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**BUILDING SURVEY OF
FARM BUILDINGS AT
MAIN ROAD,
HOLLAND FEN,
LINCOLNSHIRE
(HFM02)**



A P S
ARCHAEOLOGICAL
PROJECT
SERVICES

EVENT L14365 SOURCES L18940 L18941

PRN - 13668 POST MEDIEVAL / MODERN

**BUILDING SURVEY OF
FARM BUILDINGS AT
MAIN ROAD,
HOLLAND FEN,
LINCOLNSHIRE
(HFM02)**

**Work Undertaken For
Mrs J. ENGLAND**

January 2003

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

National Grid Reference: TF 244 486
Planning Reference: B/02/0529/FULL
LCNCC Accession No:2002.511

ARCHAEOLOGICAL PROJECT SERVICES



APS Report No. 231/02

Conservation
Services

22 APR 2003

Highways & Planning
Directorate

Quality Control

Project Coordinator	Gary Taylor
Building Recording	Rachael Hall and Gary Taylor
Illustration	Rachael Hall
Photographic Reproduction	Sue Unsworth
Analyst	Rachael Hall

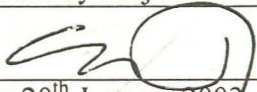
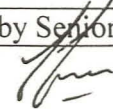
Checked by Project Manager	Approved by Senior Archaeologist
 Gary Taylor	 Tom Lane
Date: 20 th January 2003	Date: 20 th January 2003

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1. SUMMARY

A programme of archaeological building recording was undertaken at former farm buildings off Main Road, Holland Fen, Lincolnshire. The recorded building is of historic interest and important in terms of local rural vernacular archaeology.

The whole of the building was photographically recorded and a ground plan was produced. Three phases of development were noted, along with remains of agricultural features.

The earliest phases of building appeared to be the cow house, which still retained its original brick floor, trough and feeding rack. Reused timber was employed in this part of the building, including a chamfered beam that may be as early as the 17th century. The next construction phases was provided by the open-fronted cart shed. An embossed iron column used in this structure suggests the cart shed dates to the last quarter of the 19th century. The final, recent, building phases was represented by an extension to the cart shed in machine made brick, the replacement raised roof of the cart shed and an inserted breeze block wall.

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 1996).

2.2 Planning Background

Archaeological Project Services (APS) was commissioned by Mrs J. England to undertake a programme of historic building recording at farm buildings off Main Road, Holland Fen, Lincolnshire. A planning application (B/02/0529/FULL) had been submitted to Boston Borough Council for the proposed conversion of the farm building to a dwelling. Permission is subject to conditions including the undertaking of building recording prior to the conversion works.

The building recording was carried out on 5th December 2002 in accordance with a specification designed by APS (Appendix 1) and approved by the Boston Community Archaeologist.

2.3 Site Location

Holland Fen is located 9km north of Swineshead in the parish of Holland Fen-with-Brothertoft, Boston Borough, Lincolnshire (Fig. 1). The investigation area is on the east side of the North Forty Foot Drain, at Grants Farm, Main Road, Holland Fen (Fig. 2). A former farm building, the site is close to the road frontage at National Grid Reference TF 244 486 (Fig. 3).

Natural soils at the site are the Wallsea 2 Association, pelo-alluvial gleys, overlying reclaimed marine alluvium (Hodge *et al.* 1984, 338). Lying about 1km southwest of the River Witham, the site is on flat land at a height of approximately 2m OD.

2.4 Historical Setting

Little is known archaeologically about Holland Fen. Several buildings have been listed within the parish including the Church of All Saints, which was a former Chapel of Ease dated 1812. Built of red brick with a slate roof and stone coped gables, it became a parish church in 1924.

A late 18th century dating former barn located within the main area of settlement at Holland Fen was converted to a public house in the early 19th century. To the rear of this building stood a 3 storey maltings and kiln (DoE 1987, 7).

3. AIMS

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

4. METHODS

Recording of the building was undertaken to approximate Level I standard, according to the Royal Commission specification. This involved:

- the production of a roughly dimensioned sketch plan (Fig. 4)
- general photographic views of the exterior of the building and the overall appearance of principal rooms and circulation areas
- a written record of the building's type, materials and 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 film was used. Where appropriate, particularly for internal views of the building, a flash-gun was used. An index of the photographs was compiled on Archaeological Project Services pro forma recording sheets.

