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**BUILDING SURVEY OF
FARM BUILDINGS AT
IVY HOUSE FARM
SKELDYKE ROAD
KIRTON
LINCOLNSHIRE
(KSI03)**



A P S
ARCHAEOLOGICAL
PROJECT
SERVICES

EVENT L15578
INTERVENTION L19735
EXCAVATION L19736

PRN: 13809

post-medieval - modern.

**BUILDING SURVEY OF
FARM BUILDINGS AT
IVY HOUSE FARM
SKELDYKE ROAD
KIRTON
LINCOLNSHIRE
(KSI03)**

Work Undertaken For
Mrs Manning

March 2004

Report Compiled by
Rachael V. Hall BA(Hons), PIFA

Planning Application No: B/03/0316/FULL
National Grid Reference: TF ~~3343 3727~~ 3342 3727
LCNCC Accession Number: 2003.369

A.P.S. Report No. 19/04

ARCHAEOLOGICAL PROJECT SERVICES



Conservation
Services

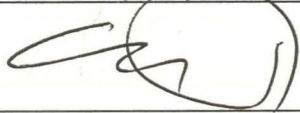

04 JAN 2005

Highways & Planning
Directorate

Quality Control

Building Recording
Ivy House Farm,
Skeldyke Road,
Kirton Skeldyke
Lincolnshire
KSI03

Project Coordinator	Gary Taylor
Building Recording	Rachael Hall and Vicky Mellor
Illustration	Rachael Hall
Photographic Reproduction	Sue Unsworth
Post-excavation Analyst	Rachael Hall

Checked by Project Manager	Approved by Senior Archaeologist
 Gary Taylor	 Tom Lane
Date: 16/03/04	Date: 16/03/04

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1. SUMMARY

A programme of archaeological building recording was undertaken on farm buildings prior to redevelopment at Ivy House Farm, Skeldyke Road, Kirton, Lincolnshire. The recorded buildings are of historic interest and important in terms of local rural vernacular archaeology.

The recorded buildings, which form a U-shaped arrangement around a modern Dutch barn, were recorded photographically and a ground plan produced. Three main phases of development were present, along with the remains of agricultural features.

The earliest phase of building appears to be the main barn (granary), which maintains much of its original structure, along with sections of the northwestern and southeastern wings. Additions were made to the barn in the second phase with reused timbers being employed as part of the structures. A detached stable block with brick flooring was added at the rear of the building. The final, recent, building phase was the addition of a corrugated roof over the courtyard to provide additional internal space.

2. INTRODUCTION

2.1 Definition of Archaeological Building Recording

Building recording is defined as:

'... a program 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 (APS) was commissioned by Mrs Manning to undertake a programme of historic building recording of farm buildings at Ivy House Farm, Skeldyke Road, Kirton, Lincolnshire. A full planning application (B/03/0316/FULL) had been submitted to Boston Borough Council for the conversion of the farm buildings to residential accommodation. Permission is subject to conditions including the undertaking of building recording prior to conversion works.

The building recording was carried out on 10th November 2003 in accordance with a specification designed by APS (Appendix 1) and approved by the Boston Community Archaeologist.

2.3 Site Location

Kirton is located 5km southwest of Boston in the Boston Borough of Lincolnshire (Fig 1). The hamlet of Skeldyke is 3km southwest of Kirton. Ivy House Farm, is located on the north side of Skeldyke Road opposite Ivy Houses in the northwest quarter of the hamlet, at National Grid Reference TF 3343 3727 (Fig 2).

2.4 Archaeological and Historical Setting

Little is known archaeologically about the hamlet of Kirton Skeldyke, as there have been no previous archaeological investigations within the local area. Many of the 18th century farm buildings have been previously converted.

The recorded farm buildings are opposite Ivy House, a Grade II 16th/17th century house with later additions. The building is two storey in a T-shaped plan

Close by is Blossom Hall which has a construction date of 1617 and which was extended in the 19th century (DOE 1987, Pevsner and Harris, 1989).

3. AIMS

In accordance with the specification, the aims of the work were to provide a record of the buildings prior to conversion works.

4. METHODS

Recording of the buildings was undertaken to Level I/II standard, according to the Royal Commission specification. This involved:

- the production of a dimensioned sketch plan (Fig 4)
- 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 28-70mm macro lens. Colour slide along with black and white print film was used. An index of the photographs was compiled on Archaeological Project Services pro forma recording sheets.

5. RESULTS

Fronting onto Skeldyke Road, the recorded farm buildings form an U-shaped

arrangement around a roofed courtyard. A detached rectangular stable block is present to the rear (northeast).

The building forms a one-storey brick built structure open to (where still present) its pitched roofs. The eastern range is constructed of handmade red brick in English Garden Bond, with considerable evidence of rebuilding in the form of brick patching at the southwestern end of the southeastern elevation. The southwest gable is almost entirely of the original construction with very little evidence for repair. Running around the gable is an iron drainpipe with the embossed letters AI-BORT in a plaque.

