

BUNKERS FARM, WELTON LE WOLD, LINCOLNSHIRE

PHOTOGRAPHIC BUILDING SURVEY

Site Code: BFWW 08
LCCM acc. no: 2008.91
Planning ref: N/200/03059/06
NGR: TF 2840 8696
PCA job no: 08-441

Report prepared for Mr Lee Clark
by

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Summary

- A programme of building survey was undertaken for Mr Lee Clark on a group of farm buildings prior to their redevelopment at Bunkers Farm, Welton le Wold,
- Documentary research undertaken for this report shows that Bunkers Farm can first be identified by name in 1856, and by inference in 1849, at which time it was occupied by a tenant farmer, John James Clark, who leased it from the local landowner, Rev. William Smyth.
- It seems likely that the original farm was established in the first quarter of the 19th century on recently enclosed land.
- The farm was extensively enlarged during the period of agricultural development known as 'High Farming' and by 1886 had adopted a distinctive E-shaped layout, often associated with farms of this period.
- The farm developed further in the second half of the nineteenth century; the addition of further buildings including cart sheds and steam powered mechanisation, attesting to increased productivity.
- These buildings may be viewed as a good example of a mixed farm, reflecting the evolution of agricultural practices over a century of local Lincolnshire farming.

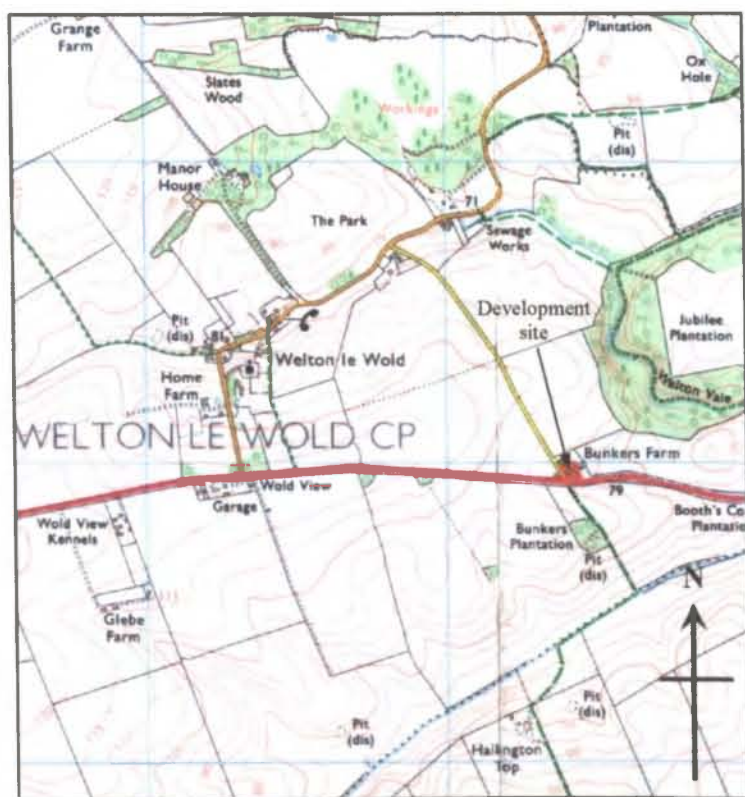


Fig. 1: Location map at scale 1: 25 000.
The development site is marked in red.
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1.0 Introduction

Planning permission has been granted for 'change of use, conversion of and alterations to an existing barn to form 1 no. dwelling with an attached single garage and 2 no. single storey units of living accommodation; change of use, conversion of and alterations to an existing barn to form 1 no. dwelling with an attached walled garden and garden store, and provision of parking and turning areas (two dwellings)' at Bunkers Farm, Welton le Wold. Pre-Construct Archaeology (Lincoln) was commissioned by Mr Lee Clark to undertake a scheme of building recording to mitigate the impact of the development.

This approach complies with the recommendations of *Archaeology and Planning: Planning Policy Guidance Note 15: Planning and the Historic Environment*. Dept. of Environment (1991), *Recording Historic Buildings: A Descriptive Specification (3rd Edition)*, RCHME (1996), *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*, IFA (1996), and the *Lincolnshire Archaeological Handbook: A Manual of Archaeological Practice*. (Lincolnshire County Council, 1998).

Copies of this report will be deposited with the client, the Lincolnshire Historic Environment Record and Lincolnshire County Council. Reports will also be deposited at The Collection, Lincoln, along with an ordered project archive for long-term storage and curation.

2.0 Site location and description (figs. 1 and 2)

Bunkers Farm is approximately 1km SE of the village of Welton le Wold, which itself lies 5km west of Louth, within the administrative area of East Lindsey.

The development site lies on the north side of the A157, the main road linking Louth to Wragby, at a junction with a minor road leading to the east side of Welton le Wold. The farm buildings are on a south-facing slope, the ground sloping by up to 1.2m over the length of the crewyards.

National Grid Reference: TF 2840 8696.

3.0 Planning background

Planning permission has been granted for the conversion of redundant agricultural buildings to two domestic dwellings with garaging and subsidiary structures (planning ref. N/200/03059/06). The planning permission was granted with the condition that a scheme of Archaeological Building Recording would be carried out to define and evaluate the historical and architectural significance of these buildings, establishing their phases of development with associated functions and to preserve them by record prior to conversion and any loss of historic fabric and/or integrity.

The building recording has been carried out in compliance with a specification prepared by this company and approved by the Historic Environment Officer for East Lindsey.

4.0 Archaeological and historical background

The place-name 'Welton' (*Welletune*) first appears in the Domesday Survey of 1086. The name is of Old English derivation, 'the farmstead by a spring or stream'; the affix 'le Wold' is a later addition, to distinguish this settlement of Welton from that of Welton le Marsh (Mills, 1998, p. 370). The village of *Welletune* was a relatively large and prosperous settlement at the time of the Domesday Survey. The parish was divided among five landowners, and had a population of 62, with a church and two mills. All of the five landholdings contained arable land, and the three larger also had grazing land (Foster and Longley, 1924, pp. 23, 36, 64, 94, 176). Welton le Wold is a shrunken medieval village; the earthworks of the more extensive medieval village and its surrounding field system are preserved in fields to the east of the church and parkland to the northeast of the village (Lincs HER ref. PRN 42940)

No part of the church mentioned in the Domesday Book now survives. The oldest fabric in the present parish church (St. Martin's) is the Decorated tower (late 13th to mid-14th century), while some remnants of late medieval Perpendicular work also survive; the greater part of the church was rebuilt in 1849 (Pevsner and Harris, 1989, p. 788).

The area has been settled and farmed over a much longer period. Cropmarks of a suspected Roman villa site with a double-ditched enclosure are present in the field to the east of Bunkers Farm (SAM ref. 268), while the cropmarks of a settlement associated with the villa are located further to the southwest (SAM ref. 331). The cropmarks of prehistoric funerary monuments flank the main road (A157) at the crest of the rise to the west of Bunkers Farm: these comprise a Neolithic long barrow on the north side of the road (SAM ref. 27892) and a Neolithic long barrow and Bronze Age bowl barrow on the south side (SAM ref 29703). These are all scheduled ancient monuments.

Farming during the medieval and early modern periods was usually carried out via the open-field system, in which the agricultural land of each parish would be divided into two, three or four large fields: these were then subdivided into the strips whose fossilised remnants can still be seen in many places as ridge-and-furrow earthworks. Each landowner would have strips in several areas of the parish fields, so that no one person had a disproportionate amount of good or poor soil. The Parliamentary Enclosures of the eighteenth and early nineteenth centuries formalised a general trend towards the enclosure and private ownership of agricultural land, leading to an increase in farming for commercial gain rather than for survival through the next winter. By the beginning of Queen Victoria's reign, the parish open fields had been replaced by a recognisably modern pattern of enclosed fields in all but a few parts of Lincolnshire.

The typical Lincolnshire farm in the Victorian period had a strong bias towards corn, but was actually a mixed farm, as the need for manure meant that cattle and sheep could not be dispensed with. It also made use of 'break crops' such as beans, turnips, mangolds and fodder grasses, which improved the ground for following corn crops. A large, commercialised corn farm did not require a wide range of other livestock, apart from draught horses, but a small farm, where subsistence farming was still being carried on to some extent, would keep cows and pigs for the house, and a wide range of poultry for eggs and meat (Mills, 1996).

The 'planned' or 'model' farm, designed as a whole by an architect or agricultural engineer, first appeared in the early part of the 'agricultural revolution', from the late 18th century up to the end of the Napoleonic Wars in 1815, when increasing grain prices made marginal land worth bringing into

cultivation. These farms were characterised by a central crew-yard, where cattle could be overwintered and their manure easily collected for fertiliser, to improve the yield from the newly enclosed fields. Planned farms of this period tended to be architect-designed, and were usually the home farms of estates: they were rarely constructed for the use of tenant farmers (Wade-Martins, 1995).

The later phase of the agricultural revolution, often referred to as 'High Farming', developed into an industrialised, strongly commercialised agricultural system, driven by increased scientific understanding and advances in mechanisation, and reaching its peak following the repeal of the Corn Laws in 1846. Model farms built in this period featured accommodation for agricultural machinery as well as for animals: they were often designed by agricultural engineers, and sometimes incorporated industrial features such as tramways. Research carried out in Norfolk has shown that these farms were no longer the exclusive preserves of gentlemen-farmers: landowners were investing more heavily and widely in agricultural improvement, including the construction of planned farms for tenants (Wade-Martins, 1995). The High Farming movement featured the construction of new housing for farm workers, as well as new buildings for work, storage and the housing of animals. Horses had taken the place of oxen as draught animals, so stables were routinely required; open-sided sheds were needed to house agricultural machinery, as well as the larger wagons required to transport the higher yields of crops. Storage for root crops and processed grain was still required, but the invention of the threshing machine in 1786 had made the threshing barn obsolete (Wilson, 1996).

The apex of model farm design is largely represented in Lincolnshire by the planned farms of Christopher Turnor (1809-86), owner of the third largest estate in the county and enthusiastic proponent of High Farming. The first building known to have been commissioned by Turnor was built in 1834, but the date range of farms bearing a date stone with his initials, one of the few common identifying features of Turnor farms, lies between 1847 and 1870. Turnor farms are generally E-shaped in plan, and invariably oriented so that the barn and wagon shed face north while the crew yard faces south, allowing the cattle to benefit from the sun while the carts and wagons were protected from it (Wilson, 1996).

4.1 Documentary evidence

No maps pre-dating the 1st edition Ordnance Survey were available for this study. The parish of Welton-le-Wold was enclosed in 1770 as part of the Parliamentary Enclosures (Beastall, 1978, p.56), but the enclosure award document held by the Lincolnshire Archives Office has lost its accompanying map. The parish was almost completely exempt from tithes: the tithe award documents of 1849-50 are extant, but the award refers only to five isolated fields, and only these fields and their immediate surroundings are shown on the plan.

Bunkers Farm can first be identified by name in White's Gazetteer of Lincolnshire from 1856, which describes Welton-le-Wold as '*a picturesque village and parish, 3½ miles W. of Louth, [with] 368 inhabitants, and 2520 acres of land, belonging to the Rev. Wm. Smyth, and the Rt. Hon. C. T. D'Eyncourt, who have each the manorial rights of their own estates...*' The village directory includes four named farms – Bunkers Farm, Glebe Farm, Grange Farm and Rectory Farm – and lists John James Clark as the farmer of Bunkers Farm (White, 1856, pp. 238-9). Following on from this reference, the farm can be provisionally identified in the 1849 Post Office Directory of Lincolnshire. This volume also lists Smyth and D'Eyncourt as the landowners: only one farm, Rectory Farm, appears by name in its directory, but a John James Clark is among the other five farmers listed there (Post Office, 1849, p.

3176). This is the earliest point to which Bunkers Farm can even speculatively be traced: White's Gazetteer of 1842 has the same parish description as the 1856 volume, but no farms are named in its directory, and John James Clark, farmer, does not appear.

Bunkers Farm can be assigned to the Rev. Smyth's estate by a document in the Padley Papers collection held by the Lincolnshire Archives Office. These papers were accumulated by J.S. Padley, a surveyor, and consist principally of estate sale documents. The collection contains a document for the sale of the D'Eyncourt estate in 1861: the accompanying map shows this estate to have comprised the northern part of the parish, and does not include the site of Bunkers Farm, which must therefore have lain within Rev. Smyth's estates. The landowners in 1861 were George Tennyson d'Eyncourt and Rev. William Smyth, with a small amount of land owned by the Rector in lieu of tithes (the Rev. Smyth was not the Welton parish priest, but a member of a landed family who was also in Holy Orders).

The history of the farm cannot be traced further through White's Gazetteers. In the 1872 edition, when Samuel Vessey Esq. and the Rev. William Smyth were 'joint lords of the manor', John James Clark is listed as 'farmer, The Manor', and there is no entry for Bunkers Farm (pp. 425-6). It is possible that the name of the farm was temporarily changed, but the only manor house or farm listed in the 1882 edition is under the entry for John Henry Vessey Esq., then the landowner of the northern estate, who is listed as 'farmer, Manor house and Halton Manor' (pp. 801-02); Clark does not appear again. Bunkers Farm lay in the southern estate, whose owner, Rev. Smyth, is never listed as being resident in the area or as owning a manor, and it seems more likely that Clark had changed employers.

The 1st edition 6" Ordnance Survey of 1891 shows 'Bunkers Hill Farm' as an E-shaped range, open towards the south in the pattern associated with planned farms in the Turnor style, with an associated, free-standing building, directly south-east of and at 90° to the range of farm buildings (fig. 3). The building, which is no longer extant, cannot be identified on the 6" maps, but later documentation identifies it as a house and dairy. The eastern arm of the main range is only half the length of the western and centre arms, stopping short of the position of the house, while the other two arms reach to the edge of the road. This may imply that the farm buildings post-dated the house, and the standard E-shaped plan had to be adapted to accommodate it. Outlying farm buildings are shown on either side of the minor road. A belt of trees to the east of the farm probably formed a windbreak.

The 2nd edition 6" Ordnance Survey of 1907 also shows the E-shaped range of farm buildings and the detached house (here labelled 'Bunkers Farm'). The eastern arm of the range has been extended: it now stretches as far to the south as the western and centre arms, and is stepped in to the west to avoid the house (fig. 3).

The 25" Ordnance Survey map of 1905 is sufficiently detailed to delineate the individual buildings within the range, and clearly shows the later addition to the eastern side (fig. 4). The copy of this map held by the Lincolnshire Archives Office has been used as the base of a valuation plan for the 1910 Land Tax. Officially known as the Increment Value Tax, this was a tax on the increase in the value of private land resulting from publicly funded developments such as roads and services. The base valuation was taken on 30th April 1909: an estate would then be re-valued if it changed hands, and tax levied on the difference. Valuation books and field books were kept, and specially printed OS maps were used to create working plans and record plans: the working plans for the county are now held by the LAO. The tax surveyor has identified the various farm buildings with a sequence of letters: the pencilled notes

relating to them are too faint to be read on the microfiche copy of the plan reproduced as fig. 4, but are transcribed adjacent to fig. 4.

The entry for the detached block labelled A and B indicates that building A was the farmhouse, with four bedrooms above and three rooms and a dairy below. Building B appears to have been a separate dwelling, probably a tied house, with three bedrooms above three rooms. The inclusion of a gear house, machine house and reaper house suggests that the farm was at least partially mechanised, although early agricultural machines such as reapers were often horse-drawn: the blacksmith's duties would have involved shoeing the draught horses as well as servicing and repairing the machines.

Bunker's Farm reappears in the business directories held by the Lincoln Local Studies Library in 1922, when the Smyth estate was in the hands of 'the trustees of the late Captain William Henry Smyth'. The Kelly's Directory for this year lists '† Richard Marshall, farmer, Brookside, Warren and Bunker farms' (p. 629): the symbol indicates a farm of more than 150 acres, but this valuation appears to be applied to a farmer's combined landholdings, not to an individual farm, if he held more than one. Richard Marshall himself can be traced backwards to the 1919 edition of the directory, where he is listed as the occupant of Brookside and Warren Farms (p. 595), but neither he nor Bunkers Farm appear in any earlier edition. Other farmers in charge of more than one farm appear in the late 19th and early 20th century directories, and it is possible that the disappearance of Bunkers Farm from the record may simply be due to its spending the intervening years as part of the landholdings of a farmer who was registered elsewhere, since the OS maps produced during that period attest to its existence and the continuation of its name.

