wall, and the floor is concrete. The lower part of the external south elevation of the stable is of small handmade brick, with the upper part mainly being of late handmade gault brick (Plate 9).

The external south elevation of the stable includes a central door and straight joins in the lower part of the wall to the east side of the door, and in upper parts to both sides of the door. The joins at the west probably represent a blocked window.

The east wall of the stable is of small handmade brick, and a straight join towards the middle suggests a blocked window.

A small high window is located in the west wall of the stables, and the stable roof, now largely collapsed, was of red pantiles.

*Northeastern east-west range - garage and passageway*

A one and a half storey high trapezoidal building butts against the east elevation of the main barn (Plates 6 & 11). The south wall of this building is of very late handmade or machine made brick, and includes an unglazed central window with a segmental brick arch (Plate 11). The north wall is of the same brick as the east and south walls and has a double planked door (Plate 6). The floor of this building is of earth, and it is roofed with red pantiles.

A doorway in the eastern wall of the garage, at the south end, connects it with a northwest-southeast aligned passageway, under the same roof. At the southern end of the passage is a planked doorway, the base of which is c.0.70m up from ground

level externally (Plate 11). The east side of the passage is the external elevation of a northwest-southeast aligned building to the east. The south wall of the passage and garage butts against this northwest-southeast angled wall of the adjacent building.

*Northeastern east-west range - northwest-southeast building*

A northwest-southeast angled building, adjacent to the passageway, is of handmade brick with a slate roof, having two storeys and a roof space (Plate 5).

The north elevation of this building has a planked door with a wooden lintel and blocked niches with a brick arch just to the west of the door. A central window is also present in this elevation at first floor level (Plate 5).

The west wall has dentilled eaves and is of small handmade brick with a straight join with a wooden lintel towards the south end and straight joins at the north end form a quoin at the corner.

The east wall of the building is visible above the shelter shed roof and within the shelter shed (Plates 7 & 32). This northwest-southeast angled wall has dentils at the eaves and a straight join near the north end at first floor level. Inside the shelter shed, the wall is mainly of small handmade brick, but the south end is of machine made brick where the wall has been cut off and infilled (Plate 32).

In the middle of the east wall, at ground floor level, is a small window with its top at the level of the shelter/cart shed eaves (Plate 32). Near the north end is a small blocked niche, c.0.20m wide by c.0.30m high with a brick arch. A first floor blocked window is partly crossed by the roof line of the shelter shed (Plate 32).



Inside the building are two rooms, separated by an east-west aligned timber partition with a door at the west end, and step down to the southern room. The northern room has an earth floor whilst the southern room has a floor of Staffordshire blue brick paviors. The east internal elevation of the north room includes a blocked small recess with bullnose bricks on either side.

Agricultural machinery is located on the upper floor of this building.

The upper half of the east wall is thinner internally, stepping back to the east. Between the straight join at the south end and the point where the wall thins are indications of walling coming out to the west, but cut off. The upper part of the east wall (second storey) has a straight join near the north end and the step back or reduction in width goes all way up to eaves.

The timbering of the upper floor of the north room extends half way across the south room although only as beams and joists. As a result, there is no definite indication that the floor carried on across these. Probable joists, which have been cut off, in the west and east elevations suggest it is likely that the floor continued part way across this room.

The south elevation is plain and of machine made brick. At the south side of the west elevation are various straight and ragged joins where a wall of machine made brick is keyed in.

The east internal elevation included straight and ragged joins at the south side, where machine made brick walling keys in. The wall is otherwise mostly of handmade brick, except at the north end.

***Northeastern east-west range –  
cart/shelter shed at northeast corner***

At the extreme east of the east-west range, is a single storey shelter or cart shed with roof space and an earth floor (Plates 7 & 30).

The north side of the building is open, with seven timber stanchions on concrete bases (Plate 31). A gap between the third and fourth stanchions from the east is wider than the others. However, a scar on underside of the beam and a plinth show there had been another stanchion between these two (Plate 30). This stanchion might have been removed to allow vehicle access.

The north side of this building is roofed with red pantiles, whilst the south side is roofed with corrugated asbestos. The east wall is plain except for a timber framed pitched hole at eaves level (Plate 7).

Aside from two recent planked doors at either end, leading to the concrete-framed vehicle and shelter shed, the south wall is plain.

The west wall of the shelter or vehicle shed is the external wall of the northwest-southeast angled building.

***Open-sided yard covering and vehicle shed at southeast***

At the south side of the trapezoidal building is a open-sided timber shelter or yard covering with an asbestos roof (Plate 11). To the west of this building are several timbers, joined to the south elevation of the main barn, which may be the remains of similar structures, now demolished (Plates 10 & 22).

Next to this, at the east, is a vehicle and shelter shed, the west side of which is concrete-framed and infilled with breeze



block (Plate 1). The east side is also concrete framed and filled with machine made red brick with a band of blue brick about 1m up from ground level (Plate 8). The north wall is brick, with two doors which lead to the shelter/vehicle shed at the northeast corner of the range. The interior of the shed has rows of concrete stanchions that support a corrugated asbestos roof. The barn has a cobble floor, is three bays wide and is open on the south side.

## 6. DISCUSSION

At present the barns at Boughton House are disused and partially derelict.

An east-west range of farm buildings comprises a threshing barn, shed, loose box and garage. Joining this range, at its eastern edge is a northwest-southeast angled two storey agricultural building, to the east of which a single storey cart shed. At the west of the north range, and continuing to the south, is a range of single storey buildings comprising a tack room, loose boxes and shelter shed. An open-sided yard covering and concrete-framed vehicle and shelter shed are located next to the north range at the southeast.

A map of 1800 relating to a footpath diversion shows Boughton House, referred to as the 'New House', in addition to the 'Old House', in the location of the farm buildings, although none of the farm buildings are depicted. This indicates that at this time the house was recently built, and the farm buildings had not yet been constructed. At this time the land was owned by William Howitt.

The 1846 Tithe map indicates that, by this time, the Old House had been demolished and replaced by a complex of buildings, most of which surround a single yard. A rectangular arrangement of buildings is

depicted, with openings to the yard at the southwest and northeast. Whilst most of the buildings are aligned either north-south or east-west, a single building at the northeast corner of the yard is northwest-southeast aligned. Several small isolated buildings are depicted, two to the east of, and one to the southeast of, the main complex, in addition to one in the centre of the yard.

The main barn is the earliest building of the remaining complex, uses the same brick as Boughton House, and is typical of the period. Each of the east and west elevations includes the initials 'W H', likely to refer to the owner of the property in 1800, William Howitt (Plates 6 & 27). It seems probable then that this barn is closely contemporary with Boughton House, and it is likely that it was built soon after 1800.

In form, this building is a conventional barn for hand flail threshing, the second most westerly bay having been the threshing floor. Threshing barns are typically tall to allow for swinging the flail (Brunskill 1999, 40).

The large opposed doorways in the north and south sides of the building ensured that the threshing floor was well illuminated by natural light. Many barns had equally tall doors at both ends of the threshing floor and it is usually assumed that these were intended to allow carts to be hauled in, unloaded and hauled out again (*ibid*). Small quantities of grain could be threshed each day and winnowed in a slight draught regulated by opening and closing the doors in various combinations (Barnwell & Giles 1997, 49).

Below the doors in this kind of barn there is usually a timber threshold or evidence for one. These seem to have been intended to keep both grains of corn in the barn and



chickens outside it (*ibid*). The low grooves in the stone at the base of the door jambs of the northern door of the Boughton barn would have held such a barrier, though no grooves were present on the south side. Closely comparable threshold slits are known from a threshing barn at Rookery Farm in Great Hale, these also being cut into stone (Barnwell & Giles 1997, 48). The absence of slots in the southern entrance is unexplained, but it may be that the northern threshold was sufficient to prevent through-draughts. Although it is not clear how closely contemporary the other buildings surrounding the Stack Yard are, if these were erected soon after the main barn they would have provided more shelter on this side. The presence of the small enclosures within the Stack Yard, which can be seen in the 1846 Tithe map, might indicate that chickens could not access the barn from this side. It is also possible that slotted stones on the southern side might have once existed but have subsequently been removed.

Storage bays were located on either side of the threshing floor. Often such barns are three bays wide with a central threshing floor, one side used to store unthreshed sheaves and the other threshed straw. A similar use is likely at Boughton, although the area to the east of the threshing floor is two bays wide.

Four openings, two of which were blocked, were located at first floor level on the west, north and east sides of the barn. These are probably pitching doors which would have eased loading the unprocessed crop into the building from a cart positioned outside (Barnwell & Giles 1997, 60). As two such doors are located at either end of the barn, it would seem probable that, initially at least, both parts of the barn, either side of the threshing floor, were used for storing the unthreshed sheaves. It should be noted, however, that pitching doors are more characteristic of

chaff houses, and such buildings are very similar to the barn, being tall but lacking a first floor and having a brick floor. Chaff houses were normally placed alongside stables, as chaff was the main horse feed, used almost exclusively as fodder by the late 19<sup>th</sup> century (*ibid*). The blocking of the pitching holes in the east and west ends of the building might reflect building onto either end of the barn. Such building is evident by the time of the 1846 Tithe map, and would make these holes redundant, as a cart could not be positioned beneath them.