The range has been divided into three cells by the insertion of later internal brick walls, which have been pinned by RSJs and iron tiebars. The floors are concreted throughout the range, and are considerably overgrown with vegetation. The only visible signs of internal fixtures and fittings was in the southwestern cell where recesses in the brick wall indicate the removal of a feeding trough. An external wooden dutch door at the northeasternmost end of the building range provides access to the adjacent paddock and creates a straight joint between the range and the main barn. Scarring of a pitched roof that would have adjoined the range to the main barn was evident on the southwest elevation of the main barn. The range is in a very poor state of preservation, with the bricks showing signs of efflorescence (the leaching of salt from the bricks).

The northeastern range comprises the main barn, which adjoins a later two-celled extension. The main barn is constructed of handmade red brick again in English Garden bond. The structure is opened to its pitched roof. Timber trusses support a red pantiled roof, which has the occasional clear tile to allow additional light into the barn. Current access to the barn is

provided by two wooden dutch doors directly opposite each other at the northwestern end of the barn. Two opposing large brick blocked arches were present at the southeastern end of the main barn, both of which had the later insertion of wooden framed windows that are presently boarded up. Additional wooden framed windows were present in the southeast gable and adjacent to the door in the northeastern elevation. Brick patching at the northwestern end of the barn suggests the removal of an internal partition wall.

Abutting the main barn is a smaller brick built structure with a pantiled roof. This structure is divided into two cells by the addition of a later internal brick wall with a doorway. Set horizontally into the internal wall is a large reused timber beam with peg holes. The beam is further tied into the building by iron brackets. Access into the larger of the two cells is via an external door in the northeastern elevation, or via internal access through the smaller of the two cells. The external door is wooden with soldier brick dressing over a wooden lintel. The addition of the soldier bricks has caused a small amount of truncation of the main barn.

A double door set in a chamfered brick arch provides access to the smaller of the cells. The northwestern gable is in poor condition with the wall bowing out. Again a reused timber with peg holes is present in the gable wall. Fragments of the walls have been rendered with concrete. A timber framed window overlooks the courtyard.

Evidence of a further internal divide was identified in the larger cell with the concrete scarring of two vertical narrow linear marks centrally located within the barn.

Detached from the northeastern range is a northwestern range. This range is constructed of handmade brick walls that were open to a pitched roof. The buildings are in a very poor state of repair with the roof no longer present and the interiors being overgrown with vegetation. Inset into the southwest gable wall of the range is a Victorian Royal Mail box marked 'VR' for Victoria Regina. The range is divided into two almost equally sized cells by an internal brick partition wall with a wooden door. The partition wall appears to be contemporary to the rest of the build. Bricks and ventilation pipes are present in the northwestern elevation allowing air circulation. Recesses in the southwestern cell's northwestern wall indicate the removal of possible feeding troughs. The flooring has been removed from both cells, though a large concrete slab was present in the southwestern corner of the northeastern cell. The slab possibly functioned as the base for a swill or trough. Both of the cells are open to the covered courtyard by double width door openings, which are edged with chamfered bricks. An external wooden framed door providing access to the rear of the farm buildings was present in the northeastern gable.

Linking the southeastern, northeastern and northwestern building ranges is a corrugated dutch barn. The barn is roofed by an arched corrugated steel roof, which is supported by a steel frame that is attached by brackets to the earlier building ranges. Filling any open spaces between the earlier buildings and the corrugated roofs is wooden shuttering supported by a wooden frame. The front/southwestern elevation differs, as corrugated steel forms a large wall up to roof height. The corrugated steel is set on a short wall capped by bullnose bricks contemporary with the northwestern range. The wall would have enclosed the original courtyard. Vehicle access from Skeldyke Road to the barn was by large double steel

doors.

Attached to the main barn by an external brick wall is the southwest-northeast aligned stable block. The block is red handmade brick built open to a pitched roof with slate tiles. As with the other farm buildings there is considerable evidence of repair and rebuilding in the form of later brick patching. The stable block is divided into four stalls by internal brick wall partitions, with the northeasternmost being almost twice the size of the other three. The larger stall shows some evidence of the removal of an internal stall divider. A wooden stable door accesses each stall, with the exception of the southwestern room where a new door and window have been inserted, suggesting that this stall did not function as a stable. Three of the stalls have wooden framed windows with the northeasternmost stall having two windows. All the stalls have brick flooring which varies in pattern and type between each cell. An internal wooden door allows access between the two central stalls, with the northeasternmost of the two stalls having a shallow drain recess in the floor towards the front of the stable. Along the back wall recesses have been left by the removal of bricks. None of the other stalls show any evidence of fixtures attached to the walls having been removed.

6. DISCUSSION

At present the farm buildings, with the exception of the stable block, are in a poor state of repair, with the southeastern, northeastern and northwestern ranges showing signs of erosion in the form of structural cracks and efflorescence of the bricks. The northwestern and southeastern ranges are mostly derelict with the roofs having been entirely removed, the interiors overgrown with vegetation and considerable evidence of repair, especially the southeastern range, in the form of brick

patching.

Three main phases of development have been identified. The main rectangular barn structure of the northeastern wing is the earliest structure. There are no readily apparent chronologically distinctive features in this barn to suggest its date. Originally the barn had entries provided by two large double door width arches, which would have allowed access to carts, and two further doors at the opposite end of the barn. It is likely that the main barn originally functioned as a granary. Later, perhaps in the 19th or early 20th century, the arches were replaced by two smaller wooden framed windows with the rest of the arch brick infilled.