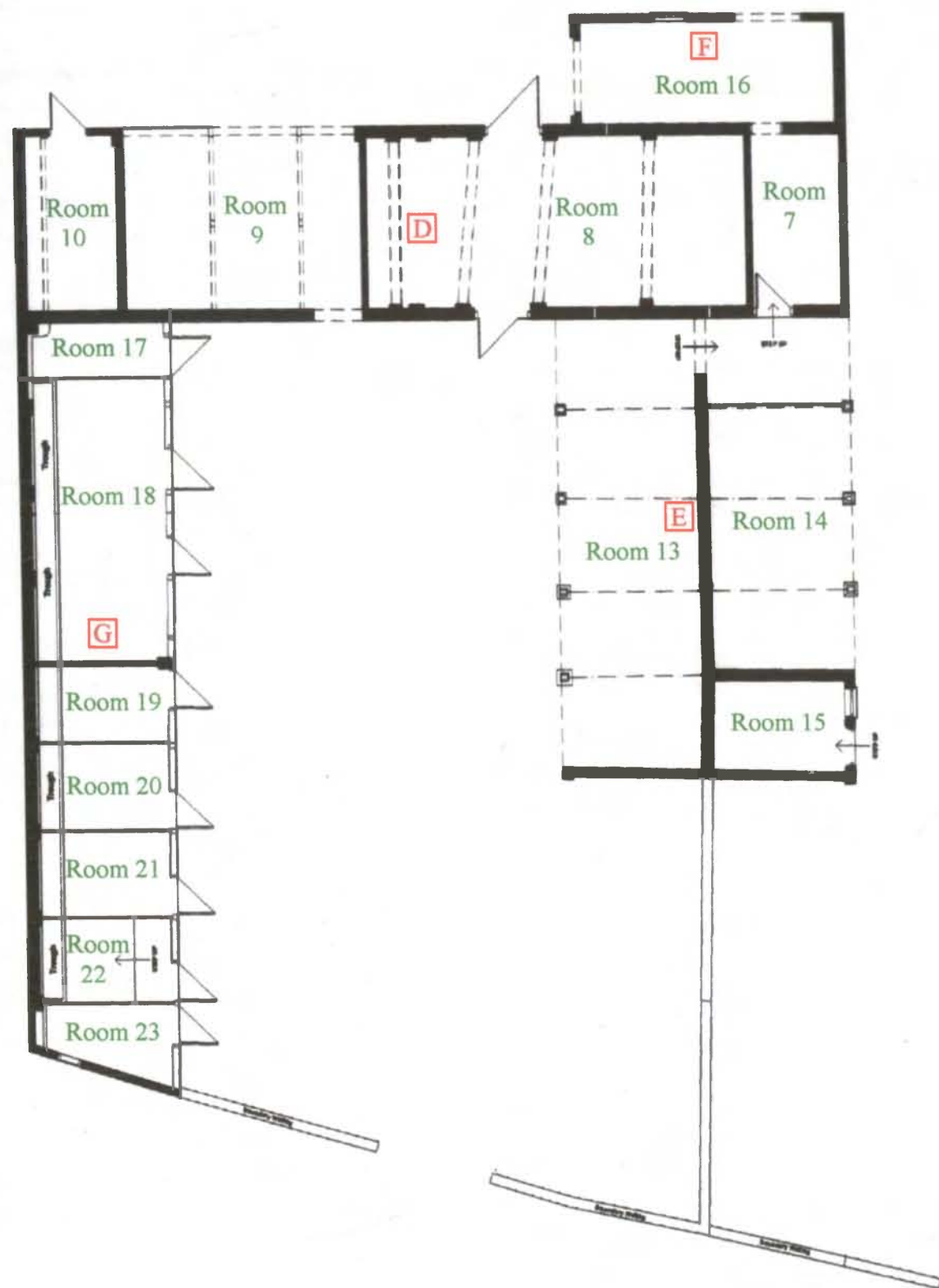
The subsequent editions of the Kelly's Directory held by the Local Studies Library continue to list Richard Marshall as the occupant of both Brookside and Bunkers Farms, up to the most recent edition in 1937 (1926, p. 645; 1933, p. 601; 1937, p. 615). The farm could not be traced beyond this date (the Local Studies Library has been severely affected by recent flooding, and many reference works are not currently available).

5.0 Methodology

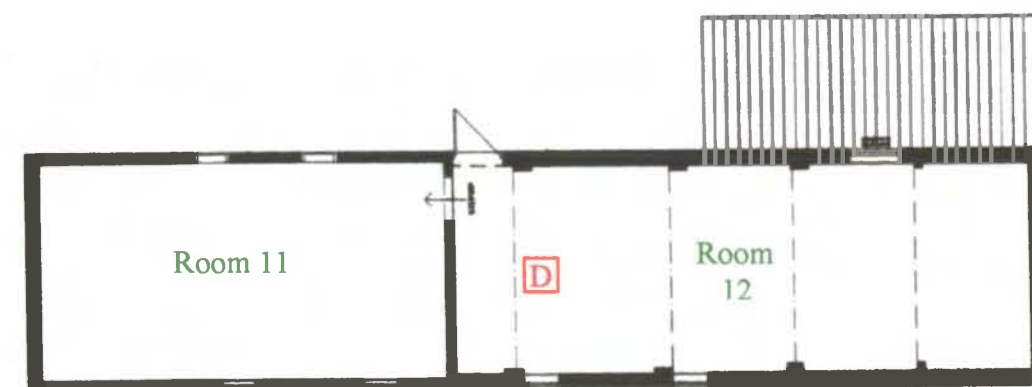
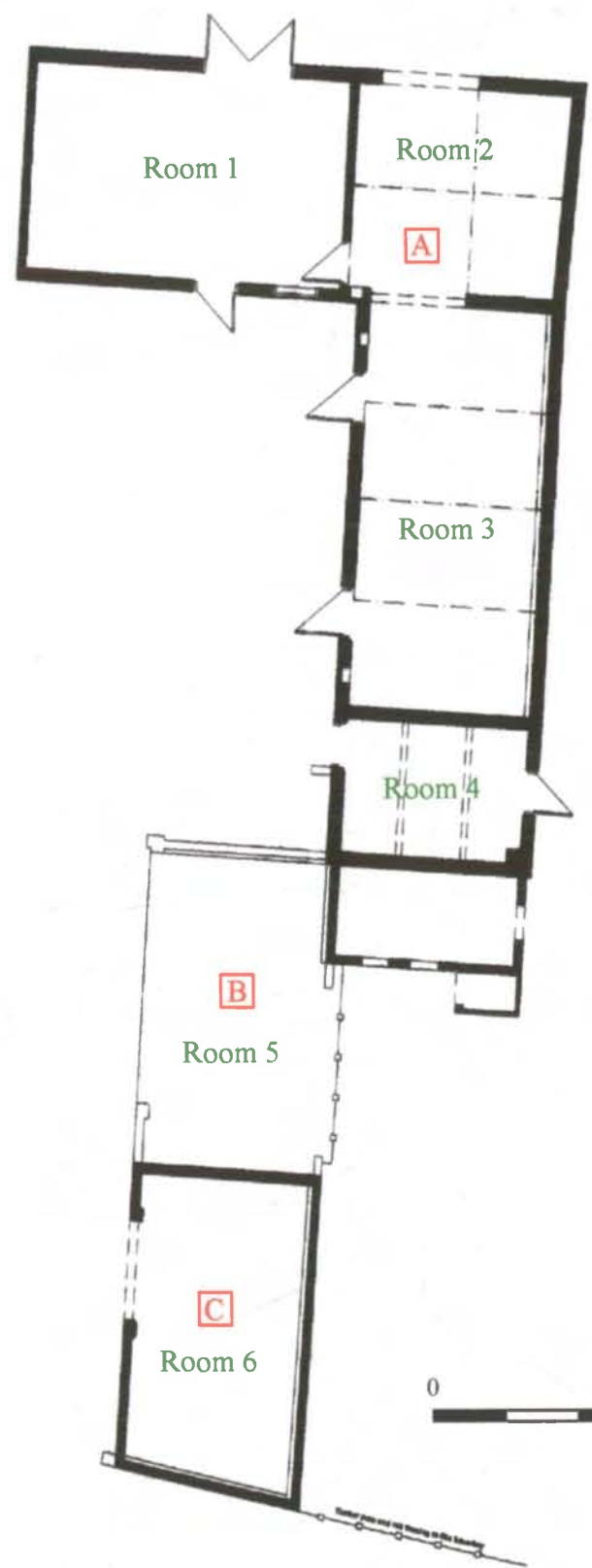
The primary photographic fabric record was undertaken on 26th February 2008. Photography was undertaken in 35mm monochrome (using Ilford FP4 plus ISO125 filmstock) for archival purposes supplemented with digital colour photography (using a 10.4 Mpixel format). This concentrated on the eastern range of buildings to facilitate the erection of scaffolding on these buildings. Some further exterior photographs were taken of the other buildings but, as many of the openings had been netted to prevent birds from entering the buildings, most could not be entered on this occasion.

Two further visits were made to the site: on 7th March 2008, when the primary photographic record was completed, and on Monday 10th March 2008, when the photography was complemented by detailed written descriptions of all of the structures, measured sketches, and scale and analytical drawings where possible. The author undertook the fabric record, and this involved photography (in black and white and digital colour formats) of all of the building elevations, along with detailed photographs of room arrangement and constructional details such as window and door openings and fittings, where present.

Weather conditions during photography were bright with a low winter sun, on the second visit with occasional clouds, but the use of flash was required in nearly all interior situations.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Figure 2: Plan of the farm buildings that are subject to redevelopment. They are identified with the letter codes (in red) and room numbers (in green) used to refer to them throughout this report. Scale 1:200.

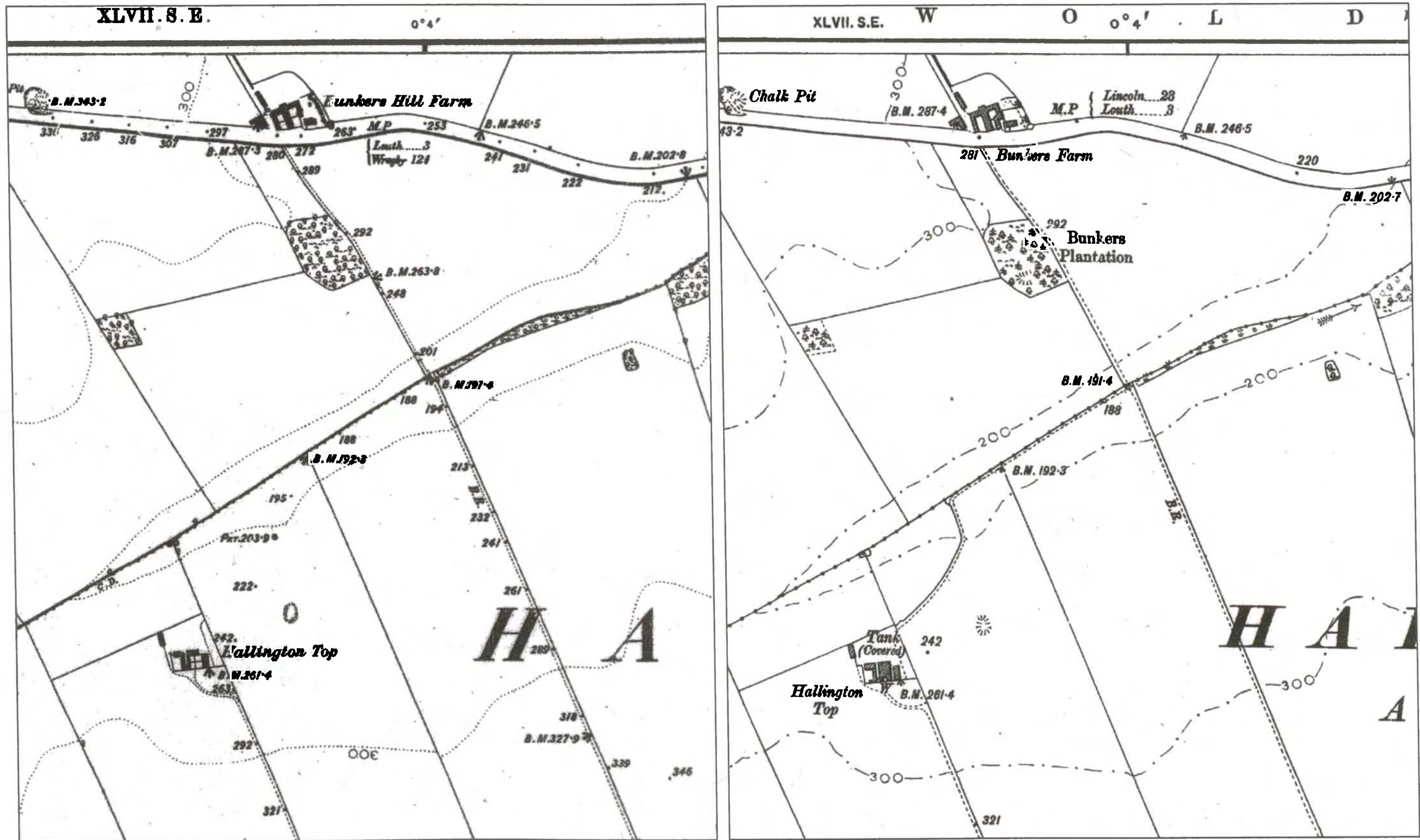
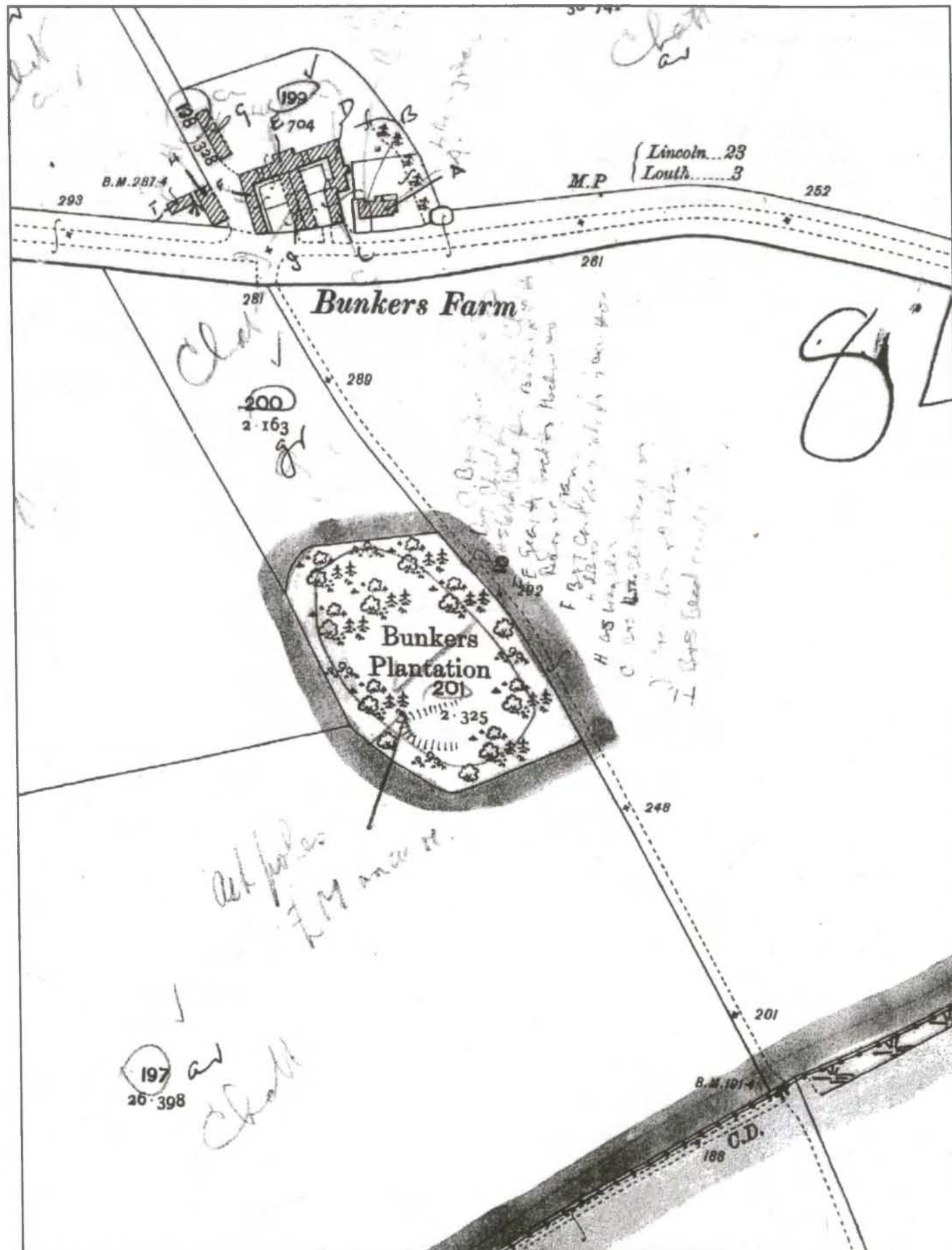


Figure 3: Extracts from the Ordnance Survey maps of 1886 (left) and 1905 (right). Bunkers Farm is located at the top of the sheet and clearly labelled on both maps. Not to scale.