A blocked doorway in the northwest corner of the barn is infilled with the same handmade brick as the rest of the building. Although the original function of the doorway is unclear, it appears that this, along with the east and west pitching holes, were blocked fairly soon after the barn was constructed.

Ventilation to the storage bays was provided by breather slits in each of the walls of the barn. Such ventilation was only necessary to a limited extent as corn was stored dry and needed much less ventilation than hay (Brunskill 1999, 43).

Local examples of threshing barns lack the projecting porches over the doorways found in some other regions (Barnwell & Giles 1997, 49). No evidence for a porch was identified at Boughton.

Barns of this type continued to be built well into the 19<sup>th</sup> century, and hand or flail threshing continued until the arrival of portable machinery from the 1840s onwards (*ibid*).

Both the north and south double doors of the threshing barn were set in larger openings, partly infilled with gault brick, of the second half of the 19<sup>th</sup> century. This may indicate that the doors were originally larger, perhaps with their upper level at the



base of the timber lintels which survive below the eaves. However, if the slots at the base of the door jambs on the north side are in their original position, the doorway cannot have originally been wider. Therefore, it is unclear whether the doors were reduced in size at this time or simply rebuilt.

A partly blocked door in the south wall of the main barn is also infilled with gault brick, and is likely to have been infilled at a similar time to the alterations to the main doors of the barn, in the second half of the 19<sup>th</sup> century. The original function of the door is unclear, as threshing barns typically have only the two large opposed doors. Neither is it clear if this door is an original feature of the barn. However, as this doorway leads to the bay furthest away from the threshing floor, it is possible that this bay of the barn served another purpose. If the barn did indeed also serve as a chaff house, both the original doorway and the smaller replacement might have allowed chaff to be moved from the barn to the yard for use as horse fodder.

The western addition to the main barn, which first appears on the 1846 Tithe Map, may be contemporary with the northwest-southeast angled building at the east. The reason for the different alignment of the northwest-southeast building to the rest of the farm buildings is unclear. However, if the southeastern reversed 'L'-shaped range predated the angled building, then its alignment might represent an attempt to create a building of a minimum size for a specific function whilst maintaining the eastern entrance to the central yard.

This building originally projected c.12m further to the south of the east-west range, this southern portion being cut off in the 1950s or 1960s. The loss of this part of the building means that its original function is unclear. Agricultural machinery on the

first floor of this building indicates more recent use of the building, although suggestions that the building might have originally had a similar function, of crop or fodder processing, must be speculative.

The westerly north-south range is also of handmade brick, and a building in this location appears on the 1846 Tithe map. The buttresses and east wall of this range are of late handmade brick. The addition of buttresses and rebuilding of the east wall suggests that this range was repaired in the late 19<sup>th</sup> century, the range perhaps being structurally unsound. The existing roof of this range may also be a replacement, and the original roof was perhaps supported on tie beams on the plinths which still exist on the inside of the west wall.

By 1846 a building is located in the northwest corner of the yard, corresponding to the present location of the stable. The lower part of the stable wall is of handmade brick, and may be the structure represented on the Tithe Map. The upper part is of gault brick, and this addition or alteration may be contemporary with the partial blocking of three of the doorways of the main barn, also with gault brick.

Also shown on the 1846 Tithe Map is a trapezoidal building at the east of the main barn. Whilst a building of this shape exists in this location, it is built of very late handmade or machine made brick, and may replace the structure shown on the Tithe map. This building may have been rebuilt at the same time as part of the northwest-southeast building was demolished, in the 1950s or 1960s.

Also appearing on the 1846 map are the southerly reversed 'L'-shape range and two isolated buildings at the east, none of which survive today.

By 1846 then, a range of buildings



enclosing a sub-rectangular central yard was constructed, the layout of which remained broadly the same into the 20<sup>th</sup> century.

The western and southeastern ranges surrounding the Stack Yard probably functioned as animal accommodation, and the small enclosures within the yard are also likely to have been for stock. Although a small building is shown at the centre of the yard in 1846, this does not survive, and there is little evidence as to its function. However, it seems likely that this building would relate to the probable use of the yard for stock, and might have served as a fodder store. At Walcot Lodge Farm in Walcot, a small building, positioned centrally between two cattle yards, was a root house, for storage of roots for fodder (Barnwell & Giles 1997, 61). A similar interpretation of the small building at Boughton is feasible.

Examination of a map of 1890 indicates a number of changes to the property since 1846.

A building just to the northeast of Boughton House appears on this map for the first time.

One of two isolated buildings to the east of the main ranges has been demolished by 1890, and a new building is located in the position of the other. It is not clear from the map whether the isolated building has been incorporated in, abutted by or replaced by the new building. The new building is east-west aligned, and forms a continuation, to the east, of the northerly east-west range. At its western side this new building joins the northwest-southeast angled building.

A trend is apparent during the second half of the 19<sup>th</sup> century in which every farm came to be supplied with a more substantial cart and implement shed, as

wagons became larger and better-built, and as implements were increasingly made of iron and became more sophisticated and expensive (Barnwell & Giles, 1997).

Comparison of map evidence with the buildings recorded in the current survey (Plates 7 & 30) indicates this building is also likely to be a shelter or cart shed. Cart sheds are often located away from other buildings to allow access to fields, and have a large, clear area in front to allow for manoeuvring of vehicles (*ibid*). The Boughton building is located on the edge of the main range, at the junction of tracks to the house, road and fields, with a clear manoeuvring area at the front. The majority of cartsheds are of a single storey, consisting of a number of bays open on one side, often with timber posts at the front with a rear brick wall. An example of a cart shed at Village Farm, Swaton, incorporates such timber posts (*ibid*), the construction of which is closely comparable to that of the Boughton cart shed (Plate 31).

Unlike many of the other buildings of the farmstead, the cartshed ideally faced approximately north to prevent the damaging effects of sunlight on wooden wagons (*ibid*). The structure and position of this building then are consistent with both the date indicated by map evidence and its function as a cart shed.

The west wall of the cart shed is formed by the east wall of the northwest-southeast building (Plate 32). A blocked window is visible in this elevation, crossed by the cart shed roof line, and so is likely to have been blocked at the time the cart shed was built, before 1890.

The small, isolated building located in the centre of the farmyard on the Tithe map of 1846 is absent from the 1906 map, indicating its demolition during this period. However, it is unclear whether it is



depicted on the 1890 map. Other changes to the farmstead between 1890 and 1906 appear to be restricted to possible minor changes to the boundaries within the farmyard itself and the small enclosures immediately to the south of the complex.

More substantial changes to the layout of the complex occur between 1906 and 1956 (Figures 3 & 4).

A new, isolated building appears to the northeast of the complex (Figure 4), although this has been demolished by 1984 (Figure 2), and little can be said as to its probable function.

The most significant alteration in this period is the infilling of the northern half of the farm yard with buildings. The southern extent of these buildings corresponds with an earlier east-west boundary across the farmyard, though a small gap remains at the northeast to allow continued access to the yard (Figures 3 & 4). In a study of South Lincolnshire farmsteads, Barnwell and Giles (1997) note that whilst most yards remained largely open throughout the 19<sup>th</sup> century, some were roofed over in the first quarter of the 20<sup>th</sup> century, the majority of these roofs subsequently having been removed.

The reversed 'L'-shaped range at the southeast of the farmyard appears on the 1956 OS map, so would seem to still be standing at this time. However, by 1984 this building has been demolished. The aerial photograph taken in the 1960s shows that the western part of this range had already been demolished by this time. Although the eastern part of this range is not visible in the aerial photograph, the edge of a new building at the southeast of the northern range is partially visible. This new structure is likely to be the same concrete framed building recorded in the current survey (Plate 8). If so, it would occupy much of the same space as the east

half of the reversed 'L'-shape range, indicating that the range must have been demolished prior to the construction of this building. Thus, it appears that the reversed 'L'-shaped range was demolished between 1956 and the date of the aerial photograph, in the 1960s.

An aerial photograph and cartographic evidence indicates that the southern part of the western north-south range was also demolished in the 1950s or 1960s, and the existing southern wall of this range is of machine made red brick with a blue brick band.

As the east wall of the concrete-framed vehicle shed is also of red machine made brick with a blue brick band, this building may be contemporary with the southern wall of the west range.

It appears that it is also during this period of demolition and rebuilding that the northwest-southeast angled building was cut off at the south, probably to accommodate the concrete-framed vehicle shed.

The asbestos used in the southern half of the roof of the pre-1890 cart shed at the northeast clearly replaces the original roofing material. This part of the roof may have been removed at the same time as the alterations to the northwest-southeast building in the 1950s or 1960s, when the southern part was demolished and partly rebuilt and the concrete-framed vehicle shed erected. The pantiles of the northern side of the roof may be original.

It is possible that an additional east-west aligned building was also put up at this time, at the south of the covered yard and concrete-framed vehicle shelter. However, this feature is not clearly shown on either the 1960s aerial photograph or maps, and may be a concreted area or similar feature rather than a standing building. If this was



a building, it does not survive today.

The demolition, and the erection of new buildings, in the 1950s or '60s, represents a change in the use of space in the farmstead. Earlier building comprised a sub-rectangular layout based around a central yard, with occasional, small, outlying structures, whilst access to the yard from the southwest and northeast corners had been maintained, although by 1956 the northern half of the yard was covered. With the changes of the 1950s or 1960s, and the erection of the concrete-framed building, the access at the northeast corner of the yard was no longer respected, and the southern reversed 'L'-shaped range demolished.