The relationship between the main barn and the northwestern range is unclear. Based upon the similarities between the construction of the two ranges it is likely that they both form part of the original layout of the farm buildings. Based largely upon the southwestern gable of the southeastern wing it is very probable that this wing formed a range of buildings similar to that of the northwestern wing, thus creating a broken U-shaped arrangement of buildings around an open courtyard. It is probable that the former two ranges would have provided shelter for cattle. The Victorian postbox inserted into the southwestern gable of the northwestern block would perhaps indicate an early-mid-19th century construction date, certainly before 1901 when Queen Victoria died.

The second construction phase is the addition of a smaller barn to the main barn. This structure was later divided into two cells, with the divide containing a large reused timber beam. An additional timber beam was also identified in the northwestern gable. Both of these beams have peg holes, demonstrating that they have been reused from elsewhere. It is

possible that they may have been associated with the earlier barn structures or the 16th-17th century Ivy House that lies opposite the farm buildings. There are no features that readily suggest the date of this extension, though its general appearance tends to indicate it is 19th century.

The stable block, detached from the main farm buildings, appears to form the third structural phase. The styles of the doors, windows, brickwork and floors suggest the block is probably late 19th century. However, the stable block appears on the 1890 OS map, indicating its existence by that date. The block is in a good state of preservation suggesting that it maintained its function until relatively recently. The stable is divided into four stalls with the southwesternmost stall probably functioning as a tack room. The two middle cells may be loose boxes (Barnwell and Giles, 1997). The block is well lit by the provision of windows and dutch doors, features typical of farm yard stable blocks where the horse is considered higher in status than other farmyard animals (Brunskill, 2000). Complete remains of brick flooring were present in each stall, with the type of brick and bonding pattern differing between each stall. The brick flooring would have facilitated the removal/cleaning out of manure.

The southeastern range shows considerable evidence of restructuring and rebuilding. The southeastern elevation has been extensively patched, and two internal brick partitions have been inserted. The partitions are tied into the external walls by steel bracings and ties. The considerable rebuilding of this range and its present derelict state make the interpretation of its original function difficult.

The third and final construction phase is predominantly represented by the addition

of a corrugated roof, supported by a steel frame over the courtyard. This provided a large area of additional accommodation for the storage and maintenance of farm machinery.

7. CONCLUSIONS

Building recording was undertaken on farm buildings at Ivy House Farm, Skeldyke Road, Kirton Skeldyke, Lincolnshire, 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 farm buildings, together with details of alterations and fittings.

8. ACKNOWLEDGEMENTS

Archaeological Project Services wish to acknowledge the assistance of Mrs Manning who commissioned the work. The project was coordinated by Gary Taylor who edited this report along with Tom Lane. David Start kindly permitted access to the parish files and library maintained by Heritage Lincolnshire.

9. PERSONNEL

Project Coordinator: Gary Taylor
Building Recording: Rachael Hall and Vicky Mellor
Photographic reproduction: Sue Unsworth
CAD Illustration: Rachael Hall
Post-excavation Analyst: Rachael Hall

