

# FARM BUILDINGS AT 65, HIGH STREET, HEIGHINGTON, LINCOLNSHIRE

## PHOTOGRAPHIC BUILDING SURVEY

NGR: 503237 369551  
PCA job no. 10-620  
Site code: CFHL 10  
Planning ref. N/32/1014/08

Report prepared for J. H. Walter LLP (Agent)

by

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## Summary

- To fulfil a condition attached to a planning permission, a programme of building recording was undertaken for J H Walter LLP (Agents) on farm buildings to the rear of 65, High Street, Heighington, Lincolnshire.
- 65, High Street, Heighington is listed, Grade II, and is also known as Clarkes Farm. It is also located within the Conservation Area of Heighington: the outbuildings are located to the rear of the property and considered to fall within the curtilage of the listed building.
- Documentary research undertaken for this report shows that Clarkes Farm was established as 'Charity Farm', by 1863, and was built on land left as a charitable bequest in the will of Sir Edward Clarke in 1701, but is not shown on an enclosure award plan of 1826-7.
- This report has established the chronological development of the outbuildings, which may be viewed as a good example of a mixed farm, reflecting the evolution of agricultural practices from mid-19<sup>th</sup> century rural Lincolnshire to the present day.
- Their origin as a charity farm, however, has dictated their location, arrangement and evolution in a much more interesting way.



**Fig. 1:** Site Location at 1:12 500. The development site is highlighted in red, the property boundary is outlined in green and the area shown on fig. 2 is outlined in blue. (Ordnance Survey © Crown copyright 1999. All rights reserved. Licence No. 100049278)

## 1.0 Introduction

Planning applications have been made for the *conversion of an existing barn to form a dwelling, and the conversion and subdivision of an additional barn to form an ancillary annex to no.65 and to the proposed barn conversion at 65, High Street, Heighington* (ref: N/32/1014/08). The site is centred on NGR 503237 369551.

Pre-Construct Archaeological Services Ltd. was commissioned by J H Walter LLP (Agent) to undertake a scheme of building recording to mitigate the impact of the development, to fulfil a condition of the planning permission and listed building consent. This approach complies with the recommendations of *Archaeology and Planning: Planning Policy Guidance Note 15: Planning and the Historic Environment*, Dept. of Environment (1991) as adopted in the relevant local plan policies; *Recording Historic Buildings, A Descriptive Specification (3<sup>rd</sup> Edition)*, RCHME (1996); *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*, IFA (1996), and the *Lincolnshire Archaeological Handbook* Lincolnshire County Council (revised 2009).

Copies of this report will be deposited with the client, the Lincolnshire Historic Environment Record and North Kesteven District 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)

Heighington is situated 5km southeast of Lincoln, within the administrative area of North Kesteven District Council (NKDC). 65, High Street, Heighington is listed, Grade II, and is also known as Clarkes Farm. It is located within the Conservation Area of Heighington: the outbuildings are located to the rear of the property and considered to fall within the curtilage of the listed building (NKDC, 2007).

The parish of Washingborough-cum-Heighington, in Langoe wapentake, is the most northerly of the parishes of the Western Fen-Edge. These northerly fen-edge parishes, which overlie the Lincoln Edge, are typically long, with the long axis running SW-NE, and consist of a portion of upland heath, the area of the parish open fields, and a portion of fen (Hallam, p.98).

The village of Heighington lies within a shallow valley, cut by the Beck, a tributary of the River Witham. The High Street, which runs roughly east-west, crosses the beck at a height of approximately 11m above sea level. Clarkes Farm is sited on the north side of the High Street, within the historic core of the village: the farmhouse fronts on to the street, while the buildings that are the subject of this report lie to the rear, within a narrow, triangular plot of land that becomes wider towards the north. Both the farmhouse and the farm buildings are Grade II listed (NKDC, 2007).

The site lies within the Heighington Conservation Area, which covers the area around High Street, Potterhanworth Road, Chapel Lane, Station Road, Back Lane and Mill Lane, a total of 24.2 hectares. Within this area, the medieval street layout survives: High Street and Potterhanworth Road are the principal streets, on to which the village tofts and farmsteads faced, with their gardens and yards opening to the rear on to Back Lane, Chapel Lane, Mill Lane and the path alongside the Beck. These streets and lanes are connected by contemporary linking lanes, and many of the current property boundaries may originally be of similar date. Clarkes Farm is one of several redundant farmsteads within the village core, now used entirely as dwellings (NKDC, 2007).

The earliest surviving buildings in Heighington, Manor Farm and no. 26, High Street, date from the late



**Fig. 2:** Plan showing the layout of the site: the property is outlined in green, the development area is outlined in red. The farmhouse (which is not subject to redevelopment) is filled in grey. The Buildings subject to redevelopment are labelled with the letters allocated them in this survey. Scale 1: 200. Based on a plan supplied by client.

17<sup>th</sup> century; at least thirteen other buildings date from the 18<sup>th</sup> century. The number of large houses surviving from the 18<sup>th</sup> and 19<sup>th</sup> centuries indicate that industrial-period Heighington was a favoured residential area with gentlemen and professionals. The village-centre farmsteads are believed to have gone out of use during this period, as the Agricultural Revolution introduced changes in farming practices, including the siting of farms outside villages. The 19<sup>th</sup> century saw a substantial increase in population; many of the domestic buildings in the Conservation Area are 19<sup>th</sup>-century, as are the Methodist Chapel and a major rebuilding of St. Thomas' Church with an adjoining school. The favoured method of construction changed from stone to brick in the late 19<sup>th</sup> century (NKDC, 2007). National Grid Reference: 503237 369551

### 3.0 Planning background

65, High Street, Heighington is Grade II listed and located within the Heighington Conservation Area. The listing description for the building is as follows:

*'No 65 Clark's Farmhouse and attached railings 12.10.78 - II Farmhouse. Mid C18 with C20 alterations. Coursed limestone rubble with ashlar dressings. Pantile roof with 2 red brick gable stacks, and brick dentilated eaves. Ashlar quoins. 2 storey plus garrets, 5 bays. Central doorway, with panel door in wooden pilaster surround. Either side are 2 modern glazing bar top hung casements, all with wooden lintels. Above 3 small modern top hung glazing bar casements. Attached to the front 2 red brick side walls with stone coping adjoining a low brick front wall with stone coping and railings with central iron gate.'*

As the proposed development will alter, damage or obscure elements of the historic building fabric that are important to the understanding of the nature and function of the individual elements and overall complex, the Historic Environment Officer for North Kesteven District Council has recommended a Level 3 Building Survey (English Heritage, 2006) to record the buildings prior to redevelopment. This survey has been carried out in accordance with a specification prepared by this company in response to a brief issued by the Historic Environment Officer for North Kesteven District Council.

### 4.0 Historical background

Although Washingborough is mentioned in the Domesday Survey of AD 1086, either the Domesday surveyors were careless in their recording, or the records were subsequently lost. The manor of Washingborough must have existed in the reign of William I, and was probably influential, as two areas of land in Coleby are recorded as having been assigned to it by the king; however, there is no record in Domesday Book for the manor itself. Heighington is not mentioned by name at all (Williams and Martin, 1992, p. 885).

Norman masonry survives in the nave arch of the tower of the Chapel of Ease (now St. Thomas' Church) in Heighington, indicating that the village must have been well established at the latest within a few generations from the Norman Conquest (NKDC, 2007). The first documentary account of Washingborough manor dates from 1280, when it was recorded as part of the Honour of Richmond. Arable farming dominated in the manor at the time, with a relatively small amount of meadow also recorded (clara.net).

Almost the whole of Washingborough parish, including Heighington, had been privately enclosed by 1700; it is unique among the fen-edge parishes of Kesteven in this regard. It is unknown why this parish should have been enclosed so early and so completely, as the large number of freeholders recorded in both townships rules out the usual explanation of a single dominating lord enclosing at his own will

(Mills). During the first half of the 19<sup>th</sup> century, several drainage schemes were implemented to ameliorate the continual flooding of the old enclosures and the remaining common land (clara.net), and by the third decade of the 19<sup>th</sup> century, sufficient unenclosed land had been reclaimed for an Enclosure Act to be required to apportion it. The enclosure award plan for the parish, drawn up in 1826-27 (several years before the date of the Enclosure Act itself) includes a larger scale extract depicting the village of Heighington in more detail. The plot of land where Clarkes Farm stands is numbered 177 on the plan: the farmhouse is clearly the same building, but the current farm buildings are absent. The plot is subdivided into three parts behind the farmhouse, and contains only three small, isolated buildings (fig. 3).

The Washingborough/Heighington enclosure award includes a Schedule of Corn Rents, dated 1834, which includes a name or description for each numbered plot on the enclosure award plan, with the name of the current proprietor. Clarkes Farm is listed as 'House and premises', with 'Clarks Charity [sic]' listed as the proprietors. The plots to either side are respectively plot 176, to the east, a 'Cottage and Garden' belonging to Garrett's Charity, and to the west, plot 178, 'House, Yard etc.' belonging to Joseph Cuthbert, and plot 178a, 'Tenements and Yard', belonging to Job Hodgson.

White's Directory of 1842 gives details of Clarke's Charity in its entry for Washingborough: *'Sir Edward Clarke, in 1701, left about 67 acres of land in this parish...and directed £5 per annum to be paid to the master of Heighington school; and the remainder of the rents to be expended in apprenticing children of poor parishioners, and in giving rewards to such as have completed their service faithfully and industriously'*. Records of Clarke's Charity continue through the 19<sup>th</sup> century, although in many places its administration or accounts have been subsumed into the proceedings of the much larger Garrett's Charity, and so are difficult to track down. Among the Washingborough parish documents held by the Lincolnshire Archives Office is a statement of the accounts of Clarke's Charity for 1863. This lists the rent of 'Charity Farm' (the North Kesteven District Council website notes that this was the former name of Clarkes Farm), which was then £120, and expenses of £5, 17s, 9d for painting and repairs of the Charity Farm buildings. The entanglement of the Clarke's Charity and Garrett's Charity finances is shown by a payment of £200 to Garrett's Charity for the upkeep of the school buildings. The lists of apprentice indentures in Washingborough parish between 1850 and 1878 initially note that *'The apprentices are supported by Garrett's charity, with the exception of 13/12/21, who is supported by Sir E. Clarke's charity'*. The number refers to a document within the bundle of lists, the indenture of William Harvey as an apprentice to Mr. John Pearson, carpenter, of Branston, in 1878. Pearson received £5 from 'the trustees of Sir E. Clarke', and the indenture was carried out with the consent of Harvey's father and the Rev. John Dudding, one of the trustees of Clarke's Charity. The charity continued to operate at least until the beginning of the twentieth century: the Archivists' Report to the Lincolnshire Archives Committee for 1950-51 noted that there were apprenticeship indentures and other papers for the period 1854-97 in the church chest at Washingborough, and that an account book of Clarke's Charity for the years 1885-1904 was among the Washingborough parish documents 'deposited by the incumbent' (the report does not make it clear whether the account book was deposited in the church chest or the archives: if the latter, it could not be located when researching this report).