Between 1984 and 2003, most of the buildings which infilled the northern half of the farmyard were demolished (Figure 2). Only the most easterly of the four north-south aligned buildings in this area survived, and this is probably the open-sided shelter recorded in the current survey (Plate 11).

## 7. CONCLUSIONS

Building recording was undertaken at Barns at Boughton House Farm in order to provide a permanent record of the structure and its fixtures/fittings.

The recording involved a survey of the barn and this has provided a record of the appearance and arrangement of the structure, together with a brief examination of the history and historical context of the building.

The recording has indicated the standing complex is of a minimum of five phases;

The earliest phase of building comprises a threshing barn, constructed shortly after Boughton House, which was newly built in

1800. The initials 'W H' formed by stay plates on either end of the barn are likely to be those of William Howitt, the owner of the farm in 1800. The form of the barn is typical of threshing barns in the region, with breather slits for ventilation in each of its tall walls and large opposed double doors to provide light and a draught for hand flail threshing. Pitching holes at first floor level are more characteristic of chaff houses, and the barn may have served a dual function. Low grooves in the door jambs of the northern door would have held a timber threshold which would have served to keep grain in and chickens out, also a common feature of threshing barns in the region.

A second phase of buildings is evident by 1846, with the threshing barn forming part of a sub-rectangular arrangement of buildings surrounding a central yard. These buildings are likely to have had a variety of functions including probable agricultural buildings at the north and northeast, and animal accommodation at the south, east and west. The central yard is likely to have been used for stock, and a small building at the centre of the yard may have been for animal fodder. Those buildings which survive from this phase comprise the northwest-southeast angled agricultural building and the western range of looseboxes, stabling, a tack room and shed.

Alterations to the layout of the farm after this date included the addition of a cart shed in the second half of the 19<sup>th</sup> century and the construction and demolition of a small number of small, outlying buildings. The cart shed represents the third identifiable phase of construction.

A fourth phase of building had occurred by 1956, the northern half of the yard now being covered, though only the most easterly portion of this covering survives. Comparable covering of yards has been



noted in the region in the first quarter of the 20<sup>th</sup> century. Despite the covering of the yard, the form of the sub-rectangular yard surrounding by buildings was otherwise virtually unchanged.

Substantial alterations occurred in the 1950s and 1960s, and the remains of this fifth phase of building are represented by a concrete vehicle shed. By the 1960s, the southeastern reversed 'L'-shaped range was probably demolished, as was the southern portion of the northwest-southeast building, and in their place a large concrete-framed vehicle shed was erected. The southern portion of the westerly range was also demolished at this time. These changes meant the loss of the sub-rectangular arrangement of buildings surrounding a central yard which had existed until this time.

Little alteration has occurred in the layout of the farmyard since the 1960s, although the yard covering has been largely demolished, with just a small portion at the east remaining.

## 8. ACKNOWLEDGEMENTS

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## 9. PERSONNEL

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Photographic reproduction: Vicky Mellor  
Illustration: Vicky Mellor  
Analyst: Vicky Mellor

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#### 11. ABBREVIATIONS

APS Archaeological Project Services

DoE Department of the Environment

IFA Institute of Field Archaeologists

NKDC North Kesteven District Council

RCHME Royal Commission on the Historical  
Monuments of England



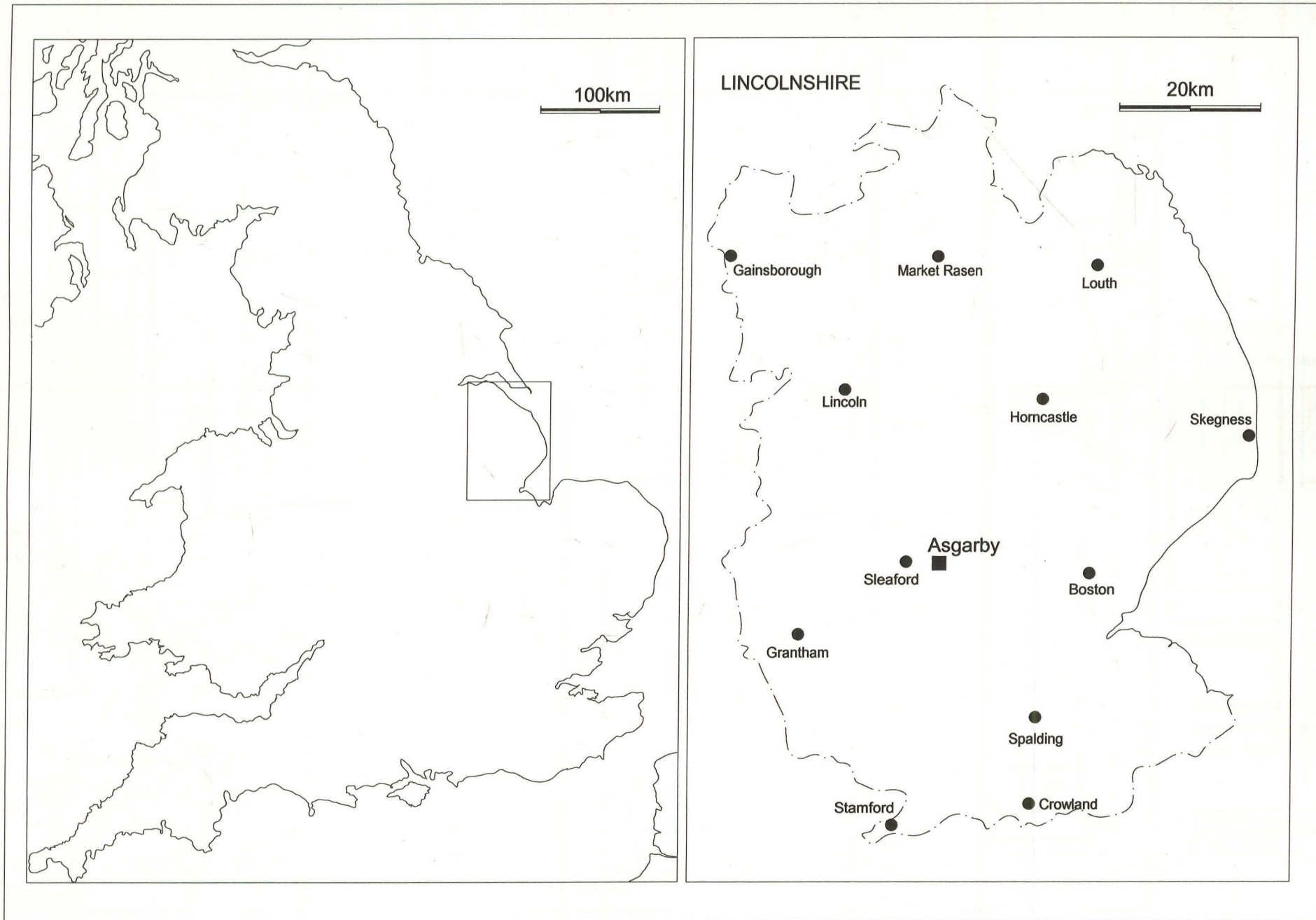
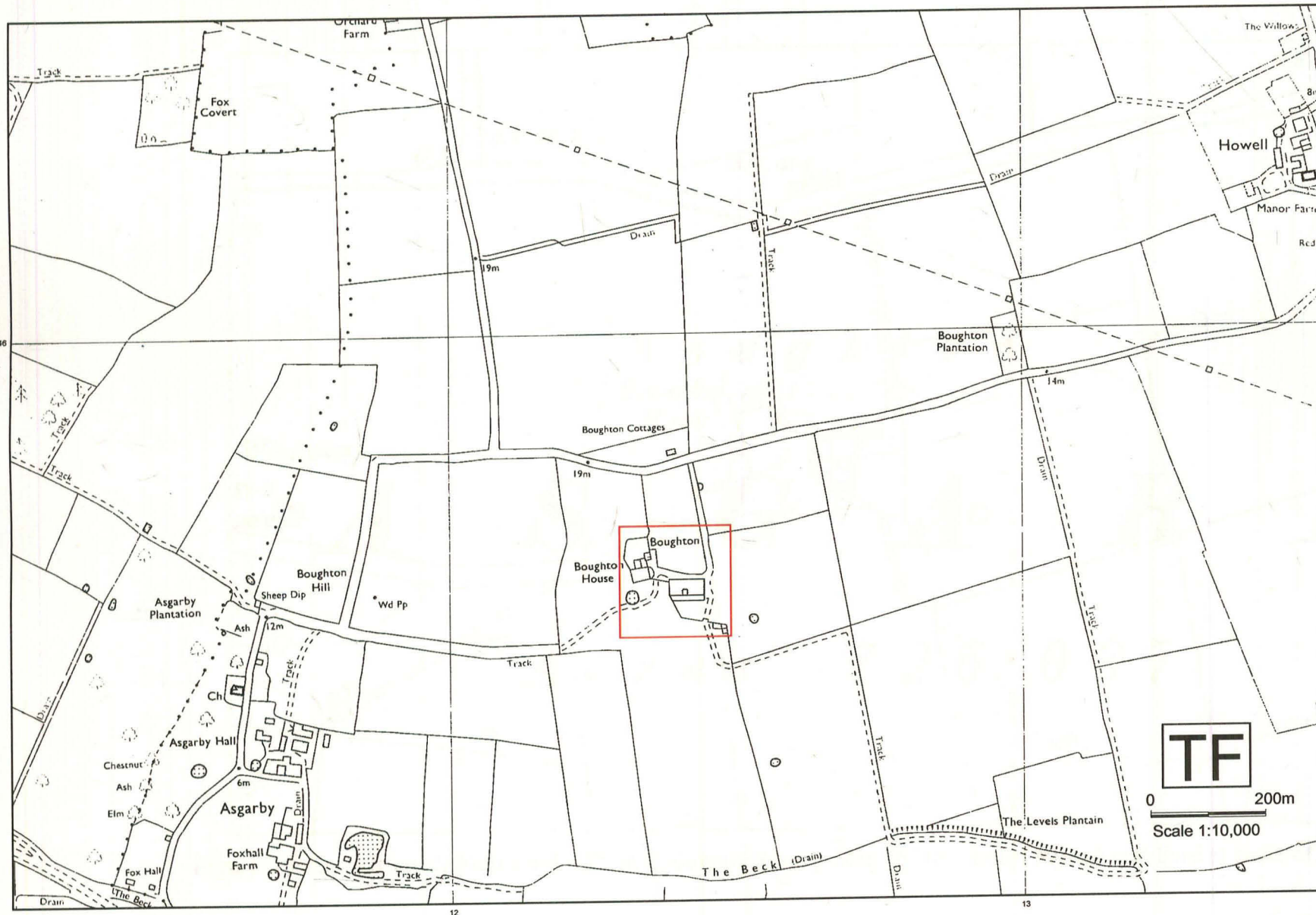
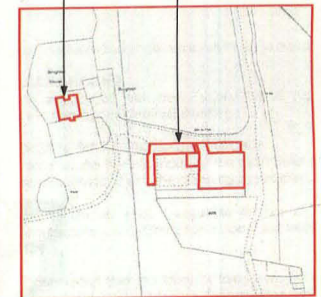


