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**SURVEY OF BUILDINGS AT  
THE COTTAGE,  
35 HIGH STREET,  
OSBOURNBY,  
LINCOLNSHIRE  
(OHS 07)**

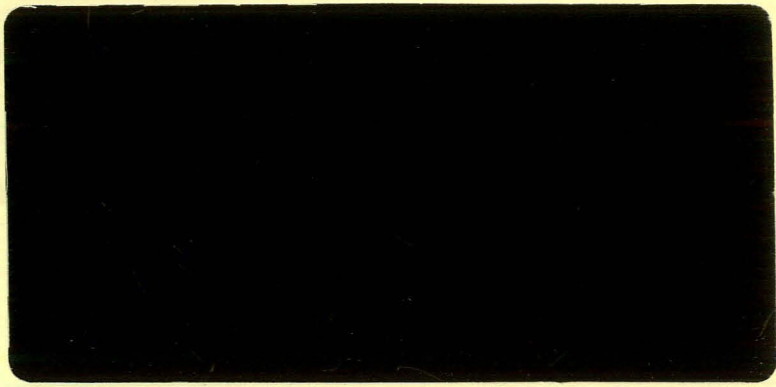


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Conservation  
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Highways & Planning  
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PRN 64585

**SURVEY OF BUILDINGS AT  
THE COTTAGE,  
35 HIGH STREET,  
OSBOURNBY,  
LINCOLNSHIRE  
(OHS 07)**

Work Undertaken For  
Mr A Joy

March 2007

Report Compiled by  
Paul Cope-Faulkner BA (Hons) AIFA

Planning Application No: N/48/1349/06 and LB/2094  
National Grid Reference: TF 0687 3808  
City and County Museum Accession Number: 2007.46  
OASIS Record No: archaeo11-25624

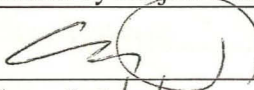
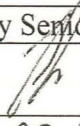
**ARCHAEOLOGICAL PROJECT SERVICES**



A.P.S. Report No: 38/07

**Quality Control**  
The Cottage,  
35 High Street,  
Osbournby  
OHS 07

Project Coordinator	Gary Taylor
Building Survey	Rachael Hall
Illustration	Paul Cope-Faulkner
Photographic Reproduction	Sue Unsworth
Report Compilation	Paul Cope-Faulkner

Checked by Project Manager	Approved by Senior Archaeologist
 - Gary Taylor	 Tom Lane
Date: 27/3/07	Date: 27-3-07

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## 1. SUMMARY

*A programme of building recording was undertaken on an extension at The Cottage, 35 High Street, Osbournby, Lincolnshire. The recorded structure is of historic interest and important in terms of local rural vernacular architecture.*

*The main part of The Cottage, which was not recorded as part of this exercise, dates to the 17<sup>th</sup> century with later additions from the 17<sup>th</sup> to 19<sup>th</sup> centuries. The recorded building was a 19<sup>th</sup> century extension which replaced an earlier service wing.*

*The extension is a simple rectangular building with a gabled red pantile roof. The southern end indicates that the gable has been reconstructed. Originally, the structure may have been a two-roomed building with perhaps a wash-room and a hallway allowing access to the older cottage.*

## 2. INTRODUCTION

### 2.1 Definition of Archaeological Building Recording

Building recording is defined as 'a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including its buried components on land or under water.' (IFA 1999).

### 2.2 Planning Background

Archaeological Project Services was commissioned by Mr A Joy to undertake a programme of building recording at The Cottage, 35 High Street, Osbournby, Lincolnshire. This was prior to the demolition of an outhouse as detailed in Planning Application N/48/1349/06 and

Listed Building Consent LB/2094. The building recording was carried out on 1<sup>st</sup> March 2007 in accordance with a specification prepared by Archaeological Project Services (Appendix 1) and approved by the North Kesteven Heritage Officer.

### 2.3 Site Location

Osbournby is located 8km south of Sleaford and 16km east of Grantham in the administrative district of North Kesteven, Lincolnshire (Fig. 1).

The surveyed building, 35 High Street, is situated 110m southwest of the village centre as defined by the parish church of SS. Peter and Paul at National Grid Reference TF 0687 3808 (Fig. 2). The site is located on the south side of High Street at a height of c. 22.8m OD on land that slopes gently down to the east.