5. RESULTS

The section of barn recorded forms part of an U-shaped arrangement of farm out-buildings. Only the southern half of this arrangement was recorded, with the northern half, which is a separate property having been previously converted to residential accommodation (Plate 1). The recorded section formed an L-shape arrangement with a southeast-northwest wing and a northeast-southwest wing (Plate 2). The two ranges are separated by a garden wall with an arched gateway (Plate 8).

The buildings form a one-storey brick-built structure opened to its pitched roofs (Plates 3-6). The northeast-southwest wing is made entirely of late hand-made bricks (dated to the second half of 19th century) with a pantile roof. Seen in the western elevation is a diamond-shaped ventilation arrangement (Plate 7). There is some modern brick patching infilling a former window at the northeastern end of the southeast facing wall (Plate 13). There is also evidence of earlier brick patching in this wall using machine made bricks. The room at the northwestern end of the wing has the remains of a wall stud immediately to the northeast of the wooden door in the northwestern wall. No remains of a wall stud were seen in the opposite face, so it is likely that further evidence of a southeast-northwest internal wall was either destroyed in the 'rebuilding' of the eastern elevation, or that the divide did not extend across the entire width of the room. There was also no evidence at ground level for the nature of the wall due to re-concreting of the floor. Remains of a truncated former roof were also identified extending from the eastern wall. There was, however no further evidence of this earlier roof. A breeze block dividing wall (Plate 17) had been inserted to create a separate room in the southern third of the southwest-northeast wing.

The central room had the remains of a wooden cattle trough and, above it, a feeding rack inserted along the northwestern wall (Plates 14 and 16). Five wooden posts, all with metal rings for the securing of cattle, supported the cattle trough. In the wall immediately behind and above the trough were several further iron tether rings. A central plinth supporting two upright reused wooden beams supported the wooden doors located on the southeastern elevation. In the opposite wall was a chamfered brick plinth extending the height of the wall (Plate 14). A third reused cross beam was chamfered and centrally overhung across the width of the room (Plates 15, 16). This reused beam had several square notches cut into it, which bore no purpose for its present function. The room still has the original hand-made brick floor, which presently forms a rough and uneven surface.

The southeast-northwest wing demonstrates a further two phases of construction. The second phase is the centrally located open barn constructed of hand-made brick with a concrete floor. This section has no northeastern wall and would have been open to the farmyard. Three stanchions with brick bases and iron columns, one bearing the embossed marking 'YORKSTONE BOSTON' acted as supports for the present corrugated iron roof (Plates 10, 11). Yorkstone were known to have traded between 1876-1896 (Wright 1966, 18). Opposite these in the southern wall were eight unchamfered brick plinths (Plate 12). This section of the barn has been reroofed, with the addition of two courses of machine made bricks, modern machine made roof trusses and a corrugated iron roof. At its southeastern corner there are remains of a wall projecting to the northwest (Plate 9).

The third phase of building is the addition of a room at the southeasternmost end of the wing constructed of machine made brick and pantiles supported by machine produced trusses (Plates 2 and 6). This

room has a raised concrete floor creating a step up from the central open plan area, and is entered by wooden dutch doors. An external door in the eastern gable is presently blocked and has been rendered with concrete (Plate 5).

6. DISCUSSION

At present the buildings are disused, although they are in a reasonably good state of repair. The buildings that were investigated formed an L-shaped with a northeast-southwest range and a northwest-southeast wing. Originally the buildings were part of a U-shaped arrangement of farm outbuildings, with the northern half of the complex having been previously converted to a residential property.