Figure 1 General Location Plan





Boughton House  
Boughton House Barns



0 100m  
Scale 1:5,000

Main figure, 1984 OS map  
Inset, 2003, Planning and  
Building Control Site Plan, OS

Reproduced from the Ordnance Survey  
1:10,000 map with the permission of  
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Figure 2 Site Location Map



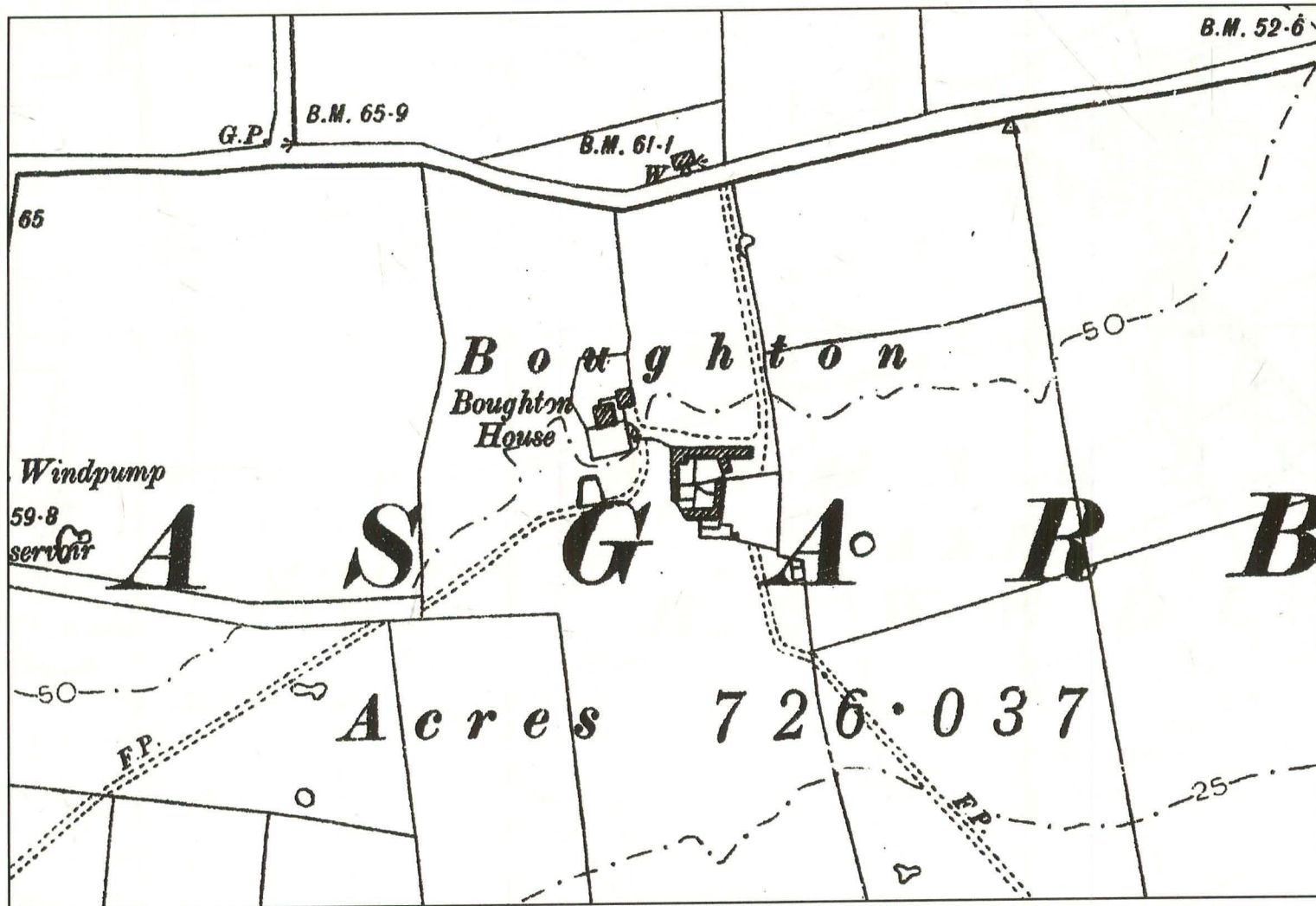


Figure 3 Extract from 1906 Second edition Ordnance Survey Map (6" to 1 mile) reproduced here at scale of 1:5,000





Figure 4 Extract from 1956 Ordnance Survey Map (6" to 1 mile) reproduced here at scale of 1:10,000