### 2.4 Historical Setting

The Cottage, despite its name, is the largest yeoman house in Osbournby and dates largely from the 17<sup>th</sup> century with later 17<sup>th</sup> to 19<sup>th</sup> century additions and renovations. The recorded structure is 19<sup>th</sup> century in date and was originally a bake and brew house (Roberts 1972, 206). This replaced a larger service wing which is evidenced by scars in the masonry of the south front and which may have been demolished in the 18<sup>th</sup> century (*ibid.*).

The Cottage is a Grade II Listed Building (DoE 1990, 44).

## 3. AIMS

In accordance with the specification (Appendix 1), the aim of the work was to provide a record of the building prior to its demolition.

#### 4. METHODS

Recording of the building was undertaken to Level 2 standard as detailed by English Heritage (1996, 14). This involved:

- the production of a dimensioned plan
- general photographic views of the exterior of the building and the overall appearance of principal 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

Photographic recording was undertaken with a manual 35mm camera fitted with a 28-70mm macro lens. Colour print film was used. An index of the photographs was compiled on Archaeological Project Services pro forma recording sheets.

#### 5. RESULTS

The recorded structure forms a rectangular extension to the rear (south) of the house and is located at the southwest corner (Plate 1).

It is of single storey construction and is built of brick in predominantly Flemish Stretcher Bond. The brick is all handmade and the gabled roof is of red pantiles. All doors and windows have wooden frames and are largely 20<sup>th</sup> century date.

##### Exterior

The west facing range has a central door which has been narrowed as evidenced by a ragged joint to the north. A ragged joint

lies close to the southern edge of the structure and there is an area of recent patching close to ground level. North of this door is a small window with wooden lintel (Plate 2; Fig. 4).

The south facing gable end is plain and dominated by a central window which has a soldier course (upright bricks) across the lintel (Fig. 4). The bricks in this elevation are slightly larger and can be seen to tie in with the west and east facing walls. This would suggest that the gable end had been rebuilt.

The east elevation has a double-door adjacent to the older cottage with a large window to the south. Ragged joints below the window suggest the window has been replaced or that the opening was formerly a door (Plate 4). Another ragged joint marks the rebuild of the south gable end. Close to the ground towards the south is a line of inserted headers above recent patching which may suggest that this feature ran through the width of the building.

##### Interior

The double-door facing west enters a rectangular lobby with access into the main building and to a toilet (Plate 5; Fig. 3) and a washroom. The floor is of quarry tiles and the walls are painted white.

The small toilet room has wooden panelling around the lower half (Plate 6). There is a suspended plywood ceiling. The floor is of vinyl tiles.

The largest room is in the southern part of the building (Plate 7). This has a similar vinyl tile floor to that in the toilet. The ceiling is higher, exposing a tie-beam with metal clasps (Plate 8) and the slope of the roof. The tie-beam supports two raking struts.



## 6. DISCUSSION

The recorded building is a 19<sup>th</sup> century addition to a 17<sup>th</sup> century yeomans cottage. The extension was perhaps originally a two room construction with a narrow hallway giving access to the main building and a larger room to the south. The function of the larger room is not immediately clear, though has previously been interpreted as a brew or bake house (Roberts 1972, 206). Modern patching towards ground level near the south end may support this notion, though may equally mark former drains of a wash house. The watching brief to be undertaken at the site may assist in the final interpretation. It is not certain whether there was access to this room from the hall or only from the exterior (door in west elevation).

## 7. CONCLUSIONS

Building recording was undertaken on a building at The Cottage, High Street, Osbournby, because the structure was of significance in terms of local history and vernacular architecture.

The survey has successfully provided a record of the appearance of the building, together with details of alterations and fittings. There are indications that the original structure was two-roomed, the larger with access perhaps only from the exterior. As the structure is thought to have replaced an older and larger service wing, it is probable that the extension served a similar purpose.

## 8. ACKNOWLEDGEMENTS

Archaeological Project Services wishes to acknowledge the assistance of Mr A. Joy for commissioning the building recording. The work was coordinated by Gary Taylor

who also edited this report along with Tom Lane. Jo Hambly, the North Kesteven Heritage Officer, kindly permitted access to the parish files and library maintained by Heritage Lincolnshire.