Three main phases of development were recorded. The northeast-southwest wing is the earliest, with the northernmost room still containing the original wooden trough and feeding rack for five beasts. This room was a cow-house arranged with a longitudinal feeding passage and the cattle were tethered singly, without partitions (Brunskill 1987). The complete remains of the original brick floor were also present. The brick floor would have facilitated the removal/cleaning out of manure. Three examples of reused timber beams, two upright and one cross beam, were also recorded. This tie beam was chamfered and may originally date from as early as the 17th century. The southwestern room in this wing was split at some recent point into two spaces by a breeze block dividing wall. However, an earlier divide may have existed at the southeastern most end of the room, as is evident in the remains of a southeast-northwest wall stud. It is however not clear as to how this wall would have divided the space, as the modern patching on the opposite wall has meant that any evidence of an earlier wall has been destroyed in this elevation. This space would have most likely functioned

as a chaff house, a space used for the storage of cattle fodder (Brunskill 1987; RCHME 1997).

The second construction phase is the central open section of the barn in the southeast-northwest wing. This would have presumably been used for the winter storage of hay and farm machinery as a cart shed, with the open northeastern side providing access for large machinery (RCHME 1997, 56). Few features of note were present, however the three stanchions that support the northern side of the roof consist of locally produced iron columns, one bearing the embossed marking YORKSTONE BOSTON. Yorkstone were a Boston company trading between 1876-1896 (Wright 1966, 18), dating the iron columns to within this period. The roof in this section has been raised slightly with the addition of two courses of modern machine made bricks beneath the present roof line and the replacement of the roof with corrugated iron.

The third and final construction phase is predominantly represented by the addition a room at the southeasternmost end of the southeast-northwest wing. This room, unlike any other section of the barn, is constructed entirely of machine made brick with the concrete floor being raised from the main open cow shed area. A former entrance in the eastern gable has recently been blocked.

7. CONCLUSION

Building recording was undertaken on former farm buildings at Main Road, Holland Fen, 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, fixtures and fittings.

8. ACKNOWLEDGEMENTS

Archaeological Project Services wish to acknowledge the assistance of Mr R. Barwell of Robert Barwell Architectural Design and Mrs J. England who commissioned this work

9. PERSONNEL

Project Coordinator: Gary Taylor
 Building Recording: Gary Taylor and Rachael Hall
 Photographic reproduction: Sue Unsworth
 CAD Illustration: Rachael Hall
 Analysis and reporting: Rachael Hall

10. BIBLIOGRAPHY

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11. ABBREVIATIONS

DoE Department of the Environment

IFA Institute of Field Archaeologists

OD Ordnance Datum (height above sea level)