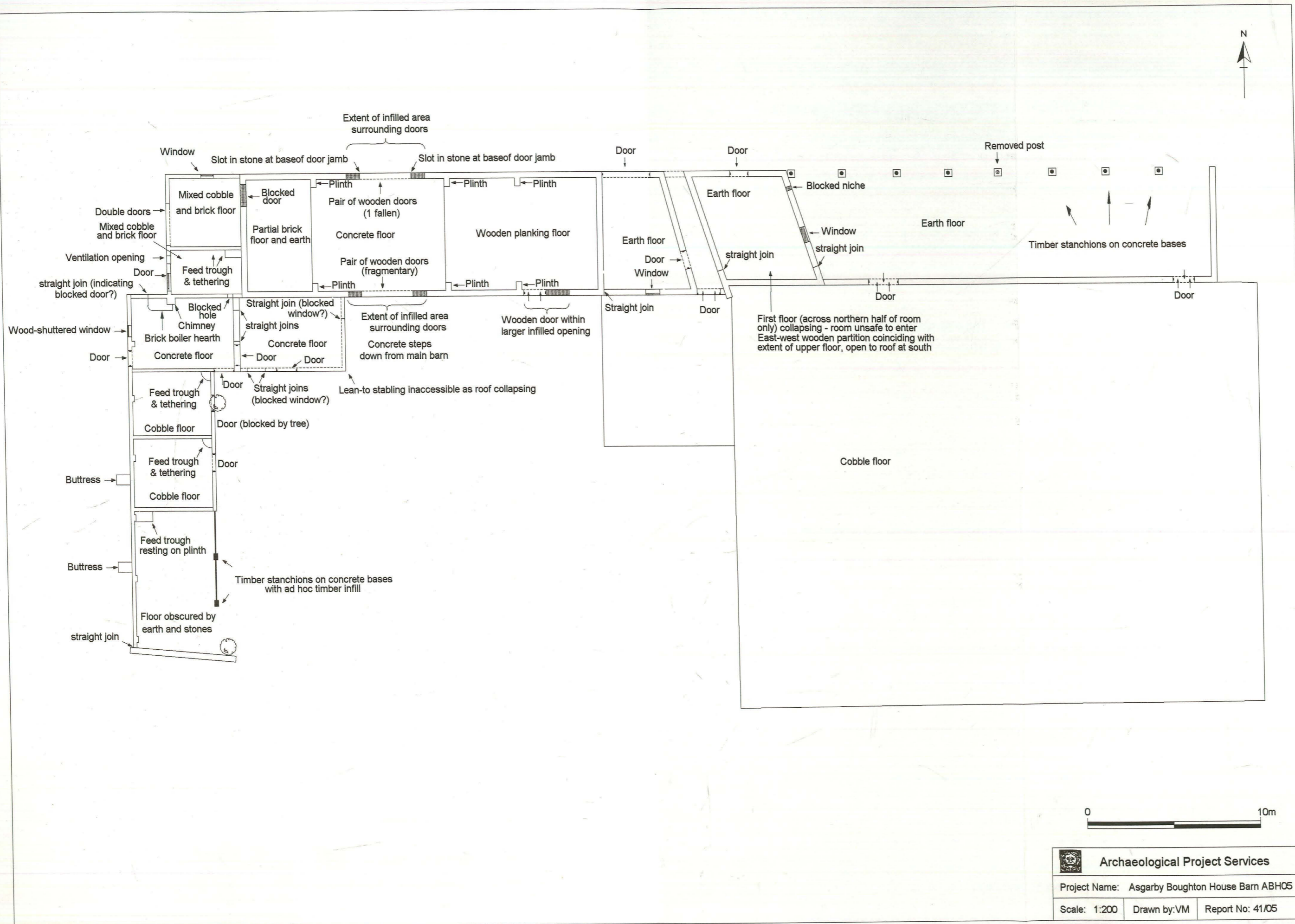

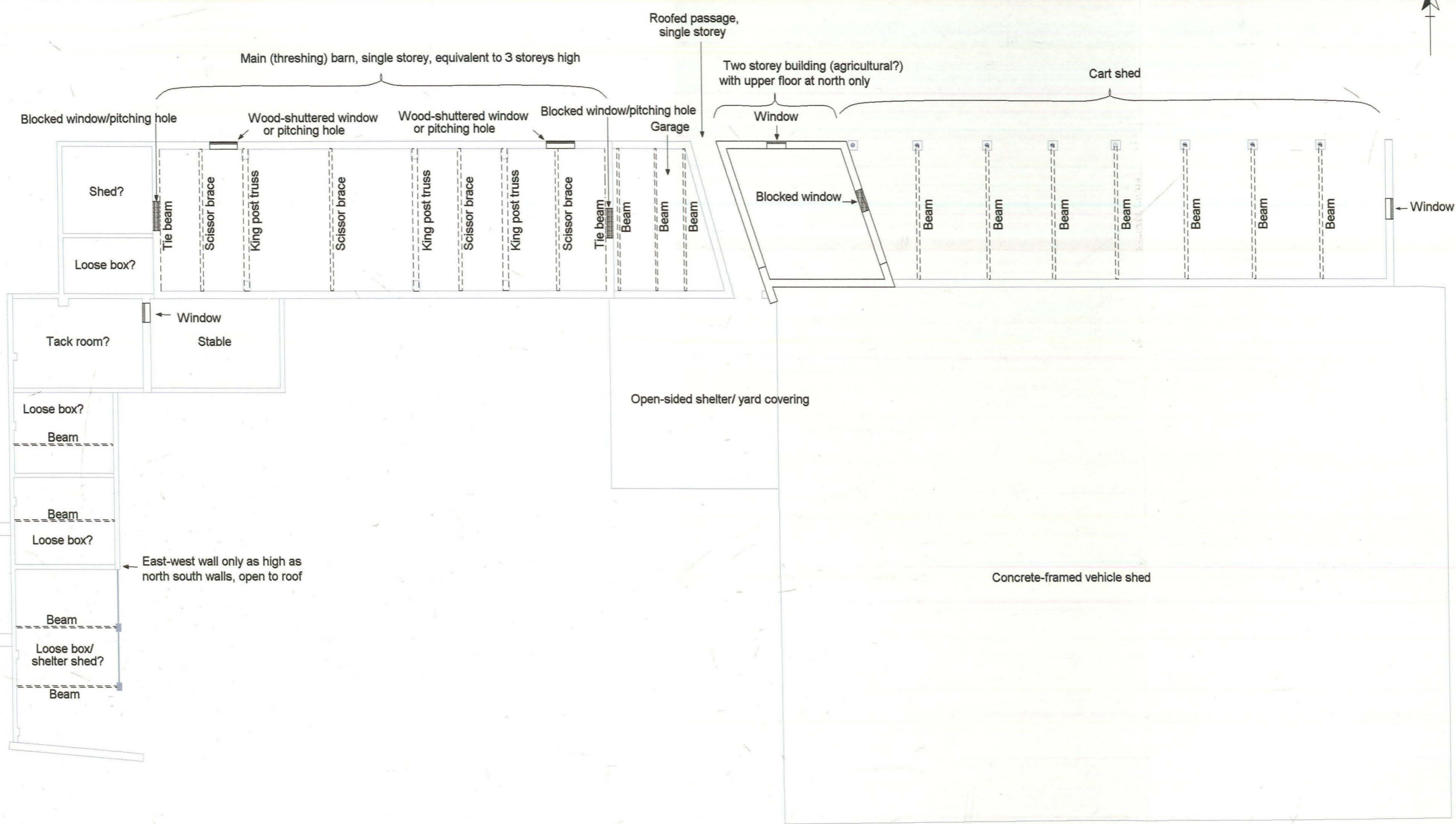


Figure 5 Ground floor plan

 <b>Archaeological Project Services</b>		
Project Name: Asgarby Boughton House Barn ABH05		
Scale: 1:200	Drawn by: VM	Report No: 41/05






 <b>Archaeological Project Services</b>		
Project Name: Asgarby Boughton House Barn ABH05		
Scale: 1:200	Drawn by: VM	Report No: 41/05

Figure 6 First floor plan, function of buildings and location of beams



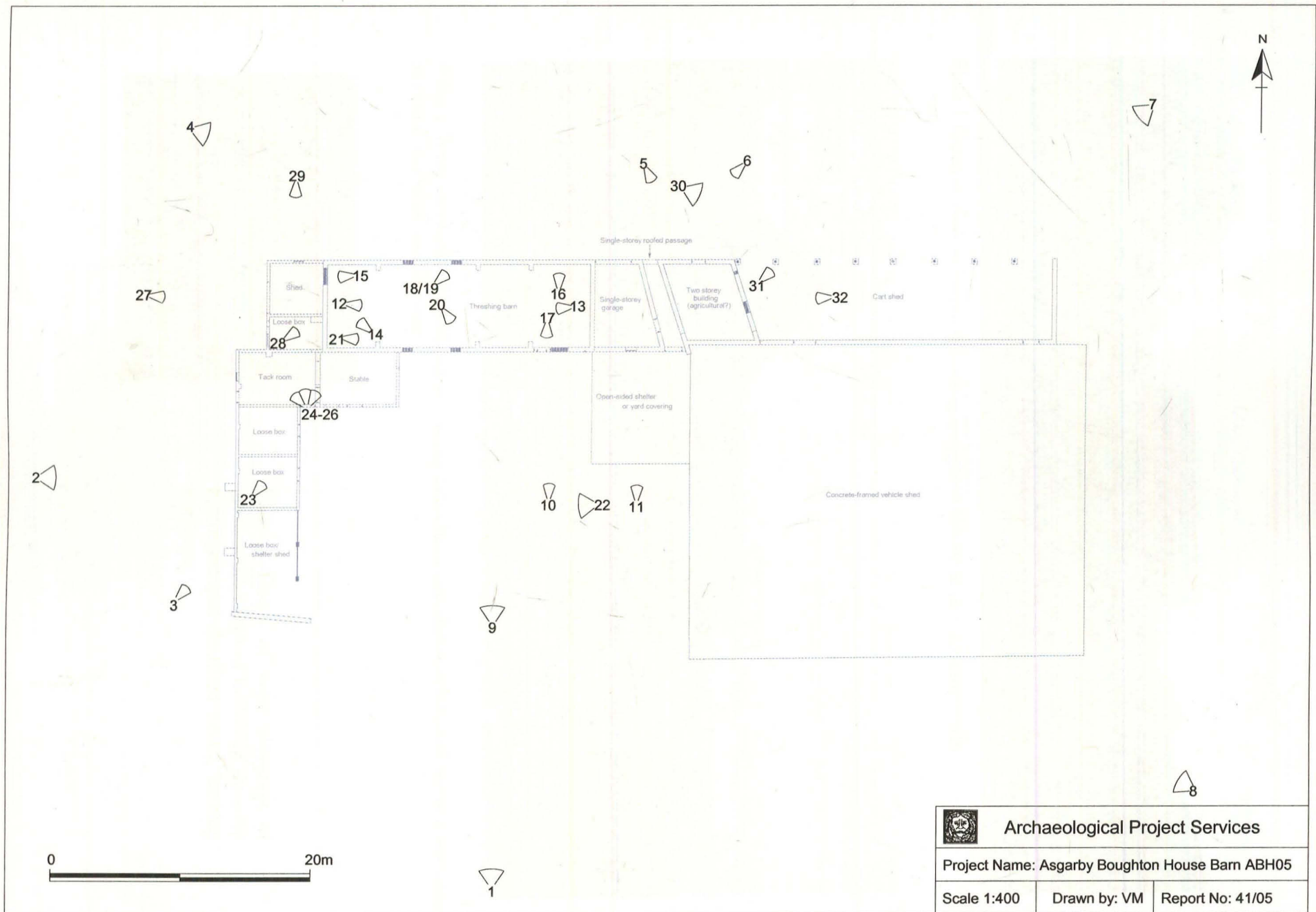


Figure 7 View points of plates


	Archaeological Project Services	
Project Name: Asgarby Boughton House Barn ABH05		
Scale 1:400	Drawn by: VM	Report No: 41/05