## 9. PERSONNEL

Project Coordinator: Gary Taylor  
 Building Recording: Rachael Hall  
 Photographic reproduction: Sue Unsworth  
 Illustration: Paul Cope-Faulkner  
 Analysis and reporting: Paul Cope-Faulkner

## 10. BIBLIOGRAPHY

DoE, 1990 *List of Buildings of Special Architectural or Historic Interest, District of North Kesteven*

English Heritage, 1996 *Understanding Historic Buildings, A guide to good practice*

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

Roberts, DL, 1972 *Vernacular Building in Kesteven*, unpublished MA thesis, University of Nottingham

## 11. ABBREVIATIONS

APS	Archaeological Project Services
DoE	Department of the Environment
IFA	Institute of Field Archaeologists

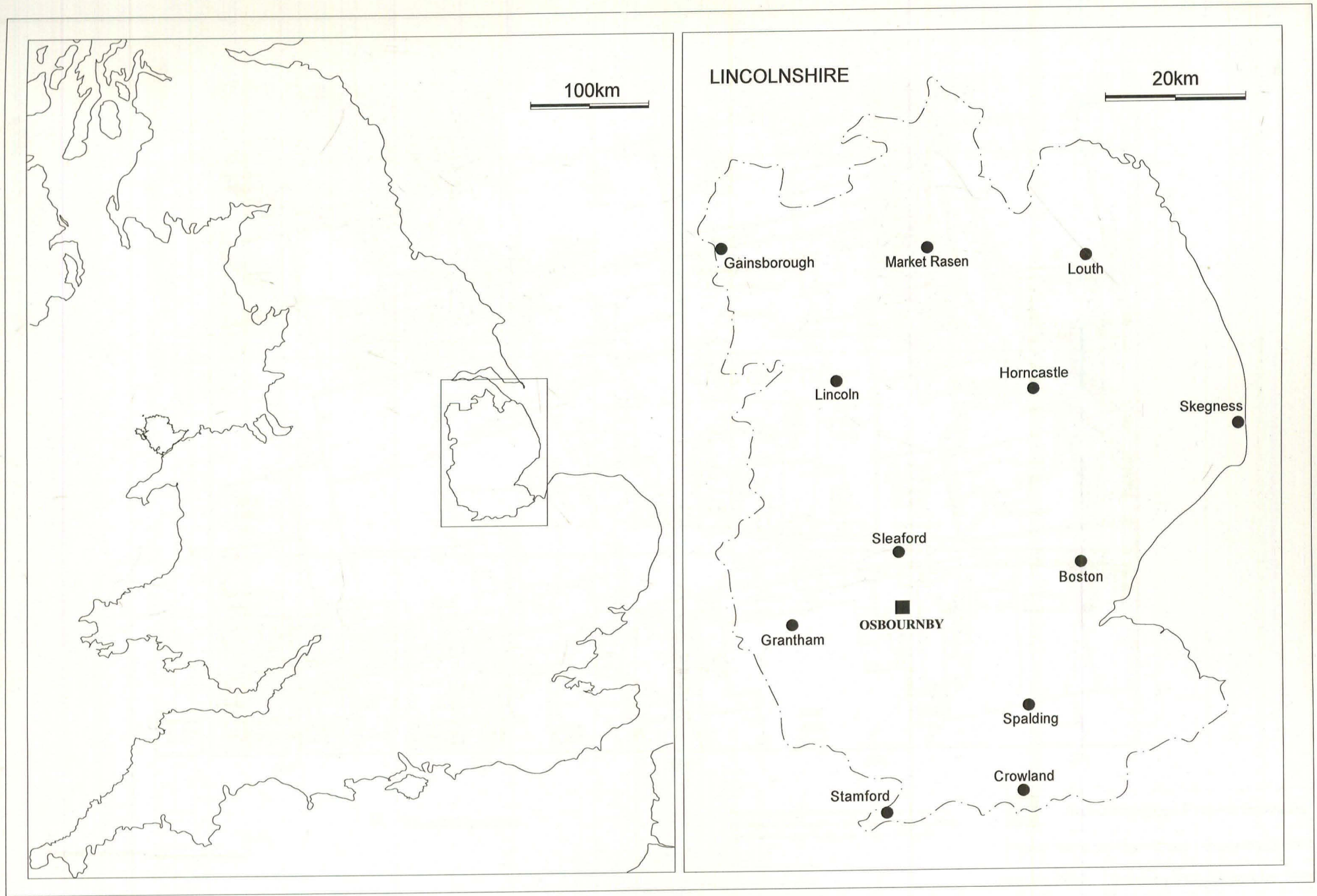
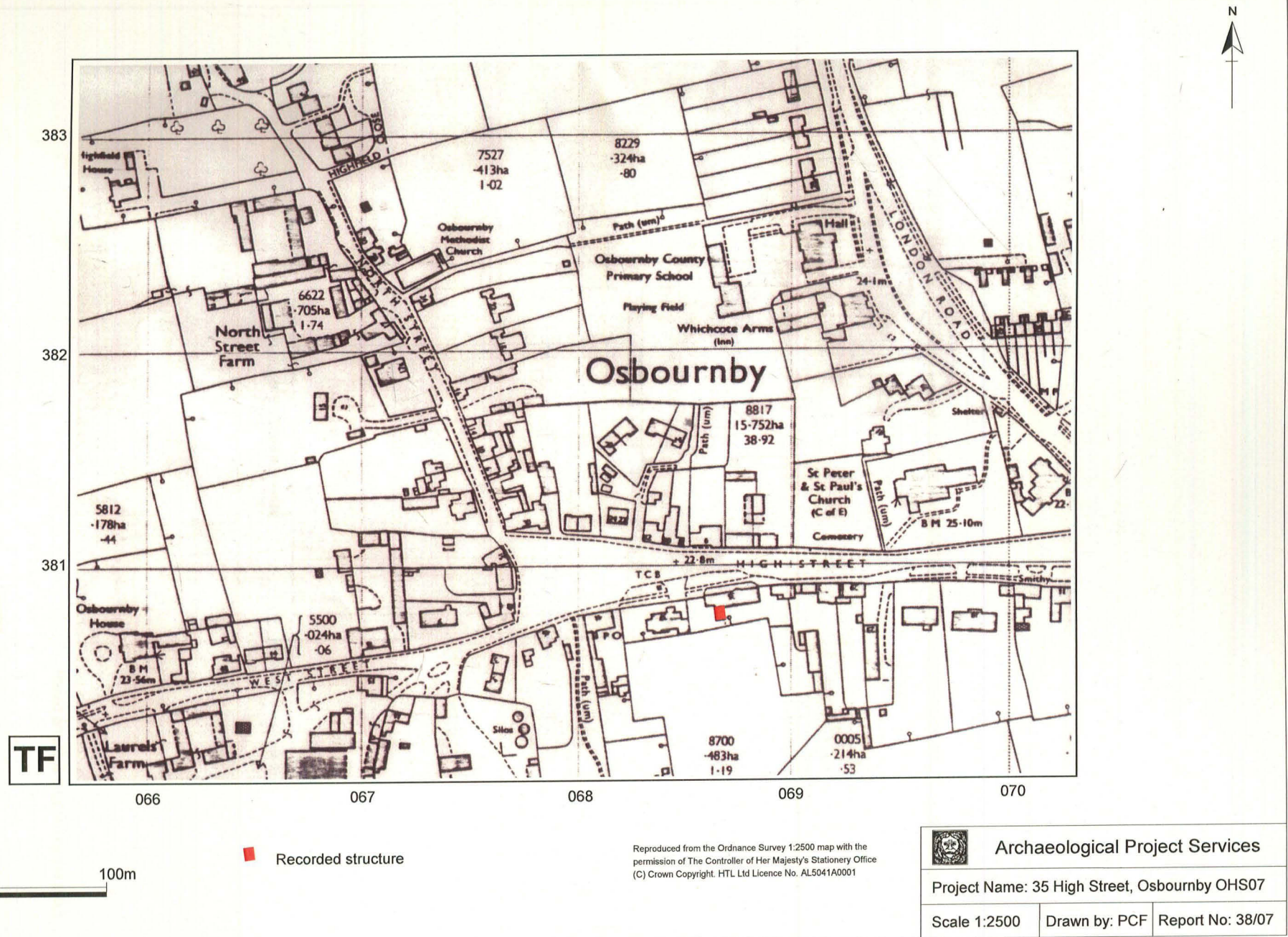