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11. ABBREVIATIONS

APS Archaeological Project Services

DoE Department of the Environment

IFA Institute of Field Archaeologists

OS Ordnance Survey

RCHME Royal Commission on the
Historical Monuments of England

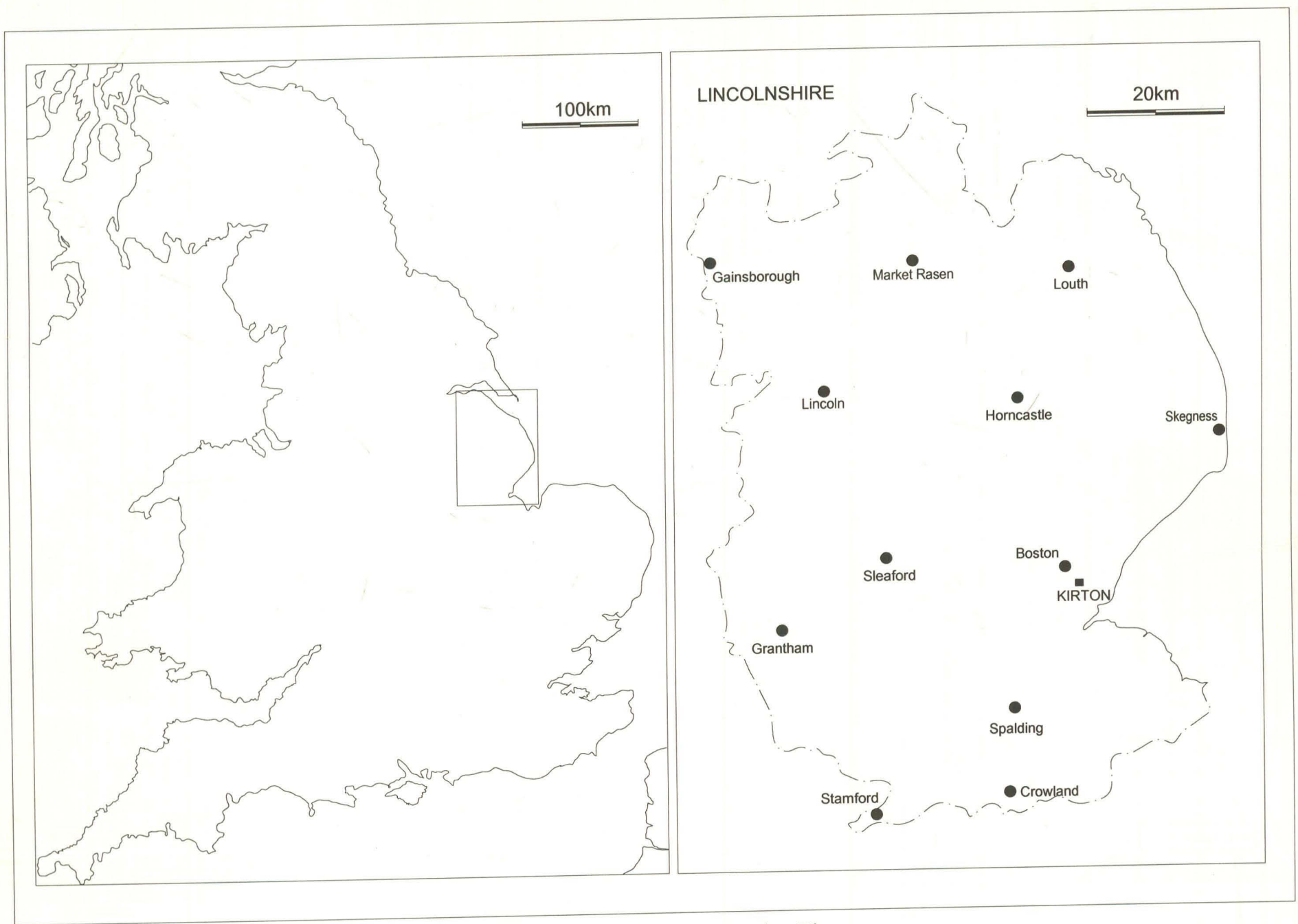
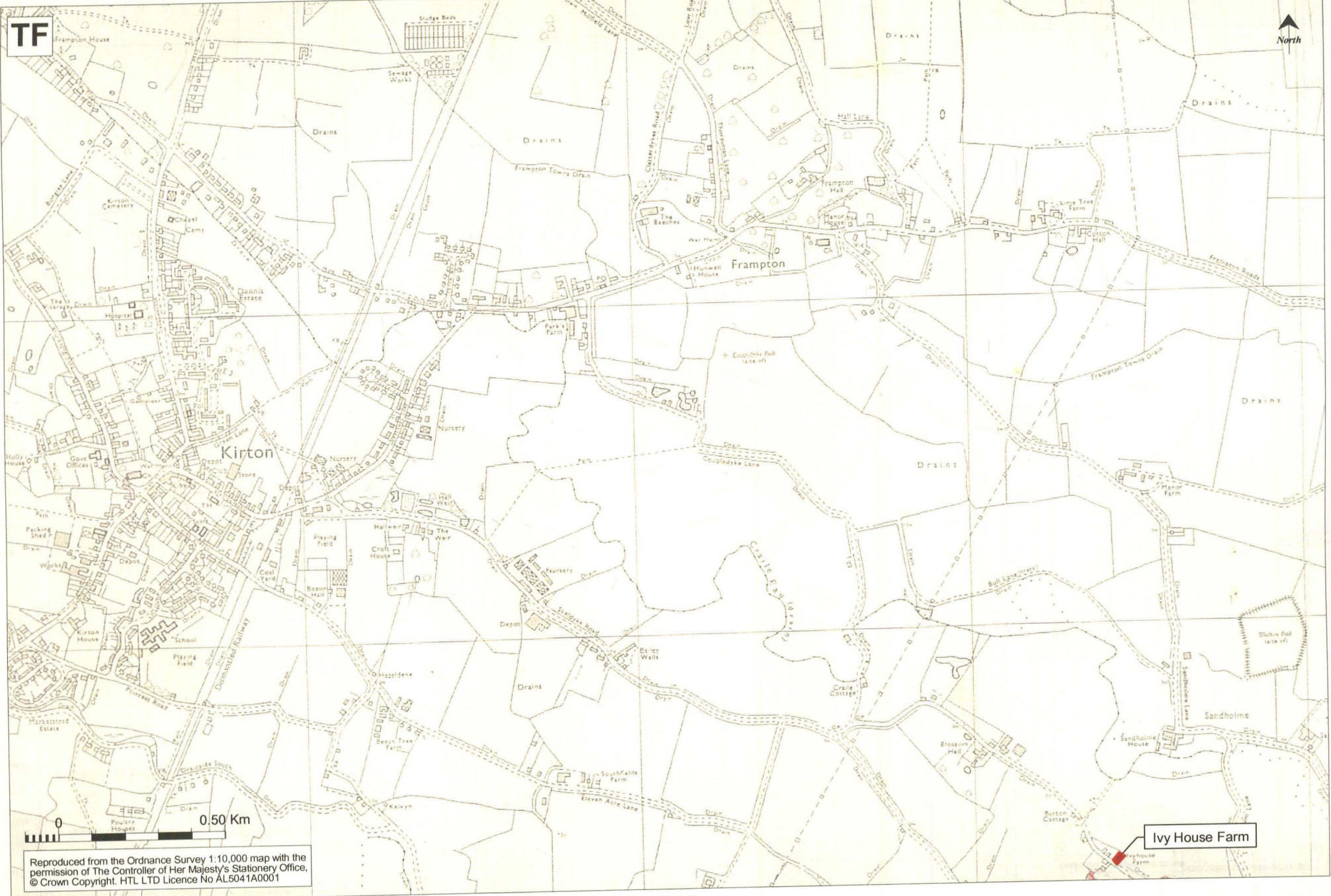