Plate 1 General view of barns, including Boughton House at left, looking north



Plate 2 West elevation of buildings including main barn and sheds at left and north-south range at centre and right, looking east



Plate 3 Detail of west elevation of north-south range of buildings showing buttresses and dentilled eaves, looking northeast





Plate 4 North elevation of barns with main barn in foreground, looking southeast



Plate 5 Two-storey northwest-southeast angled range, north elevation, looking southeast



Plate 6 single storey covered passageway and garage, north elevation, and east elevation of main barn with initials 'W H' formed by stay plates, looking southwest





Plate 7 North elevation of barns with east elevation of cart/shelter shed at left and main barn at right, looking southwest

Plate 8 General view of barns showing concrete framed shelter/vehicle shed at southeast of site, looking northwest



centre and door of main shed, with the  
paraglyph on the left





Plate 9 South elevation of main barn including lean-to stable with collapsed roof at left, looking north



Plate 10 South elevation of main barn, east end, showing partially blocked doorway and breather slits (some blocked). Wood at left is probably part of former yard covering, looking north



Plate 11 Open-sided shelter forming part of yard covering, blocked doorway in south elevation of main barn at left, window to garage at the centre and door of single storey roofed passageway at right, looking north





Plate 12 Interior of main barn, looking east

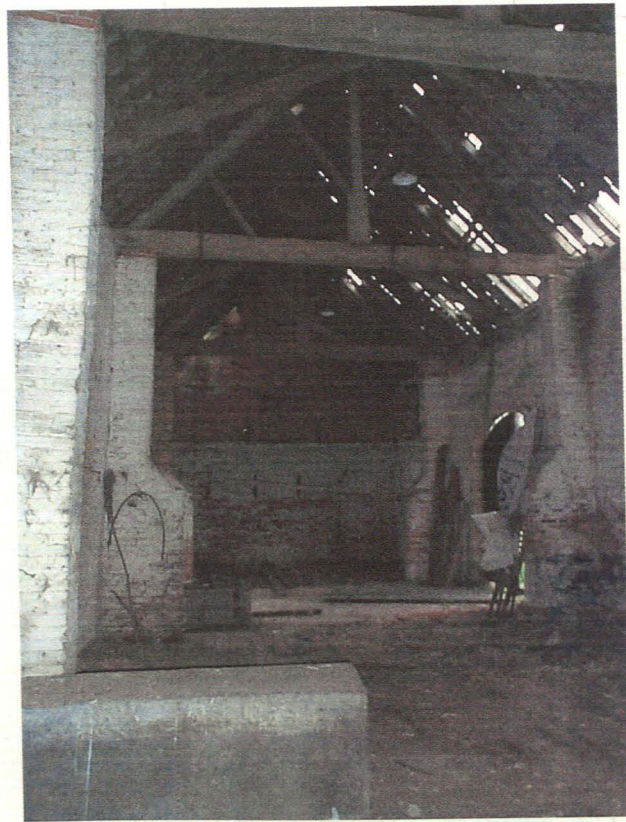


Plate 13 Interior of main barn, looking west





Plate 14 Interior of main barn, east facing elevation, west wall, showing breather slits, blocked window or pitching hole and blocked doorway, looking northwest

Plate 15 Interior of main barn, detail of east facing elevation, west wall, showing blocked doorway, looking west





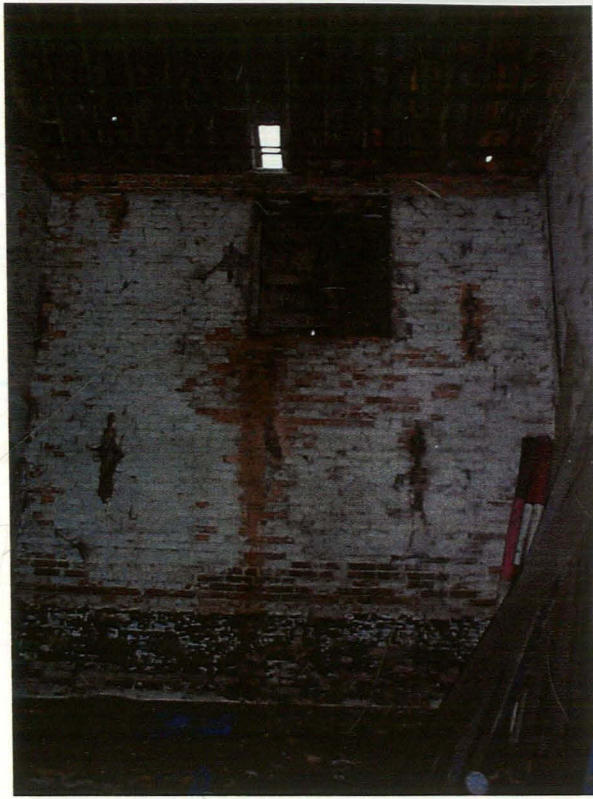


Plate 16 Interior of main barn, east end, south facing elevation, north wall, including shuttered window or pitching hole and breather slits blocked with sacking, looking north

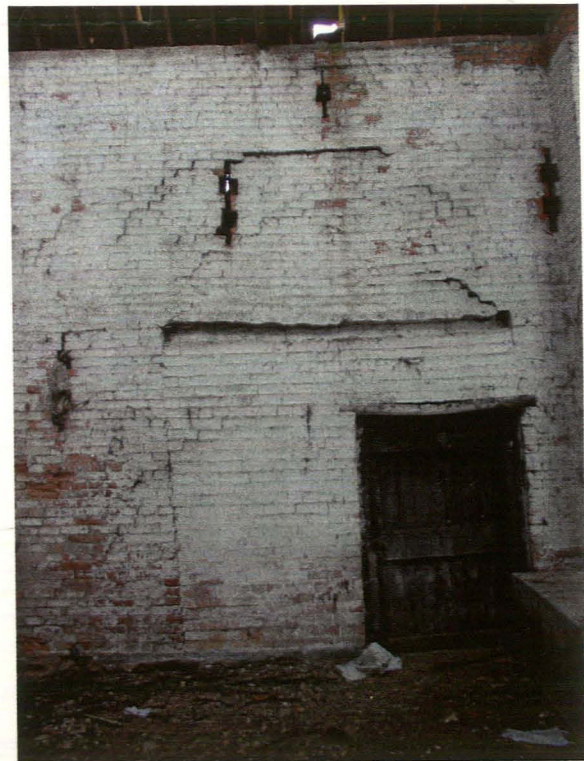


Plate 17 Interior of main barn, east end, north facing elevation (south wall) including partially blocked doorway and breather slits blocked with sacking, looking south





Plate 18 Interior of main barn,  
view of northern doorway  
including groove at base of door  
jamb, looking northeast

Plate 19 Interior of main barn, detail  
of east side of northern doorway,  
groove at base of door jamb,  
looking northeast







Plate 20 Interior of main barn detail showing infill around east side of southern doorway and plinth construction of barn, looking southeast

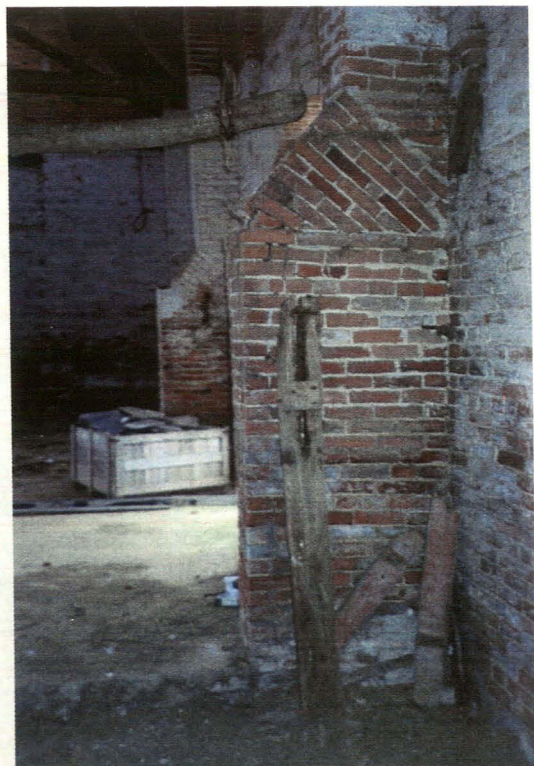


Plate 21 Interior of main barn showing plinth construction, plinth shown at west side of south door, looking east





Plate 22 East elevation of north-south range of loose boxes and shelter shed, including lean-to stable and main barn at right. Rectangular arrangement of timbers of east elevation of lean-to stable is probably part of former yard covering, looking west



Plate 23 Interior of loose box at centre of western north-south range, showing roof construction, with feed trough just visible in corner of room, looking northeast





Plate 24 Interior of tack room from southern doorway, wood-shuttered window at left and brick boiler hearth built into chimney at centre, looking northwest



Plate 25 Interior of tack room from southern doorway, chimney and collapsing roof, looking north



Plate 26 Interior of tack room from southern doorway, door to stables at right and peg row with tack still present at centre, looking northeast





Plate 27 West elevation of main barn and western addition to main barn, comprising possible shed and loose box, looking east



Plate 28 Interior of loose box, part of addition to west end of main barn showing feed or water trough, looking northeast





Plate 29 North elevation of probable shed addition to main barn, looking south



Plate 30 North elevation of shelter/cart shed at northeast corner of range, looking southeast