Figure 1 - General location plan



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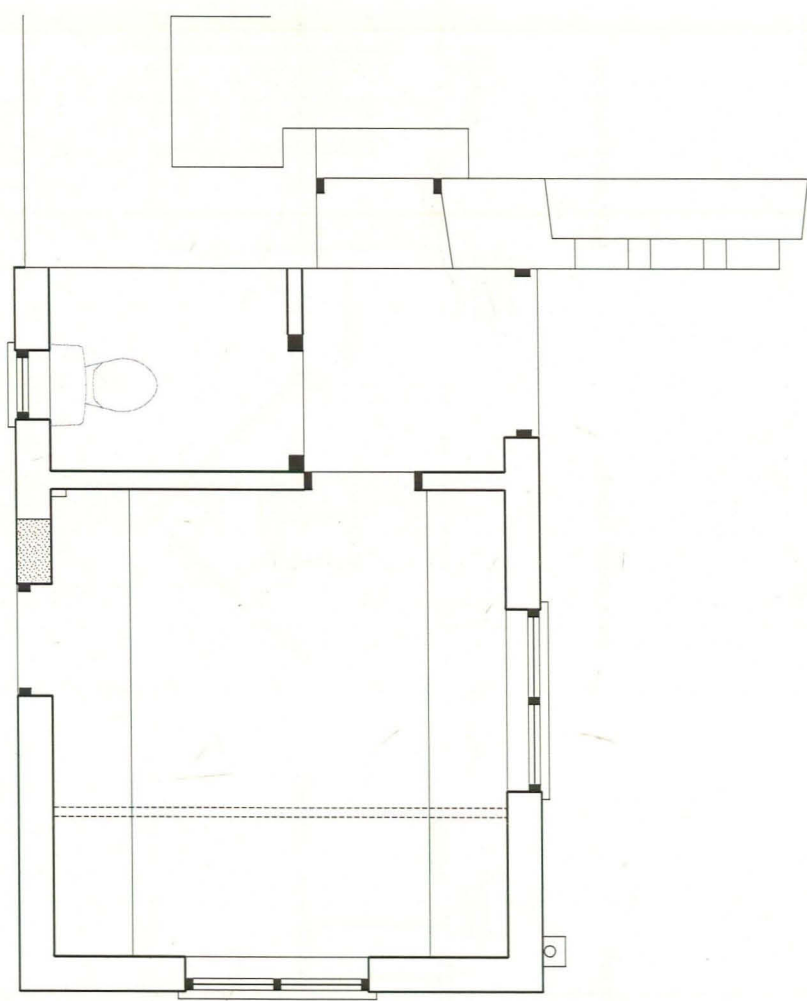
 <b>Archaeological Project Services</b>		
Project Name: 35 High Street, Osbournby OHS07		
Scale 1:2500	Drawn by: PCF	Report No: 38/07

