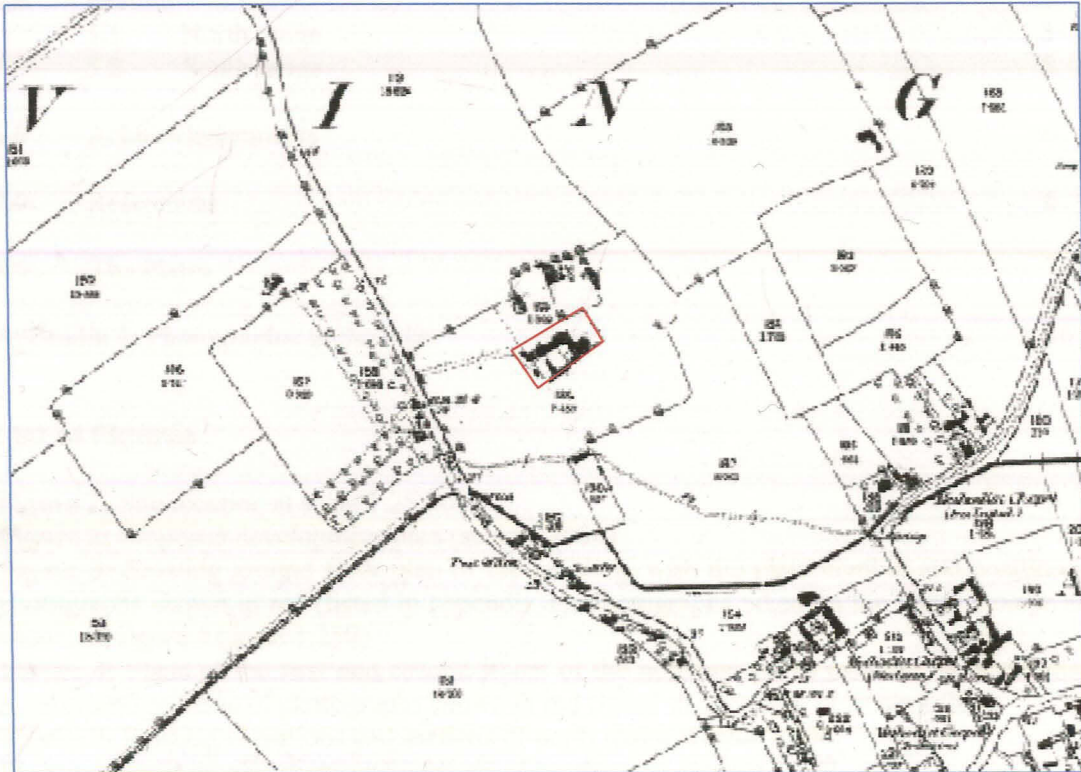


ER 13

M7/6

**BUILDING SURVEY OF BARNES AT THE GRANGE, YARBURGH ROAD,
ALVINGHAM, LINCOLNSHIRE**

NGR: TF 3596 9153
Planning ref: N/004/00173/07
Site Code: ATG07



Report prepared for
Christopher Press Architect
on behalf of Mr and Mrs Smith

by Chris Clay
May 2007

Allen Archaeological Associates
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3

Dear Louise,
Hope you are well.

Planning Ref N/004/00173/07

I have enclosed a copy of the building
survey for the Grange, Yarbrough Road, Alvingham.

Hope the report is acceptable.

Regards,

Mark Allen

With Compliments

Lincolnshire
County Council

15 MAY 2007

Planning &
Conservation

Allen Archaeological Associates . Unit 1C . Branston Business Park . Lincoln Road . Branston . Lincoln . LN4 1NT
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MARK ALLEN

acknowledged receipt 15/5/07
Jas Hall

Conservation
Services

15 MAY 2007

Highways & Planning
Directorate

Contents

1.0	Introduction	2
2.0	Site location and description	2
3.0	Planning background	2
4.0	Methodology	2
5.0	Results	3
5.1	North range	3
5.2	South range	5
6.0	Acknowledgements	6
7.0	References	6
8.0	The Plates	7
	Appendix 1: Photographic archive list	16

List of Figures

Figure 1: Site location at scale 1:25,000

Figure 2: Proposed development plan (scale 1:1000)

Figure 3: Existing ground floor plan of the building, with the plate number and position of photographs shown in red (listed in appendix 1). Photographs taken on the upper storeys are shown on figure 4 (scale 1:250)

Figure 4: Plans of the first and second floors of the north range, as existing, with the plate number and position of photographs shown in red (listed in appendix 1) (scale 1:200)

Figure 5: Existing elevations and sections of north range at scale 1:250

Figure 6: Existing elevations and sections of south range at scale 1:200

List of Plates

Plate 1: General view of the site, with the barns to the right of the shot and the farmhouse in the background. Looking north-west

Plate 2: The north elevation of the north range, looking south

Plate 3: East elevation of the north range, showing the derelict stable and cartshed with the double wooden doors. Looking south-west.

Plate 4: Stable block and cartshed at the east end of the north elevation of the north range. Looking south-south-east

Plate 5: Stable block and hayloft in the south elevation of the north range. Looking north-north-west.

Plate 6: Interior of the stable block, showing the wooden partitions. Looking north-east

Plate 7: Hayloft above the stable block. Note the wooden partitions dividing the room into bays. Looking east-north-east

Plate 8: East internal elevation of the three storey threshing barn, showing the roofline of the adjacent stable/hayloft. Looking east-north-east

Plate 9: Lean-to on the north elevation of the north range. Looking south-south-east

Plate 10: Interior of lean-to on north elevation of north range, showing the door and pitching hole in the north elevation of the barn.