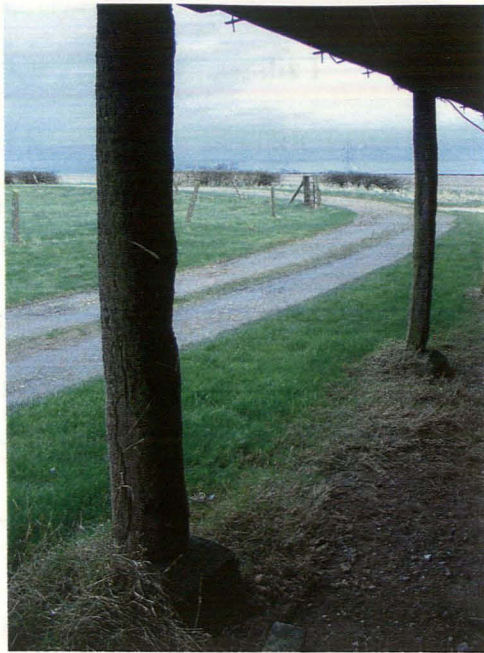


Plate 31 Shelter/cart shed at northeast corner of range,  
detail of shed construction, looking northeast



Plate 32 Shelter/cart shed at northeast corner of range, east facing internal elevation (and  
external elevation of northwest-southeast range), showing blocked window at top,  
window, blocked niche at right and rebuilt section of wall at left, looking west



Appendix 1

NORTH KESTEVEN DISTRICT COUNCIL BRIEF

BRIEF FOR ARCHAEOLOGICAL DESCRIPTION AND RECORDING OF BARN  
AT BOUGHTON HOUSE FARM, ASGARBY, SLEAFORD, LINCOLNSHIRE

PLANNING APPLICATION NUMBER: N/02/0222/03

APPLICANT: The Thorpe and Asgarby Estate Ltd.

AGENT: Robert Doughty Consultancy Ltd.

PROPOSAL: Redevelopment of grade II listed barns to two dwellings.

**SITE LOCATION & CURRENT USE**

Boughton House Farm is located in open countryside between the villages of Asgarby and Howell.

The older/traditional farm buildings have not been in agricultural use for some years.

**PLANNING BACKGROUND**

A full planning application has been submitted to North Kesteven District Council for conversion of the barns to residential dwellings.

**ARCHAEOLOGICAL/HISTORIC BACKGROUND**

An initial appraisal of the historic value of the farm buildings of Boughton House by Stewart Squires has been submitted with the planning application.

The appraisal identified at least 4 separate phases of building. The earliest is late 18th century and contemporary with Boughton House, the latest are the modern alterations of the late 20th century.

The appraisal concluded that the farm buildings are an essential part of the setting of the listed farm; form a traditional landscape feature; and have intrinsic architectural value - but have little economic agricultural value on a modern farm.

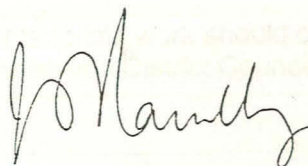
The appraisal recommended that the historic fabric of the buildings be identified and recorded.

**REQUIREMENT FOR WORK**

Evidence in the historic fabric of the traditional farm buildings of their development and use is likely to be destroyed, altered or concealed during conversion to residential units. A scheme of works to identify and record these features prior to re-development taking place will ensure that this information is not lost.

An archaeologist with the appropriate building recording qualifications should be contracted to carry out an RCHME Level 2 recording (see attached brief for details).

HERITAGE OFFICER



DATE: 17-03-03

Brief is valid for 1 year from this date.



# BRIEF FOR ARCHAEOLOGICAL OBSERVATION AND RECORDING (SCHEME OF RECORDING)

## 1. INTRODUCTION

1.1 Traditional agricultural buildings in their original state are becoming an increasingly rare feature of the historic landscape. Both Planning Policy Guidance 15 (Planning and the Historic Environment) and Planning Policy Guidance 16 (Archaeology and Planning) recommend that where planning consent has been given for demolition or conversion, then appropriate specialist recording should take place. The purpose of this recording is to ensure that important historical information is not lost (PPG 15, paragraph 3.23).

### For the particular attention of the Client

1.2 This brief should be sent to archaeological contractors as the basis for the preparation of an archaeological building recording specification. In response to this brief contractors will be expected to provide details of the proposed scheme of work, to include the anticipated working methods, timescales and staffing levels. As this work requires dealing with historic buildings it is expected that a suitably qualified specialist should be employed.

(The North Kesteven Heritage Officer does not maintain a list of archaeological contractors but names of local units can be found in the Yellow Pages or from the Institute of Field Archaeologists Tel: 0118 931 6446.)

1.3 Detailed specifications should be submitted by the client for approval by the North Kesteven Heritage Officer. Failure to seek approval at an early stage may result in delay later on; contractors are therefore strongly advised to seek approval of the detailed specification as soon as possible. The client will be free to choose between those specifications which are considered to adequately satisfy this brief.

1.4 The client should give the chosen contractor a full set of plans before work commences.

### For the particular attention of the contractor

## 2. REQUIREMENT FOR WORK

2.1 The objective of building recording is to establish a programme of archaeological work to be carried out to record those parts of the building(s), which are to be demolished, disturbed, or concealed by the proposed development.

2.2 The contractor's specification should be prepared according to requirements of this brief and Level 2 of recording specified by the Royal Commission on the Historical Monuments of England, 'Recording Historic Buildings – A Descriptive Specification (1996)'. Reference may also be made to 'Analysis and recording for the conservation and control of works to historic buildings' (ALGAO 1997).

2.3 It is expected that a suitably qualified specialist will undertake the recording work. Their qualifications should be included within the specification.

2.4 Any adjustments to this work should only be made after discussion with the Heritage Officer for North Kesteven District Council.



2.5. It is expected that all on-site work will be carried out in a way that complies with the relevant Health and Safety Legislation.

2.6 An estimate of time and resources allocated for recording and producing the report in the form of 'person hours'.

### 3. RECORDING METHODOLOGY

3.1 The project should be carried out according to Level 2, as set out by the Royal Commission on the Historical Monuments of England, 'Recording Historic Buildings – A Descriptive Specification' (1996) and include:

3.1.1. a photographic record of the interior and exterior of the buildings

3.1.2. a descriptive written account.

3.1.3. survey and/or drawings of the buildings as appropriate. External ground plans and elevations essential.

### 4. REPORTING REQUIREMENT

4.1 The resulting report should be produced and deposited with the North Kesteven Heritage Officer, the Developer and the County Sites and Monuments Record. The report should include:

4.1.1 a written account, including an analysis of the development of the buildings.

4.1.2 a photographic record of appropriate interior and exterior features and its setting.

4.1.3 a survey or drawing where appropriate (annotated architects drawings may be most adequate) at the correct level of detail according to the recording scheme adopted.

### 5. ARCHIVE

5.1 After agreement with the owner, arrangements should be made for long term storage of the paper record in the City and County Museum, Lincoln, as outlined in that Museum's document 'Conditions for the acceptance of Project Archives'. The City and County Museum should be contacted at the earliest possible opportunity so that the full cost implications of the archive deposition can be taken into account.

### 6. PUBLICATION & DISSEMINATION

6.1 The deposition of a copy of the report with the Lincolnshire Sites and Monuments Record will be deemed to put all information into the public domain, unless a special request is made for confidentiality. If material is to be held in confidence, a timescale must be agreed, but it is expected that this will not exceed six months.



6.2 Should the recording programme reveal finds of national or regional importance, provision should be made for publication in the appropriate regional or national journal.

## 7. ADDITIONAL INFORMATION

### 7.1 Further contact addresses:

North Kesteven Heritage Officer  
Heritage Lincolnshire  
The Old School  
Cameron Street  
Heckington  
Lincolnshire  
NG34 9RW  
Tel: 01529 461499  
joanna@lincsheritage.org

County Sites and Monuments Record  
Highways and Planning Directorate  
Lincolnshire County Council  
4th Floor  
City Hall  
Lincoln LN1 1DN

Mr T. Page  
City and County Museum  
12 Friars Lane  
Lincoln  
LN2 5AL

Department of Planning  
North Kesteven District Council Offices  
Kesteven Street  
Sleaford  
Lincolnshire  
NG34 7EF

Brief set by Joanna Hambly, Heritage Officer, North Kesteven District Council

Date:



## Appendix 2

### SPECIFICATION FOR BUILDING RECORDING

#### 1 SUMMARY

- 1.1 *A programme of building recording is required prior to the conversion of barns at Boughton House Farm, Asgarby, Sleaford, Lincolnshire.*
- 1.2 *The buildings are of vernacular architectural and historic interest.*
- 1.3 *The building recording will be undertaken prior to conversion of the structure. The structure, ground plan, external elevations and internal details will be recorded in writing, graphically and photographically.*
- 1.4 *On completion of the fieldwork a report will be prepared detailing the results of the investigation. The report will consist of a narrative supported by illustrations and photographs.*

#### 2 INTRODUCTION

- 2.1 This document comprises a specification for historic building recording prior to conversion of barns at Boughton House Farm, Asgarby, Sleaford, Lincolnshire.
- 2.2 This document contains the following parts:
  - 2.2.1 Overview.
  - 2.2.2 Stages of work and methodologies.
  - 2.2.3 Programme of works and staffing structure of the project

#### 3 SITE LOCATION

- 3.1 Asgarby is located 4.5km east of Sleaford in the administrative district of North Kesteven, Lincolnshire. The barns, at Boughton House Farm, lie approximately 800m northeast of Asgarby at National Grid Reference TF 1238 4556.
- 3.2 Boughton House Farm is located in open countryside between the villages of Asgarby and Howell.