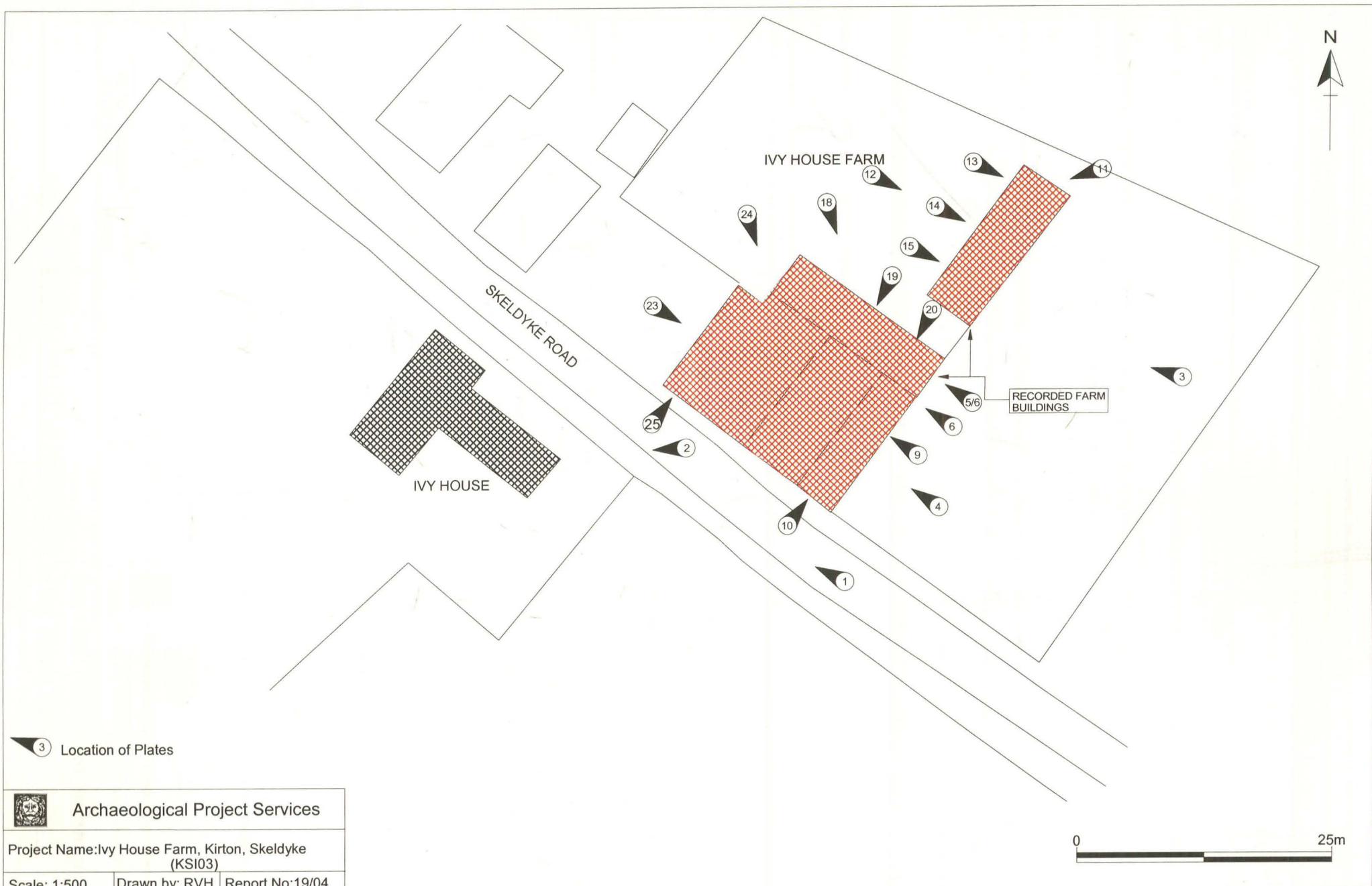
Figure 1: General Location Plan



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Figure 2: Location of Ivy House Farm




 Archaeological Project Services		
Project Name: Ivy House Farm, Kirton, Skeldyke (KSI03)		
Scale: 1:500	Drawn by: RVH	Report No: 19/04

Figure 3 Plan of development showing section locations.