Figure 2 - Site location plan



Based on plans supplied by the client




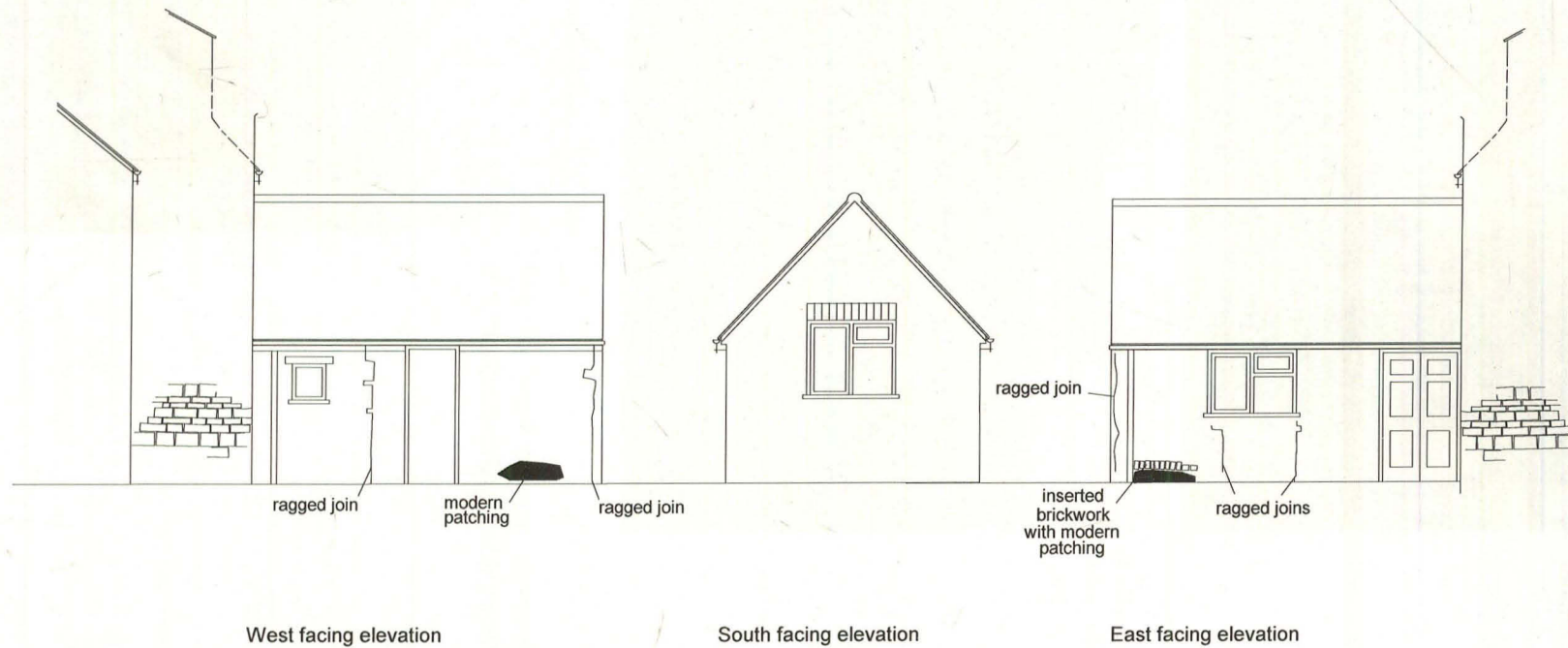
	<b>Archaeological Project Services</b>	
Project Name: 35 High Street, Osbournby OHS07		
Scale 1:50	Drawn by: PCF	Report No: 38/07

Figure 3 - Plan of the recorded building



Based on elevations supplied by the client


 <b>Archaeological Project Services</b>		
Project Name: 35 High Street, Osbournby OHS07		
Scale 1:100	Drawn by: PCF	Report No: 38/07

Figure 4 - Elevations of the recorded building

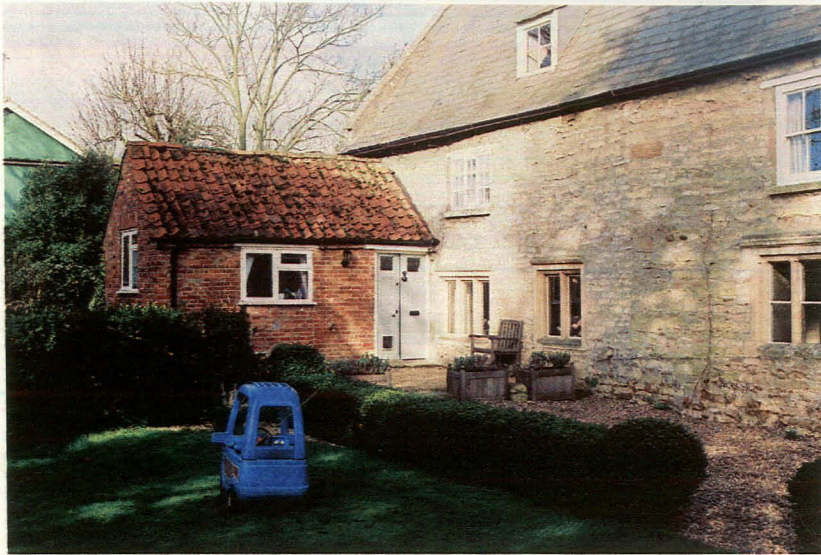


Plate 1 - View showing the relationship between the extension and principal building at 35 High Street, looking northwest