The 2<sup>nd</sup> edition 6" Ordnance Survey map, revised in 1904 from the original 1886 survey, shows the farmhouse as an L-shaped building fronting on to the road, but the scale is too small to show its shape in plan in any detail. The farm buildings to the rear are depicted as an L-shaped range on the eastern side of the plot and two discrete buildings on the western side, all oriented roughly north to south; the more northerly of the single buildings is roofless (fig. 4). The 25" 2<sup>nd</sup> edition map of the same date shows the farmhouse as a much more complex structure, with a well house to the north. The L-shaped range is depicted as a single building, although with a change in width suggesting that it was not built as a piece (fig. 5). Although the maps were both revised in 1904-5, the 25" map appears to have been revised more thoroughly, or possibly later during that period: the northerly single building on the 25" map does not resemble that on the 6" map, being small and square rather than rectangular and

roofless, while the southerly single building has been extended to the north with a smaller rectangular building.

### 5.0 Methodology

The primary photographic fabric record was undertaken by the author on an initial visit on 1<sup>st</sup> February 2010. 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). It included general shots of the site and detailed photography of room arrangement; main elevations and constructional details such as window openings, and fixtures and fittings, such as doors and window fenestration.

Weather conditions were bright, with a low winter sun; the situation of the building meant that it was generally in partial shade, which necessitated the use of flash in all interior situations.

Further photography was undertaken and complemented by detailed written descriptions of all of the structure, including room records, brickwork records and measured annotations to architects plans and elevations on a further visit on 7<sup>th</sup> February 2010, when the weather was overcast.



Fig. 3: Traced reproduction of part of a larger scale extract showing the village from the enclosure award plan for Heighington dated 1826-7. Clarke's Farm is outlined in red. Scale 1" to 4 chains.

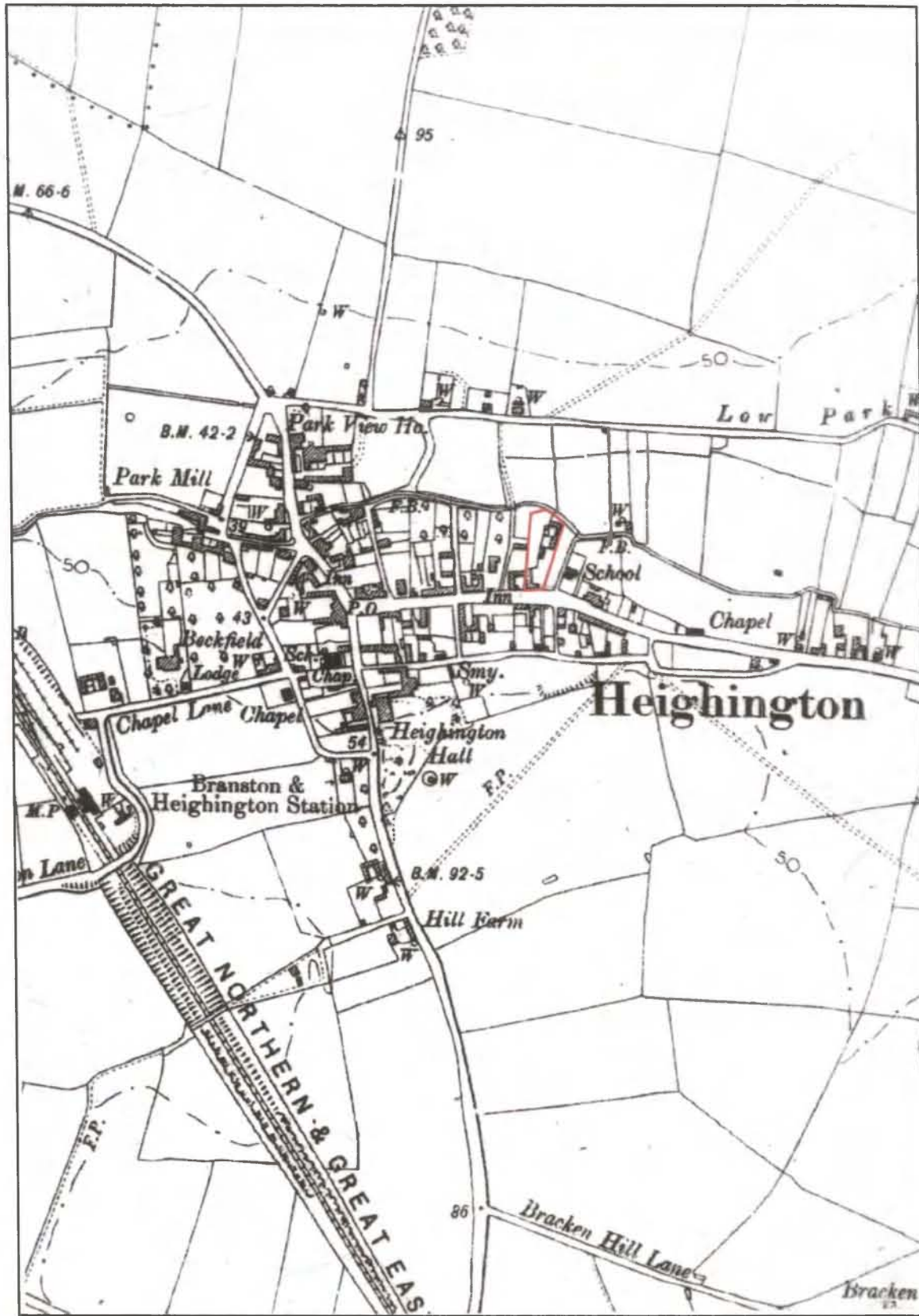


Figure 4: Extract from the 2<sup>nd</sup> edition 6" Ordnance Survey map, revised in 1904-5 from the original 1886 survey (not to scale). Clarke's Farm is outlined in red.

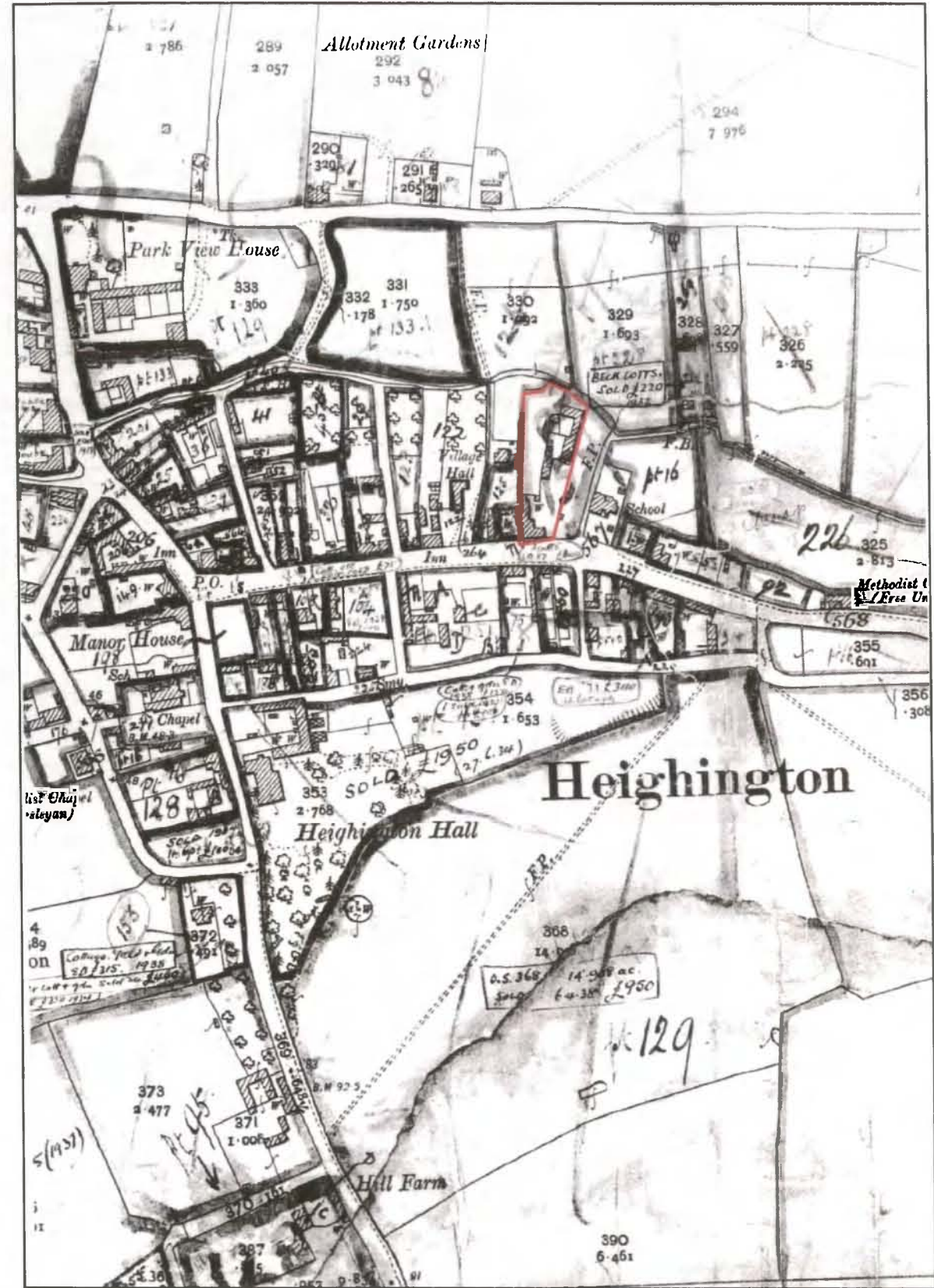


Figure 5: Extract from the 2<sup>nd</sup> edition 25" Ordnance Survey map, with the surveyor's notes from the 1910 Land Tax survey (not to scale). Clarke's Farm is outlined in red.

**6.0 Primary Photographic Fabric Record.**

**General Site Arrangement**

The site occupied a position on the north side of High Street, close to the junction with Apple Close. The outbuildings that were the subject of this survey occupied an area at the northern end of the site, separate from the farmhouse, which fronted onto High Street.

The outbuildings were loosely arranged around an irregularly shaped yard, broadly rectangular, access to which was gained down a gravel drive on the east side of the farmhouse between the eastern and western outbuilding ranges. The area of land to the west of the farm buildings was a garden comprised predominantly of lawn, enclosed by a boundary wall on the west side, and separated from the neighbouring property to the north by the river which formed the northern limit of the site.

The results of the building survey have been organised as a gazetteer, dealing with the exterior of a building, and then its interior on a room-by-room basis, according to the modern arrangement of the structure. Phasing is discussed within the text, but properly addressed in the conclusion.

**Constraints**

Although the house presently forms part of the property, the development site comprised only the group of farm outbuildings. The present owners of the house kindly allowed the author access to their property to assist with the interpretation of the whole, but no interior photography was carried out here.



Plan showing the layout of Clarke's Farm. The buildings are labelled with the letters allocated them in this survey. Not to Scale.



**Site Setting**

Heighington occupies a shallow ridge on the slightly elevated ground that makes up the south side of the Witham valley. 65, High Street occupied a prominent position on the north side of the High Street, the ground sloping gradually away from the farmhouse to the Mill Stream which formed the north boundary of the plot.

The farmhouse fronted onto the High Street, and was a well-proportioned stone building of five bays, separated from the edge of the road by a narrow garden with a low brick wall with stone coping and cast iron railings.

The outbuildings were only accessed (and visible) down a narrow drive on the east side of the house and further obscured by a bend in the eastern property boundary.

The house itself was L-shaped in plan, with a range of single storey outbuildings running north along the western property boundary.