#### 4 PLANNING BACKGROUND

- 4.1 A full planning application (N/02/0222/03) was submitted to North Kesteven Distric Council for conversion of barns to residential dwellings. Permission is subject to conditions including the undertaking of building recording (to RCHME Level 2) prior to the conversion works.
- 4.2 The farm buildings are Listed Building Grade II. An initial appraisal of the farm buildings at Boughton House (by Stewart Squires and submitted with the planning application) has identified at least four separate phases of building. The earliest phase is late 18<sup>th</sup> century and contemporary with Boughton House, the latest are modern alterations of late 20<sup>th</sup> century. The appraisal concluded that the farm buildings are an essential part of the listed farm; form a traditional landscape feature; and have intrinsic architectural value. The appraisal recommended that the historic fabric of the buildings be identified and recorded.

#### 5 AIMS AND OBJECTIVES

- 5.1 The aim of the work will be to provide a record of the standing buildings on the site prior to their alteration.
- 5.2 The objectives will be to establish:



- 5.2.1 the form of the building;
- 5.2.2 the date of the building and features of special interest;
- 5.2.3 the state of preservation of the buildings and any features of special interest present.

## 6 BUILDING RECORDING

- 6.1 Building Investigation will be undertaken prior to redevelopment of the existing buildings. A RCHME (1996) Level 2 recording survey of the standing buildings which are to be demolished, disturbed or concealed by the proposed development will be undertaken. Subject to accessibility and Health and Safety considerations, the record will include:
  - 6.1.1 A photographic survey showing the building in its context; details of the exterior; interior views of the principal rooms and circulation areas; and possibly structural or decorative details.
  - 6.1.2 A roughly dimensioned ground plan, which may incorporate details of the form and location of any structural features of historic interest; supplemented by
  - 6.1.3 A written record providing an account of the building's type, materials and possible dates.

## 7 SITE OPERATIONS

- 7.1 General considerations
  - 7.1.1 All work will be undertaken following statutory Health and Safety requirements in operation at the time of the investigation.
  - 7.1.2 The work will be undertaken according to the relevant codes of practise issued by the Institute of Field Archaeologists (IFA), under the management of a Member of the institute (MIFA). Archaeological Project Services is IFA registered organisation no. 21.
  - 7.1.3 The building recording would be undertaken by staff with experience of such examinations up to RCHME Level 2 standard.
  - 7.1.4 Any and all artefacts found during the investigation and thought to be 'treasure', as defined by the Treasure Act 1996, will be removed from site to a secure store and promptly reported to the appropriate coroner's office.

## 8 REPORTING

- 8.1 On completion of the fieldwork, a report detailing the results of the building recording will be prepared. This will consist of:
  - A summary of the survey results.
  - A description of the history and historical setting of the building.
  - A text describing the results of the building survey.
  - Location plans of the site and building.
  - A ground plan of the building.
  - Interpretation of the development and use of the building.
  - Appropriate photographs of the elevations, general interior views and specific features.



9 **REPORT DEPOSITION**

- 9.1 Copies of the report will be sent to the client; the North Kesteven Heritage Officer; North Kesteven District Council Planning Department; and to the County Council Archaeological Sites and Monuments Record.

10 **ARCHIVE**

- 10.1 The documentation and records generated during the investigation will be sorted and ordered into the format acceptable to the City and County Museum, Lincoln. This will be undertaken following the requirements of the document titled *Conditions for the Acceptance of Project Archives* for long-term storage and curation.

11 **PUBLICATION**

- 11.1 A report of the findings of the investigations will be presented to the editor of the journal *Lincolnshire History and Archaeology*. If appropriate, notes on the findings will be submitted to the appropriate national journals: *Post-medieval Archaeology*; *Industrial Archaeology Review*; and *Vernacular Architecture*.

12 **CURATORIAL RESPONSIBILITY**

- 12.1 Curatorial responsibility for the archaeological work undertaken on the site lies with the North Kesteven Heritage Officer. They will be given written notice of the commencement of the project.

13 **VARIATIONS AND CONTINGENCIES**

- 13.1 Variations to the proposed scheme of works will only be made following written confirmation of acceptance from the archaeological curator.
- 13.2 In the event of the discovery of any unexpected remains of archaeological/historical importance, or of any changed circumstances, it is the responsibility of the archaeological contractor to inform the archaeological curator (*Lincolnshire Archaeological Handbook* 1998, Sections 5.7 and 18).
- 13.3 Where important archaeological/historical remains are discovered and deemed to merit further investigation additional resources may be required to provide an appropriate level of investigation, recording and analysis.
- 13.4 Any contingency requirement for additional fieldwork or analysis outside the scope of the proposed scheme of works will only be activated following full consultation with the archaeological curator and the client.

14 **PROGRAMME OF WORKS AND STAFFING LEVELS**

- 14.1 The building recording will be undertaken prior to the conversion and is expected to take one to two days.
- 14.2 An archaeological supervisor and assistant with experience of building recording will undertake the work.
- 14.3 Analysis and report production will be undertaken by the archaeological supervisor, or a post-excavation analyst as appropriate, with assistance from an illustrator.

15 **INSURANCES**

- 15.1 Archaeological Project Services, as part of the Heritage Trust of Lincolnshire, maintains Employers Liability Insurance of £10,000,000, together with Public and Products Liability insurances, each with indemnity of £5,000,000. Copies of insurance documentation can be supplied on request.



16 **COPYRIGHT**

- 16.1 Archaeological Project Services shall retain full copyright of any commissioned reports under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Specification.
- 16.2 Licence will also be given to the archaeological curators to use the documentary archive for educational, public and research purposes.
- 16.3 In the case of non-satisfactory settlement of account then copyright will remain fully and exclusively with Archaeological Project Services. In these circumstances it will be an infringement under the Copyright, Designs and Patents Act 1988 for the client to pass any report, partial report, or copy of same, to any third party. Reports submitted in good faith by Archaeological Project Services to any Planning Authority or archaeological curator will be removed from said planning Authority and/or archaeological curator. The Planning Authority and/or archaeological curator will be notified by Archaeological Project Services that the use of any such information previously supplied constitutes an infringement under the Copyright, Designs and Patents Act 1988 and may result in legal action.
- 16.4 The author of any report or specialist contribution to a report shall retain intellectual copyright of their work and may make use of their work for educational or research purposes or for further publication.

17 **BIBLIOGRAPHY**

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

Specification: Version 1, 10<sup>th</sup> January 2005



## Appendix 3

### GLOSSARY

<b>Bay</b>	Regular structural subdivision of a building; the bays may be marked by roof-trusses, beams etc.
<b>Breather slit</b>	Narrow vertical slit to provide ventilation.
<b>Chaff House</b>	Room for storage of animal fodder.
<b>Cogging</b>	Course of projecting bricks laid diagonally to give a saw-like effect in a cornice ( <i>q.v.</i> ) or string-course ( <i>q.v.</i> ) as a variant to dentilation ( <i>q.v.</i> ).
<b>Collar</b>	Transverse horizontal timber connecting pairs of rafters above their feet and below the apex of the roof.
<b>Dentilation</b>	With dentils – small blocks forming a long, closely set, horizontal series under the cornice.
<b>Diaper</b>	Decorative pattern on a plain surface formed by dark bricks laid in diagonal patterns on a lighter brick wall.
<b>King post</b>	Vertical timber standing on a collar ( <i>q.v.</i> ) or tie beam ( <i>q.v.</i> ) and rising to the apex of a roof to support a ridge piece.
<b>Loose Box</b>	A small room, usually almost featureless, in which a single animal (horse or cattle) could be isolated or a small number of cattle could be kept untethered. Loose boxes usually have some form of drain in the floor for the removal of liquid manure.
<b>Medieval</b>	The Middle Ages, dating from approximately AD 1066-1500.
<b>Pitching hole</b>	Unglazed, shuttered window-like hole at first floor level to ease unloading of an unprocessed crop into the building from a cart outside.
<b>Tie beam</b>	Main transverse beam in a roof truss connecting the feet of the principal rafter and preventing the spreading of the two sides of a sloping roof.
<b>Ventilator openings</b>	Openings through a wall to provide ventilation. Usually formed by omitting bricks, and arranged in various patterns.



## Appendix 4

### THE ARCHIVE

The archive consists of:

- 1 Sheet of scale drawings
- 4 Sheets of annotated architect's drawings
- 2 Daily Record Sheets
- 3 Photographic Record Sheets
- 4 Typed pages of notes

All primary records and finds are currently kept at:

Archaeological Project Services  
The Old School  
Cameron Street  
Heckington  
Sleaford  
Lincolnshire  
NG34 9RW

The ultimate destination of the project archive is:

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

The archive will be deposited in accordance with the document titled *Conditions for the Acceptance of Project Archives*, produced by the Lincolnshire City and County Museum.

Lincolnshire City and County Council Museum Accession Number: 2005.9

Archaeological Project Services Site Code: ABH05

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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