Plate 11: Ground floor of the threshing barn, looking east-north-east towards the flagstone threshing floor, with the large doors at either side allowing the through-flow of air to carry away the chaff

Plate 12: First floor of the threshing barn, looking west

Plate 13: Pigeon cote in the second storey of the threshing barn. Note the pigeon holes at the far end of the room and along the right hand side of the shot, and the ladder allowing access to the cupola above. Looking west.

Plate 14: The glazed cupola on the roof of the three storey barn, with the wind vane and flight holes for the pigeons. Looking south-south-east

Plate 15: Cartshed and store towards the west end of the north range. Looking south-south-east.

Plate 16: Internal east elevation of barn showing the relationship between the two phases of walls. Looking east-north-east

Plate 17: Outbuildings at the east end of the north range, looking east-north-east

Plate 18: Outbuilding at the east end of the north range, showing the compartment probably used as a cartshed. Looking south-west

Plate 19: East elevation of the derelict barn at the east end of the south range. Looking south

Plate 20: West elevation of the barn at the east end of the crew yard. Looking east-north-east

Plate 21: Chalk blocks in the south-east corner of the south range. Looking north. Note also the difference in brickwork at the left of the shot

Plate 22: North elevation of the south range, looking east

Plate 23: Interior of the eastern bay in the south range, with the feeding rack along the south wall. Looking east.

Plate 24: Feed trough and water trough at the east end of the south wall in the middle bay of the south range. Looking east

Plate 25: Detail of one of the cast iron stanchions on the north elevation of the south range

Plate 26: Feed troughs along the south wall of the western bay of the south range. Looking south

Plate 27: West elevation of the barns, showing the outbuildings at the end of the north range and the boundary wall attached to the south range, with the gates between. Looking east-north-east

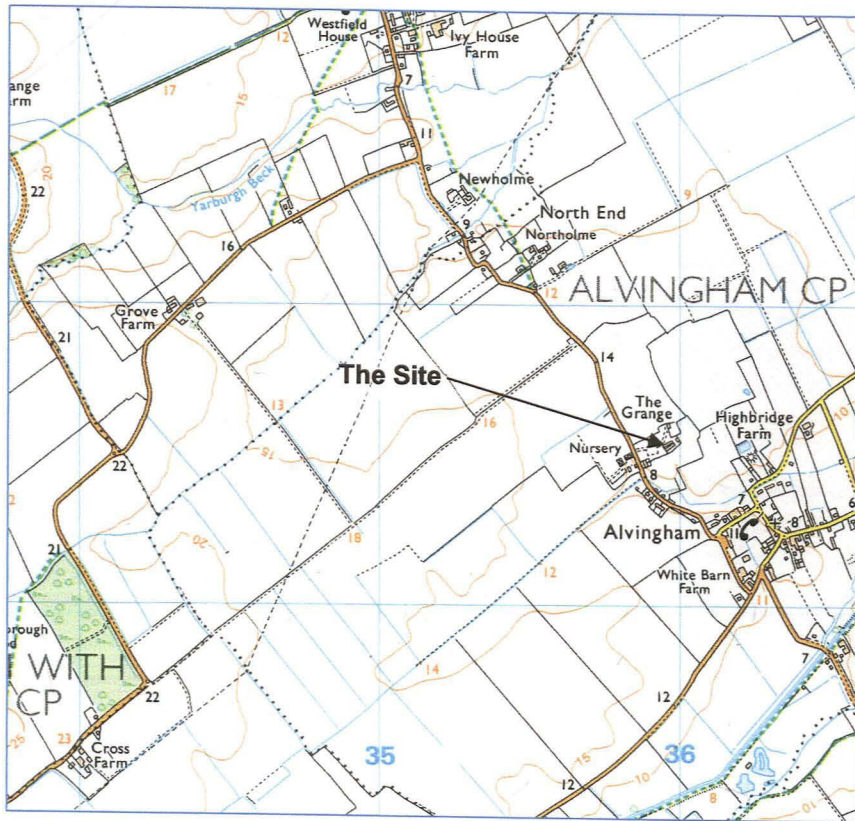


Figure 1: Site location at scale 1:25,000

1.0 Introduction

- 1.1 Allen Archaeological Associates was commissioned by Christopher Press Architect, on behalf of their clients, Mr and Mrs Smith, to undertake a building survey of two ranges of barns that are being converted into self contained holiday accommodation at The Grange, Yarburgh Road, Alvingham, Lincolnshire.
- 1.2 The methodology conforms to a specification prepared by this company (Allen 2007), and the English Heritage guidelines in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006).
- 1.3 A copy of the building survey report and the full project archive will be submitted to The Collection, Lincoln, for long-term storage, and will be stored under the Museum Accession Number 2007.97.

2.0 Site location and description

- 2.1 Alvingham is situated in the administrative district of East Lindsey, approximately 5km north-east of the centre of Louth. The Grange is to the north-west of the village, on the east side of Yarburgh Road. The barns that are the subject of the building survey form part of a complex of agricultural buildings, to the south of the farmhouse. The site centres on NGR TF 3596 9153.
- 2.2 The barns principally comprise a north and south range of brick buildings, joined at the east end by a further outbuilding, with a boundary wall at the east end enclosing a crew yard between the two ranges (figure 2). The north range is a three storey structure, and the south range is a single storey structure, with a number of outbuildings at the east and west ends. The barns reflect the agricultural traditions of the region from the early 19th to early 20th century. Both the north and south ranges are visible on the 25" scale First Edition Ordnance Survey maps of the area, published in 1889 (see cover).

3.0 Planning background

- 3.1 Full planning permission was granted in March 2007 for the modification of the two ranges of barns, subject to conditions. One of these conditions was the undertaking of a building survey prior to the development, to accurately record all internal and external elevations of the barns and all architectural features, effectively preserving the existing fabric 'by record' (Planning Reference: N/004/00173/07).