The buildings of Bunkers Farm have been lettered in pencil, with a series of notes identifying each building,

With some difficulty in interpretation, they read as follows:

- A. 4 bed, 3 + dairy
- B. B + S [brick and stone], 3 bed, 3 rooms
- C. Bri [or BM?], Crew Sheds
- D. B + T [brick and tile], Chick Ho[use], Meal Ho, Chick Ho [?], 10ft [?] stable, Out Ho, Boiler Ho
- E. Gear Ho, Sack Ho, Machine Ho, Barn + Gran[ary]
- F. B + T, Cart Shed, Cake Ho, 2 Cow Ho, 4 L-box [loose-box?]
- G. B + S, Wag[on] Shed + Reaper Ho
- H. B + S, Wag Shed
- I. B + S, Blacksmith's Shop
- J. Crew sheds + 3 L-boxes

An additional note lists:

Ash poles £17 an acre

This refers to the value of Bunkers Plantation in the middle of the extract.

Figure 4: Extract from the 1910 Land Tax surveyors' working plan, hand drawn on a copy of the 1905 revision 25" Ordnance Survey map. Notes too faint to reproduce in the copy are transcribed above. Not to scale.

6.0 Phased Photographic Building Record

General Site Arrangement

The site comprised a collection of farm buildings, all constructed of brick and, with some exceptions, retaining their original pantile roofs.

The farm buildings were arranged in a typical layout for a farm attributable to the period of 'High Farming' in Lincolnshire. On the north side, a long two-storey barn/granary building was present. This building was aligned east-west, at ground floor level its eastern half was occupied by a cartshed with an arcade of open bays facing north. To the east of this, an 'L' shaped single-storey building formed the northeastern and eastern range, with further buildings to the south. A gap between the barn/granary and the eastern range afforded access to the eastern crew yard. Two ranges of single storey outbuildings (stables and cattle shelters) were joined perpendicular to the barn granary to form three sides of a western crewyard. On the south side, the crewyards were delimited by 6ft brick walls, with gate openings on to the main road.



Constraints

Some parts of the farm were in a derelict state at the time of the photographic survey, and could not be closely approached. Some of the upper openings had been netted to prevent birds nesting inside the buildings; no attempt was made by the author to disturb these. The lean-to structures at the southern end of the eastern range could only be accessed through the neighbouring property, which is in separate ownership: only exterior photographs of these structures are presented here.



Site Setting

Bunkers Farm is located approximately one kilometre to the southeast of the village of Welton le Wold. The site occupies slightly higher ground on the north side of the main road linking Wragby and Louth (A157) at a junction with a narrow lane, which eventually links to the east side of Welton le Wold village. The farmhouse formerly associated with these buildings has been demolished; the field to the east of the farm is now occupied by two semi-detached houses in separate ownership. Two further buildings, originally part of the farm, have been converted into dwellings and are also in separate ownership: one, a former cartshed, is located to the north of the farm complex; the other, a former cartshed and blacksmith's shop, is located on the other side of the lane from the farm.

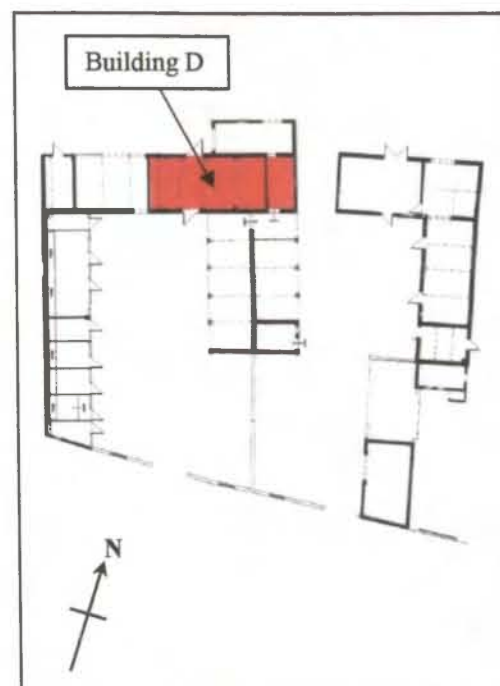
The landscape here is largely open, and is the typical undulating countryside found within the Lincolnshire Wolds. The main road running past the farm is on a gradient, reaching a crest approximately 500m to the west of the farm. The boundary hedge of the farmland on either side of the road has a few more mature trees, and a plantation of mixed deciduous woodland occupies the land to the east of the farm across an open field.



Phase I - The Original Farm

As discussed previously, historical research undertaken as part of this survey has demonstrated that the farm has developed over an extended period, although it appears to have attained its present layout as part of an extensive remodelling probably undertaken in the mid 19th century, when it got its distinctive E-shaped plan. The following buildings appear to represent the surviving buildings of this phase.

The farmhouse to which these buildings belonged is no longer extant on the site; cartographic evidence shows the position of the original farmhouse separate and to the southeast of the farm building complex. The notes added to the 25" Ordnance Survey by the Land Tax surveyor in 1910 confirm that this building was the farmhouse – at that time the building comprised two semi-detached houses, one of four bedrooms and the other of three. (See historical background.)



Building D

This building formed the north range of the E-shaped farm; however, its eastern half pre-dates the western part. Judging by the filling in of the large doors on the north and south sides, it is most likely that this structure acted as a threshing barn with granary above, which was extended to the west when the farm was remodelled. Later extensive alterations have masked much of its original internal arrangement, and few original fixtures and fittings have survived.

The original building was constructed in a mixture of red and yellow brick (brick dimensions 9" x 4¼" x 2¼", 3 courses rise 8¼"), 13½" in thickness and in a 5-course English Garden Wall (EGW) bond (i.e. 5 courses of stretchers to one of headers). The gable walls differed, ranging from 3- to 7-course EGW. The building was aligned east-west and had a pitched pantile roof. It had a plain eaves cornice comprising a single row of projecting stretchers.



The main door openings on the north and south sides of the original building were nearly the full height of the walls: these have been blocked in the same brickwork as the western extension to the structure, and the present door openings match that in the south side of the extension.

The ground floor was divided into two, with a small room on the east side (Room 7) accessed through doorways in the north and south walls.

The east gable clearly displayed the scar of a pitched roof, presumably where Building A was originally joined. A blocked door opening with a shallow-arched lintel of edge-set headers was also centrally placed in this wall.

Interior - Room 7

This room had two entrances. The southern door was a ledged, 5" beaded plank door, with a small barred window, thumb-latch and a cat hole, in a 5" x 3" chamfered frame with a timber lintel. No door was present in the opening to the north, but the 5" x 3" chamfered frame, with timber lintel and doorsill, remained. The walls were whitewashed; the north, south and east walls were painted black to a height of 4' 1".

No windows were present here, but a blocked opening in the east wall, probably a doorway but possibly a window, had a shallow brick arch comprising a single course of edge-set headers.

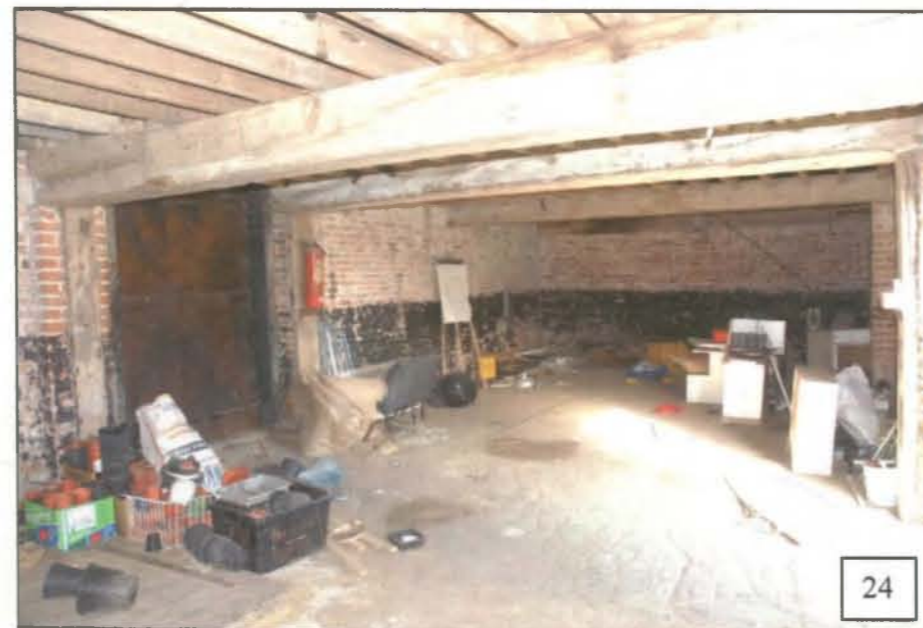
The room was roofed by the exposed beams, joists and floorboards of Room 12 above. The beams were 11" x 3": the eastern beam was centrally braced by a 6" diameter timber post. The joists were 7" x 2" at c. 15" centres.

The floor was a mixture of asphalt and concrete, including concrete pads with bolts for machinery. A slit vent was present in the south wall, probably blocked on the north side. A belt-driven grain blower remained *in situ*: its electric control box was located on the west wall.

**Room 8**

This room represents the threshing floor of the original threshing barn. Few of its original features have survived, with the exception of the pattern of tall, narrow ventilation slits in the north and south walls, many of which had been bricked up.

Room 8 was again roofed by the exposed beams, joists and floorboards of Room 12 above. The beams were 13" square, with hewn faces; the joists were 7" x 2½" at 14" centres. The beams were generally supported by brick buttresses on the north and south walls – some of these were of modern brick, and some beams had additional timber supports.





No windows were present here; the north and south walls had slit vents, 25" high and 3" wide. There were six vents in the south wall, of which four were blocked, and four in the north wall, of which two were blocked.

The floor was chiefly of a smooth asphalt, or possibly poured pitch, which had extensively cracked: it retained the impressions of machinery and other installed features. At the east end there was a continuous concrete repair, 4' wide; various other cement and concrete repairs were present, one of which had the date 1957 inscribed into it.

The east end of the ceiling incorporated a centrally positioned grain chute from the granary above.

The room had two doors: the north door was modern, of sheet metal and angle-iron, in an 8½" x 4" frame with a concrete sill, while the south door was a ledged and diagonally braced 6½" plank door, in a similar frame to that opposite, with a timber sill. The walls were whitewashed and painted black to a height of 4'.



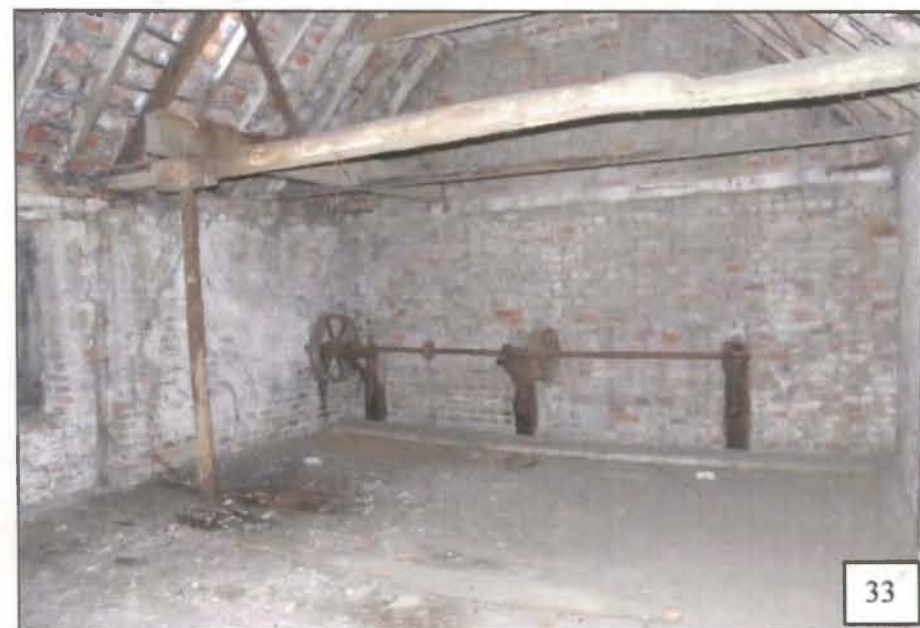
Room 12

This room occupied the entire first floor area of Building D and comprised the granary of the original threshing barn. The south wall had two window openings, 3' in width and 3' 1" high, blocked up in modern brick with a cement mortar.

The floor consisted of 5½" tongued and grooved boards, laid north-south. The brick buttresses seen in Room 8 below continued here; three 14" wide brick buttresses and one 9" wide buttress, all 4" deep, were present on the north and south sides. Horizontal timber beams provided further stiffening between the buttresses in the walls at the west end.

Modern access to this room was provided from Room 11, through an opening at the north side of the west wall. It is possible that the opening here is original: access to it would have been up an external staircase before the building was extended.

All of the walls were whitewashed.





The exposed roof was of principal rafter construction with clasped pegged through purlins, felted on the south side. Every third rafter was heavier, and had a collar. Four main tie beams were present, with a smaller subsidiary tie beam at the eastern end. The tie beams measured $9\frac{1}{2}$ " x 8"; the rafters 4" x $2\frac{1}{2}$ ", and the main rafters $3\frac{1}{2}$ " x $4\frac{1}{2}$ ". Some diagonal bracing was also present. The westernmost tie beam was clearly re-used, having several mortices on its lower surface, and a large chamfered notch on its upper face.





A window was present at the east end of the north wall. It was 46" square and had been converted into a heavy framed loading door with shutters (ledged and diagonally braced beaded-edge 5" planks) in a 5½" x 3" frame. The roof collars were paired up on either side of this window.

A heavy timber beam was present in the northeast corner of the room, running east-west, supported at its western end on the eastern tie beam, itself braced here with a 4½" diameter roundwood post. Further support was provided by the subsidiary tie beam at its centre.

A drive shaft from Building F, with pulleys for a belt-drive, was mounted on cast-iron brackets on the east wall, but could not be closely approached as the floor was unsafe.

At the west end of the room an exterior loading door was present in the north wall: this comprised a ledged 7" ogee and beaded plank door in a 5½" x 4" chamfered frame, 46" x 77", with a 2" timber lintel and a concrete sill.

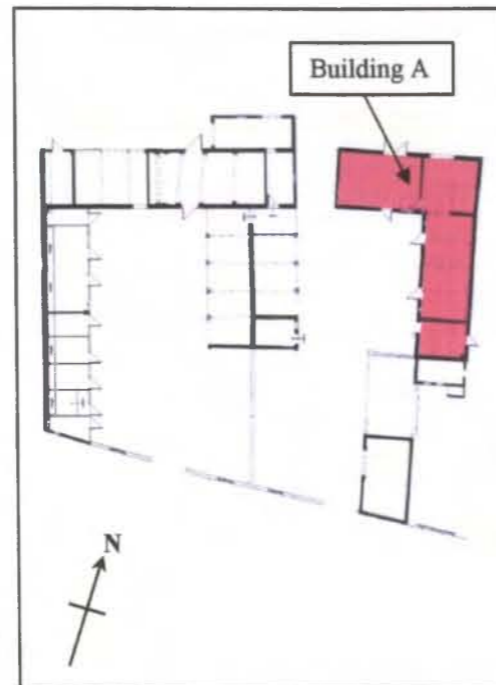


Building A

These buildings formed part of the north and east range of the planned farm. They functioned as stabling and animal accommodation, including chickens. A boiler house was also present at the southern end of the range.

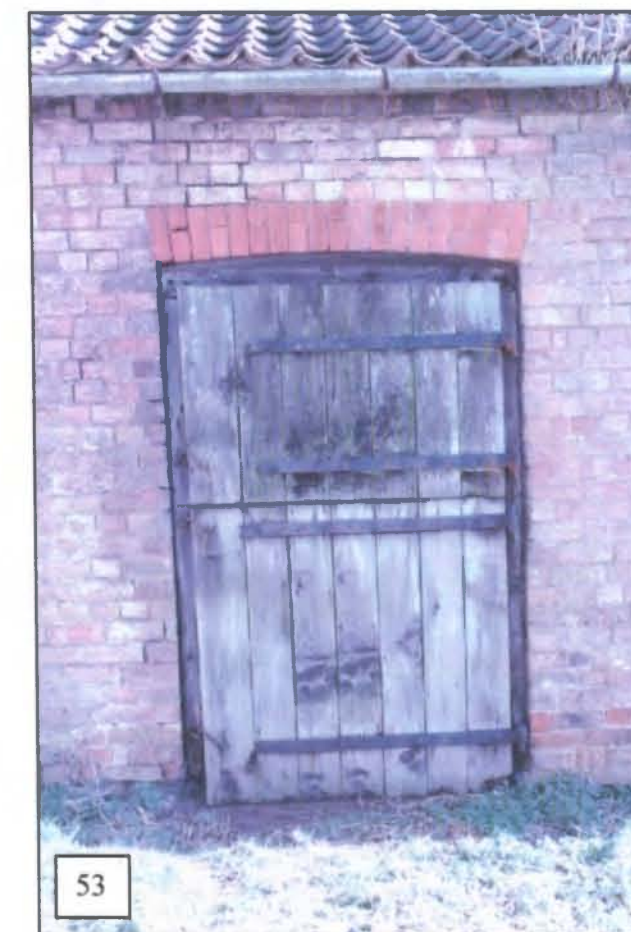
On the Ordnance Survey maps, this building is shown adjoining the east end of Building D, but with access to the crew yards where it presently is – it seems likely that this building, or at least the earliest parts of it, represents elements of the original farm, later remodelled to give access to the crew yard from the stackyard to the north.