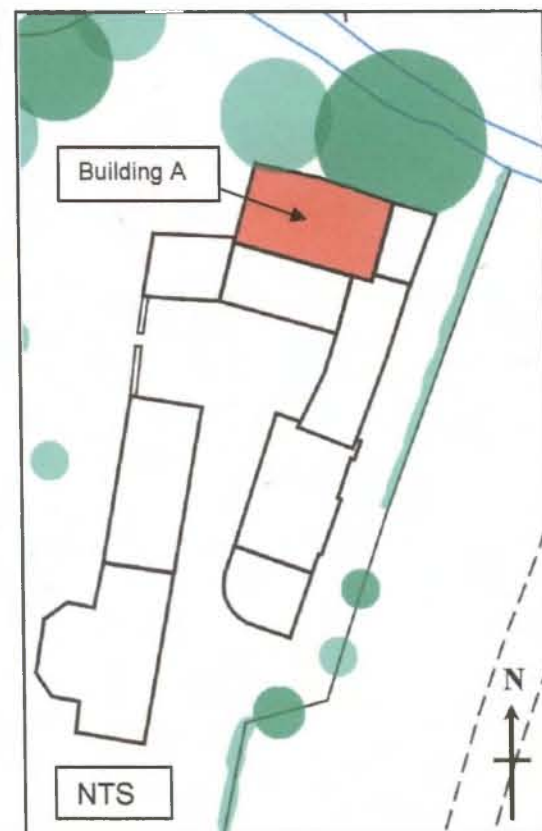


The buildings themselves were arranged around a narrow sub-rectangular farmyard that was oriented east-west. This was accessed from the road by a slightly flaring driveway between the east and west outbuilding ranges, and through a narrow gate to a garden in the western farmyard wall. Little of the original surface of the farmyard was visible, as the yard and drive all had a layer of modern gravel; however, the concrete surface of a narrow path was present leading from the original yard gate (a single post of which survived) to a concrete apron in front of the western range

**Building A – Former Threshing Barn, Exterior**

This building formed the north range of the farmbuilding group. It was a two-storey structure, with a pitched roof of pantiles with curved ridge tiles. Its original function was a threshing barn.

It was constructed of coursed limestone blocks. The walls were generally 18-20" in thickness. The blocks varied in size, (an average block measured 0.3 x 0.09 x 0.16m) reflected in the varying depth of the coursing. At the corners, larger quoins appeared to have been employed, some up to 0.35 x 0.19 x 0.05 in size; however, these were in fact similar blocks to those seen throughout the coursing, only set on edge. The southern aspect of this building was largely masked by the addition of a lean-to structure (Building B) on its south side.



**South Elevation**

The south elevation could only be seen from below the roof of Building B. The lower part of the elevation had been painted black, and two slit ventilators (vertical gaps in the masonry 3 - 3½" in width and 22 - 24" high) were present in the western part. The endplates of internal tie-bars were present at high level: one of cruciform type, while the other was of bull's-eye type.

The south elevation was dominated by a large double door opening, located at the east end of the structure. This had a heavy timber lintel beam, which was built into the surrounding brickwork by at least 16" on each side. The upper hinges of the double doors located into iron hinge rings in the timber lintel, while the lower hinges located into poured concrete hinge-blocks. The door opening was situated to the immediate east of the midpoint of the elevation.

The doors were secured by a simple iron pendant strap retaining their original securing pin and chain. The iron door furniture was clearly the product of a local blacksmith.



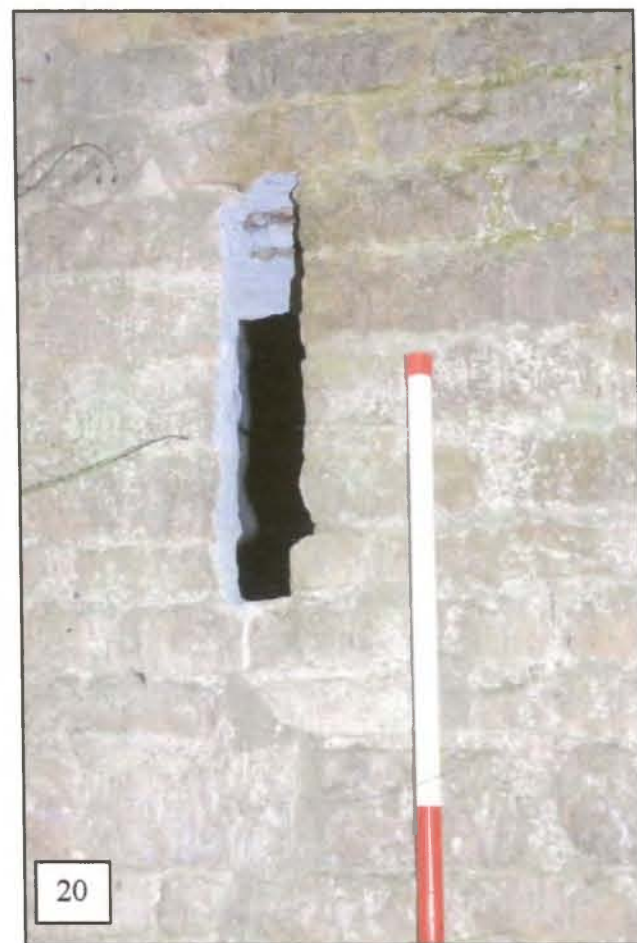
**North Elevation**

The north elevation of the building had a large conventional door opening located to the east of the midpoint of the elevation. This opening had a simple timber lintel and a concrete step, while the door itself had long strap hinges and was secured with a thumb latch.

The elevation was locally obscured by ivy. At high level, the western part of the elevation had two slit vents and the corresponding tie-rod endplates to those seen on the south side, here both were of cruciform type. The original cast-iron downpipe survived here, but the guttering had been replaced in plastic.

**East Elevation**

The east elevation was completely blind and, because it was largely obscured behind a lean-to shed (Building E), was not separately photographed.



**West Elevation**

The west elevation was heavily obscured behind ivy; however, a single window opening was centrally placed at first floor level here. This had a timber lintel and a covering of transparent corrugated plastic sheets. Two further slit-vents were present in this elevation, almost completely obscured behind vegetation.

**Interior**

The interior of the barn was a large open area, with the timbers of the roof clearly exposed. The walls were of exposed masonry, but below wall-plate level they were successively whitewashed, with a modern paint layer more recently applied. The space was spanned by a heavy centrally placed timber tie beam, and two iron tie-rods, all on a north-south axis.



**South Elevation**

The ventilation slits were more visible on the interior, as they occupied flared openings 13" in width.



**Door Detail**

The large double doors themselves were of ledged and diagonally braced construction; of chamfer-edged tongue and grooved 3½" planks.

Stone blocks were set at the base of the doorjamb with a vertical groove allowing a removable timber panel or 'threshing board' to be inserted.



**West Elevation**

The west elevation of the structure had a large window opening, placed centrally within the gable. It was unclear if this had originally functioned as a loading door.

A timber tie-beam formed the sill of this opening (above which the masonry was untreated) and was fixed to the wall plate with iron stirrups.

Two slit ventilators were present at ground level.



**North Elevation**

The north elevation had two slit ventilators opposite those of the south wall.

The exterior door was of ledged plank construction, the lower half diagonally braced. It was constructed of 8½" wide bead-edged tongue and grooved planks, in a 4" x 3" frame.



**East Elevation**

The east elevation was completely blind, and only a timber tie-beam (above which the masonry was untreated) was present, fixed to the wall plate with iron stirrups.

**Roof detail**

The roof structure was clearly exposed here; this was of collar-rafter construction with clasped through-purlins, a collar bracing every third pair of rafters.

A heavy tie beam spanned the centre of the building, but the north wall bowed so significantly as to require a timber corbel to be inserted below it. Supplementary reinforcement has occurred by adding extra rafters adjacent to those with collars.

Some markings were visible on the underside of the purlins, but appeared not to be carpenters' marks, but separate parts of the number '306' marked into the timber before it was sawn.



**Floor detail**

The main part of the floor was of York paving stones, (average 25" x 24", largest 36" x 30") generally laid in north-south rows. This was surrounded by brick (9" x 4½" in size), 44" wide on the south side, 32" wide on the north side, 4ft in width elsewhere.

The floor had been raised by some 0.25m at some time in the past. This was suggested by the concrete settings for the hinges of the southern doors, while the floor itself did not display the wear which threshing would have generated. It is possible that the floor was raised to prevent flooding from the nearby millstream.

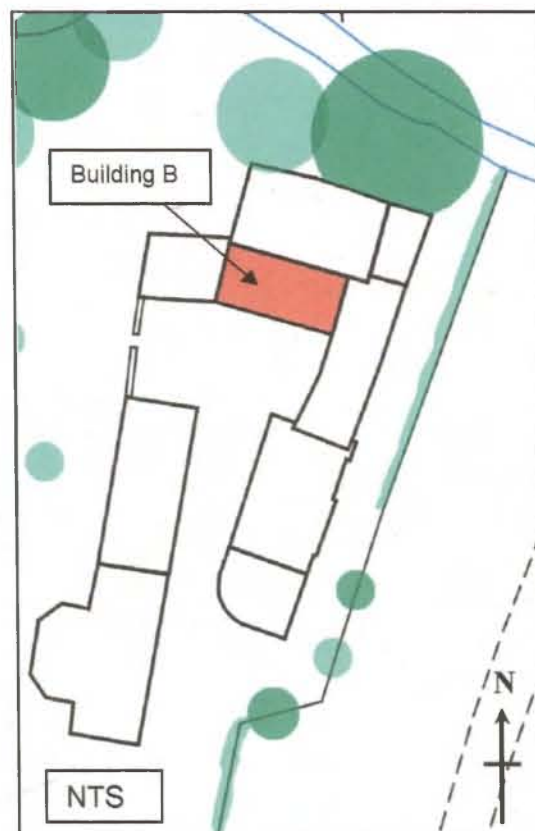




**Building B – Implement Shed, Exterior**

This outbuilding was located on the immediate south side of the threshing barn (Building A), and had a single pitched roof of pantiles extending from the eaves of Building A. It was open-fronted to the south.

The open-fronted south side was supported on a heavy lintel-beam (consisting of two 7" x 6" beams joined with a long diagonal scarf joint which extended over the central bay) supported on three timber pads, 34" x 6" x 3" with mortices on their undersides, which located onto tenons in the 6½" square chamfered posts. The western side was supported by the eastern post of Building C.



**Interior**

Little of the interior space of this building belonged to the building itself: its north wall was the south exterior wall of the former threshing barn (Building A); it was open to its westerly neighbour (Building C) and was delimited to the east by the timber cladding of Building D. At the east side, the roof space was enclosed with 9 1/4" x 3/4" tongue and grooved timber planking.

The gravel surface of the yard extended into this building, obscuring any sign of an original floor surface.