4.0 Methodology

- 4.1 The building survey methodology was designed in accordance with the requirements of a 'Level 2' survey, as detailed in the English Heritage document '*Understanding Historic Buildings: A guide to good recording practice*' (English Heritage 2006), and in accordance with a specification prepared by this company (Allen 2007).
- 4.2 The photographic survey of the barn was carried out using a 35mm SLR digital camera (Fujifilm Finepix S9500) with a 28 – 300mm lens. The weather was overcast, and light was generally good, although there was little illumination available for some interior shots. Photographs of architectural detail incorporated appropriate metric scales, and all shots were located on scale plans of the building (figures 3 and 4). A selection of the photographs is included in this report (See Section 8.0 below), and a list of all shots taken is reproduced as an

appendix at the end of the report (Appendix 1). The full photographic archive has been submitted to the Lincolnshire Historic Environment Record Office.

5.0 Results

5.1 North Range

- 5.1.1 The north range comprises a series of buildings representing several phases of activity, and performing a range of functions, with the earliest buildings at the east end and the latest buildings to the west. It measures 42m east to west, and approximately 10.5m north to south. The buildings that comprise the north range are between one and three stories in height, and are described below (See Sections 5.1.2 – 5.1.18).
- 5.1.2 At the east end of the range there is a derelict outbuilding (Building 1), the roof of which has collapsed. Much of the brickwork above the wall plate on the south, east and west elevations has also collapsed. The east elevation has a set of double doors with a wooden lintel, and the north elevation bows out to the north with a large crack running top to bottom across the centre of the wall. The position of the double doors, pointing away from the crew yard, suggests that it served as a cart shed allowing access directly to the fields; a common architectural addition during the 19th century (Pickles and Lake 2006).
- 5.1.3 To the south of the outbuilding there is a similarly derelict building (Building 2) which has a single wooden stable door in a wooden frame, below a segmental arch comprising a single soldier course of brick headers. To the north of the door there is a small window with a concrete lintel, representing a later insertion, below a segmental arch. The window itself is divided into two rows of six panes, with the larger row below. There is another blocked window to the south of the doorway.
- 5.1.4 Attached to the east end of the outbuilding/cartshed is another range of three stable blocks (Building 3), with a mono pitched pantile roof. All three are in poor condition, but the two best preserved have a wooden door on their north elevations, while the north elevation of the western block has almost completely collapsed, and its west elevation has been built into the adjacent lean-to.
- 5.1.5 Another stable block with a hayloft in the upper storey is located to the south of the above (Building 4), with a wooden door with a segmental arch overlooking the crew yard. There is a small window to the west of the door, with two air vent holes and a possible blocked doorway to its east. Internally, the ground floor is divided into three bays by two timber partitions, with the ground sloping downwards to a timber gully which runs out into the pond to the east, to carry away animal waste. The upper floor is unsafe to enter, but is accessed by a timber ladder and a door in the west elevation. It is divided into bays by a series of low wooden partitions, which are attached to large timber verticals that support the roof purlins and tie beams. There are two shuttered pitching holes in the south elevation for the loading and unloading of animal feed or crops directly to/from the crew yard. The east end of the double pitched pantile roof has completely collapsed.
- 5.1.6 This layout, placing the granary over the stables was common during the 19th century, and reflects the importance of the horse over other farm animals as they were kept near to a ready supply of feed (Brunskill 2004). It is also of note that the two stable blocks have a noticeably different layout, which is again likely to reflect the different status of the horses which they housed (*ibid.*). The stables on the north side of the north range (and closest to the farmhouse) comprise three blocks, each with their own door and wooden partition walls, and probably housed riding horses rather than draught animals. The stable block to the south faces into the

crew yard, and is a single block with wooden partitions that probably housed horses used as draught animals.

- 5.1.7 The above group of buildings appear to represent the earliest phase of construction of the barns. To the west, they are attached to a large three storey barn (Building 5), measuring approximately 11m by 5m. The east wall of this later barn has been built upon the west wall of the earlier stable/granary block, as shown by the line of the double pitched roof in the internal east elevation of the three storey barn (plate 8). The brickwork of the barn is a very irregular form of English Garden Wall Bond, mainly using four or five courses of stretchers to each header course, although occasional headers are visible in no obvious pattern in some of the stretcher courses. This suggests the building was built for purely functional reasons with very little interest paid to decorative aspects. The roof is a double pitched pantile roof that appears to be a relatively recent repair.
- 5.1.8 The barn has a large lean-to of probable 20th century date attached to its north elevation (Building 6), measuring 11m by 4.5m and constructed of a brick dwarf wall supporting vertical timber boarding and a mono pitched corrugated steel roof, with two skylights. The east elevation of the lean-to incorporates the west wall of the derelict stable block.
- 5.1.9 The north elevation of the barn has been whitewashed, possibly when the lean-to was constructed. It has a single large doorway (the door is missing) with a wooden sub-frame, and a segmental arch. The gap below the arch has been bricked up, probably when an original arched door frame was replaced by the existing wooden frame. There is a large opening into the second storey that faces outwards, towards the fields rather than into the crew yard, and is likely to be a pitching hole positioned to allow the loading of harvested crops directly from a wagon below. The elevation also has two air vent holes and two metal ties that support the cross beams of the first storey floor.
- 5.1.10 The south elevation has a single stable door in a large opening with a segmental arch, similar to the north elevation. There are two air vent holes and two steel S-shaped ties to the west of the door.
- 5.1.11 The ground floor of the barn comprises a single room, with a flagstone floor at its east end. This probably served as a threshing floor, with the opposing doors allowing a through flow of air to carry away the chaff. A loose flagstone exposed an earlier floor of compacted chalk gravel and soil beneath the probable threshing floor. The western portion of the room has a brick floor and was probably used to store the threshed crop.
- 5.1.12 The first storey is accessed by a wooden ladder and comprises a single room with a timber floor, with a pitching hole in the north wall. This room was probably used for storage of crops prior to threshing. The first storey is smaller than the ground floor, at 7.2m by 5m, and has a recent wooden partition wall at its east end.
- 5.1.13 The second storey, which was used as a pigeon cote, is also accessed by a wooden ladder and a hatch in the north-west corner of the floor. It is slightly larger than the first storey, measuring 8.3m by 5m, and overhangs the lower storey at its east end. There was a curious feature attached to the floor rafters of this storey at its east end, comprising two steel supports holding a wooden timber with a small wooden box attached. A possible interpretation for this feature is as a roost and feed box for the pigeons. The room has a series of pigeon boxes around the walls, and a hatch in the centre of the roof allowing access to a glazed cupola. The cupola has a series of flight holes for the pigeons, glazed windows of six lights in each side, and a lead roof topped with a wind vane in the design of a Viking ship.
- 5.1.14 The pigeon cote and cupola appear to represent a later addition to the barn, as part of a major phase of redevelopment. The floor of the first storey, the wooden partition wall at its east end,