It should be noted that this structure was aligned parallel to the farmhouse, rather than Building D. This is significant, as the later extensions to the farm were nearly symmetrical in layout and perpendicular to Building D: if this building were part of a later phase, it would not be on this alignment.





Building A was L-shaped in plan, constructed of a mixture of brick, all in 3-course EGW bond, with a pitched pantile roof, hipped at the southern end. It has a complex constructional history, of which the northern, east-west aligned, part appears to be the earliest with the north-south aligned part added later. Later still, the yard frontage was reclad in yellow brick with red axed-brick door and window heads to produce a uniform appearance. A later brick-built lean-to structure with a pantile roof was present on the south side of this building, but this could not be accessed as the entrance was on neighbouring property. On the east wall, the remains of a whitewashed area (to the north of the east door of Room 4) attest to the position of a further lean-to structure; this is visible on the Ordnance Survey maps of 1886 and 1907, but no longer extant.



Interior - Room I

The walls were of exposed whitewashed brick, the north and east walls painted black to a height of 50".

The roof was of common collar rafter construction, three 6½" x 4" tie beams were present, and the clasped through purlins were supported on struts to the tie beams, occasional separate collars were present and also occasional ridge collars. At the eastern end two large pulleys for belt-driven machinery were supported on two diagonal struts from the eastern tie beam to the rafters. It is unclear exactly how these were driven.

The room had one window of two horizontal lights, probably converted, in a heavy timber frame. The window had a timber lintel, a cement skim internal sill, and bullnose edges. The floor was of asphalt, repaired in concrete, with impressions left by machinery.

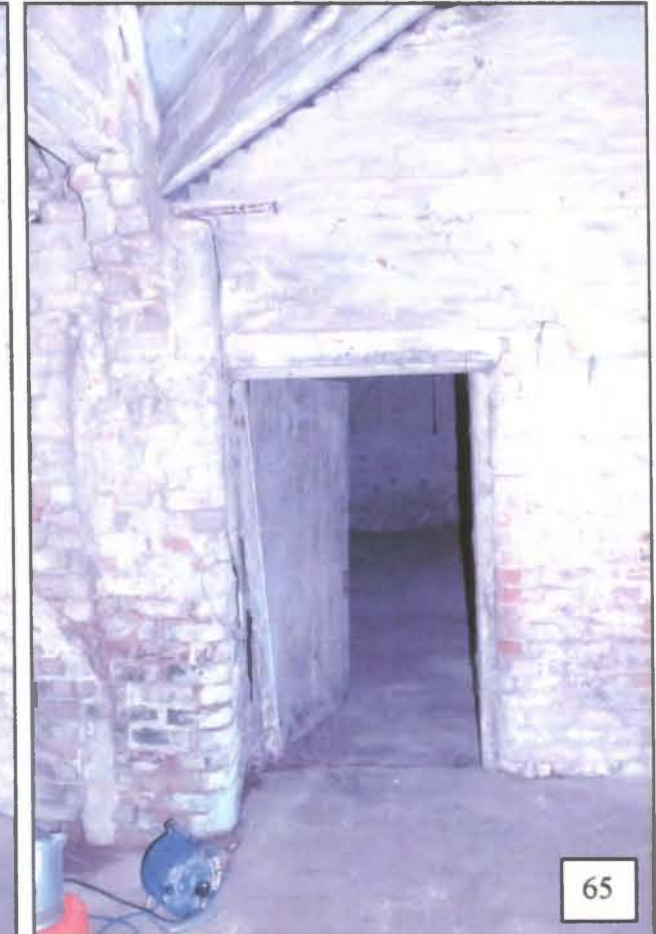
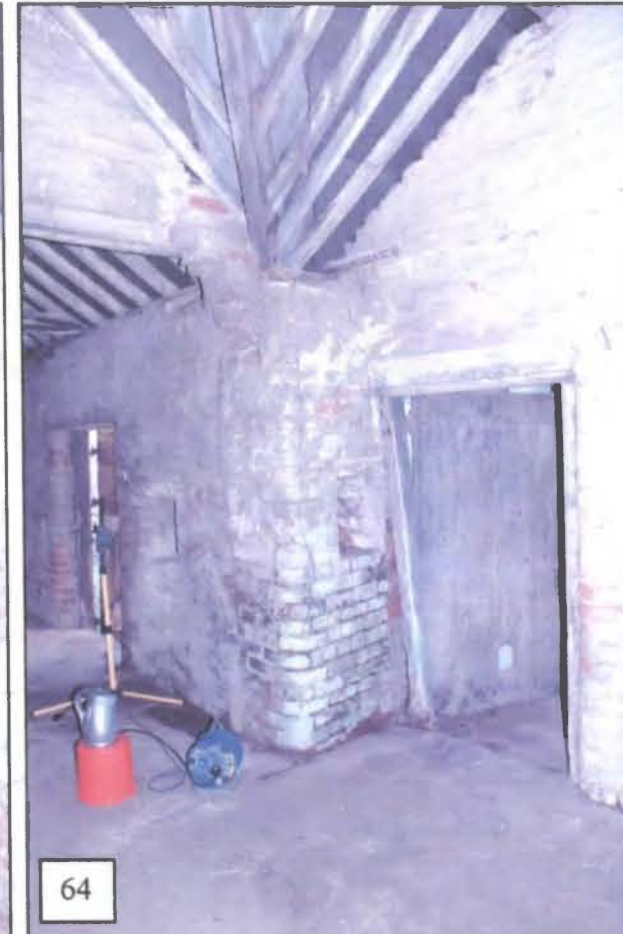
In the north side was a large opening, converted with bullnose brick edges inserted. This probably originally had a sliding door, but had been blocked in modern plywood. In the south side a ledged and diagonally braced 8" plank door was present, with a timber lintel and bullnose edges, while the east side had a ledged and diagonally braced 5" beaded plank door in a 3" x 5" frame.



Room 2

The exposed roof resembled that of Room 1 in construction, but had corner collars jointed to a collar on the diagonal, with a dragon beam supporting the sloping ridge board in the northeast corner. Crossed 6½" x 3" tie beams supported the collars, purlins and ridgeboard on 4" x 2" struts.

The room had no windows, but two rectangular vents were present in the east wall, two courses below the wall plate. The floor was of poured concrete, with a N-S running drainage channel at the north end; in the northwest corner part of the original floor survived. This was of bricks, 8½" x 4¾" x 2¼", laid on edge in E-W half-abutting rows. In the south-west corner of the room there was a small alcove, 0.44m high, 0.32m wide and 0.36m deep, with a 2½" timber lintel and a bullnose corner was present in the angle of the wall on the south-western side.



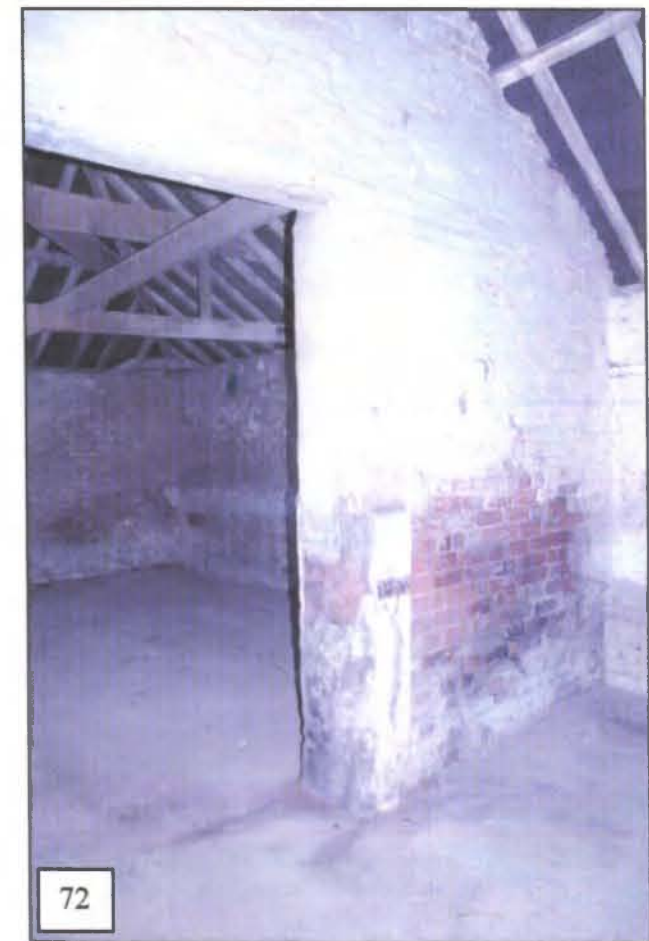
The room had three entrances: a large opening in the north side, with a timber lintel and interior bullnose edges, and another to Room 3, which appears to have been enlarged with a timber lintel and 'buffers'. A further door (described above) gave access to Room 1.

The walls were whitewashed.

Room 3

The exposed roof was of principal rafter construction with clasped through-purlins, similar to the roof of Room 1. Three tie-beams were present, but the collars and ridge-collars occurred at every fifth rafter (all occurring together above the central tie beam to produce a rudimentary truss). There were no windows in this room, but two bullnose brick alcoves were present in the west wall, 43" x 43" x 9" deep, with timber lintels.

The floor consisted of two north-south oriented poured concrete panels. The walls were of variously whitewashed brick; the lowest 2' of the east wall was thickened by 5" (an extra leaf), and this section had a chamfered cement coping.

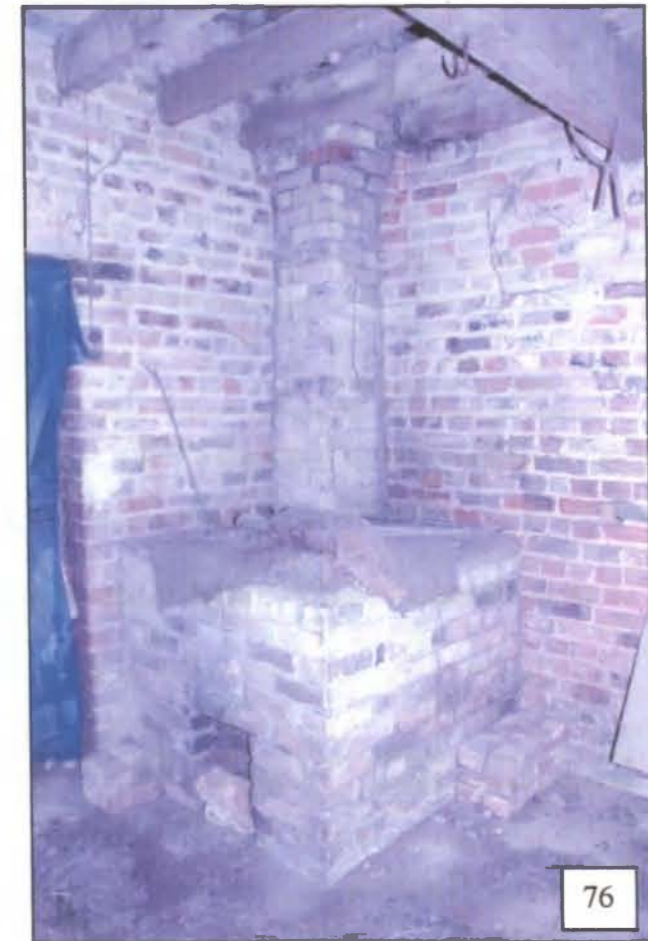


The doors in the west wall comprised two diagonally braced and ledged 8½" plank stable doors in 4" x 4" frames, with timber lintels and sills. A third doorway between these two had been blocked, and a further door opening had been bricked-up below the apex of the south gable.

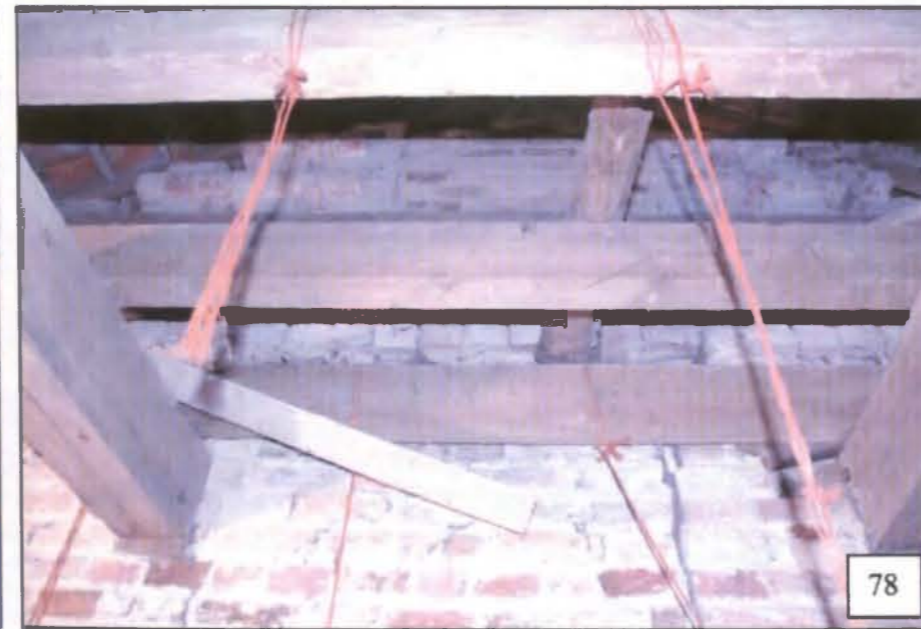
Room 4

The exposed roof resembled that of Room 3, but the hipped south end had a north-south collar morticed into the southernmost east-west collar. The beams and joists of a first floor were present: there were two beams, each comprising two parallel 9" x 3" elements, supporting 6¾" x 3" joists at 17" centres. This structure represented the remains of a floor of the pigeon loft on the north wall. The floor was of poured concrete, with a shallow east-west running channel on the north side.

The south-east corner of Room 4 was occupied by a brick-built 'copper', measuring 1.14m x 1.24m x 0.95m, with a chimney 0.36m x 0.39m, built in yellow 9" x 4½" x 3" bricks, which stepped into the room as it passed through the first floor. In the south-west side were two water tanks or troughs in red 9" x 4½" x 3" brick, with heavily worn edges: their overall dimensions were 2.82m x 1.04m x 0.50m, and they protruded from the floor by 0.25m. A lagged lead and steel pipe supplied water to one of the tanks, with a tap. The eastern door was no longer present, but the 5" x 3" frame remained; the doorway has a timber lintel but no sill, and bullnose edges to the interior brickwork. Judging by the hinges, the door here was not of the 'stable' type.



A ledged, 5" beaded plank door was present in a 5" x 3" frame, with 3" timber lintel, no sill, in the eastern opening that had bullnose edges on the north side, but had been rebuilt square on the south side, possibly because of the nearby copper. In the north wall, above the floor, a pigeon loft was present, with four rows of nest holes flanking a now blocked access door. The lowest row of holes ran continuously below this door; above, the rows on each side comprised 2, 3 and 4 holes. Continuous brick ledges were present below the nest-holes, projecting c. 3" from the wall.