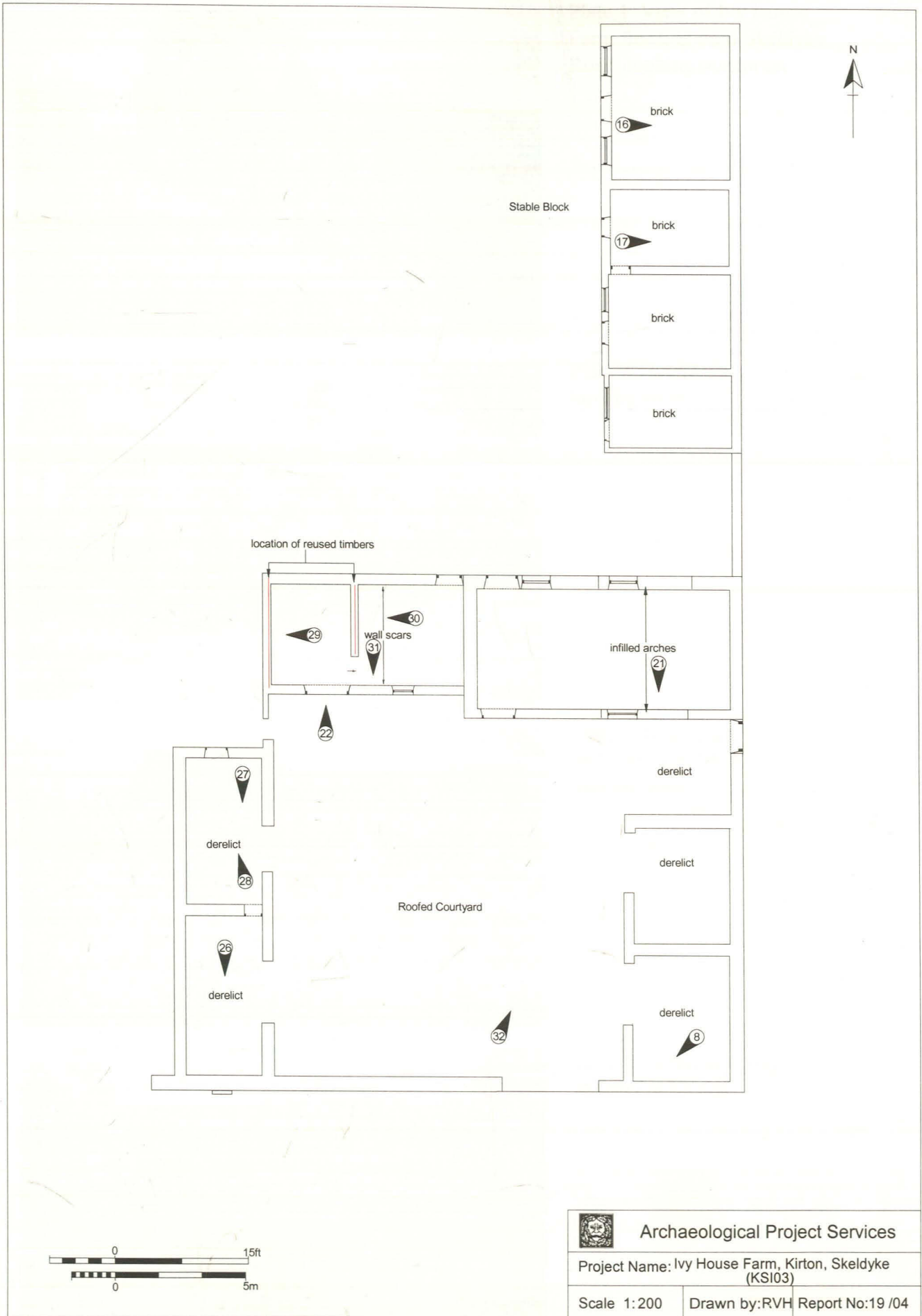


Figure 4 Measured Sketch of Ground plan of Ivy House Farm



Plate 1 View of Ivy House
Farm fronting onto Skeldyke
Road, looking northwest



Plate 2 Ivy House,
looking west



Plate 3 Southeastern wing
and rear of stable block,
looking west

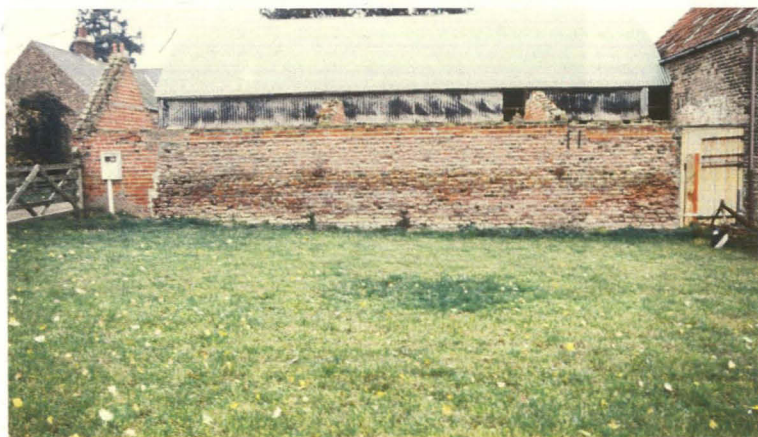


Plate 4 Southeast wing,
looking northwest



Plate 5 Northeast wing-main barn,
looking northwest



Plate 6 Window in southeastern
gable of main barn, looking
northwest



Plate 7 Southeastern wing, dutch
barn door, looking northwest



Plate 8 Interior of southwest room in
southeastern wing, looking west



Plate 9 RSJ in
southeastern wing



Plate 10 Southwestern gable of
southeastern wing, looking northeast



Plate 11 Northeastern
gable of stable block,
looking southwest



Plate 12 Stable block, looking southeast



Plate 13 Northeastern compartment of
stable block, looking southeast