and the pigeon cote itself all appear to be of one build. The construction of the pigeon cote would have required the cupola to be built at the same time as it has flight holes for the pigeons, and it follows that the barn was also re-roofed at this time.

- 5.1.15 West of the large three storey barn, is a small store and cartshed, with a double pitched pantile roof (Building 7). The coursing is English Garden Wall Bond, with three courses of stretchers to each header course, and a dentil course at the roof line. In contrast, the north elevation of the store has seven courses of stretchers below the dentil course. The store is accessed by a wooden door in the north elevation. Again, the door frame has a segmental arch of a single course of header bricks. There is a stable door in the south elevation, above which the brickwork has collapsed slightly and been repointed. Immediately inside the north door of the store, the junction of its wall with the adjacent barn can be seen, showing the store and cartshed to be later additions.
- 5.1.16 The cartshed to the west of the store is divided into three bays by two square wooden timbers. In a similar arrangement to the cartshed at the east end of the range (Building 1), the open bays point out towards the field rather than into the crew yard. This is the only part of the ranges that decorative brick tumbling is evident (on the west elevation), perhaps as this elevation faces visitors arriving at the farm along the track leading from Yarburgh Road.
- 5.1.17 Two outbuildings have been constructed at the west end of the cartshed. The earliest (Building 8) is derelict with the mono pitched roof and part of the walls missing. It has a wooden door with a wooden lintel in its south wall, allowing access into the crewyard. The north wall of the building appears to have been demolished to allow for the construction of the adjacent outbuilding.
- 5.1.18 This later building (Building 9) has a double pitched roof and is divided into two compartments. The southern one has double wooden doors in its west elevation and a possible blocked doorway in the east elevation. The northern compartment appears to have served as a cartshed, with a large opening in the east elevation below a wooden lintel.

5.2 South Range

- 5.2.1 The south range comprises two buildings arranged in an L-shaped plan. The earliest building is at the east end of the range (Building 10), and extends northwards to within 1.5m of the north range. The gap between the two ranges appears to have had wooden doors at each end, of which only the western door survives. The building measures 11.5m by 4.2m and had a double pitched roof that has completely collapsed. The south end of the building extends into the adjacent pond, which runs along the south side of the south range. The east and south elevations are in English Garden Wall Bond (three stretchers to each header course), with a dentil course below the roofline. At the base of the east corner of the south elevation is a small area of dressed chalk blocks and a stub of a brick wall extending southwards. The chalk blocks may have been robbed from nearby earlier buildings. A second, less plausible possibility, is that they represent the in situ remains of an earlier stone wall.
- 5.2.2 The west elevation of the building, facing into the crew yard was originally open with a single brick pillar or stanchion in the centre, probably serving as a cattle shelter. Later the opening was covered with vertical wooden boarding.
- 5.2.3 The building is currently divided into two rooms, of which only the southern room was accessible at the time of the survey, by a door in the east elevation. There were no significant architectural details evident, beyond a wooden rack built into the south wall, and running along the east wall. The rack is likely to have been used for holding feed for livestock, probably for cattle.

- 5.2.4 The second building in the south range (Building 11) is a single storey brick structure with a double pitched pantile roof, probably a cow shed. It measures 35m by 5m, and is divided into three uneven bays, open on their north elevation and facing into the crew yard. The three bays are divided by two brick walls, each fronted by a brick stanchion with bull nose bricks on the corners. The brick stanchions support a large wooden lintel, which is also supported by eight cast iron stanchions, each of which is set on a stone pad, with a timber pad below the lintel.
- 5.2.5 The dividing walls between the three bays are in English Garden Wall Bond up to the height of the wooden lintel, with Monk Bond (also known as Yorkshire Bond or Flying Bond) above. This suggests that the building originally had a flat roof that was later replaced by the existing double pitched roof, and the height of the internal dividing walls was raised using a different bond. The wooden lintels that supported this flat roof are also visible in the east elevations of the two dividing walls, marking the distinction between the two bonds. The floor in each bay is largely overgrown but appears to have been a compacted earth floor.
- 5.2.6 In the eastern bay, there is a steel mesh feeding tray along the south wall, similar to the wooden one in Building 10 to the east. The central bay has a door in the south elevation, with a row of brick feeding troughs and a water trough at its east end. To the west of the door the brick foundations for another row of feeding troughs are visible.
- 5.2.7 In the western bay, there is a similar arrangement of feeding troughs which run along the entire length of the south wall. Two stone troughs currently in the crew yard were probably originally located in the central and eastern bays of the cow shed.
- 5.2.8 A brick wall extends northwards from the north-west corner of the building, with double wooden gates at its north end, enclosing the gap between the wall and the outbuildings of the north range.