**Roof detail**

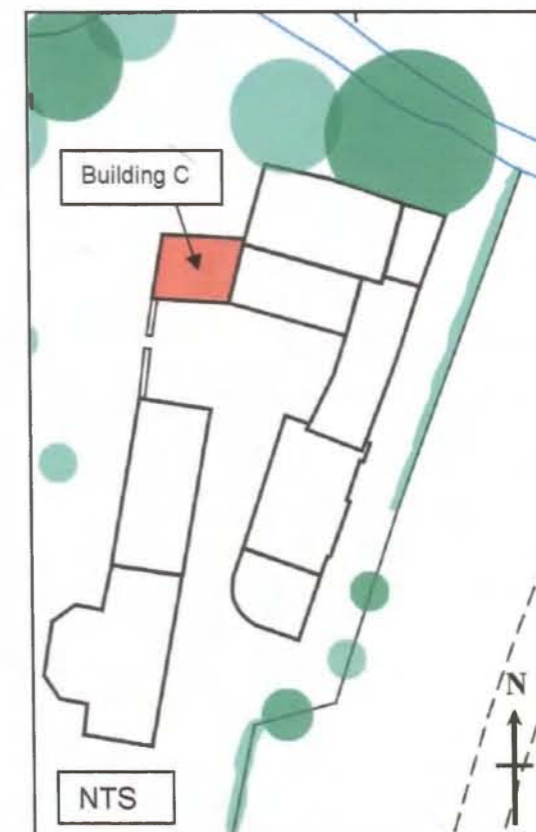
The exposed timbers of the pantile roof comprised four 9 x 3" tie-beams attached to the lintel of the open front with iron stirrups and through the south wall of Building A with iron tie-rods. The roof itself was of common rafter construction (rafters 4 x 2 1/2") with a single scarf-jointed east-west through-purlin (4 3/4 x 3") supported off each tie-beam with a diagonal brace (4 1/2 x 3"). A pair of iron hooks were present on the purlin opposite the door to Building A.



**Building C – Implement Shed, Exterior**

This building was located to the west of Building B, in the northwest corner of the enclosed farmyard, and utilised parts of the farmyard boundary walls as its north and west walls. It had a pitched pantile roof, aligned east-west, and was open-fronted to the south and east sides.

The re-used farmyard boundary walls were of roughly squared limestone blocks, the coursing varying in thickness between 0.07m and 0.17m. The blocks varied in size, but an average block measured 0.28 x 0.08 x 0.13m. A vertical joint in the middle of the north boundary wall suggested that a gateway had been filled-in to facilitate the construction of this building.



The building itself was constructed of 9" brickwork (brick sizes: 8¾" x 4¼" x 2¾", 3 courses = 10½"). The lower part of the western gable was in English bond, before becoming 2-course English Garden Wall bond in the middle of the gable, and finally becoming alternating pairs of header and stretcher courses near the apex.





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**Post detail**

The roof was supported on the open-fronted south side on a heavy 8¼" x 4" lintel-beam supported on two timber pads, 31" x 8¾" x 4" mortised onto tenons in the 7½" square chamfered posts.



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**Interior**

The gravel surface of the yard extended into this building, obscuring any sign of an original floor surface.

**Roof Detail**

The roof was of collar-principal rafter construction (rafters 3" x 2¼", principal rafters 4¼" x 3", occur every 5) with two 7" x 3" north-south tie beams. Collars (9" x 1½") occurred above each of the tie beams and clasped the trenched through-purlins, with ridge collars placed above these.



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**Building D – Cattle Shed, Exterior**

This outbuilding was located to the southeast of the former threshing barn (Building A) and to the north of the former stable (Building F); it formed the major part of the east range of farm buildings. The building was of a single storey with a pitched roof of pantiles, and the masonry was of roughly coursed limestone blocks, occasional irregularities in coursing taken up with limestone rubble. The blocks varied in size, but an average block measured 0.27 x 0.06 x 0.15m; larger quoins were present at the corners, up to 0.44 x 0.25m.



**West Elevation**

The building was originally open-fronted and the west elevation comprised a variety of weatherboarding with two openings, neither of which retained their doors, but the hinges and fastening rings of stable-type doors remained in their frames.



**East Elevation**

The east wall of the structure was of stone and a single door opening was present in the northern part of this wall, utilising the wall plate as a lintel, with a concrete step on the exterior. Like Building F to the south, the southern part of the east wall of the structure leaned markedly to the east.

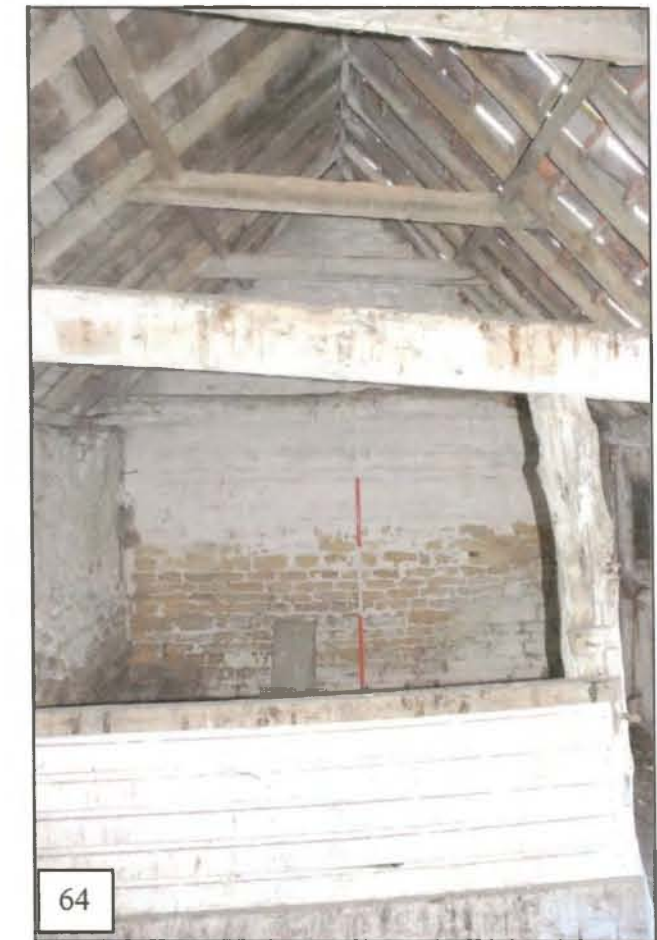


**Interior**

The interior was divided into four bays by timber partitions. These utilised a variety of timber, suggesting successive replacement, or reordering of the interior over an extended period.

A concrete floor was present in the northernmost and southernmost bays, but in the central area, the floor was only of packed earth. Where present, the concrete sloped slightly to the west and the open front, to facilitate mucking out.

The majority of the interior had been whitewashed, which was heavily worn on the lower parts of the walls and partitions. In the second bay from the north, however, the walls and partitions were painted black.



**North Elevation**

At ground floor level, a door opening with a timber lintel has been forced through the north wall. This appeared to have occurred when Building E was added on the north side, and gave access from the cowshed to the loose-box.

Above this door, it could be clearly observed that this building abutted the former threshing barn (Building A)

**South Elevation**

The plain south elevation was formed by the north wall of Building F (the former Stable) to the south.



65

**East Elevation**

The deflection in the east wall observed on the exterior was more noticeable on the interior, where the timbers of the partition walls had been cut to allow for the shape of the wall.

The second bay from the north contained the exterior door, of ledged and diagonally braced plank construction. It was constructed of 5½" wide tongue and grooved planks, in a 4" x 3" frame.



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**West Elevation**

As mentioned previously, the west side of this building had originally been open-fronted. The roof was supported on a 7" x 5" lintel-beam supported on three timber pads, 39" x 6" x 4" with mortises on their undersides which located onto tenons in the 6" x 5½" chamfered posts. At the north and south ends of the building, these openings had been blocked with vertical 6½" tongue and grooved planks on 3" x 3" studs. The central bay was partially blocked more recently with modern 'shiplap' timber.



70



**Timber Partitions**

Individual cattle stalls were divided by timber partitions. Those of the northern two bays were more recent: of vertical 6½" tongue and grooved planks on a frame of 5" x 3" studs and 4" x 1½" braces. The partition between the southern bays had an older 7" square re-used chamfered timber post, but a more recent frame of 2¾" timber and 5" horizontal planking.

**Roof detail**

The roof was of through-purlin, collar-principal rafter construction (rafters 3" x 2½", principal rafters 3" x 3½", occur every 3) with four east-west tie beams of squared roundwood. These varied in size from 9" x 5½", to 8" x 7½". Collars (6" x 2½") occurred above each of the tie beams and clasped the scarf-jointed and nailed through-purlins, with ridge collars placed above these.

The northern half of the roof covering had been renewed, with roofing felt placed below the tiles.

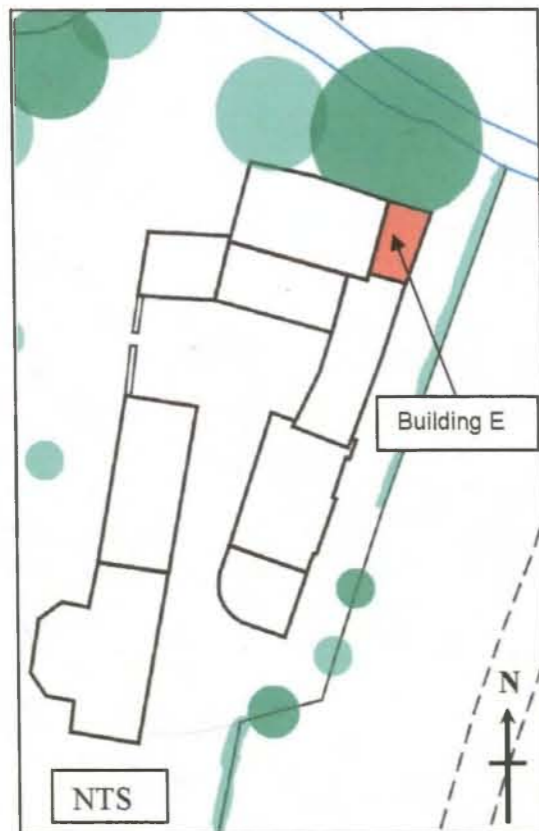




**Building E – Loose Box, Exterior**

This outbuilding was located to the east of the former threshing barn (Building A) and to the north of the cowshed (Building B); it was constructed as a lean-to structure utilising the east wall of Building A and the north wall of Building B. It had a single pitched roof of pantiles, and the masonry was of roughly coursed limestone blocks, the irregularities in coursing taken up with limestone rubble. The blocks varied in size, but an average block measured 0.3 x 0.08 x 0.09m. The building was of a single storey with a brick eaves cornice composed of a single course of edge-set stretchers 9" x 4¼" in size; it had a modern plastic gutter, but retained a cast-iron downpipe at the northeast corner.

A single door opening was present in the middle of the east wall, utilising the wall plate as a lintel, with a concrete ramp on the exterior.



**Interior**

The interior of Building E was accessed through a door opening in the north wall of Building D that had a timber lintel, but retained no trace of a door or doorframe. The floor was of poured concrete, sloping from west down to east and the exterior door, to facilitate mucking out.

Building E retained its exterior door, which was the lower half of a split 'stable' type, with long iron strap hinges and secured with a wire hook and ring on its exterior. The original door was a ledged 'stable' type door of vertical 4" tongue and grooved planks re-used in its present location by the addition of two 7" x 1" planks attached at the south side. The door opening had a 4½" x 3" frame.