RCHME Royal Commission on the
Historical Monuments of England

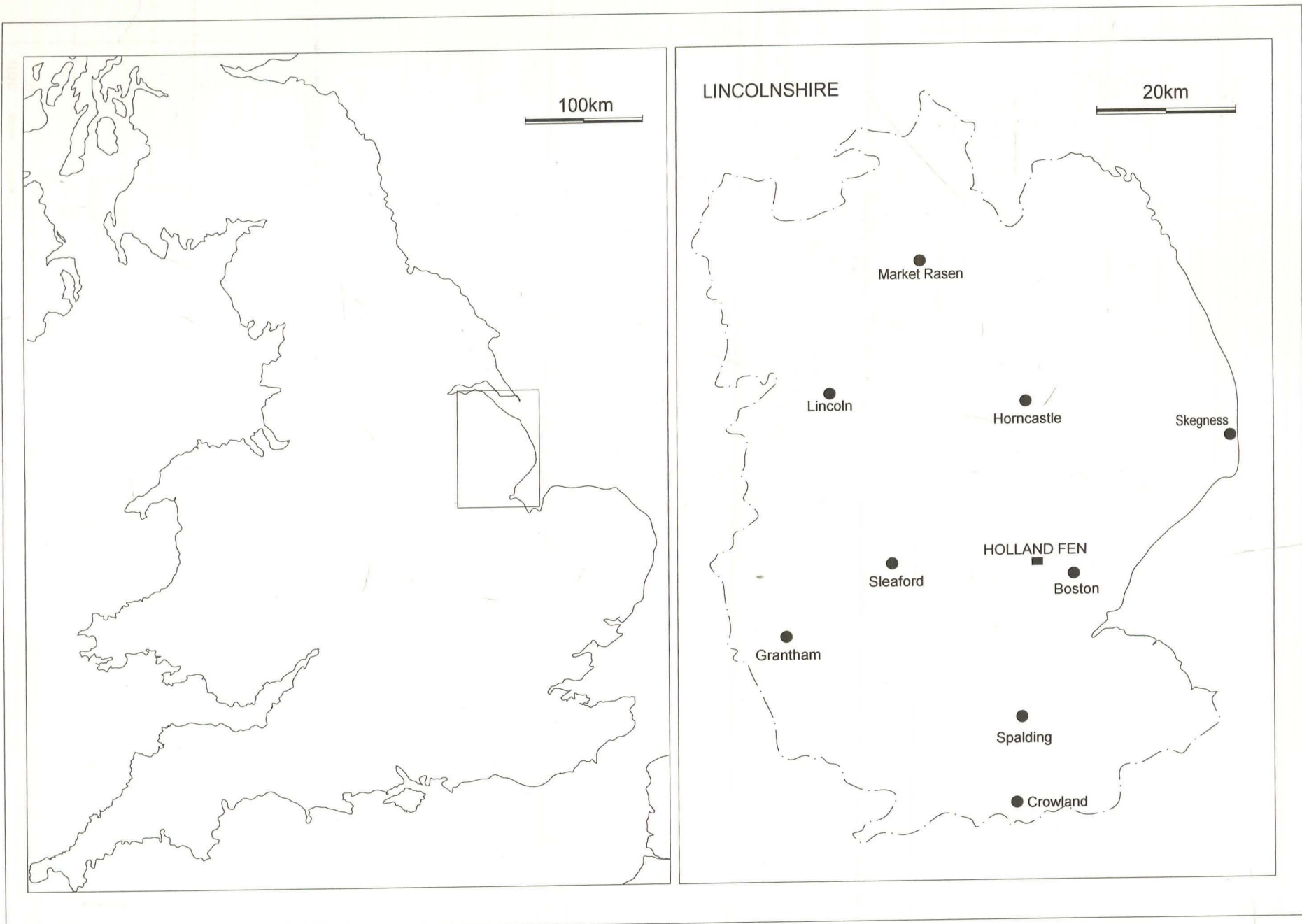
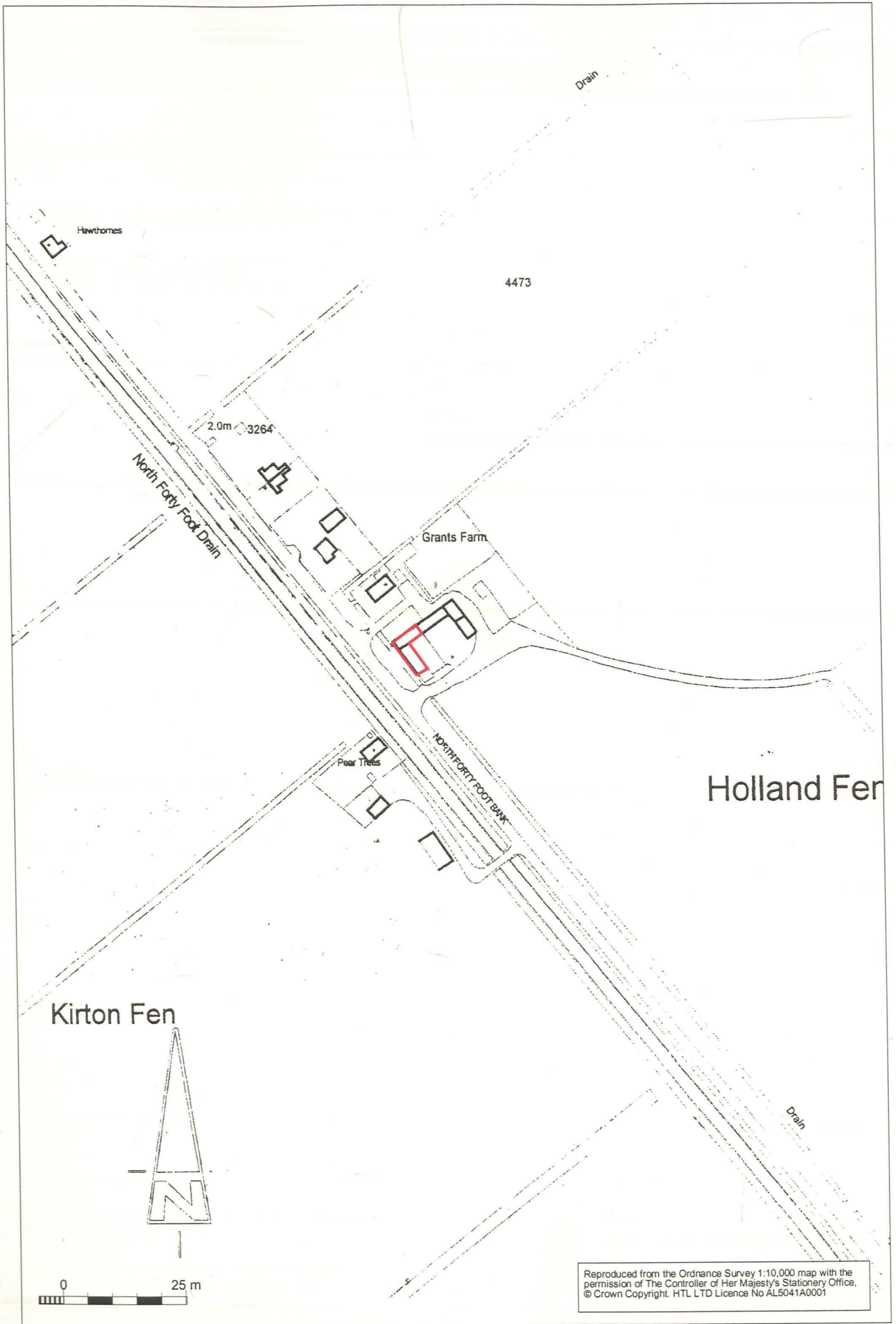