6.0 Acknowledgements

- 6.1 Allen Archaeological Associates would like to thank Mr. Christopher Press and his clients, Mr and Mrs Smith for this commission, and for their co-operation during the photographic survey.

7.0 References

- Allen M., 2007, *Specification for a building survey: Recording of two ranges of barns at The Grange, Yarburgh Road, Alvingham, Lincolnshire*, Allen Archaeological Associates
- Brunskill R. W., 2000, *Vernacular Architecture. An illustrated handbook*, Faber & Faber Limited, London
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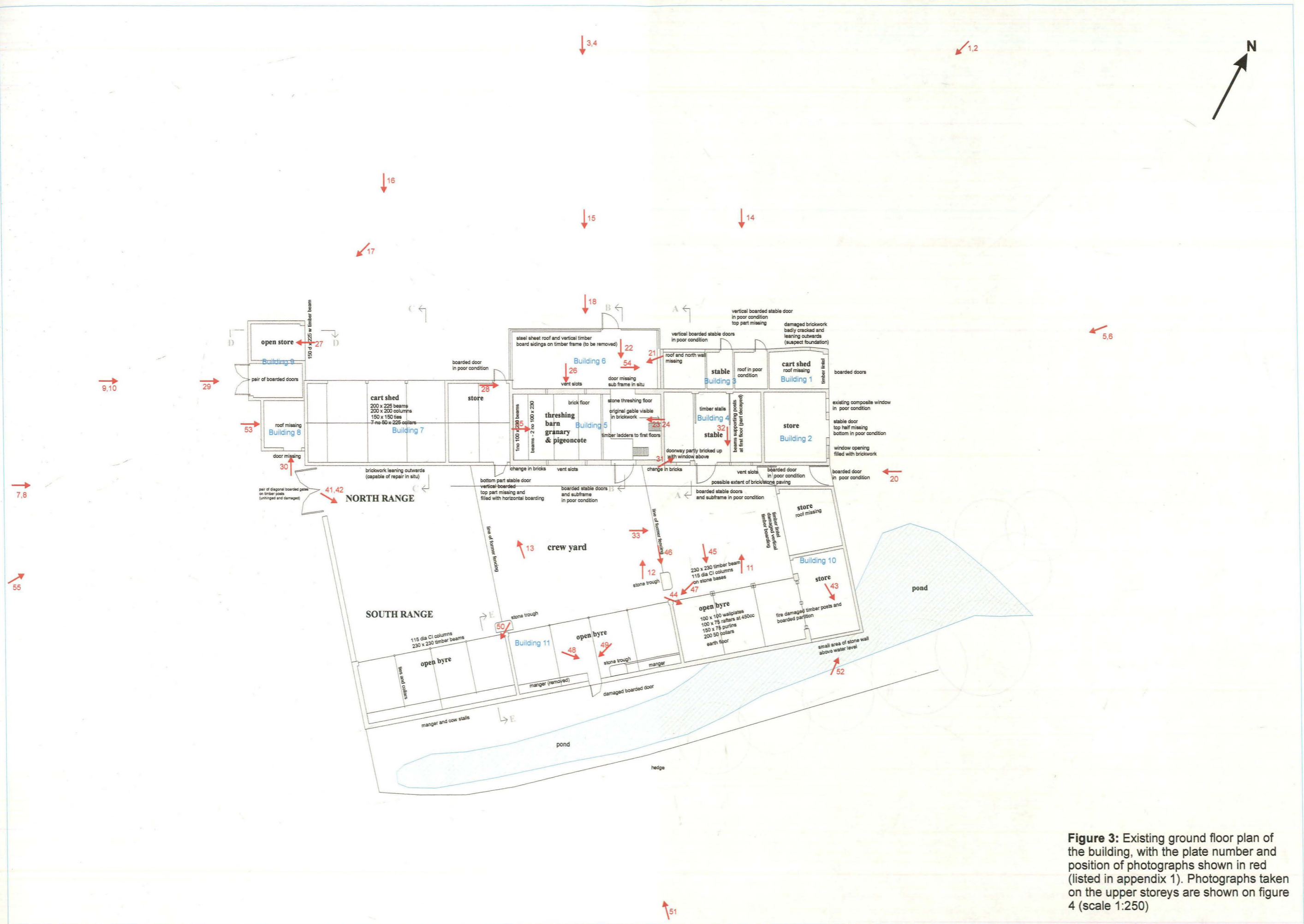
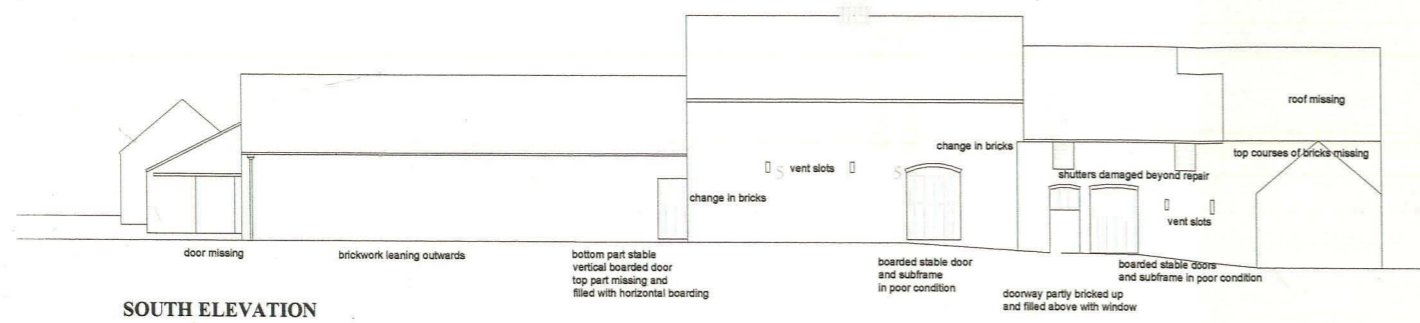