Plate 2 - The west facing elevation showing narrowed doorway, looking east

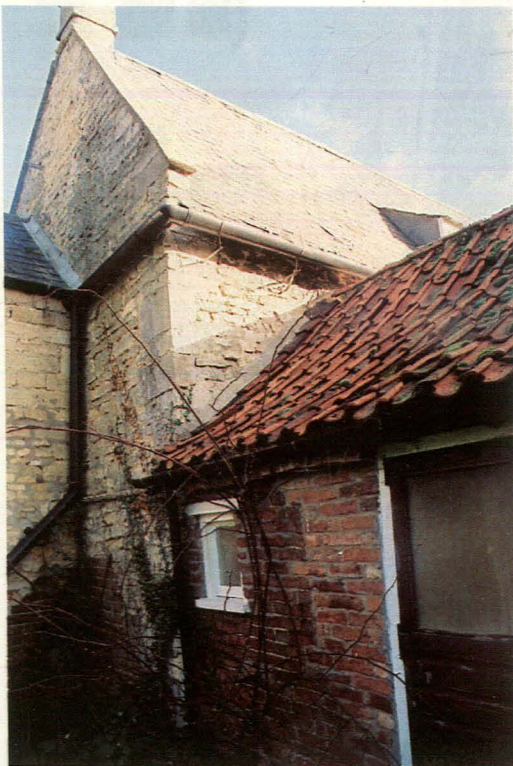


Plate 3 - Detail showing relationship between the extension and principal building, looking northeast



Plate 4 - The east facing elevation showing modern patching to left of picture and ragged joins below the window, looking west



Plate 5 - View showing the lobby area, with door to main cottage in the background, looking north



Plate 6 - View showing the small toilet, looking west



Plate 7 - View showing the larger room within the extension with exposed tie-beams and raking struts, looking south



Plate 8 - Detailed view of the tie-beam showing metal clasp



## Appendix 1

### 35 HIGH STREET, OSBOURNBY, LINCOLNSHIRE - SPECIFICATION FOR BUILDING RECORDING

#### 1 SUMMARY

- 1.1 *A programme of building recording is required prior to the demolition of a wash house and toilet extension at High Street, Osbournby, Lincolnshire.*
- 1.2 *The extension is a 19<sup>th</sup> century addition to a 17<sup>th</sup> century house and replaced a former service wing. The complex is listed Grade 2.*
- 1.3 *The building recording will be undertaken prior to, and perhaps during, demolition 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 demolition of a wash house and toilet extension at 35 High Street, Osbournby, 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 Osbournby is located 7km south of Sleaford in the North Kesteven District of Lincolnshire. The building is in the centre of the village at 35 High Street, National Grid Reference TF 06872 38086.
- 3.2 The main building is a large yeoman house of 17<sup>th</sup> century date and is listed Grade 2. It previously had a large service wing but this was replaced in the 19<sup>th</sup> century by the wash house and toilet block that is the subject of the recording.

#### 4 PLANNING BACKGROUND

- 4.1 Planning and listed building applications (N/48/1349/06 and LB/2094) were submitted to North Kesteven District Council for the proposed alteration and extension to the dwelling involving demolition of a wash house and toilet extension. Permission is subject to conditions including the undertaking of building recording prior to, and perhaps during, the demolition works.

#### 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 the demolition of the existing buildings. An English Heritage (2006) Level 2 survey of the standing buildings 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 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 English Heritage Level 3 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; and to the County Council Archaeological Sites and Monuments Record.

10 **ARCHIVE**

- 10.1 The documentation and records generated during the watching brief will be sorted and ordered into the format acceptable to The Collection, 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 Details of the investigation will be input to the Online Access to the Index of Archaeological Investigations (OASIS).  
11.2 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 to enable them to make monitoring arrangements.

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 day.  
14.2 An archaeological supervisor 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

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## 17 **BIBLIOGRAPHY**

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

Specification: Version 1, 14-02-07

## Appendix 2

### GLOSSARY

- Flemish Stretcher bond** A bond in which courses of alternate headers and stretchers are separated by several courses of stretchers. Usually there are three courses of stretchers, but there may be any number between one and six.
- Ragged join** Approximately vertical, slightly irregular, junction between sections of walling where one elevation has been cut and bonded into an earlier one.
- Raking Strut** Inclined braces arising from tie-beams to the principal rafter.
- Tie-beam** 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.

## Appendix 3

### THE ARCHIVE

The archive consists of:

- 2 Photographic record sheets
- 2 Sheets of scale drawings
- 3 Sheets of annotated plans and elevations

All primary records are currently kept at:

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

The ultimate destination of the project archive is:

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

Accession Number: 2007.46

Archaeological Project Services Site Code: OHS 07

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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Archaeological Project Services  
The Old School • Cameron Street • Heckington • Sleaford • Lincs • NG34 9RW  
Tel. (01529) 461618 • Fax (01529) 469444 • Email. [info@apsarchaeology.co.uk](mailto:info@apsarchaeology.co.uk)

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