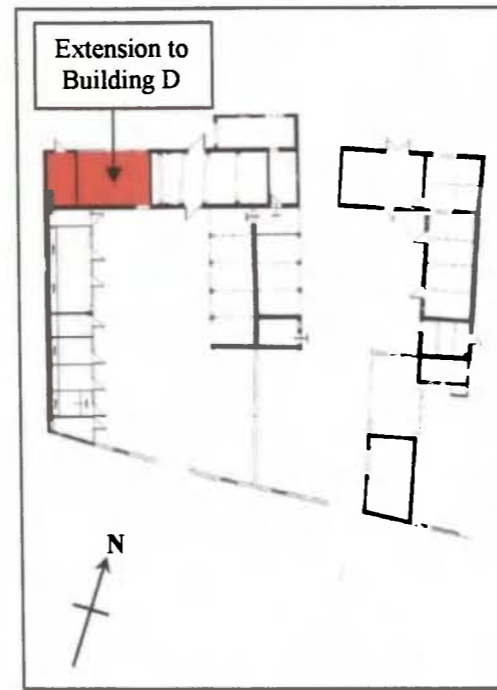


Phase II – High Farming

By the time of the first edition Ordnance Survey of 1886, the farm had been remodelled; on this map it displays all of the signs of the 'High Farming' layout, and is a close parallel to the E-shaped plan of the farms of Christopher Turnor, the acknowledged foremost proponent of this style of farming in this part of Lincolnshire. The buildings of this phase are nearly symmetrically laid out – however, the design is slightly compromised as the pre-existing layout of the farmhouse and east range was retained.

Extension to Building D

Building D was extended by almost its own length to the west. The ground floor of this new structure functioned as an open-fronted north facing wagon shed, while the first floor expanded the grain storage capacity of the farm. Alterations carried out to the original building included the reduction of the size of the doors, and may have involved the re-arrangement of the first floor beams.



The extension to Building D was constructed in red brick (brick dimensions 9" x 4 1/4" x 2 3/4", 3 courses=10 1/4"), in 3-course English Garden Wall Bond. It extended the pitched pantile roof of the original structure, but had a dentil eaves cornice. The main door opening had a shallow pointed-arched lintel of alternating stretchers and pairs of headers, (similar door openings were constructed in the brick blocking of the large openings of the original barn), while the windows had shallow-arched lintels of edge-set headers and chamfered brick sills.

On the north side, the large openings of the cart shed were of timber construction, with a heavy lintel beam supported on 8" x 6" chamfered timber posts, while the door to a smaller store room at the west end (Room 10) had a timber lintel. Above this door, a panel of more modern brickwork attests to the wall having been more recently rebuilt.





Interior - Room 9

Room 9 represented the open fronted cart-shed. It was roofed by the exposed beams, joists and floorboards of Room 11 above. The floor was of packed earth, with some traces of mortar. Two rectangular timber posts, 8" x 6" with chamfered edges, supported beams of similar size in the centre of the room; the eastern post stood on a stone pad. On the line of the eastern beam, a 10½" plank partition on 3" x 2" studwork attests to a more recent division of the area. The room had a doorway in the south wall: on the interior, it had a heavy timber lintel and a concrete sill, but the door and frame were no longer present. The northern side was originally open: it has been blocked on the western side with 7" vertical planks. The lintel beams on the interior here have been renewed in concrete. Where the beams on the southern side meet the south wall, they were supported on timber pads. The walls were of bare untreated brick, but the posts on the northern side were painted black.

Room 10

Room 10 was a small storeroom at the west end of the building. It was roofed by the exposed beams, joists and floorboards of Room 11 above, and had no windows. The floor was of heavily worn 9" x 4" bricks, laid on flat in half-abutting east-west rows. A water supply was present, with taps, in the southwest corner.

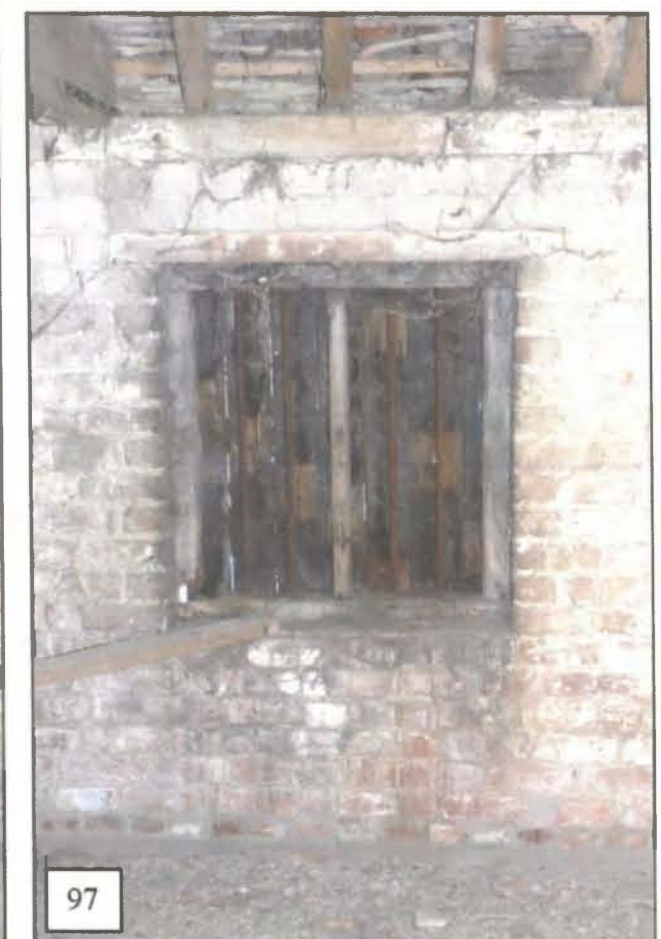
The room was accessed through a ledged and diagonally braced 8" plank door in a 5" x 3" frame with uprights chamfered on the interior side, a timber sill, and a 6" x 6" I-beam lintel, with 3" timber on the exterior. The walls were whitewashed, though the whitewash had largely worn off.

Room 11

Room 11 occupied the first floor of the extension. It was accessed through a hatch from Room 9, centrally placed below the 2nd tie beam from the west.

The roof was of principal rafter construction with clasped through-purlins, every sixth rafter being heavier. Three collars were present, and four tie beams. The tie beams were sawn, measuring 9" x 4"; the collars measured 9" x 1½", the rafters 3" x 2½", and the principal rafters 6" x 4". A layer of roofing felt was present below the tiles of the southern pitch, while the north side retained most of a plaster and lath ceiling between the rafters.

The floor consisted of 6½" tongued and grooved boards, laid north-south.



Two windows were present in the north wall, each 3' wide and 3' 2" high, with two lights and a beaded frame; they had vertical iron bars, but had been boarded up. There were also two windows in the south wall, blocked with modern 9" x 4½" x 3" bricks and cement. No door was present in the opening to Room 12, but a 6" x 3" frame survived here with a 2¾" lintel and a 7" x 3" sill.

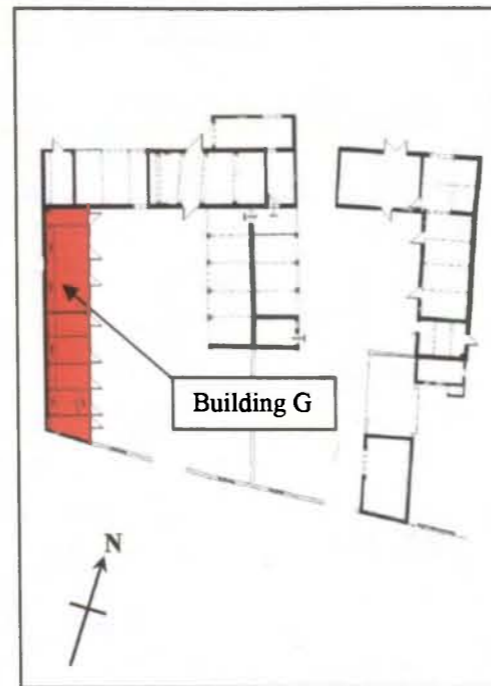
At the western side of the room, a heavy north-south I-section steel beam was present, 12" x 5" in size, supporting a large water tank; this beam was inserted into the south wall, and rested on a timber corbel. The western side of the north wall has been reconstructed in modern brick in the area of the northern end of the I-beam, probably occasioned by the mounting of the water tank. Access to the west part of the room was difficult, and it remains unclear how the west side of the water tank was supported.

Building G

This building formed the west range of the E-shaped farm complex. It is constructed against the south wall of the extension to building D. It formed a long structure (divided by a wall in the centre for stability) and provided shelter for animals in two ways, both as general accommodation and in the form of several loose-boxes. The construction of this building helped to shelter the crew yards from the prevailing weather, but may have necessitated the breaking through of the entrance between buildings A and D.

Building G was constructed in a mixture of varying shades of red and yellow brick (brick dimensions 9" x 4¼" x 2¼", 3 courses=8¼"), 9" in thickness and in a 5-course English Garden Wall bond. The coursing was not absolutely regular: the west wall had a continuous 3-course EGW bond part.

The building was aligned north south with a pitched pantile roof, hipped at the south end. It had a plain eaves cornice comprising a row of projecting headers with a row of stretchers above.



98



99



100



101

Building G comprised an effectively open fronted structure, with its eastern side carried on a series of timber posts, infilled with vertical plank panels and the doors to the various stalls and loose boxes. A small window was present, let in below the wall plate on the west side of the south wall; this had a timber lintel and a framed plank shutter.



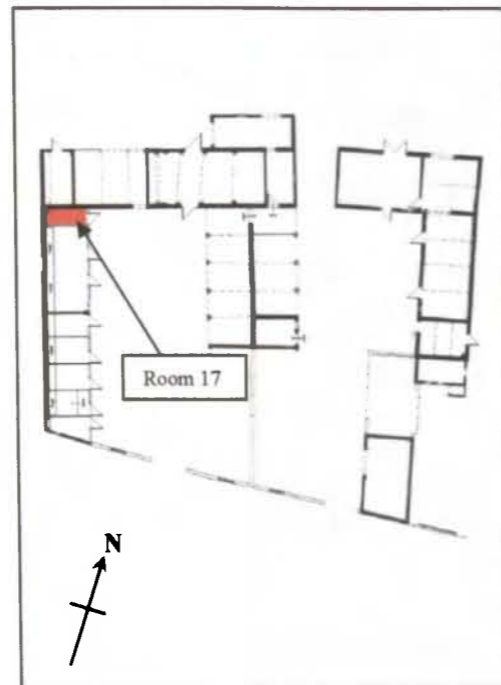
On the east side, the doors of the stalls and loose-boxes were ledged and diagonally braced half-doors, of planks that varied in width from 2½" to 8" hung on long external strap hinges (although many have been replaced with more modern, shorter equivalents). The exterior timber and the doors had all been creosoted.



Interior -Room 17

Room 17 was a small room at the north end of Building G. The exposed timbers of its pantiled roof included rafters, a tie beam, purlins and a strut (see Room 18 for construction). The room had no windows. The floor was of packed earth and hay.

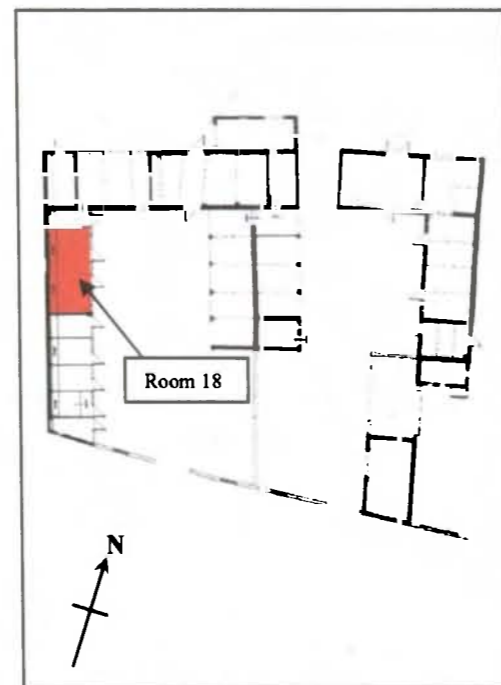
Room 17 was divided from Room 18 by a partition of 10-12" planks on 3-4" studwork. A feeding trough was present on the west wall, with a heavy timber coping. In the north-west corner, the tie beam was carried by a brick pilaster on a worn stone base or plinth.

**Room 18**

Room 18 was much larger and afforded shelter for several animals. The construction of the roof was more visible here, and was of principal rafter construction with clasped through-purlins. The tie beams measured 6" x 5", and the rafters 3½" x 2½"; the principal rafters were 4½" x 3" in size with collars 8" x 2" and ridge collars. The tie beam in the centre of the room had extra struts, forming a rudimentary king-post truss.

The room had no windows, and was lit by two transparent pantiles. The floor was of edge-set 9" x 2¼" bricks, laid in E-W half-abutting rows. On the western side, the brick feeding trough with timber fittings continued (brick dimensions 9" x 4½" x 3") and had a central plank partition.

As mentioned above, the eastern side of the building was originally open: it had 8" x 6" upright chamfered posts, blocked in with a concrete dwarf wall with 11" wide vertical planks above on 2-3" square horizontal studwork. Two doors were present on the east side, as described above.





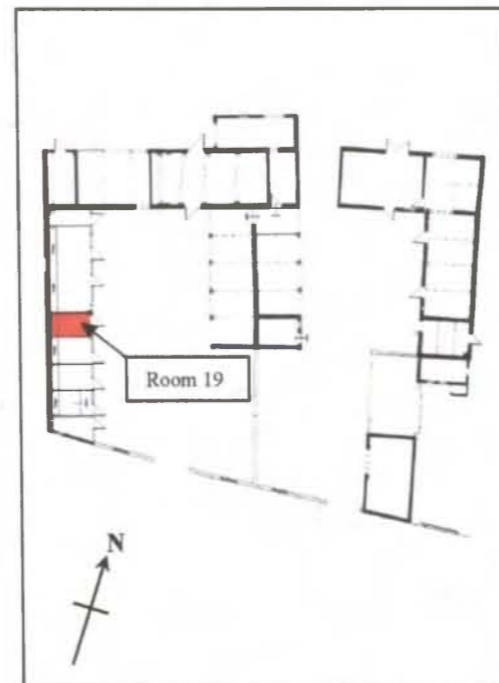
As it was larger than the other rooms, Room 18 afforded several insights into the construction of the building. The west wall, of 9" brickwork, was strengthened by a series of evenly spaced brick pilasters on a chamfered brick-topped plinth. The building also has a central east-west dividing wall, which forms the south wall of Room 18, to provide further strength to the structure. The dividing wall ended on the east side in a 18" square brick pillar. All of the brick walls had been whitewashed.

Room 19

This room was a loose-box, providing accommodation for a single animal. The exposed timber of the pantile roof continued through this room (of similar construction to that described in Room 18). The floor was again of edge-set bricks, laid in east-west half-abutting rows: three courses run north-south on the eastern side, possibly indicating the course of a drainage channel. The door opening had a modern concrete sill.

The room is divided from Room 20 to the south by a plank partition below a tie beam: the planks range in size from 7" to 11", on a variety of studwork. On the western side, the brick feeding trough with timber coping continued.

It is likely that this room provided accommodation for a large animal, perhaps a bull, judging by the timber buffers at a slight diagonal which divided this room. The brick pillar on the eastern side of the north dividing wall had a chamfered internal edge.

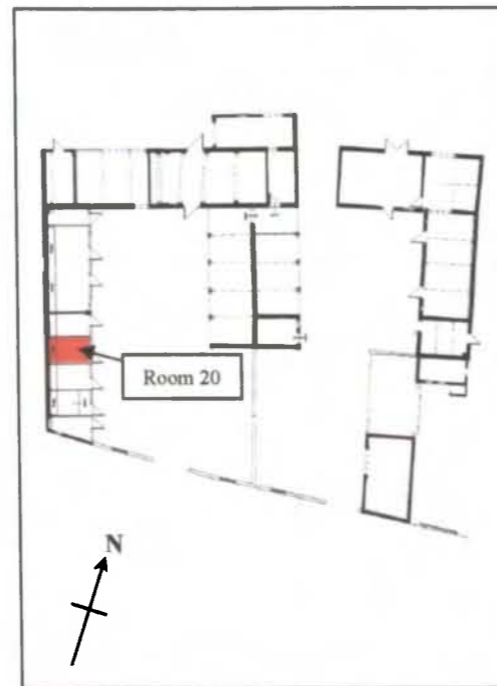


Room 20

This room was also a loose-box, providing accommodation for a single animal, perhaps a bull, as more timber buffers at a diagonal opposite to that of Room 19 also divided this room.

The exposed timber of the pantile roof continued through this room (of similar construction to that described in Room 18). The floor was again of edge-set bricks, laid in east-west half-abutting rows with the same three-course drainage channel running north-south on the eastern side. The door opening had a modern concrete sill.