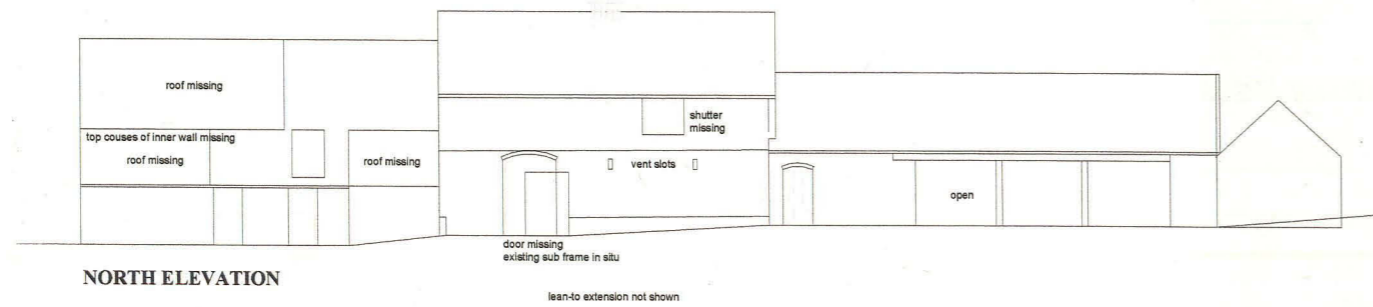
Figure 3: Existing ground floor plan of the building, with the plate number and position of photographs shown in red (listed in appendix 1). Photographs taken on the upper storeys are shown on figure 4 (scale 1:250)



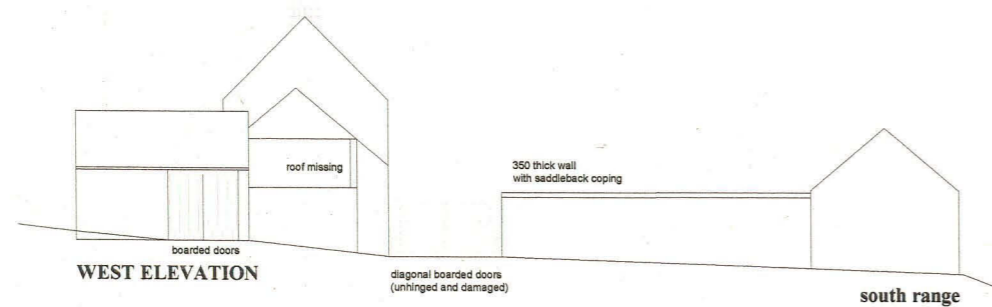
Figure 4: Plans of the first and second floors of the north range, as existing, with the plate number and position of photographs shown in red (listed in appendix 1) (scale 1:200).