Figure 1: General Location Plan

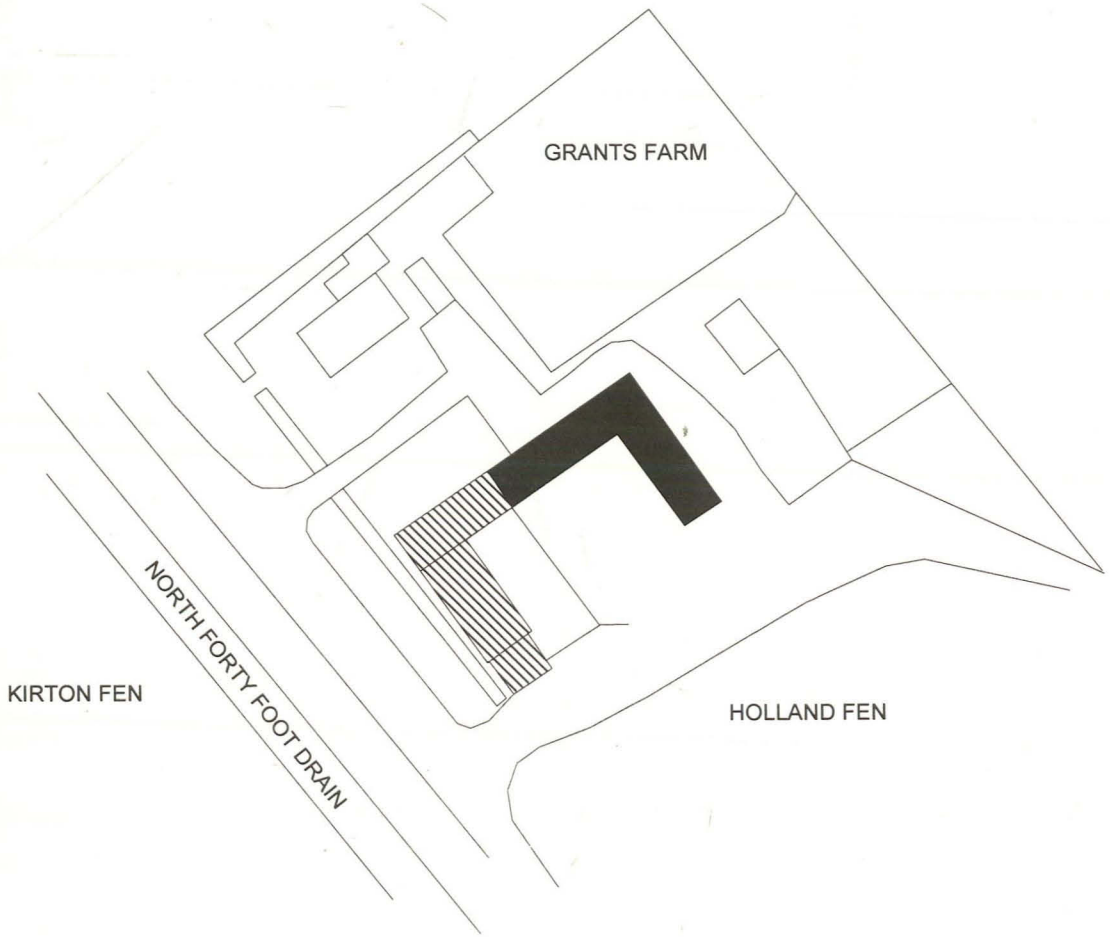


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Figure 2 Site location plan



-  Buildings Previously converted
-  Recorded Buildings



0 50m


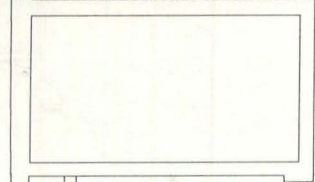
	Archaeological Project Services	
Project Name: Holland Fen, Main Road HFM02		
Scale: 1:1000	Drawn by:RVH	Report No: 231/02

Figure 3: Detailed Site Location Plan



Previously Renovated Barn



Cattle Trough

Brick

Brick

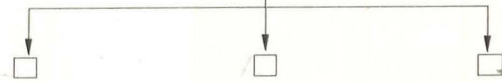
Reused Overhead Beam

Concrete

Breeze block dividing wall

wall stud

Stanchion Bases



Open Plan

earth

up

concrete



Figure 4: Plan of Barn



Plate 1 View of previously renovated barn buildings, within the U-shaped complex, looking northeast



Plate 2 Section of barn, looking northwest



Plate 3 Detailed view of recorded buildings, looking north



Plate 4 Central southern elevation, showing wooden doors of cattle stall, looking north



Plate 5 Southern elevation, showing blocked doorway, looking northwest



Plate 6 Western elevation, looking northeast

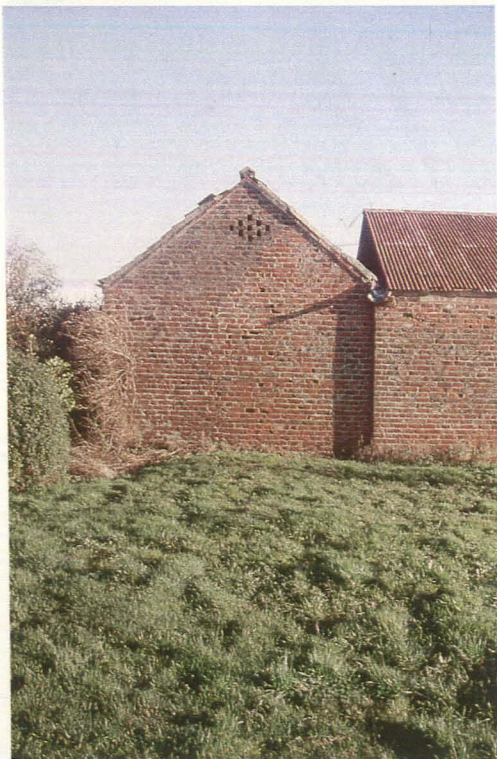


Plate 7 Western elevation of east-west block showing diaper pattern ventilation, looking east