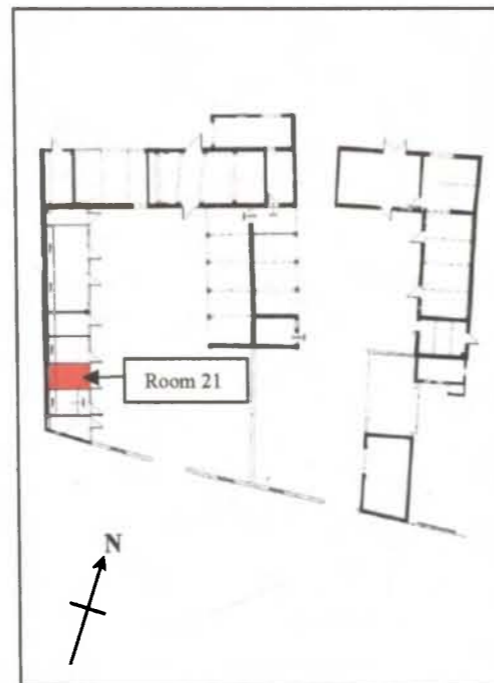
The room was divided from its neighbours by plank partitions below the tie beams: the planks range in size from 7" to 11", on a variety of studwork. On the western side, the brick feeding trough with timber coping continued. A hayrack was mounted on the west wall of Room 20, above the animal trough.

**Room 21**

Like Rooms 19 and 20, this room was also a loose-box, providing accommodation for a single animal.

The exposed timber of the pantile roof continued through this room (of similar construction to that described above). The floor was again of edge-set bricks, laid in east-west half-abutting rows with the same three-course drainage channel running north-south on the eastern side. The door opening had a modern concrete sill.

The room was divided from its neighbours by plank partitions below the tie beams: the planks range in size from 7" to 11", on a variety of studwork. On the western side, the brick feeding trough with timber coping continued. The remains of a hayrack were also present on the west wall above the animal trough.

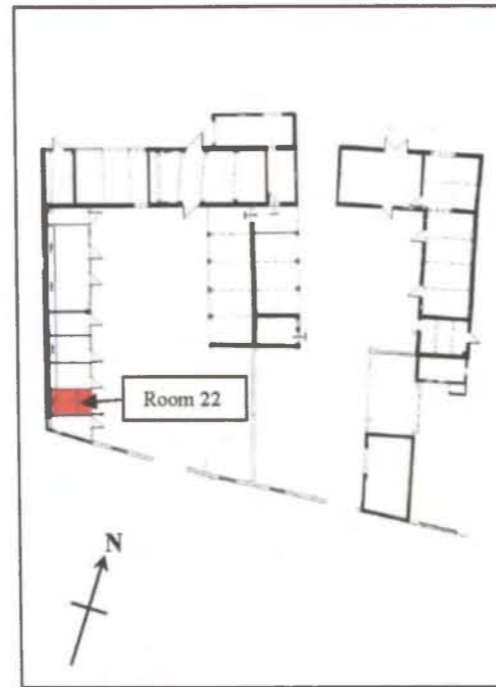


Room 22

This room was originally a loose-box, similar to the others.

The roof was of similar construction to that described in Room 18. The floor was again of edge-set bricks, laid in east-west half-abutting rows with the same three-course drainage channel running north-south on the eastern side. The door opening had again been renewed with a modern concrete sill.

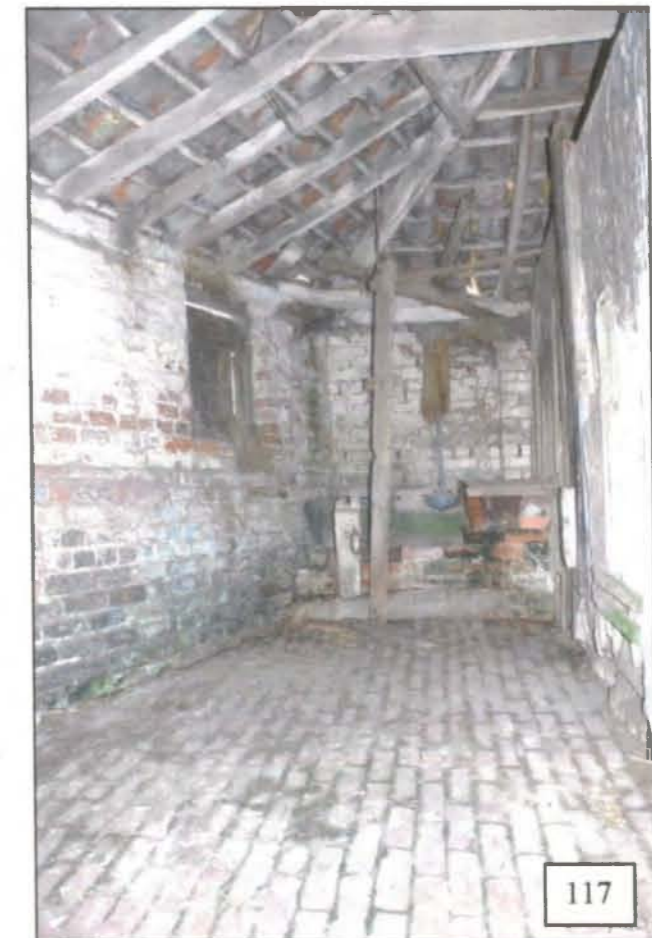
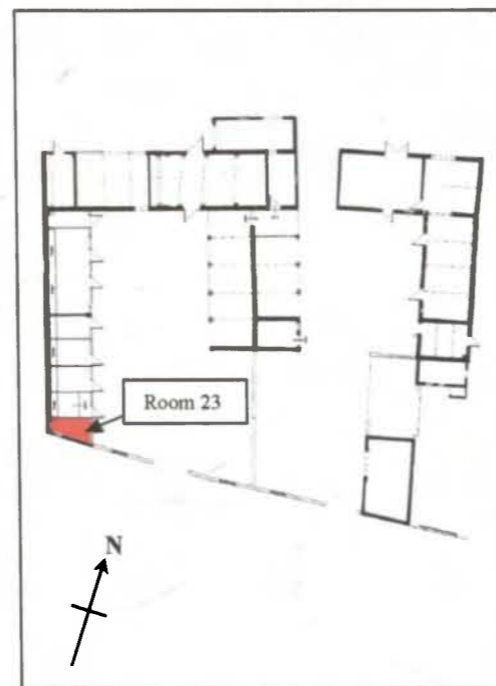
The room was divided from its neighbours by similar plank partitions to those described above below the tie beams. On the western side, the brick feeding trough with timber coping continued, and the remains of a hayrack above this were also present. Most recently the room had been further divided with chicken wire on a light timber frame to accommodate birds.



Room 23

Room 23 was a smaller room, again probably a loose-box, which narrowed to the west as the southern end of Building G was not square.

The hipped end of the roof was visible here, the rafters being supported on a wider (deeper) ridge collar above the southernmost tie beam. Dragon beams at the corners supported the diagonal ridge boards, while a north-south collar was pegged at the centre of the southernmost conventional collar. The southwest corner of the roof had been additionally braced with a rectangular post, itself braced to the northern partition.



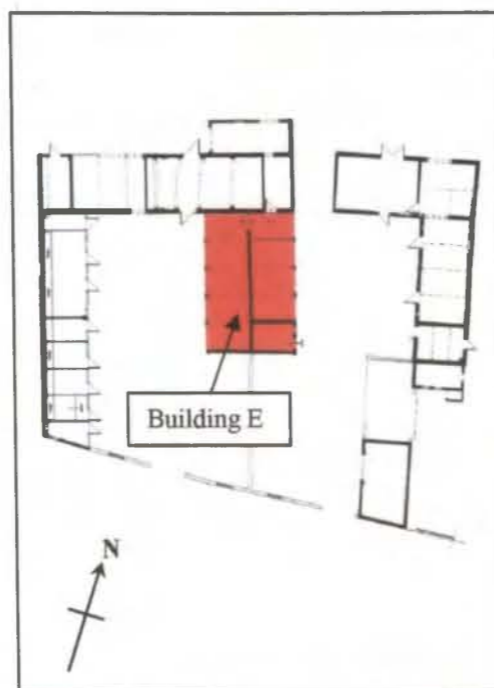
The window had a 3" x 3" timber frame, with a ledged 6" plank shutter. The floor was again of edge-set bricks, laid in parallel E-W half-abutting rows: it sloped down to a N-S running three-brick drainage channel on the eastern side. The brick-built feeding trough recorded in Rooms 19-22 continued into Room 23. The south wall was constructed on a 3' high plinth, with its upper two courses stepping back to the upper wall thickness.



Building E

This building formed the central arm of the E-shaped farm complex. It was constructed against the south wall of the original part of building D. On the 1st and 2nd edition OS maps, this formed a structure that reached to the road frontage. The southern part of this structure is no longer extant. It is recorded on the 1910 Land Tax survey as 'crew sheds and 3 loose-boxes'. In the Turnor farms of the same period such a building was used as fodder storage; its central position facilitated the supply of fodder to either of the crew yards through a centrally placed door in the spine wall. If the construction of Building G was not the cause, then the construction of this building definitely necessitated the breaking through of the entrance to the crew yard between Buildings A and D.

Building E was constructed of reddish-orange brick (brick dimensions 9" x 4 1/4" x 3", 3 courses=10"), generally of 3-course English Garden Wall Bond, 14 1/2" in thickness, except for the gable, which had 5 and 7 courses of stretchers to a single header course. It was on a north-south alignment, with a pitched pantile roof. It was open fronted to the yards on its east and west sides.

**Interior - Room 14**

This represented the open fronted area on the east side of the structure, the open side having a heavy through-lintel supported on three 7" square posts on concrete bases. The trusses and rafters of the pantile roof were exposed; the remains of a plank ceiling were also present, spanning the area between the central dividing wall, or spine wall, to the upper purlin. The floor was of packed earth.



On the north side, a timber partition of 9" wide vertical planks on horizontal roundwood rails was present, separating the main part of the structure from the access to the neighbouring yard; the partition was creosoted. Next to the doors from Room 13, a timber feed trough was present. The north wall (actually the south wall of Building D) had four slit vents of which three had been bricked up.



Room 15

Room 15 was a small room to the south of Room 14. It was probably a storeroom.

The purlins and rafters of the pantile roof were exposed; the remains of a plank ceiling being present on the west side, as in Room 14.

In the south wall was a window with a plain 4" x 3" frame. It had a shallow-arched lintel of edge-set stretchers and no sill; it was blocked with modern brick. A window in the east wall had been blocked with 7-8" vertical planks: it had a frame of the same type as the south window, with a timber lintel, a concrete exterior sill, and an unusual interior sill of chamfered bricks, which may represent a re-used coping.

The floor was of packed earth. The partition wall between this and Room 14 was the same height as the central spine wall, with a timber partition of diagonal planks above. The room had one doorway, with a 4" x 3" timber frame, a timber lintel and a concrete sill: the door itself was absent. The doorway had bullnose interior edges, and the remains of a 3" brick exterior step. The room was whitewashed to wall plate level.

Room 13

This represented the open fronted side of Building E facing the western crew yard. The floor was of packed earth, with some exposed chalk at the northern end.

The west side was open: here, its trusses were supported on a lintel beam and a variety of timber posts, probably different because of later replacement rather than original design. The southernmost of these posts measured 7" x 4½", and stood on a stone and brick plinth; the next was 5½" x 6½", on a concrete plinth; the third was a re-used telegraph pole, on a concrete plinth, and the northernmost was 7" square and also stood on a concrete plinth. Room 13 was open to Room 14 above the spine wall. The south gable stepped back to 9" thick brickwork above the 22nd course.



A bricked-up opening with a timber lintel, at the base of the south gable wall of Building E, allowed for the mucking out of this structure. The scars of the roofline of the building once present to the south of Building E were clearly visible in this wall; it was probably of the same date and of a similar configuration to Building E, as a scar is also visible here, where the central spine wall of the structure has been reduced in height to that of the other boundary walls and given a similar concrete coping.

The trusses, purlins and rafters of the pantile roof were exposed throughout the structure. The trusses were of timber, with diagonal braces and iron tie bars, resting on the central spine wall; the purlins were bolted to the trusses.

The trusses in this building were of a king-post type, but with the king post itself replaced by an iron rod. This practice appeared in Staffordshire from c. 1865 and an account, written in 1850, noted iron king posts as being a recent introduction (Peters, 1988 pp.24-31).



Six slit vents were visible in the north wall, this being the south wall of the original part of Building D; four of these were bricked up. This wall also had a bullseye tie-bar endplate.

At the northern end of the east wall a mismatched pair of plank doors afforded access to the other side of the building, and between the crew yards. The northern of the double doors was of 5" plain planks with three ledges, and the other was of 10½" beaded planks with four ledges.



The Crewyard arrangement

It is not the buildings themselves, or their function, which shows their origin in the 'High Farming' period of local agricultural development. It is their arrangement around two open areas, called crew yards, which demonstrates this heritage. This arrangement, open to the south and delimited by brick walls, maximised the amount of sun received by the animals penned in the area.

The crewyard boundary walls were of a reddish-orange brick (brick dimensions 9" x 4¼" x 3", 3 courses = 10"), generally in 3-course English Garden Wall Bond, with a modern concrete coping.



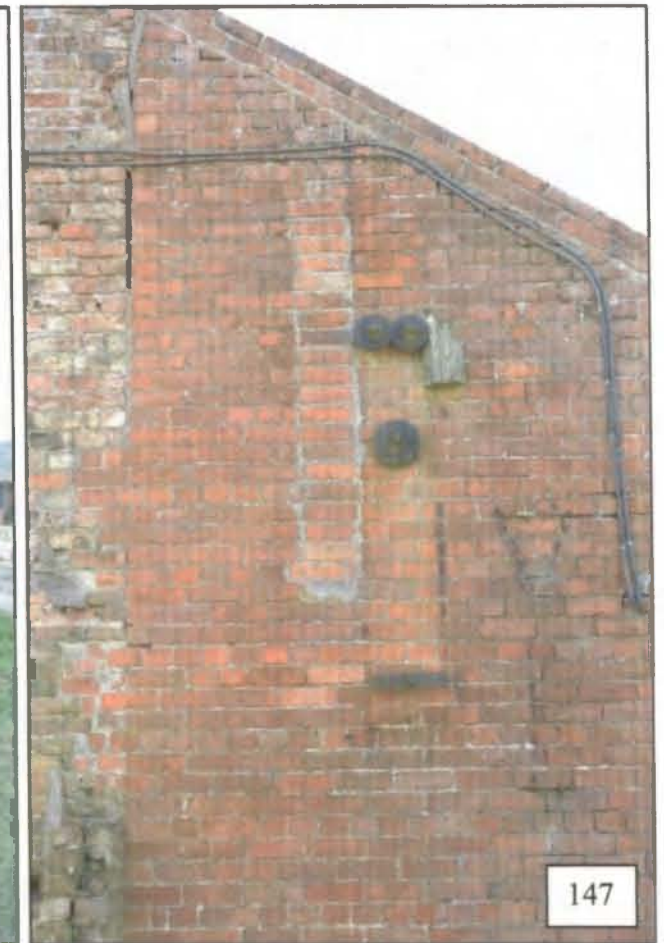
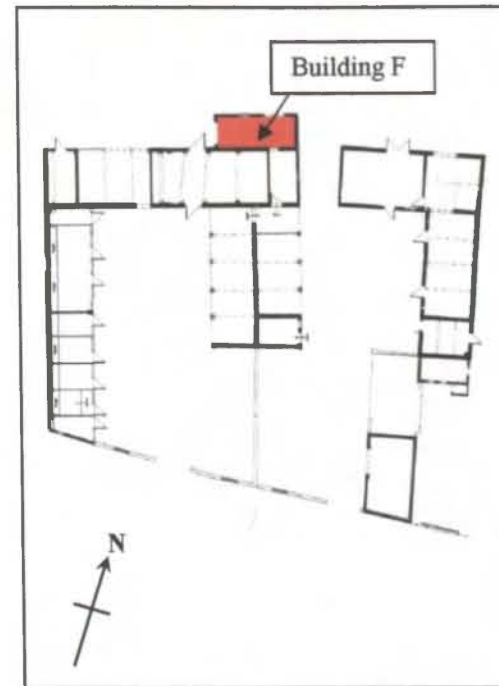
Phase III – Steam Power

Building F

Already shown on the 1st edition Ordnance Survey map, Building F was added in a central position on the north side of the original part of Building D. It is constructed of reclaimed materials, at least as far as the window in the north wall is concerned, and is probably later than the buildings of the 'High Farming' phase of the farm. The building itself is indicative of the increased mechanisation of local farming practice which had occurred since the farm's original construction: bricked-up slots which would have allowed the belts of a traction engine to drive machinery inside Buildings A and D were present, along with the wear marks left on some of the roof timbers.

Building F was constructed in a uniform dark red brick (brick dimensions 9" x 4¼" x 3", 3 courses=10"), in 3-course English Garden Wall Bond. It was a lean-to structure, with a single-pitched pantile roof, joined to Building D at the eaves, at a shallower pitch to the roof of that structure.

The east gable wall of Building F clearly displayed the 9" wide bricked-up vertical slot where a drive belt had passed through the wall.