SOUTH ELEVATION

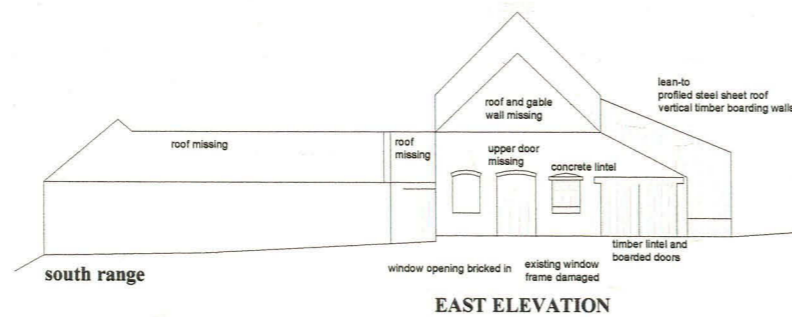


NORTH ELEVATION



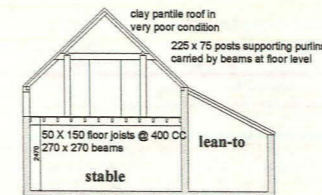
WEST ELEVATION

south range

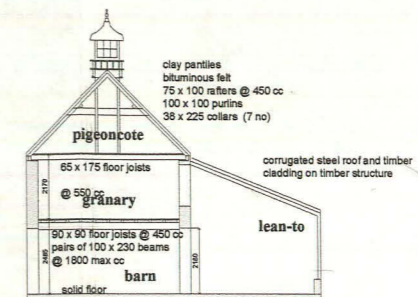


south range

EAST ELEVATION



SECTION AA



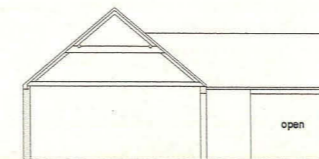
SECTION BB



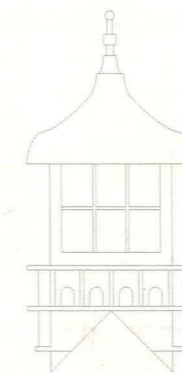
SECTION CC



SECTION DD



SECTION CC and EAST ELEVATION of west end

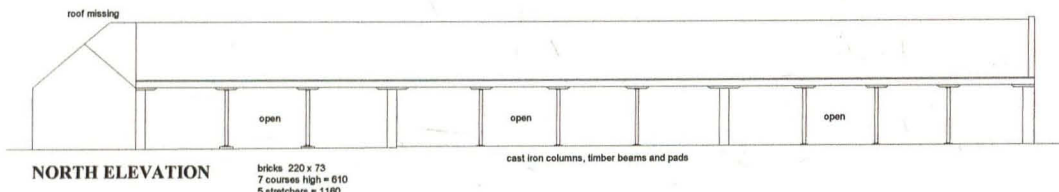


GLAZED CUPOLA and FLIGHT HOLES

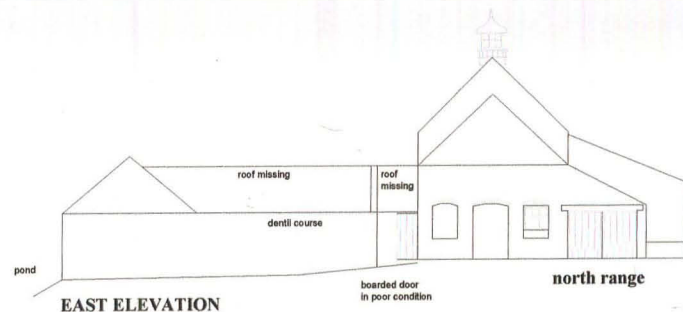


Scale 1:250

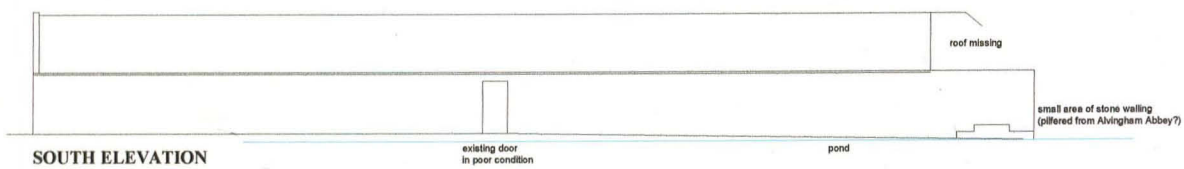
Figure 5: Existing elevations and sections of North Range at scale 1:250



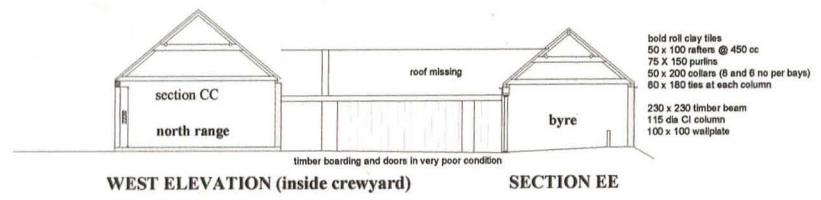
NORTH ELEVATION
bricks 220 x 73
7 courses high = 610
5 stretchers = 1160



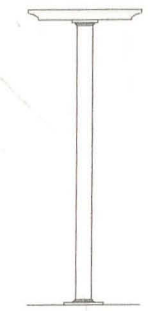
EAST ELEVATION



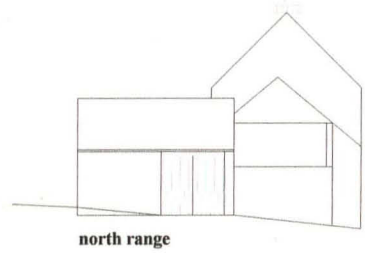
SOUTH ELEVATION



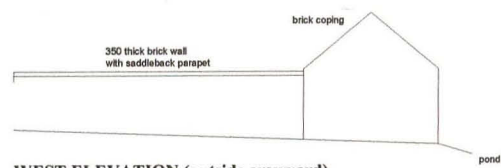
WEST ELEVATION (inside crewyard) SECTION EE



ELEVATION of CI column and timber pad

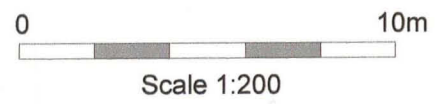


north range



WEST ELEVATION (outside crewyard)

Figure 6: Existing elevations and sections of south Range at scale 1:200



8.0 The Plates



Plate 1: General view of the site, with the barns to the right of the shot and the farmhouse in the background. Looking north-west.



Plate 2: The north elevation of the north range, looking south.



Plate 3: East elevation of the north range, showing the derelict stable and cartshed with the double wooden doors. Looking south-west.



Plate 4: Stable block and cartshed at the east end of the north elevation of the north range. Looking south-south-east.



Plate 5: Stable block and hayloft in the south elevation of the north range. Looking north-north-west.



Plate 6: Interior of the stable block, showing the wooden partitions. Looking north-north-east.



Plate 7: Hayloft above the stable block. Note the wooden partitions dividing the room into bays. Looking east-north-east.

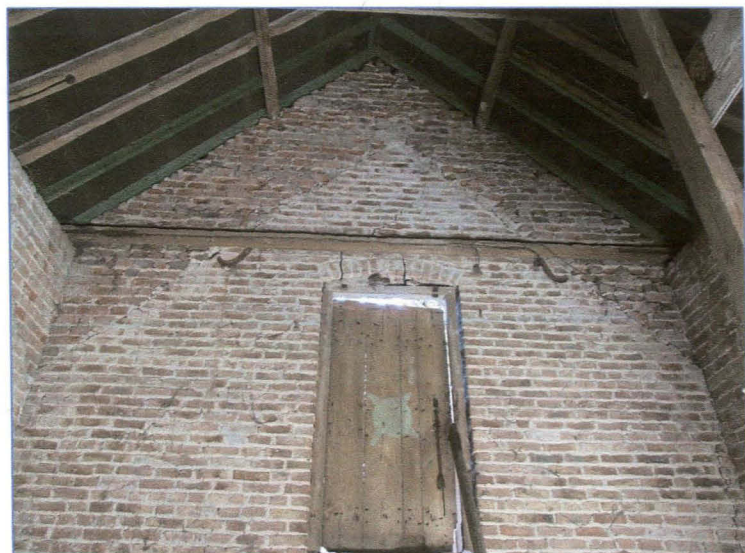


Plate 8: East internal elevation of the three storey threshing barn, showing the roof line of the adjacent stable/hayloft. Looking east-north-east.