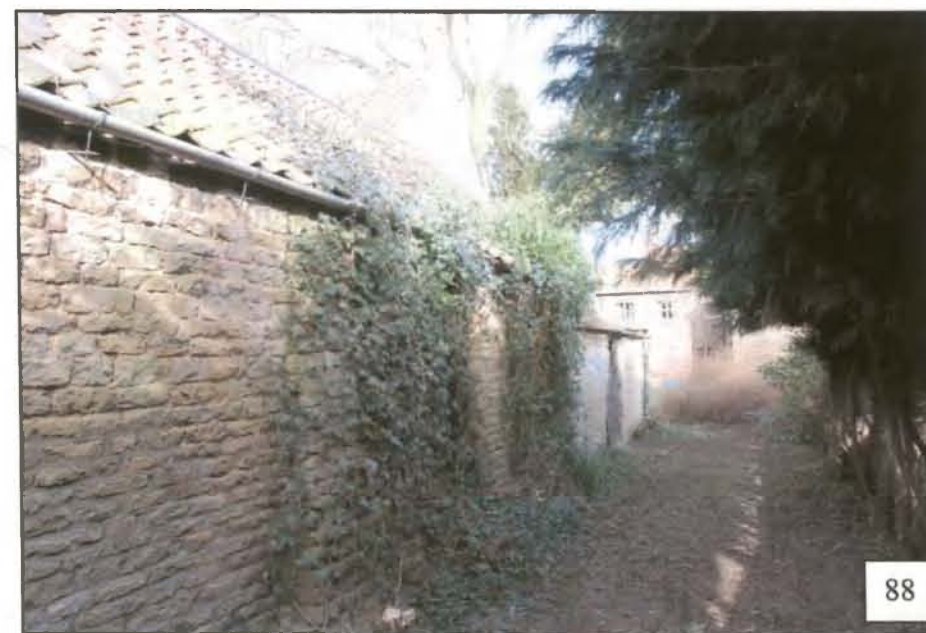
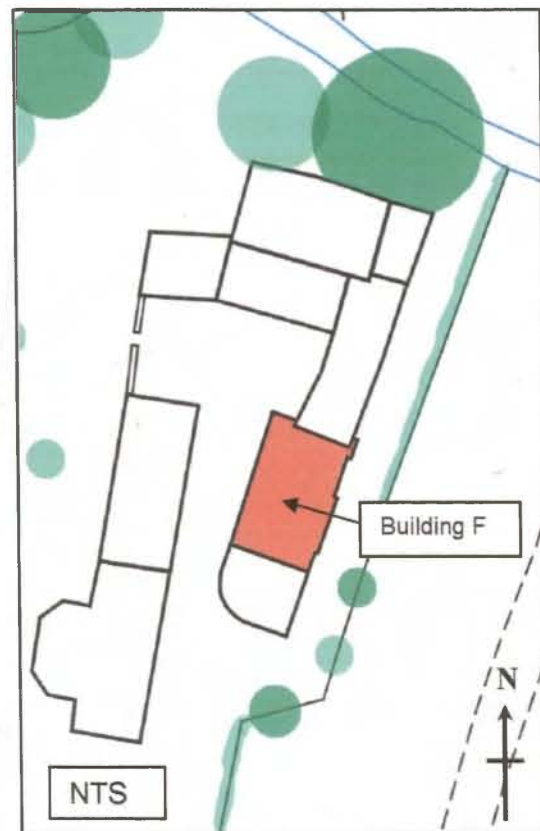
The roof was of common rafter construction (rafters 4" x 2") supported off a 9 x 3 ½" wall plate with a single through-purlin (7" x 2½") and resting on a 4" x 3" beam at the ridge.



**Building F – Former Stable, Exterior**

This outbuilding was located to the south of the cowshed (Building B), which it predated. Although it retained its original footprint, it had lost its roof and a large proportion of its west wall at the time of the survey. Its most recent use as a walled garden was evident by the framework of a free-standing greenhouse built within the structure. After the loss of its roof, the north and south walls had been reduced to the height of the east wall, and subsequently all walls had been capped with two courses of pantiles. The walls were of roughly coursed limestone blocks, the coursing varying in thickness between 0.07m and 0.14m. The blocks varied in size, but an average block measured 0.19 x 0.07 x 0.12m; larger quoins were present at the corners, up to 0.38 x 0.18 x 0.13m.

It is unclear if the stubs of the original west wall represent the presence of original openings, or simply that the wall was dismantled at a straight joint.



**East Elevation**

The east wall of the structure showed evidence for the failure of its roof, as it leaned markedly to the east. This appears to have occurred over an extended period, as two large limestone buttresses had been constructed against it.

**Interior**

The interior of the building retained traces of whitewash, and two 8" square vents were present just below the pantile capping of the east wall.

A four-bay brick feeding trough or manger, typical of a stable, was present at the south side of the east wall. This retained none of its upper masonry, but was 28" high and 2ft deep. It retained four arches of bullnose brick, three of which were 4ft wide and 10" in height. The second arch from the south was smaller, being only 3ft in width, but 11" in height. The extent of the mangers occupied the southern part of the east wall, and a clear edge to the whitewash near their north end indicated the former presence of a partition.



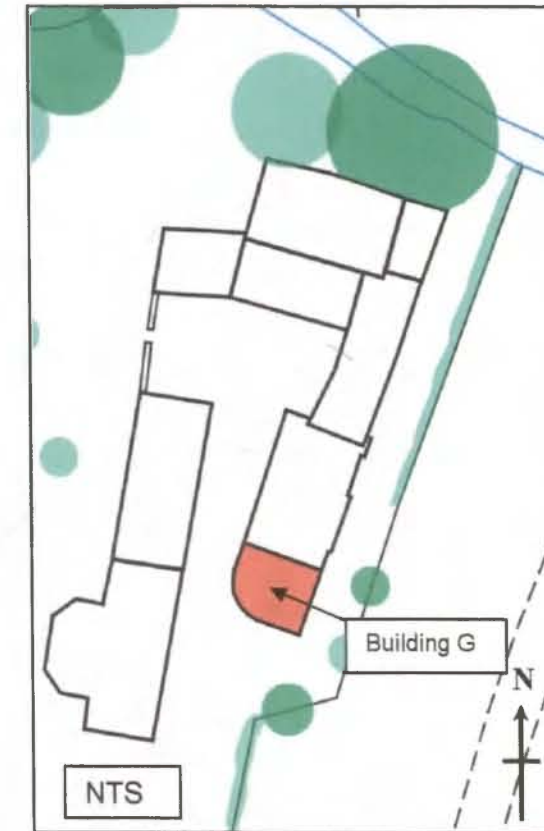
The floor was of poured concrete panels with a drainage channel at the rear of the stalls, and an incised herringbone drainage pattern to assist mucking out.

The extent of this floor, the brick mangers and a clear edge to the whitewash on the east wall all pointed to the former presence of a separate room, probably a loose-box 7ft in width, at the north end of the building.

**Building G – Pigsty, Exterior**

A further outbuilding was present to the south of the former stable (Building F). This was a lean-to structure, built against the south wall of Building F. Like its neighbour, it had lost its roof, and had most recently formed part of a walled garden. Only the east wall and part of the south wall remained of the original building, the curving tile-capped dwarf wall on the west and south sides being part of the walled garden.

Two clear phases of construction were evident in the remaining masonry, both of which showed the form of a typical pigsty with a small shelter on the north side and an enclosed yard to the south.



**East Elevation**

The east elevation gave the best indication of the form of the original structure: this was built of roughly coursed limestone; the blocks varied in size, but an average block measured 0.18 x 0.07m. The gable of a single-pitched roof could be made out on the north side here, with a wall extending to the south. This had later been enlarged to its present height and form, in less well-coursed limestone, employing larger blocks, an average block being 0.19 x 0.13m. At its southeast corner the wall displayed brick detailing which continued to the east side of a former entrance in the south wall. The bricks measured 8¼" x 4¼" x 2¼"; the wall was in stretcher bond and employed some re-used 2" bricks.

**Interior**

Very little of the interior remained; the floor was of exposed earth, but a concrete render remained on the interior of the yard wall, which was tile capped with a course of plain tiles and concrete



100

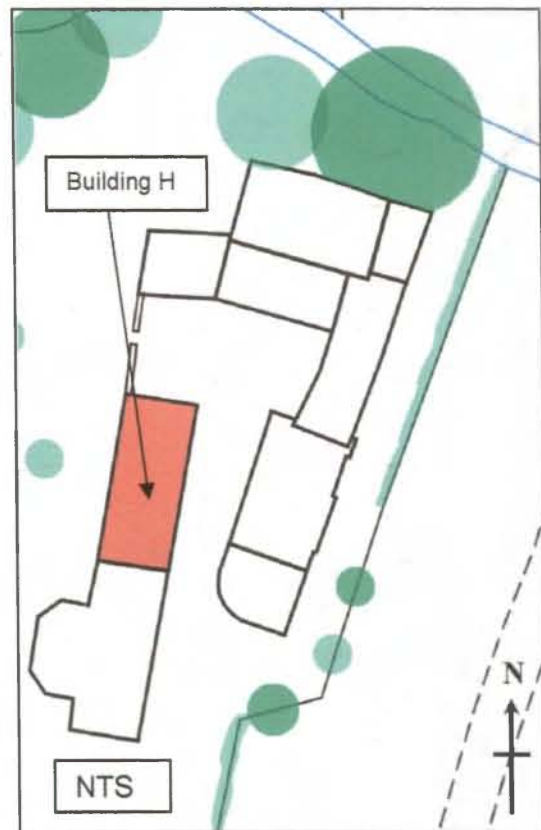


101

**Building H – Milking Parlour, Exterior**

This building represented the most recent addition to the farm building group: a milking parlour. It was the northerly of a pair of buildings that made up the west range. It was constructed of brick and butted the other building in the range (Building J). Very recently, work to convert this structure to domestic use had been undertaken but not completed.

The original building was of 9" brickwork, (brick sizes: 8¾" x 4¼" x 2¾", 3 courses = 10"). It had a pitched roof of pantiles with curved ridge tiles, and five strips of glass pantiles in each pitch.



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**East Elevation**

The east elevation had been completely rebuilt in modern brick (brick sizes: 8½" x 4¼" x 3", 3 courses = 10"), in stretcher bond (cavity wall). It had a modern door opening and five modern casement windows.



**North Elevation**

The modern brickwork continued from the east side to block a door opening here, which had a lintel of engineering bricks. The unusual coursing of the original brickwork could be seen here, with odd pairs or fours of headers occurring in the same course, these courses generally separated by three courses of stretchers: a form of English Garden Wall bond.



**West Elevation**

The west elevation was blind, but demonstrated a more refined version of the brick coursing seen on the north side: here alternating pairs of headers and stretchers occurred in a single course, such courses separated by three courses of stretchers. A series of cast iron ventilators were present in this elevation, located just below the eaves.

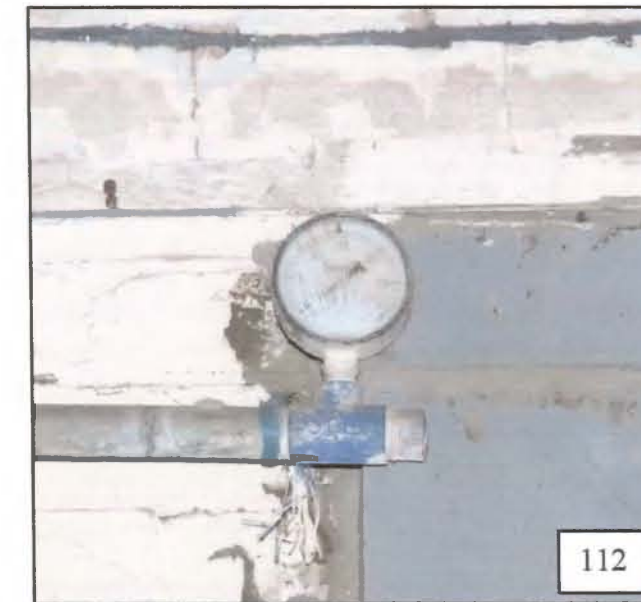


**Interior**

Despite recent incomplete conversion work, many aspects of the original interior survived at the time of the survey. The building had been entirely open, with milking stalls along the west side; it was whitewashed throughout.