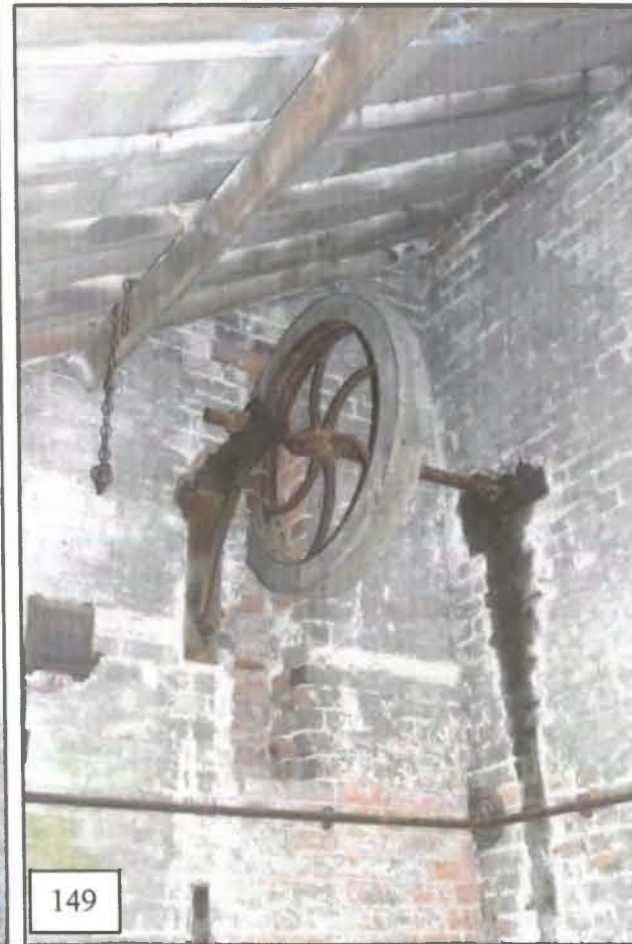


Interior - Room 16

Room 16 was east-west aligned. The beams and rafters of the pantile roof were exposed; the roof was felted below the tiles. The single-pitch roof ran from the eaves of Building D, and had a single through purlin supported on a trestle arrangement from two large north-south tie beams let into the south wall. The floor was of edge-set 8½" x 2¾" bricks, laid in north-south half-abutting rows.

The room showed traces of belt-driven agricultural machinery: there were electric boxes on the east wall, and high up on the same wall was the pulley for a belt-drive. This had curved spokes and a timber rim, and was mounted on a cast-iron bracket, in a slot in the wall, now bricked up on the exterior. The tie beams were worn thinner on their undersides in the line that the belt would have taken from this pulley.

A window was present in the north wall, of two 6-pane sashes, and was probably re-used in this position; no lintel was present as it was set immediately below the wall plate, but it had a timber sill.



A further window was present at first floor level in the south wall, converted into a loading door with timber shutters.

The west wall had a doorway that would have taken a double door: it had a heavy timber lintel, and a brick sill comprising a row of bricks laid on edge, aligned north-south.

The north wall had a large sliding door in an exterior track, with a concrete lintel, sill and edges. Six slot vents from Building D, each 22" high and 3¼" wide, and two plain bullseye tie-rod end-plates could be seen in the south wall.

The north side of the building had an exterior gutter, possibly of asbestos, with a cast-iron collector box and downpipe on the north-eastern corner.

Buildings to the North and West

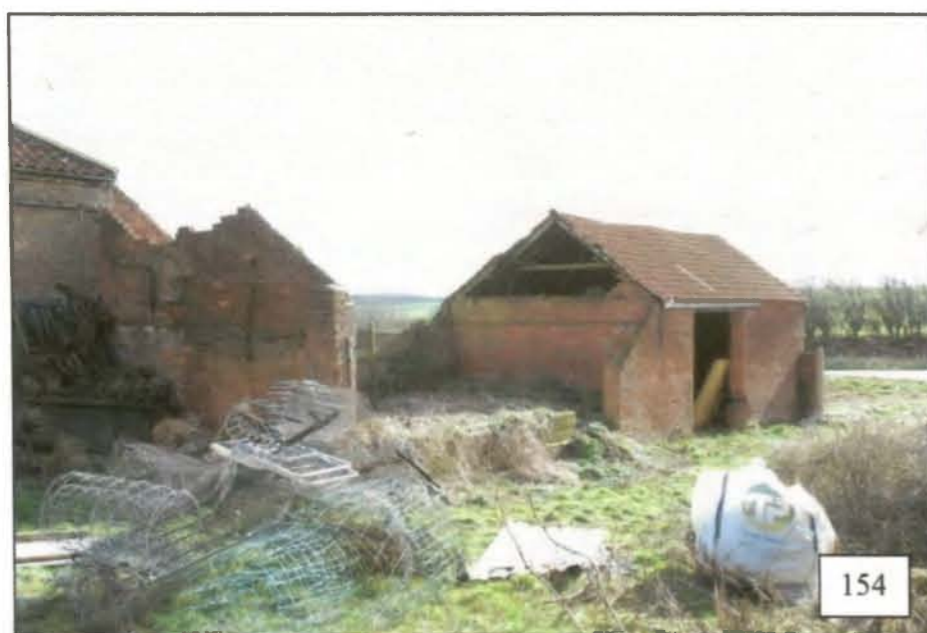
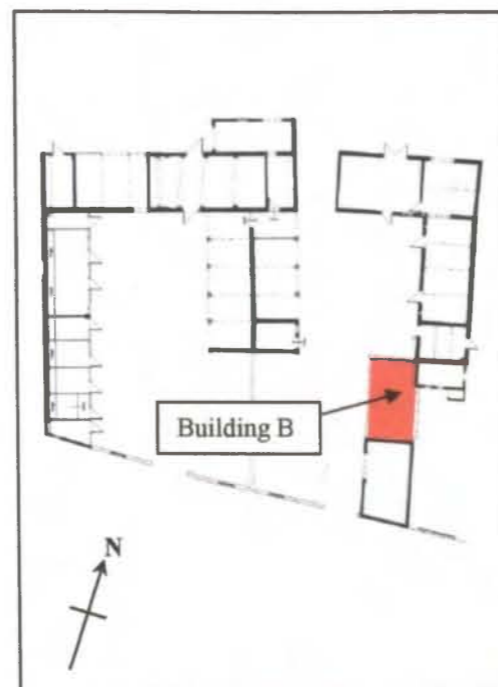
Two further buildings appear on the 1st edition OS map, located to the north and west of the farm complex. These have already been converted into dwellings, and are in separate ownership. The building to the north of the farm is described on the annotated 25" OS map of 1910 as a 'brick and stone wagon shed and reaper house', while the small group of buildings to the west, across the road from the main farm complex, comprised a 'brick and stone wagon shed' and a 'brick and stone blacksmith's shop'. These buildings almost certainly belong to this phase and were additions to the 'High Farming' layout of the farm, representing increased mechanisation (the reaper house) and increased yield – the farm required more accommodation for carts and wagons, which would have been larger, heavier and more expensive.

Phase IV – Further expansion

Buildings B and C

Buildings B and C were added at the southern end of the east range of the main farm complex between 1891 and 1907, as they are not shown on the first edition Ordnance Survey map, but do appear on the second edition. On the 25" OS map of 1907, whoever annotated this plan whilst undertaking the Land Tax survey around 1910 described them as brick crew sheds. They clearly employed the former eastern boundary wall as part of their structures.

The presence of these buildings may imply that the farmhouse was no longer occupied by a farmer at this time, as they occupy the ground between the farmhouse and the rest of the farm. As stated above, by 1922 Bunkers Farm is one of three farms listed as belonging to Richard Marshall, who probably did not reside here.



Building B (Room 5)

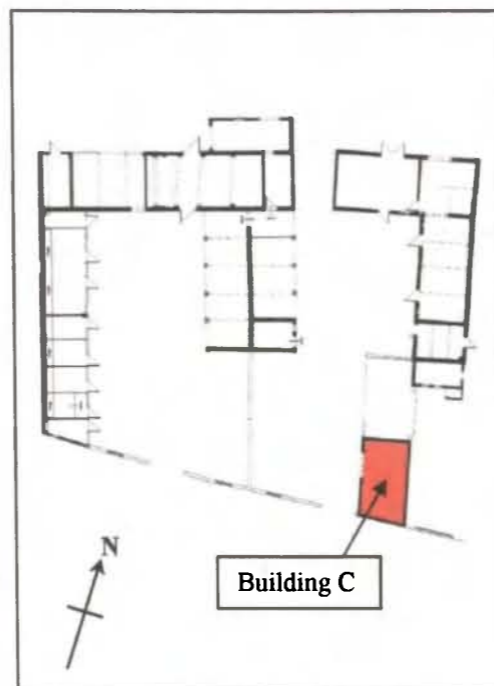
Building B was north-south aligned, and constructed in red brick (brick dimensions $9\frac{1}{4}'' \times 4\frac{1}{2}'' \times 3''$, 3 courses= $10\frac{1}{2}''$), in 5-course EGW Bond. It has lost its roof, but probably had the same roof structure as Room 6 in Building C. A small window in the north wall had a timber lintel and sill, but has been blocked in modern 3" brick. The floor area of Room 5 was overgrown with grass, and no structural elements could be seen. A small chamfered brick string on the interior of the north-east gable (it shared a wall with the neighbouring lean-to structure at the south end of Building A) showed that it was built off the coping of an exterior boundary wall. The room previously had a wide loading door, with chamfered exterior and interior edges on its west side: the west side of this opening had been blocked with modern concrete blocks.

The lean-to building at the south end of Building A appeared contiguous with this structure, while a small demolished outbuilding remaining only as a scar on the north wall of Building B was probably later than Building A, but earlier than Building B.

Building C

This building occupied the southeastern corner of the eastern crew yard. Like Building B, with which it was contemporary, its walls were in red brick (brick dimensions 9¼" x 4½" x 3", 3 courses=10½"), 9" thick in 5-course English Garden Wall Bond. It had a pitched pantile roof, with an eaves cornice of a single row of slightly projecting stretchers.

A large door opening was present in the west wall, which appears to have been enlarged, and two small rectangular vents were present just below the eaves in the east wall. Although the roof was intact, the brickwork at the apex of the southern gable had collapsed.



Interior -Room 6

The exposed roof timbers were generally lighter than those of the other buildings on the site. The roof was of collar rafter construction with clasped through-purlins; three tie beams were present in total (c. 6-7" x 2"), positioned below the collars and ridge collars all occurring at the same pair of rafters.

The room had no windows, but two rectangular vents were present in the east wall, one course below the wall plate, c. 10" high and 9" wide.

The floor was of packed earth. The north wall appeared to be later, suggesting that Building B was constructed later. The south (gable) wall was of only 4" thickness above the wall plate, with two 9" pillars supporting the purlins –this part had partially collapsed.



A large loading door was present on the west side and had chamfered edges to the interior and exterior sides of the south jamb, which appeared originally to have been a pillar in an open side. The upper part had been rebuilt with a timber lintel, which carried the wall plate beyond the north jamb to the north gable. The lower part of the east and south walls were previously boundary walls with an upper header course: the walls of Building C were simply placed on top of these after removal of the coping. This is particularly notable on the east side, where the lower part of the wall followed the slope of the ground, while the upper part was built to a level.

7.0 Discussion and Conclusions

The buildings of Bunkers Farm provide physical evidence documenting the evolution of farming practices in 19th century rural Lincolnshire. Documentary research undertaken for this report shows that Bunkers Farm can first be identified by name in 1856, and by inference in 1849, at which time it was occupied by a tenant farmer, John James Clark, who leased it from the local landowner, Rev. William Smyth.

It is clear from the buildings themselves, however, that a smaller original farm was already in existence by this time, and it seems likely that the original farm was established in the first quarter of the 19th century on recently enclosed land. There is a pattern of establishing such farms, which is repeated across rural Lincolnshire in this period.

The farm was extensively enlarged during the period of agricultural development known as 'High Farming' and, by the time of the first edition Ordnance Survey of 1886, it had assumed a plan form similar to the farms of Christopher Turnor, a major landholder in Lincolnshire and a leading proponent of this style of farming, who undertook a scheme of improvement, often including the complete rebuilding of his extensive building stock, between 1847 and 1870. At Bunkers Farm, the improvements do not appear to have occurred in one action, but to have evolved over a period of time, probably funded by the increase in yield of the improved farming methods. They are the product of a more industrialised concept of agriculture, which was becoming prevalent in the minds of the more pioneering landholders of Lincolnshire in this period.

As stated above, the original farm comprising a farmhouse, threshing barn and granary (Building D), with accommodation for animals (Building A) formed the nucleus of the early farm. The buildings themselves were of a well-established design, solidly but economically constructed in what were almost certainly locally sourced building materials. The evolution of farming practice in the period of High Farming saw the extension (and conversion) of Building D, the construction of further animal accommodation (Building G) and the construction of a central shelter to provide storage for straw and fodder (Building E) resulting in a double crew yard arrangement.

The addition of further cart sheds to the north and west of the nucleus of farm buildings, with a blacksmith's shop and reaper house is indicative of the increased mechanisation of local agriculture, although a better example is provided by the addition of Building F, incorporating the pulleys and drive shafts associated with steam power. Although not directly evident, it is not unlikely that Building F may have housed a stationary steam engine.

Finally, it appears that the industrialisation of Bunkers Farm was complete when further animal shelters were constructed between the farmhouse and the farm buildings (Buildings B and C), divorcing the house from the farm and implying that a farmer was no longer in residence – a situation evident from the documentary sources in 1922.

Whilst the original buildings were poorly preserved, having lost most of their primary internal arrangements and fixtures and fittings, they retain the typical layout of a farm of the 'High Farming' period and may be viewed as a good example of a mixed farm, reflecting the evolution of agricultural practices over a century of local Lincolnshire farming.

8.0 Archive

A copy of this report will be placed with the Lincolnshire Historic Environment Record, a publicly accessible resource, and will form a long-term record of the building's history. The archive will be placed with the Lincoln City and County Museums Service at The Collection, Lincoln.

The archive will comprise the following:

- 5no Monochrome films, totalling 176 exposures
- 1 file of digital images, totalling 176 images with accompanying index sheets and plans showing the position and direction of photos
- 3no General Account Sheets
- 2no Brickwork Recording Forms
- 20no Room-Based Recording Forms
- Annotated 'as existing' development plans and elevations
- This Report

9.0 Acknowledgements

Pre-Construct Archaeology (Lincoln) would like to thank Mr. Clark for this commission and for his co-operation during the photographic survey. Thanks are also due to Mark Bennett of Lincolnshire HER and to R D Gardner for their assistance with the historical research for this project.