Plate 9: Lean-to on the north elevation of the north range. Looking south-south-east.



Plate 10: Interior of lean-to on north elevation of north range, showing the door and pitching hole in the north elevation of the barn.



Plate 11: Ground floor of the threshing barn, looking east-north-east towards the flagstone threshing floor, with the large doors at either side allowing the through-flow of air to carry away the chaff.



Plate 12: First floor of the threshing barn, looking west.



Plate 13: Pigeon cote in the second storey of the threshing barn. Note the pigeon holes at the far end of the room and along the right hand side of the shot, and the ladder allowing access to the cupola above. Looking west.



Plate 14: The glazed cupola on the roof of the three storey barn, with the wind vane and flight holes for pigeons. Looking south-south-east.



Plate 15: Cartshed and store towards the west end of the north range. Looking south-south-east.



Plate 16: Internal east elevation of barn showing the relationship between the two phases of walls. Looking east-north-east.



Plate 17: Outbuildings at the east end of the north range, looking east-north-east.



Plate 18: Outbuilding at the east end of the north range, showing the compartment probably used as a cartshed. Looking south-west.



Plate 19: East elevation of the derelict barn at the east end of the south elevation. Looking south.



Plate 20: West elevation of the barn at the east end of the crew yard. Looking east-north-east.



Plate 21: Chalk blocks in the south-east corner of the south range. Looking north. Note also the difference in brickwork at the left of the shot.



Plate 22: North elevation of the south range, looking east.



Plate 23: Interior of the eastern bay in the south range, with the feeding rack along the south wall. Looking east



Plate 24: Feed trough and water trough at the east end of the south wall in the middle bay of the south range. Looking east.



Plate 25: Detail of one of the cast iron stanchion on the north elevation of the south range.



Plate 26: Feed troughs along the south wall of the western bay of the south range. Looking south.



Plate 27: West elevation of the barns, showing the outbuildings at the end of the north range and the boundary wall attached to the south range, with the gates between. Looking east-north-east

Appendix 1: Photographic archive list

<i>Frame no.</i>	<i>Looking</i>	<i>Description</i>
1	SSW	North elevation of north range
2	SSW	North elevation of north range
3	SSE	North elevation of north range
4	SSE	North elevation of north range
5	SW	East elevation of north range
6	SW	East elevation of north range
7	ENE	West elevation of north and south ranges
8	ENE	West elevation of north and south ranges
9	ENE	Outbuildings at west elevation of north range
10	ENE	Outbuildings at west elevation of north range
11	NNW	Stable block/hayloft at east end of north range
12	NNW	South elevation of threshing barn, north range
13	WNW	South elevation of cartshed, north range
14	SSE	Stable block at east end of north range
15	SSE	Wooden lean-to on north range
16	SSE	Cartshed at west end of north range
17	SSW	Store/cartshed at west end of north range
18	SSE	Cupola on roof of threshing barn
19	WSW	Gate between north and south ranges
20	S	East elevation of barn at east end of south range
21	SW	Interior of lean-to and north elevation of threshing barn
22	SSE	View of threshing floor, looking through door in north elevation
23	WSW	Former floor of barn below flagstone floor
24	WSW	Ground floor of threshing barn
25	ENE	Ground floor of threshing barn
26	SSE	Pitching hole and vents in north elevation of threshing barn
27	WSW	Detail of roof in outbuilding at west end of north range
28	ENE	Junction of walls in store to west of threshing barn
29	ENE	Store room at west end of north range
30	NNW	Interior of outbuilding at west end of north range, showing roof scar on adjacent outbuilding
31	NE	Interior of stable block at east end of north range
32	SSE	Wooden drain in stable block floor
33	ENE	West elevation of barn at east end of south range
34	ENE	Hayloft above stable block, showing wooden partitions
35	SE	Pitching hole in hayloft
36	SW	Hayloft, first floor of threshing barn
37	NE	Pigeoncote, second floor of threshing barn
38	ENE	East internal elevation of threshing barn
39	N	East internal elevation of threshing barn
40	WSW	Possible pigeon roost
41	ESE	North elevation of south range
42	ESE	North elevation of south range
43	SSE	Wooden feeding rack, south range
44	ESE	East bay of south range
45	SSE	Detail of cast iron support in north elevation of south range
46	SSE	Detail of brick support in north elevation of south range
47	SW	Detail of brick support in north elevation of south range
48	SE	Food and water troughs on south wall of middle bay of south range

49	SW	Foundations of former feed troughs on south wall of middle bay
50	SW	Feed troughs along south wall of west bay of south range
51	NNW	The barns from the south
52	N	Stonework in south elevation of south range
53	ENE	Tumbling on west elevation of north range
54	ENE	West elevation of stable block, in lean-to on north elevation of north range
55	NE	General view of barns in relation to the farmhouse

Louise Jennings - the grange, alvingham

From: "Chris Clay" <chrisclay.aaa@btconnect.com>
To: "Louise Jennings" <louise.jennings@lincolnshire.gov.uk>
Date: 14/06/2007 14:45
Subject: the grange, alvingham

Hi Louise,

below is the summary page for the oasis entry.

Cheers,

Chris.

Building survey of barns at The Grange, Alvingham, Lincolnshire - Allen Archaeological Associates

OASIS ID - allenarc1-27638

Versions

View	Version	Completed by	Email	Date
View 1	1	Chris Clay	allenarchaeology@btconnect.com	14 June 2007

Completed sections in current version

Details	Location	Creators	Archive	Publications
Yes	Yes	Yes	Yes	1/1

Validated sections in current version

Details	Location	Creators	Archive	Publications
No	No	No	No	0/1

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