A single stall at the north end of the building retained its partition of rendered 4½" brickwork. This stall was 54" wide with an 'on-demand' water trough. A 12" x 7½" ventilator with cast-iron grille was present above each partition. A milk take-off pipe was suspended from the tie-beams above the stalls and ran to the blocked door opening at the northeast corner, where a pressure gauge remained.

The concrete floor sloped to a 32" wide drainage channel at the rear of the stalls, which drained to the north.



At the south side of the building, beyond a modern partition wall, the concrete floor had been partially removed; exposing the original brick floor (brick sizes: 9" x 4¼" x 3"), the bricks laid on-edge in half-overlapping east-west rows.

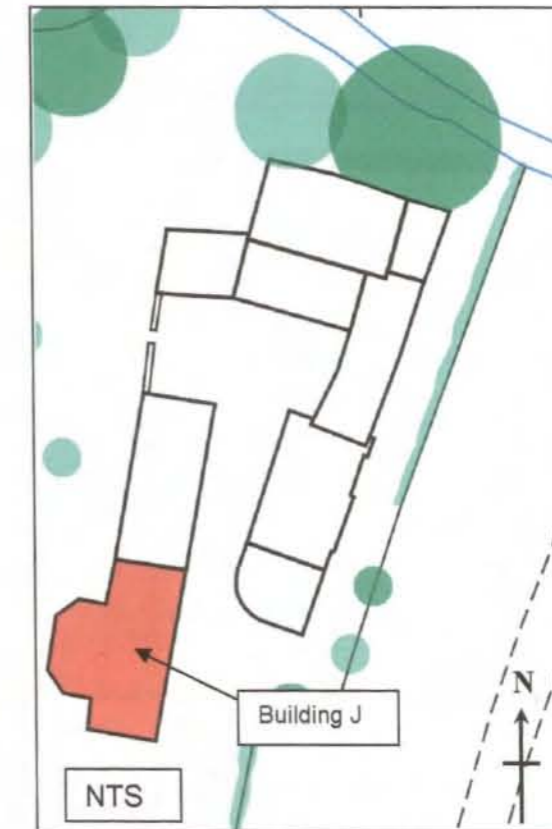
The roof was of collar-principal rafter construction (rafters 3½" x 2", principal rafters 4" x 3¼", occur every 6) with four 7" x 3" east-west tie beams. Collars (9" x 2") occurred above each of the tie beams and clasped the trenched through-purlins, with ridge collars placed above these.



**Building J – Cart shed, exterior**

This was the southernmost building of the group, located closest to the farmhouse. It appeared to have functioned as a cart shed, but its proximity to the farmhouse may have allowed for a more recent domestic use such as a trap house.

Building J was a two-storey structure, aligned north-south with a pitched pantile roof. The walls were of roughly coursed limestone blocks, 16" thick, the coursing varying in depth between 0.06m and 0.12m. The blocks varied in size, but an average block measured 0.27 x 0.07m; larger quoins were present at the corners, up to 0.49 x 0.19 x 0.23m.



**South Elevation**

The south side of the building was dominated by a large inserted ground floor opening with a heavy timber lintel. At first floor level, the door opening appeared to be original.



**First floor access**

The first floor door was accessed by a set of thirteen 2½" thick York stone steps supported on a pair of 9" brick walls (brick size: 9" x 4¼" x 2¾"), in 3-course English Garden Wall bond. These led to a York stone landing and had a timber safety rail on the east side.



**East Elevation**

The east elevation had a large opening at the north side at ground floor level, with a very heavy timber lintel with a central 19" square brick pillar (brick size: 9" x 4½" x 3").

A loading door was present below the eaves at the south side, while a bullseye tie-bar endplate was visible at first floor level at the north end of the large opening.



**West elevation**

The west elevation had a loading door at first floor level corresponding to that of the east side. The elevation was otherwise blind, but a modern glazed lean-to conservatory had been constructed below the loading door as a garden room.



**Interior – Northern Room**

The southern part of the interior was open to the roof, and had four roundwood tie-beams at first floor level.

The gravel surface of the exterior drive and yard continued within this room to form the floor.



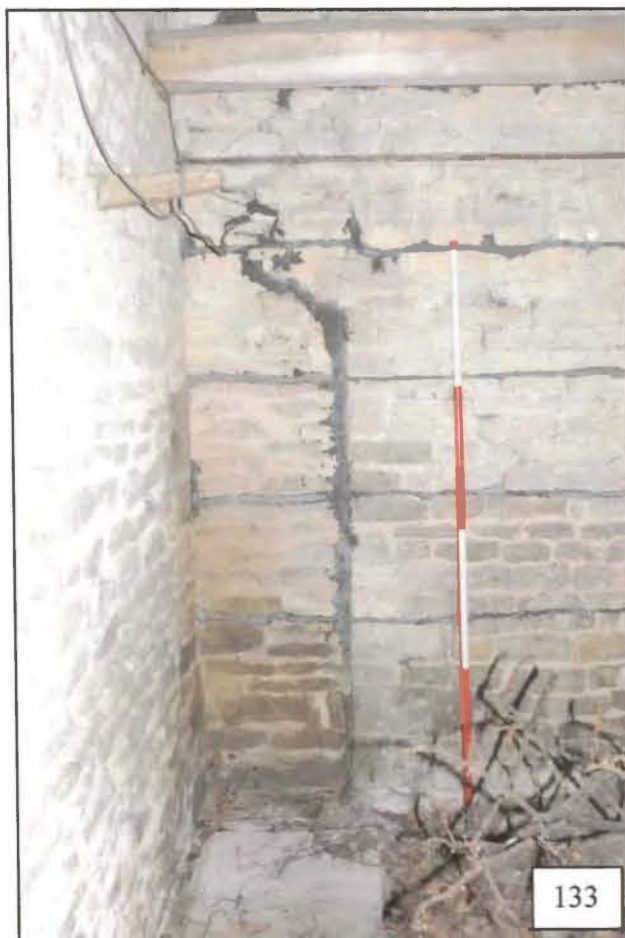
**South Elevation**

On the west side of the south wall, a small opening with a timber lintel connected this room and the northern ground floor room.



**North Elevation**

A blocked opening was present on the west side of the north wall, across which a series of modern tie bars had been inserted using a dark-coloured cement mortar.



**Roof detail**

The roof here was of collar principal rafter construction, with clasped trenched through-purlins and ridge collars.

**Southern Room**

The southern room had a small window opening to the west of the first floor steps, and the gravel surface of the exterior drive and yard continued within this room to form a floor



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**First Floor detail**

The first floor was supported on a series of east-west 8" x 3" timber joists with 3" x 2" scissor bracing running north-south at mid span.

**Interior – First Floor**

The room occupying the first floor had walls of exposed limestone. The inner leaf of the south gable above and to the east of the door opening had been renewed in modern brick.

The door was of ledged and diagonally braced 10½" bead-edged tongue and grooved planks in a 3¾" timber frame.

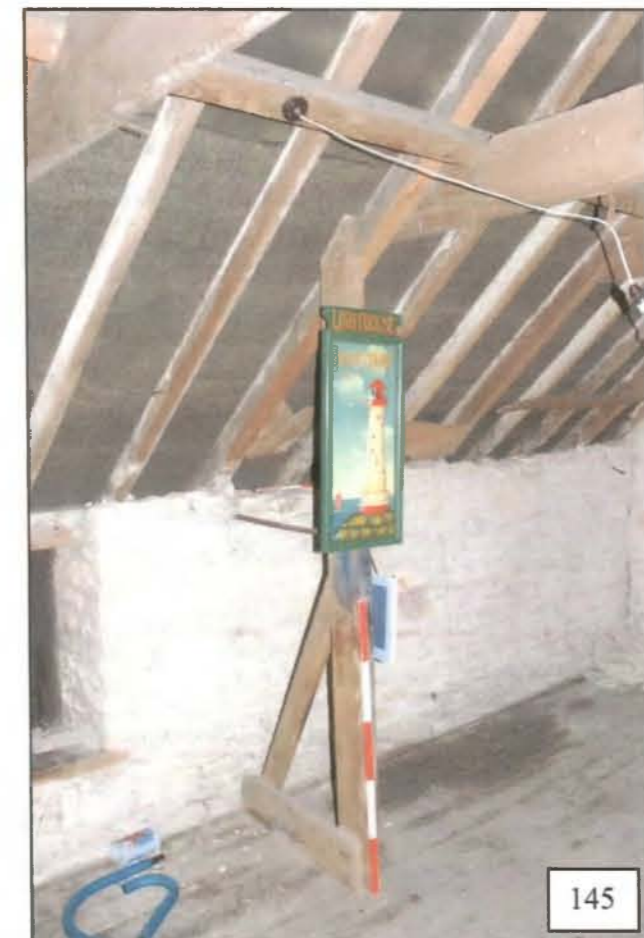
The floor was of 7" x ¾" plain boards which ran north-south.



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**Window and Roof detail**

The loading doors were of ledged 9" bead-edged tongue and grooved planks.

The roof construction observed in the northern ground floor room continued here. The principal rafters (4" x 3") occurred every third rafter, and each had a collar. The central collar had separate supporting posts of 5" x 3" timber, braced in 3" timber, suggesting that a tie beam had been removed here.

## 7.0 Development of the Farm

Archive information coupled with direct observation of the farm buildings allows a picture of the development of Clarke's Farm to be established. Sir Edward Clarke's will of 1701 left 'about 67 acres' of land as a charity, and a proportion of this land must therefore form the core of the farm. However, the 1826-7 enclosure award plan shows that the farm was considerably less developed than that which is present today. On that plan, the area where the farm buildings presently stand comprised three paddocks with three disparate buildings. A close correlation between the location of these buildings and the present arrangement of outbuildings could only be established for one of these structures: the easternmost of those shown on the enclosure map appears to match the form and location of Building F (the former Stable block of the present farm). It seems likely therefore that the land associated with Clarke's charitable bequest was not administered as a single unit at this time, but was probably rented out to neighbouring farms with only a few storage buildings required. The building survey clearly shows that Building F was the earliest of the group of structures here, and although its brick mangers are evidence of a stable, the building may have formerly had a function as a field barn – the loss of most of its western elevation has unfortunately removed any direct evidence of a former use.

Documentary research found only one set of annual accounts of the Clarke's charity, those of 1863; these clearly show that by that time a 'Charity Farm' had been established, and a tenant farmer paid an annual rent of £120 for it. It seems likely that much of the present layout of the farm was already established by this point. Farming in the mid 19<sup>th</sup> century in Lincolnshire typically had a strong bias towards corn, but was actually of a mixed nature, as the need for manure meant that cattle and sheep could not be dispensed with. Such a farm could not have functioned without the threshing barn, (Building A) the cart shed (Building J) and the cattle byre (Building D). As part of such a mixed farm, the conversion of Building F into a stable seems likely.

Several factors suggest that the 'Charity Farm' was established in the earlier part of this period. 'High Farming' was already underway in Lincolnshire, reaching its peak after the repeal of the Corn Laws in 1846. This form of farming saw a wave of new farms being established, many of which had a typical planned arrangement, to which Clarke's Farm only partially conformed. In the decade after 1850, the importance of the crewyard was fully recognised, and threshing barns had become almost completely obsolete, as mechanical threshing meant that only storage for threshed grain and root crops was now required.