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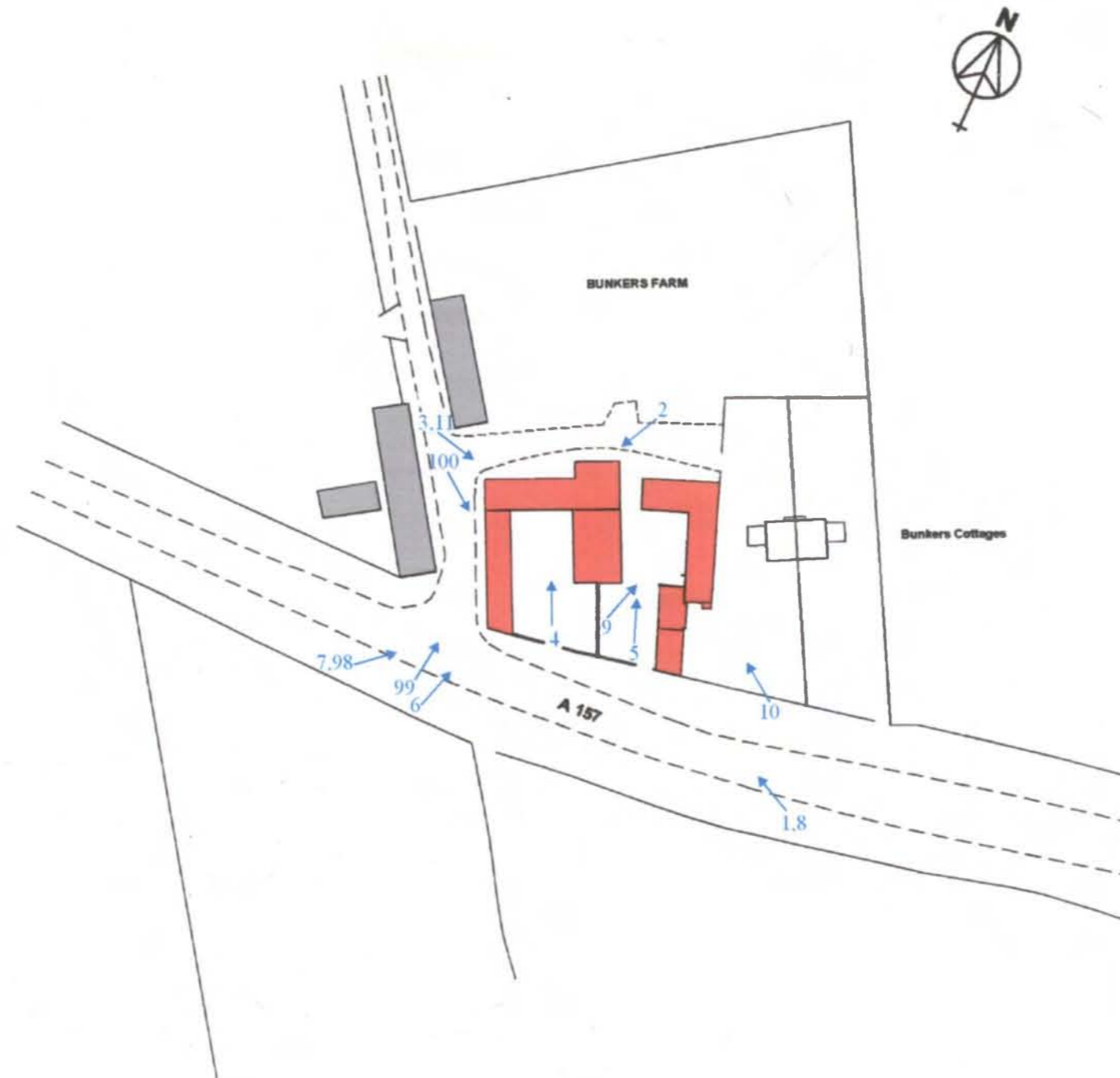
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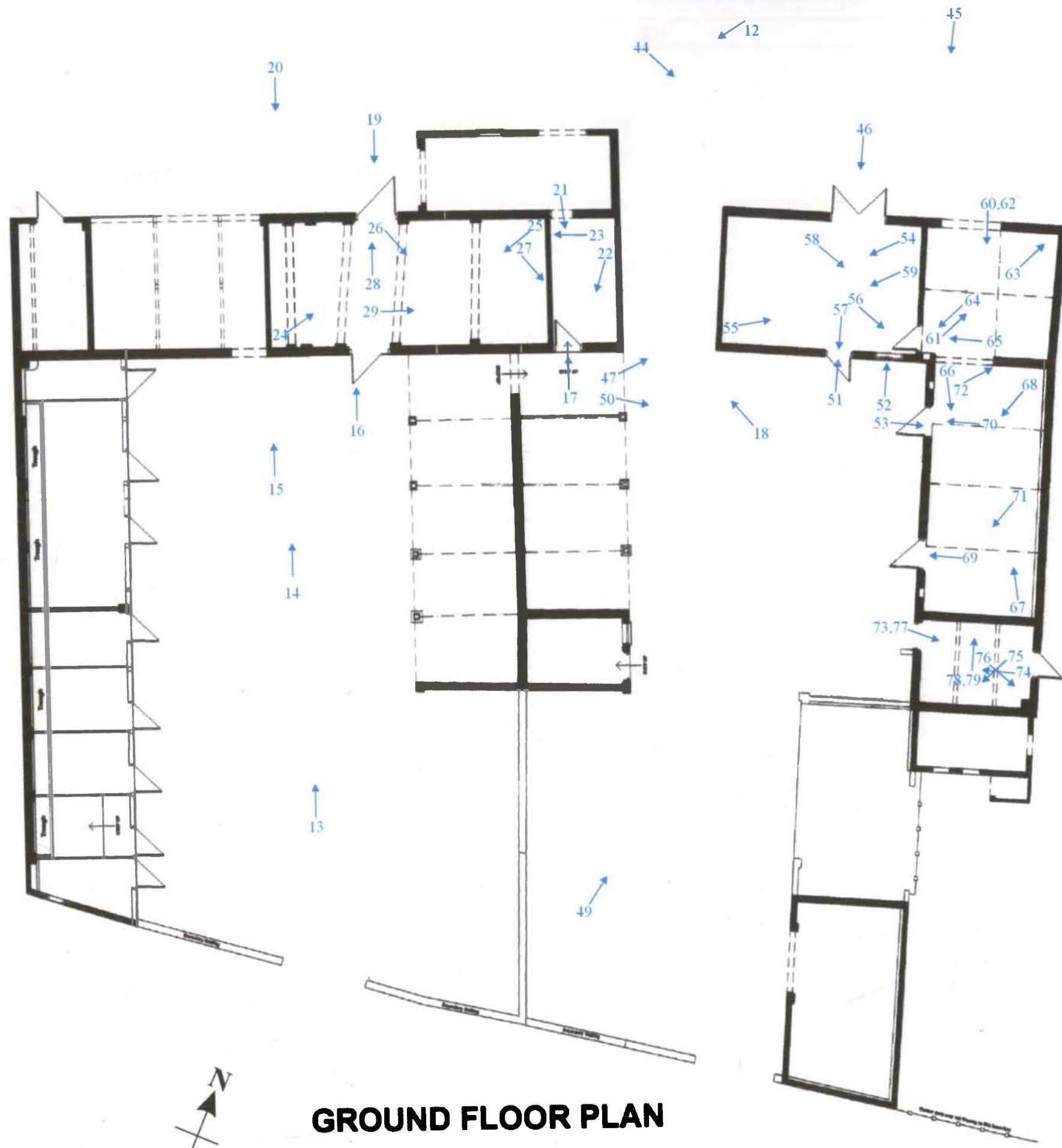
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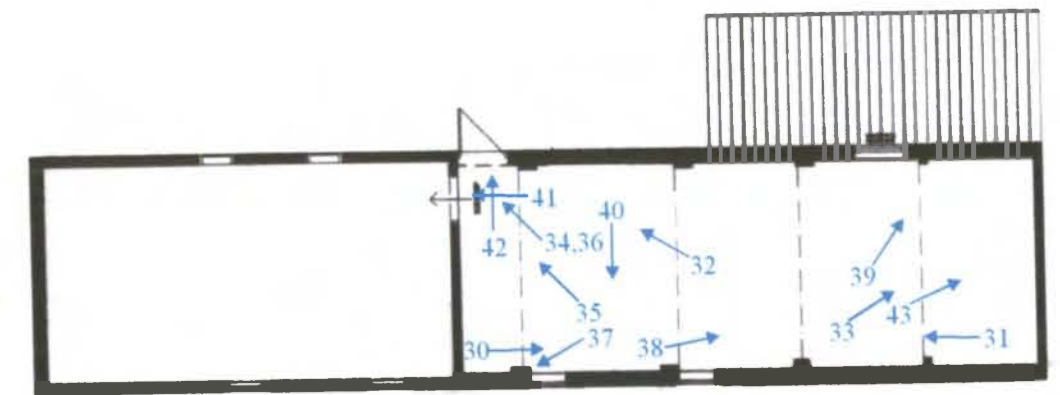
Appendix 1: Location of Photographs



Plan showing the locations and directions of photographs in the General and Site Setting sections of the report. The buildings of Bunkers Farm are shaded; those subject to redevelopment are highlighted in red. Scale 1:1250.

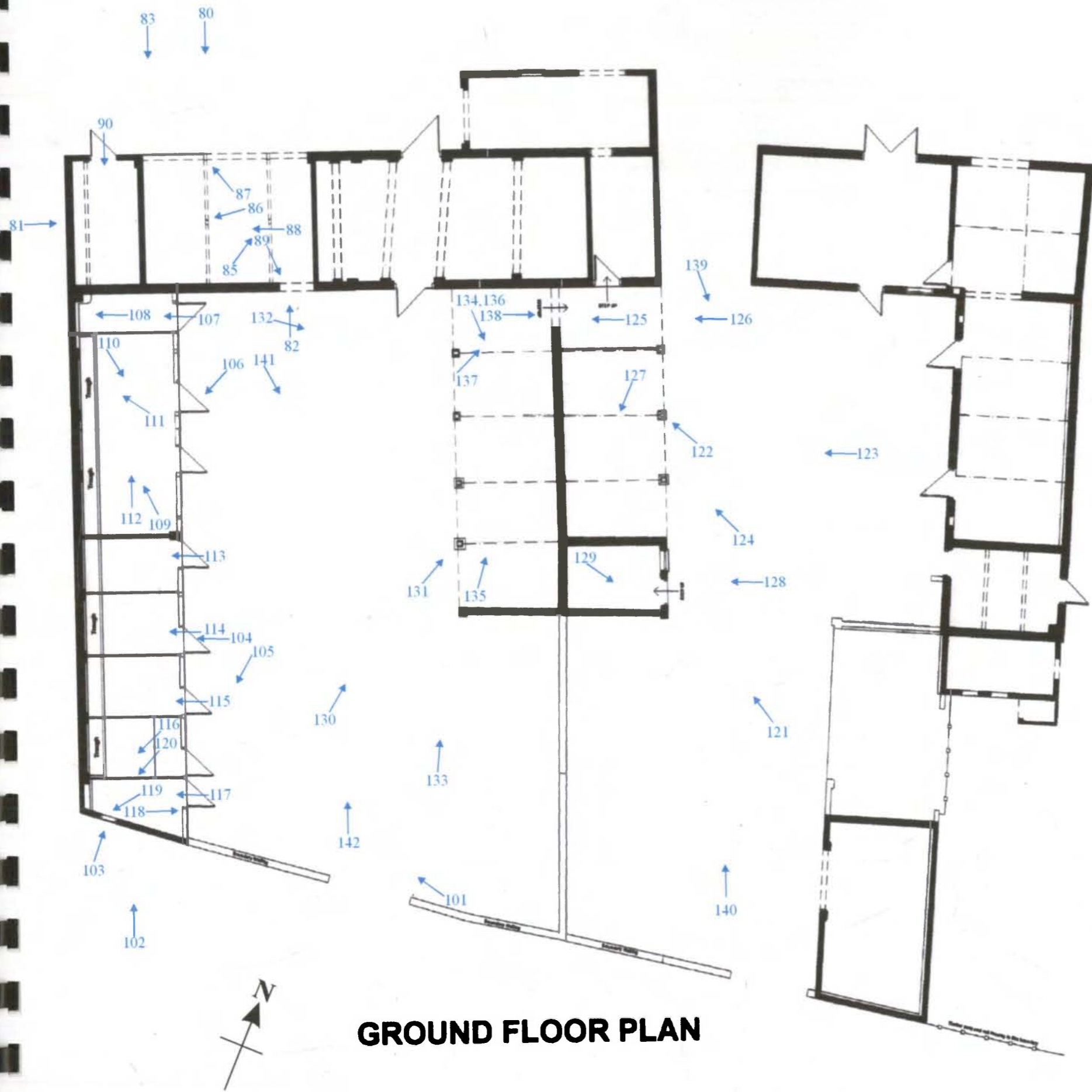


GROUND FLOOR PLAN

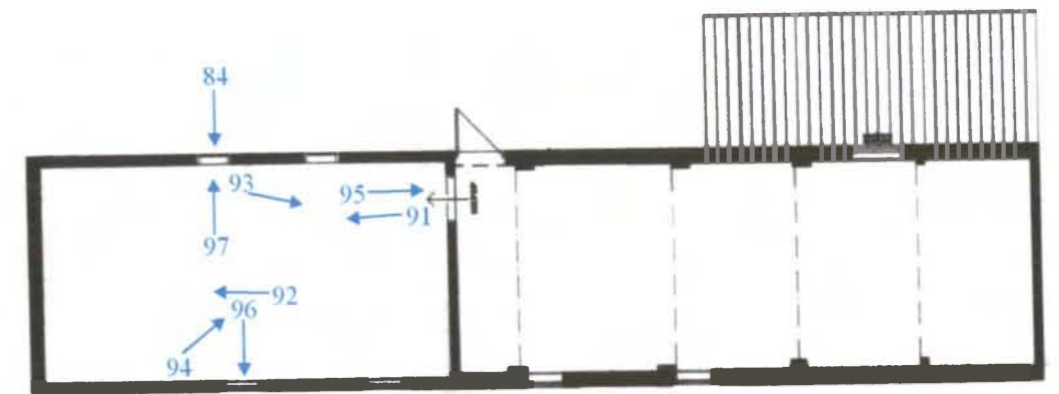


FIRST FLOOR PLAN

48
Plan showing the locations and directions of photographs in the Phase I section of the report. Scale 1:200.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Plan showing the locations and directions of photographs in the Phase II section of the report. Scale 1:200.



GROUND FLOOR PLAN

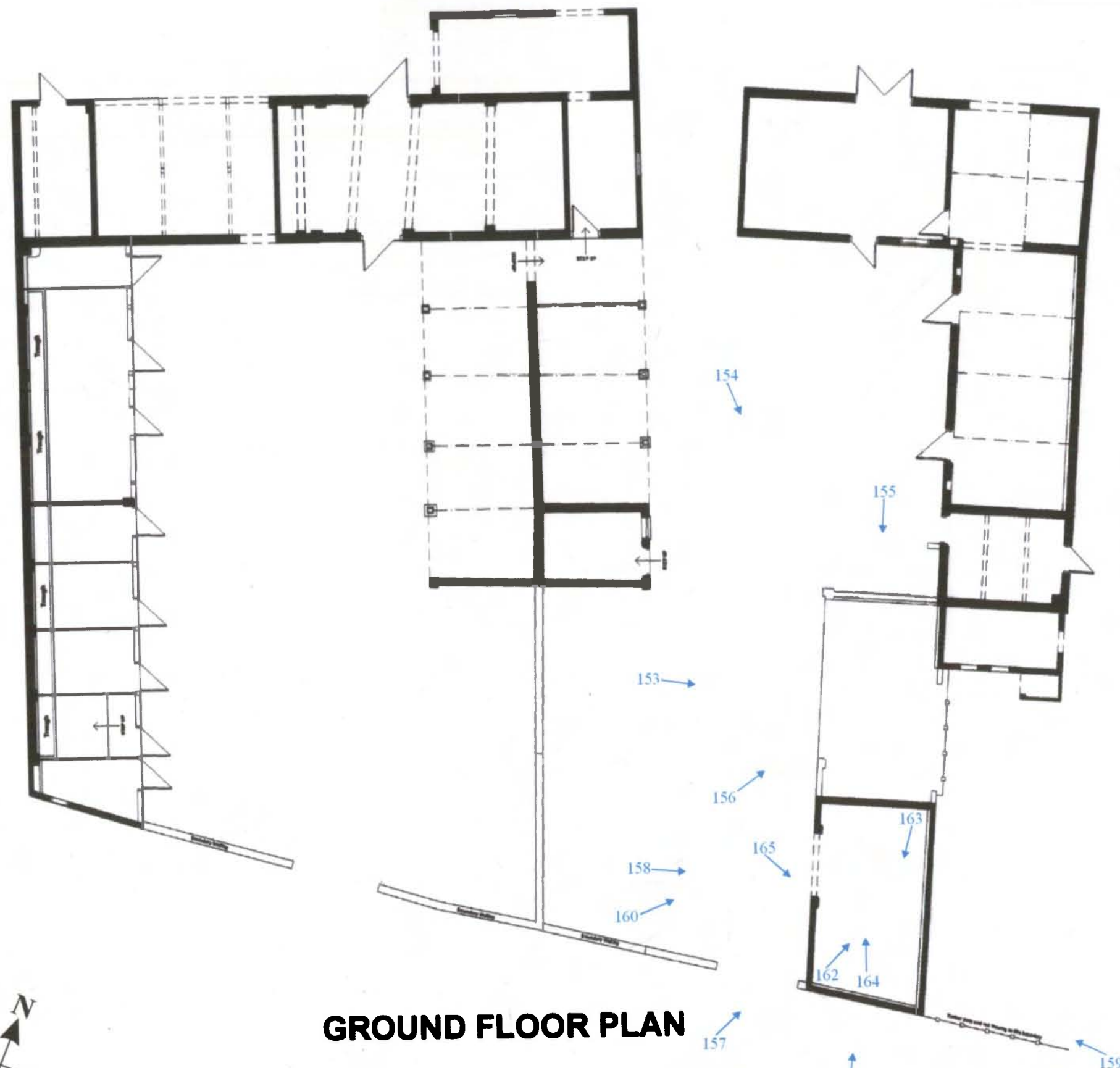


Plan showing the locations and directions of photographs in the Phase III section of the report. Scale 1:200.



GROUND FLOOR PLAN

Plan showing the locations and directions of photographs in the Phase IV section of the report. Scale 1:200.



GROUND FLOOR PLAN

Plan showing the locations and directions of photographs in the Phase IV section of the report. Scale 1:200.

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Front Cover Photograph: General view of Bunkers Farm, Welton le Wold from the A157, looking northeast.

Back Cover Photograph: Pulley in Building F that transferred power from a steam engine via a belt-drive, looking southeast.