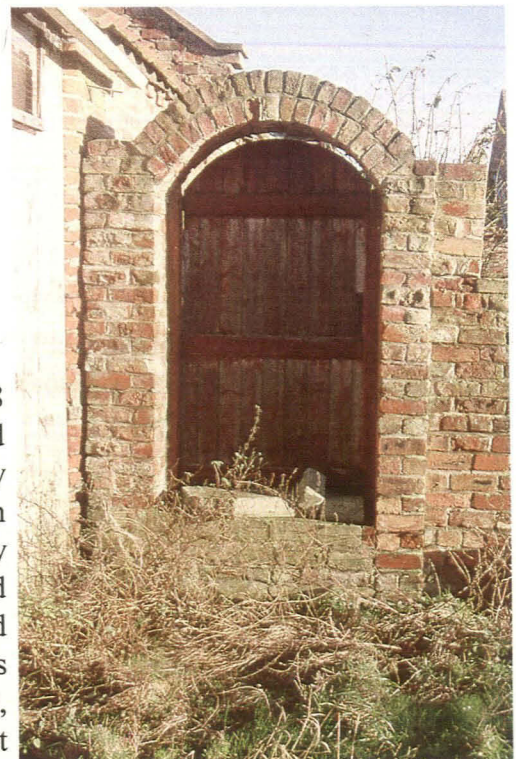


Plate 8 Arched gateway between previously renovated half and buildings recorded, looking east

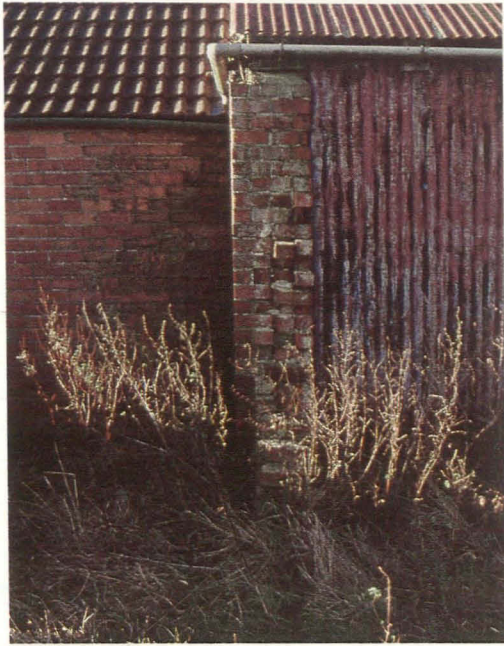


Plate 9
Remains of wall
projecting
from eastern
elevation,
looking west



Plate 10
Example of
stanchions
supporting the
open barn roof,
looking
northeast



Plate 11 Detailed view of iron
stanchion, embossed with
'YORKSTONE BOSTON'



Plate 12 Brick ^{buttresses} plinth projecting
from western wall of the open
barn, looking west



Plate 13 Blocked window in
southern elevation, looking north



Plate 14 Cattle trough and overhead hay rack in cattle stall, looking northwest



Plate 15 Centrally located reused overhead beam in cattle stall



Plate 16 Hay rack and overhead beam, also showing roof detail



Plate 17 False internal wall divide, dividing space in east-west buildings, looking northeast

APPENDIX 1

Specification for Building Recording Farm Buildings, Main Road, Holland Fen, Boston, Lincolnshire

1 SUMMARY

- 1.1 *A programme of building recording is required prior to the conversion of a farm building at Main Road, Holland Fen, Boston, Lincolnshire.*
- 1.2 *The building is 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 a farm building at Main Road, Holland Fen, Boston, 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 Holland Fen is located 9km north of Swineshead in the Boston Borough of Lincolnshire. The building is on the east side of the North Forty Foot Drain, at Grants Farm, Main Road, Holland Fen, at National Grid Reference TF 244 486.
- 3.2 Many of the farm buildings in the Holland Fen area were built in the late 18th century, though many have now been converted.

4 PLANNING BACKGROUND

- 4.1 A planning application (B/02/0529/FULL) was submitted to Boston Borough Council for the proposed conversion of the farm building to a dwelling. 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 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. 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 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 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 Section. 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 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 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.
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17 BIBLIOGRAPHY

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Specification: Version 1, 03-12-02

Appendix 2

GLOSSARY

Chaff House	Room for the storage of animal fodder
Post-medieval	The period following the Middle Ages, dating from approximately AD 1500-1800.
Yorkstone Boston	Boston company trading between 1876-1896

Appendix 3

The Archive

The archive consists of:

- 1 Annotated drawing
- 1 Daily record sheets
- 1 Photographic record sheets

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: 2002.511
Archaeological Project Services Site Code: HFM02

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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