After the establishment of the 'Charity Farm' buildings, the evidence from the Ordnance Survey maps shows that Clarke's Farm demonstrated a more typical development. Shelter sheds were constructed in the farmyard, first Building C and subsequently Building B. These probably served as cattle shelters, but also, as the increased mechanisation of local farming practice that had occurred since the farm's original construction required more accommodation for increasingly expensive implements and equipment, as implement sheds or cart sheds.

Most recently, the addition of the milking parlour (Building H) demonstrates the changing role of livestock in local farming practice of the early 20<sup>th</sup> century. Dairy farming and milk production became the mainstay of many smaller farms at this time, as they could not survive on the income from arable crops alone, because of the competition from imported wheat, predominantly from America.

## 8.0 Discussion and Conclusions

The buildings of Clarke's Farm, Heighington provide physical evidence of the evolution of farming practices from mid-19<sup>th</sup> century rural Lincolnshire to the present day. Building A (the barn) was a threshing barn, a good example of its type, retaining its original door openings (one larger to produce a

venturi-effect when winnowing), original roof and southern threshing doors complete with channel for a 'threshing board'. The other buildings are typical of their types, but are in less good repair or have undergone more significant alteration.

The appearance of the outbuildings suggests that this farm was established before the 'High Farming' movement (after the repeal of the Corn Laws in 1846), as the buildings are only loosely arranged around the farm yard, and Building A was clearly designed with hand threshing as its primary purpose. The cartographic evidence of 1826-7, however, suggests that for such a farm it was a very late arrival on the scene. Its origins as a charity farm may explain this dichotomy. Charitable trusts have a reputation for conservatism and although the same impetus that drove the 'High Farming' movement may have inspired the trustees to establish the farm, it was not with the same enthusiasm as seen elsewhere. Rather than a planned farm, a series of traditional buildings was constructed to fulfil the evolving needs of such a farm. That an already established barn was re-used comes therefore as no surprise. The unusual position of the farm, tucked away behind the farmhouse and close to the Mill Stream, along with the constricted arrangement of the buildings themselves, bears witness to its late arrival within the established pattern of land ownership within the village.

These buildings, like many mixed farms of their period, are a collection of structures that have accumulated over time to fulfil specific needs, then been changed and rebuilt to fulfil others: they represent a period of evolving farming practices, which has continued into the present day. Although they may be viewed as a typical local example of a group of mixed farm buildings that originated before the 'agricultural revolution' in rural Lincolnshire, their origin as a charity farm has dictated their location, arrangement and evolution in a much more interesting way.

## 9.0 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:

4no Monochrome films, totalling 144 exposures  
1 file of digital images, totalling 153 images  
with accompanying index sheets and plans  
showing the position and direction of photos

1no General Account Sheets  
2no Brickwork Recording Form  
8no Room-Based Recording Forms

This Report

## 10.0 Acknowledgements

Pre-Construct Archaeological Services Ltd. would like to thank J H Walter LLP for this commission and the present owners of 65, High Street, Mr and Mrs Doloughan, for their co-operation and assistance during the building recording.



## 11.0 Bibliography

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Ordnance Survey 6" 2<sup>nd</sup> edition, surveyed 1885, revised 1904-5, sheet 71 SW.

Ordnance Survey 25" 2<sup>nd</sup> edition, surveyed 1886, revised 1904-5, sheet LXXI 9.

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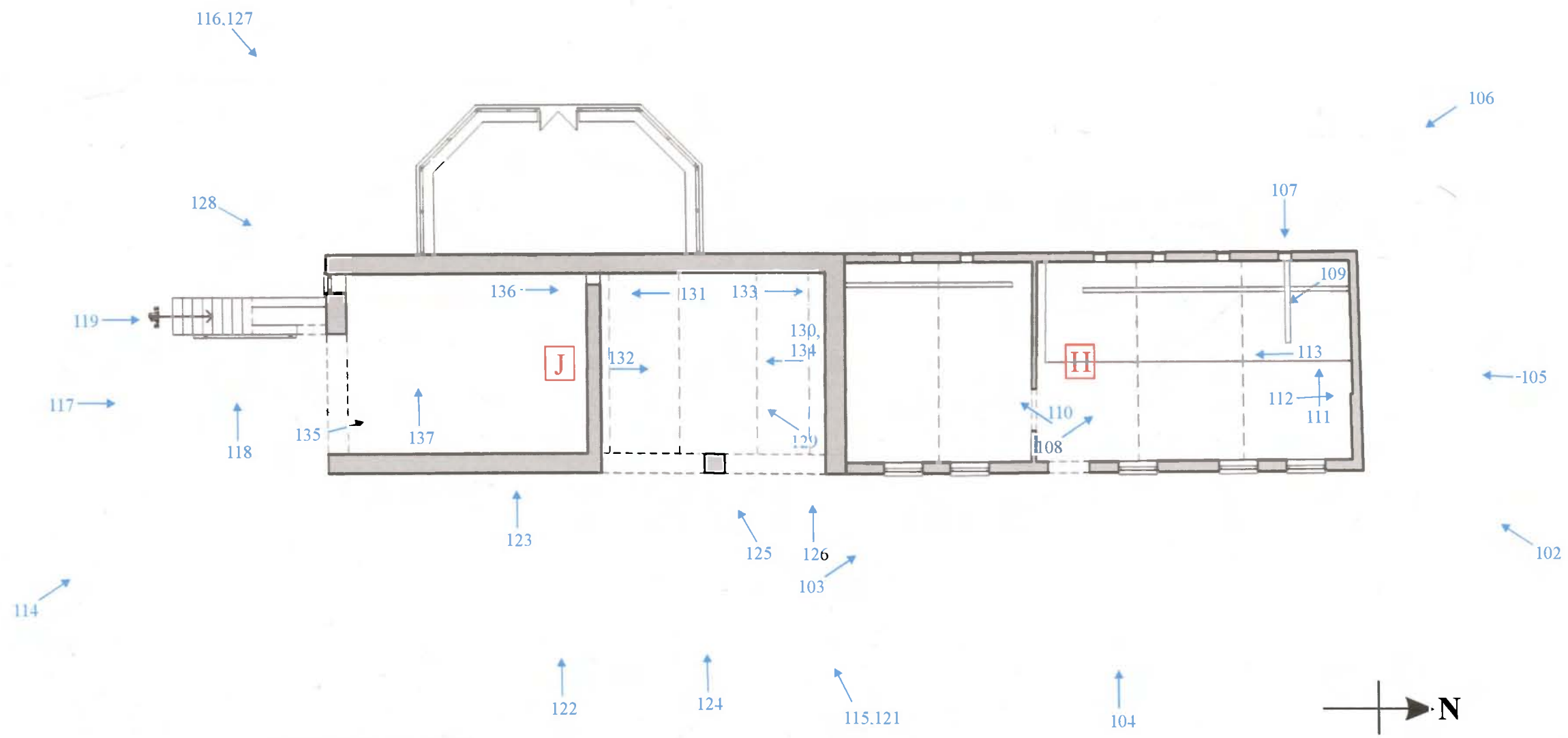
Appendix 1: Location of Photographs



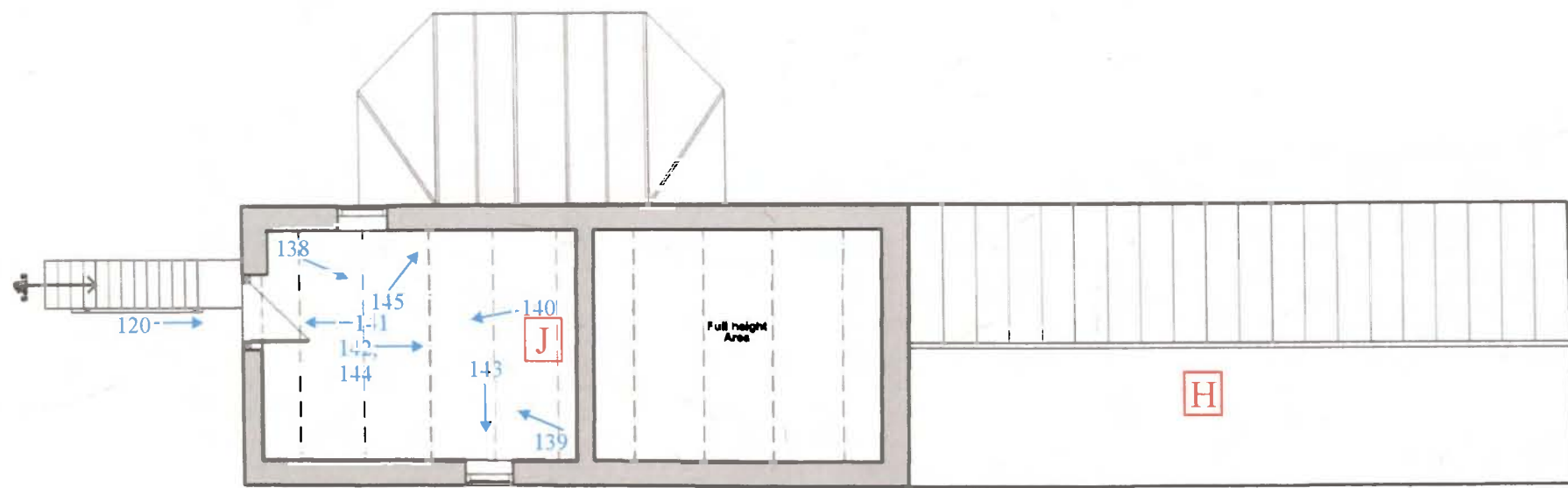
Plan showing the position and direction of the photographs in the general and setting sections of this report. Scale 1: 200.  
Based on a plan supplied by client.



Plan showing the locations and directions of detail photographs and interior photographs in Buildings A - G used in this report. Not to Scale. (Plan supplied by client)



GROUND FLOOR



FIRST FLOOR

Plan showing the locations and directions of detail photographs and interior photographs in Buildings H and J used in this report. Not to Scale. (Plan supplied by client)