Plate 14 Central compartment of stable block, looking southeast



Plate 15 Southwestern compartment of stable block, looking southeast



Plate 16 Brick flooring in northeastern stable compartment



Plate 17 Brick flooring in central stable compartment



Plate 18 Northeast elevation of northeastern wing, looking west



Plate 19 Dutch door and boarded window- main barn, looking southwest

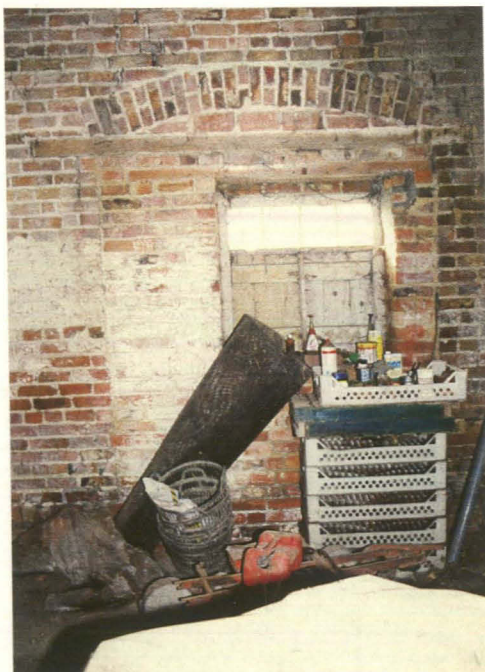


Plate 21 Blocked arch and boarded window-main barn-southwestern elevation, looking southwest

Plate 20 Blocked arch and boarded window-main barn-northeastern elevation, looking southwest



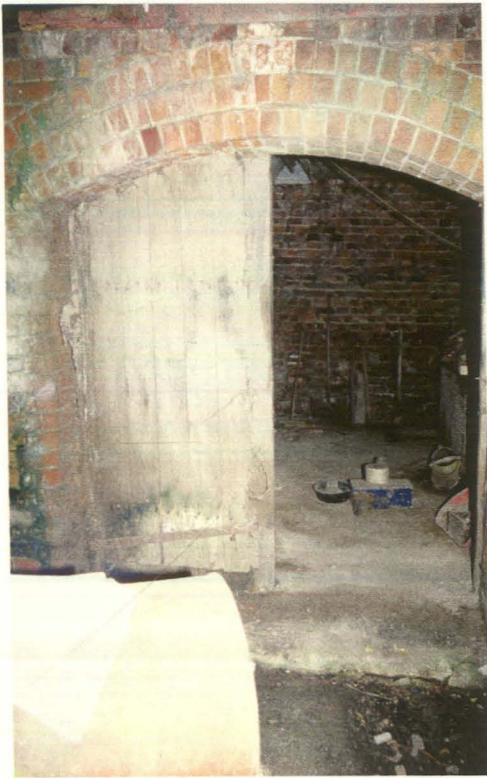


Plate 22 Arched doorway
into smaller barn cell,
looking northeast



Plate 23 Northwestern wing,
looking southeast



Plate 24 Northeast gable
of northwestern wing,
looking south



Plate 25 Southwestern gable of northwestern wing with Royal Mail box, looking northeast



Plate 26 Interior of southwestern room in northwestern wing, looking southwest



Plate 27 Internal divide in northwestern wing, looking southwest

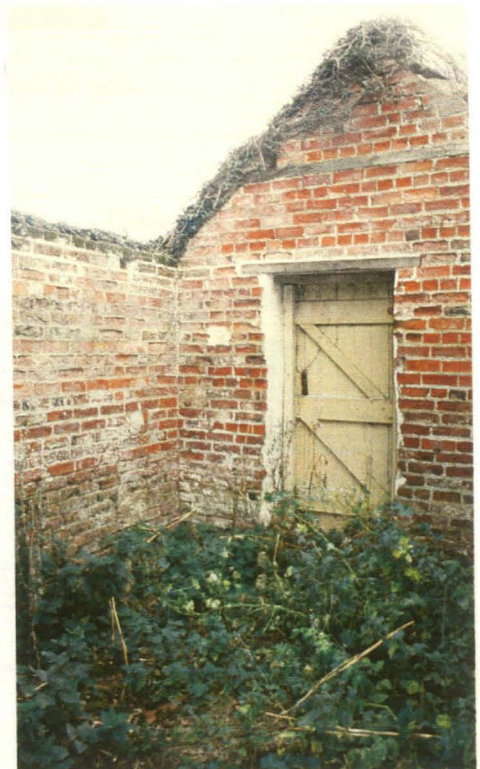


Plate 28 Interior of northeastern room of northwestern wing, looking north



Plate 29 Reused timber beam in smaller barn, looking northwest

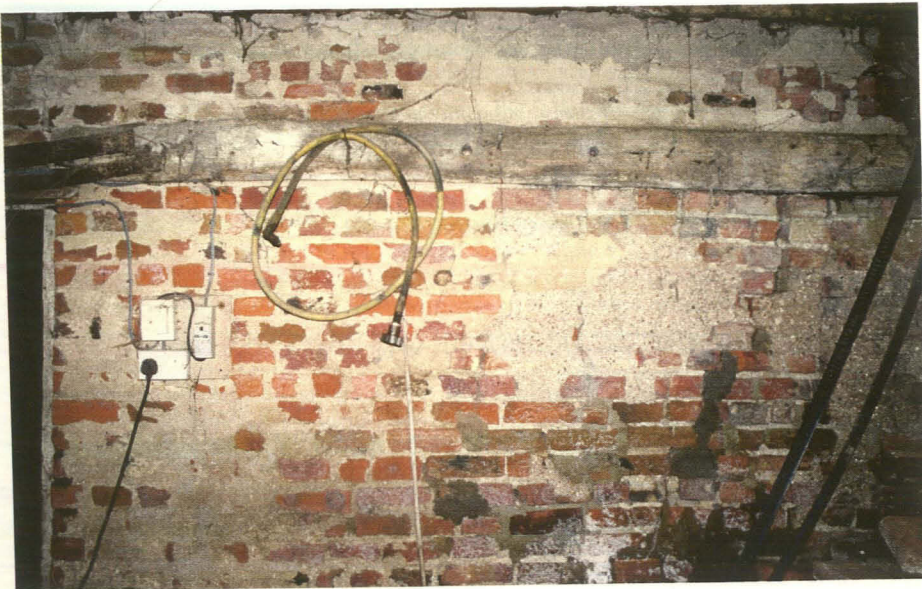


Plate 30 Reused timber beam, looking northwest

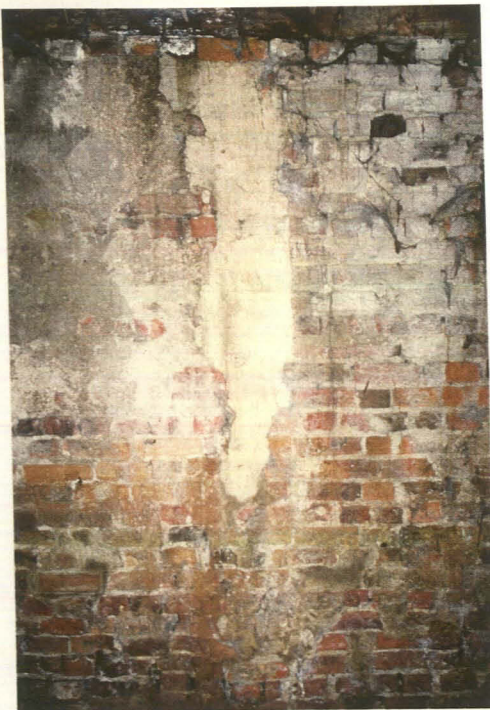


Plate 31 Scaring of internal divide, looking southwest



Plate 32 Covered courtyard, looking east

Appendix 1

Specification for Building Recording Farm Buildings, Ivy House Farm, Skeldyke Road, Kirton, Lincolnshire

1 SUMMARY

- 1.1 *A programme of building recording is required prior to the conversion of farm buildings at Ivy House Farm, Skeldyke Road, Kirton, Lincolnshire.*
- 1.2 *The buildings are of vernacular architectural and historic interest, associated with a house of 16th century and later date.*
- 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 farm buildings at Ivy House Farm, Skeldyke Road, Kirton, 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 AND HISTORICAL BACKGROUND

- 3.1 Kirton is located 5km southwest of Boston in the Boston Borough of Lincolnshire. Skeldyke hamlet is 3km southeast of Kirton and the site, Ivy House Farm, is on the northwest side of the hamlet, on the north side of Skeldyke Road, at National Grid Reference TF 3343 3727.
- 3.2 Some of the agricultural buildings in Kirton are of 18th century origin and several are listed Grade II. However, many former farm buildings in the region have been converted in recent years. Associated with the farm buildings is Ivy House, of 16th century and later date and listed Grade II. Nearby Blossom Hall, built 1617 with later alterations and extensions, is also listed Grade II.

4 PLANNING BACKGROUND

- 4.1 A planning application (B/03/0316/FULL) was submitted to Boston Borough Council for the proposed conversion of disused farm buildings to residential use. Permission is subject to conditions including the undertaking of building recording prior to the conversion 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 buildings;
 - 5.2.2 the date of the buildings 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. A RCHME (1996) Level 1 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 buildings in 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 2-3 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 buildings.

A text describing the results of the building survey.

Location plans of the site and buildings.

A ground plan of the buildings.

Interpretation of the development and use of the buildings.

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 Boston Community Archaeologist; Boston Borough Council Planning Department; 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 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 watching brief 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 Boston Community Archaeologist. 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 two days.
- 14.2 An archaeological supervisor with experience of building recording will undertake the work, possibly with assistance from a staff member with experience of historic buildings recording.
- 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

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17 **BIBLIOGRAPHY**

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

Appendix 2

GLOSSARY

- English bond** Brickwork arranged with alternate layers of stretchers (bricks laid lengthwise) and headers (bricks laid so their ends are visible).
- Loose Box** 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.
- Stable door** Door divided horizontally in two, with each of the upper and lower halves capable of being opened or closed independently of the other.

Appendix 3

THE ARCHIVE

The archive consists of:

- 3 Measured sketch plans with annotations
- 1 Daily Record Sheet
- 6 Photographic record sheets

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:

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: 2003.369

Archaeological Project Services Site Code: KS103

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

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