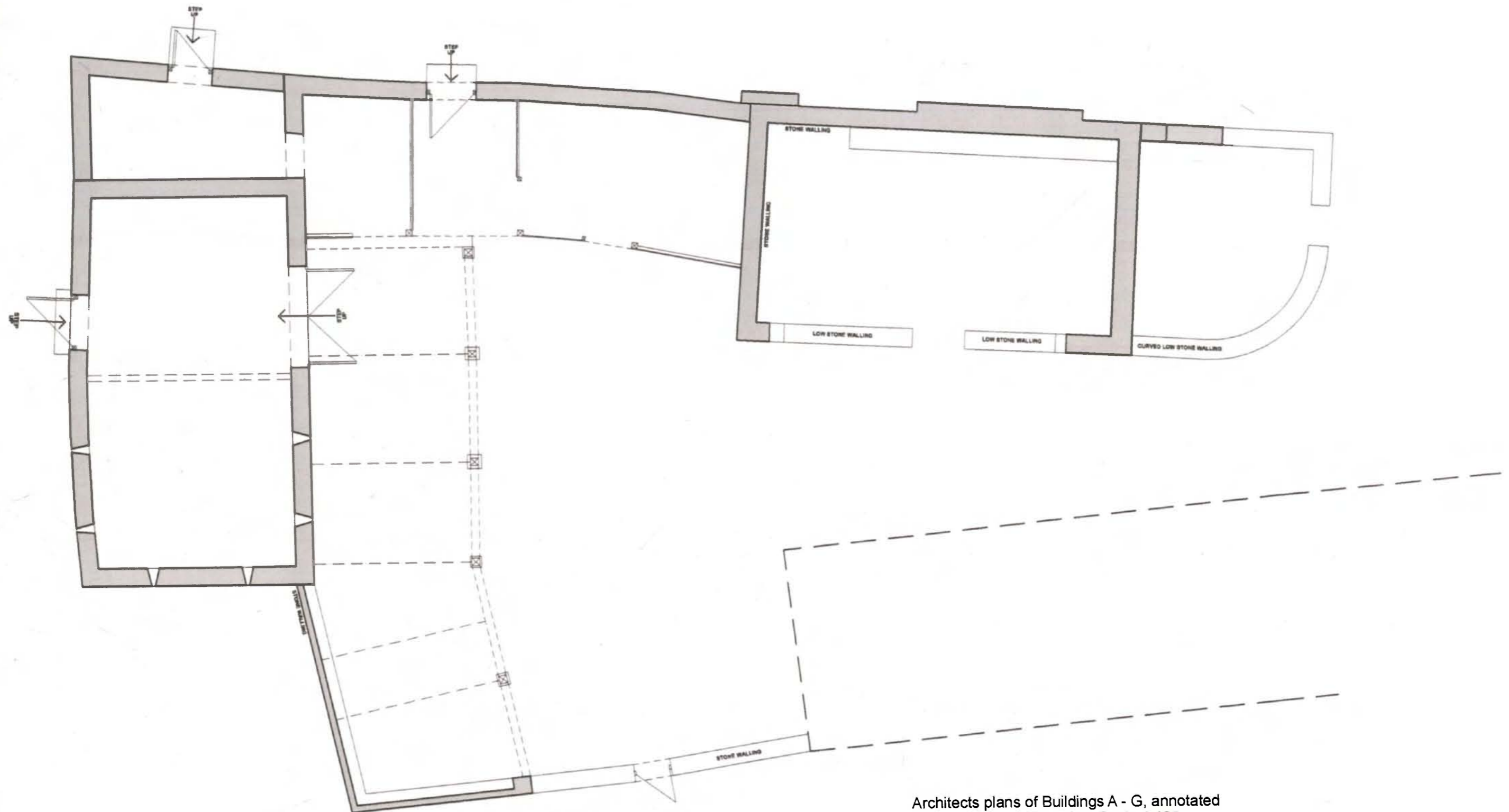
Appendix 2: List of photographs

Number in text	Building No.	Room No.	Looking	Description
1	Gen		N	General shot of Farm Buildings
2	Gen		NE	General shot of Farmyard
3	Gen		N	General shot east side of buildings
4	Gen		S	General shot east side of buildings
5	Gen		NNW	Clarks Farmhouse from High St
6	Gen		SW	Rear of Farmhouse
7	Gen		NE	Farmyard with concrete path
8	Gen		S	Farmyard and access
9	Gen		W	Farmyard
10	A	Exterior	WSW	General shot of Building A
11	A,B	Exterior	NE	General shot of south elevation
12	A	Exterior	NE	South elevation from within Building B
13	A	Exterior	N	Detail of tie-beam endplates
14	A	Exterior	N	Double door detail
15	A	Exterior	NE	Door detail – upper hinge
16	A	Exterior	NE	Door detail – lower hinge
17	A	Exterior	N	Door fastenings
18	A	Exterior	SW	North elevation
19	A	Exterior	S	Door detail
20	A	Exterior	S	Slit ventilator detail
21	A	Exterior	S	Detail of tie-beam endplates
22	A	Exterior	E	West elevation
23	A	Interior	W	Gen shot of room interior
24	A	Interior	E	Gen shot of room interior
25	A	Interior	SE	South elevation
26	A	Interior	SW	South elevation
27	A	Interior	S	Slit ventilator detail
28	A	Interior	S	Double door interior detail
29	A	Interior	SW	Threshing board
30	A	Interior	W	West elevation
31	A	Interior	W	First floor window
32	A	Interior	NE	North elevation
33	A	Interior	NW	North elevation
34	A	Interior	N	Door interior detail
35	A	Interior	E	East elevation
36	A	Interior	E	Roof detail
37	A	Interior	E	Markings on purlins
38	A	Interior	E	Detail of timber corbel
39	A	Interior	W	Floor detail
40	B	Exterior	NE	General shot of Building B
41	B	Exterior	N	South elevation
42	B	Exterior	N	Timber post detail
43	B	Interior	E	Gen shot of room interior
44	B	Interior	W	Gen shot of room interior
45	B	Interior	E	East elevation
46	B	Interior	E	Roof detail
47	C	Exterior	NW	General shot of Building C

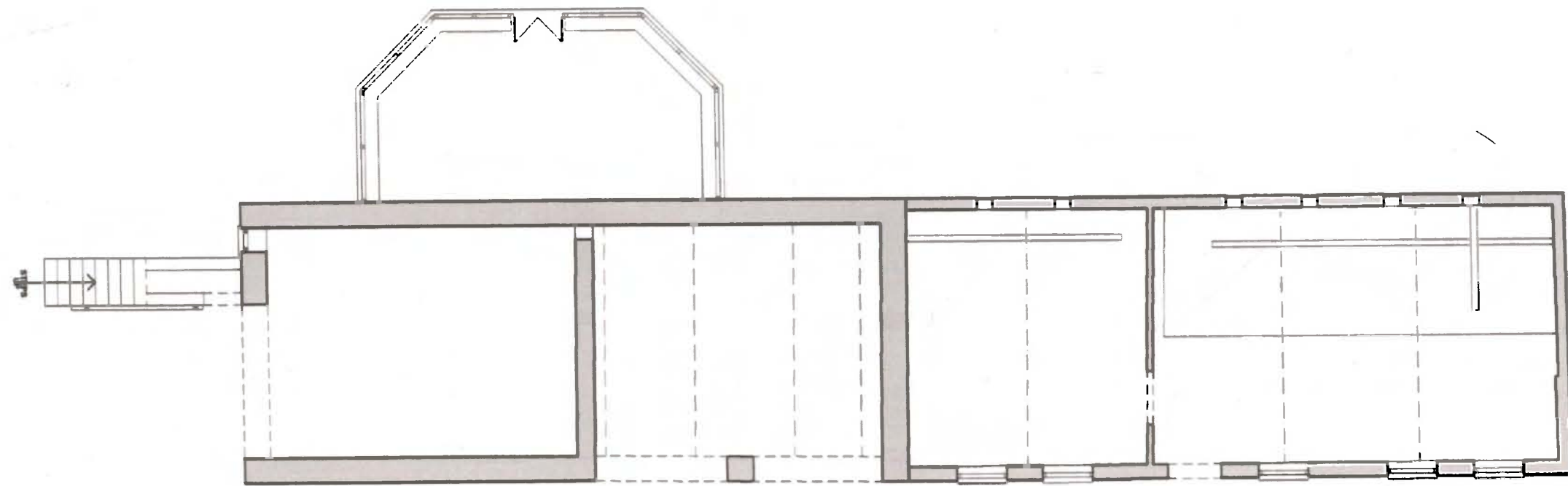
Number in text	Building No.	Room No.	Looking	Description
48	C	Exterior	N	South elevation
49	C	Exterior	SE	General shot of Building C
50	C	Exterior	S	North elevation
51	C	Exterior	E	West elevation
52	C	Exterior	N	Timber post detail
53	C	Interior	NNW	Gen shot of room interior
54	C	Interior	NW	Blocked access in North wall
55	C	Interior	W	Roof detail
56	C	Interior	S	Timber post detail
57	D	Exterior	E	General shot of Building D
58	D	Exterior	E	Exposed west elevation
59	D	Exterior	SSE	East elevation
60	D	Exterior	W	Door detail
61	D	Interior	N	Gen shot of room interior
62	D	Interior	NE	North elevation (lower)
63	D	Interior	N	North elevation (upper)
64	D	Interior	S	South elevation
65	D	Interior	NE	East elevation
66	D	Interior	E	Door interior detail
67	D	Interior	SE	SE corner
68	D	Interior	W	West elevation (north part)
69	D	Interior	SW	West elevation (south part)
70	D	Interior	W	Timber post detail
71	D	Interior	S	Timber partition
72	D	Interior	S	Timber partition
73	D	Interior	N	Timber partition
74	D	Interior	ENE	Roof detail (southern part)
75	D	Interior	E	Roof detail (northern part)
76	E	Exterior	S	General shot of Building E (east elevation)
77	E	Exterior	S	General shot of Building E
78	E	Exterior	W	Door detail
79	E	Exterior	NW	North elevation
80	E	Interior	S	South elevation
81	E	Interior	N	Gen shot of room interior
82	E	Interior	N	North elevation
83	E	Interior	NE	East elevation
84	E	Interior	E	Door detail
85	E	Interior	NNE	Roof detail
86	F	Exterior	SW	General shot of Building F
87	F	Exterior	S	South elevation
88	F	Exterior	NW	General shot of Building F
89	F	Exterior	SW	East elevation
90	F	Exterior	W	Buttress detail
91	F	Interior	NE	North elevation
92	F	Interior	SE	South elevation
93	F	Interior	E	East elevation
94	F	Interior	SE	Detail of brick manger
95	F	Interior	S	Floor detail
96	G	Exterior	NNE	General shot of Building G

Number in text	Building No.	Room No.	Looking	Description
97	G	Exterior	NW	General shot of Building G
98	G	Exterior	N	Southeast corner
99	G	Exterior	SW	East elevation
100	G	Interior	N	North elevation
101	G	Interior	E	East elevation
102	H	Exterior	NW	General shot of Building H
103	H	Exterior	SE	General shot of Building H
104	H	Exterior	W	East elevation
105	H	Exterior	N	North elevation
106	H	Exterior	SE	West elevation
107	H	Exterior	E	Ventilator detail
108	H	Interior	NW	Gen shot of room interior
109	H	Interior	SE	Gen shot of room interior
110	H	Interior	S	South elevation
111	H	Interior	W	Milking stall
112	H	Interior	N	Pressure gauge detail
113	H	Interior	NE	Roof detail
114	J	Exterior	NE	General shot of Building J
115	J	Exterior	WSW	General shot of Building J (East side)
116	J	Exterior	NE	General shot of Building J (West side)
117	J	Exterior	N	South elevation
118	J	Exterior	E	First floor access (east side)
119	J	Exterior	N	First floor access (detail of steps)
120	J	Exterior	N	First floor door detail
121	J	Exterior	WSW	East elevation
122	J	Exterior	W	East elevation (south part)
123	J	Exterior	W	First floor loading door detail
124	J	Exterior	W	East elevation (south part)
125	J	Exterior	SW	Brick pillar detail
126	J	Exterior	W	Lintel and tie-beam endplate detail
127	J	Exterior	NE	West elevation
128	J	Exterior	NE	Southwest corner with window
129	J	Int - North Rm	SW	Gen shot of room interior
130	J	Int - North Rm	S	South elevation
131	J	Int - North Rm	S	Opening on west side
132	J	Int - North Rm	N	North elevation
133	J	Int - North Rm	N	Blocked opening
134	J	Int - South Rm	S	Roof detail
135	J	Int - South Rm	NNW	Gen shot of room interior
136	J	Int - South Rm	N	Opening on west side of S elevation
137	J	Int - 1F Room	W	First floor joists and bracing
138	J	Int - 1F Room	NE	Gen shot of room interior
139	J	Int - 1F Room	SW	Gen shot of room interior
140	J	Int - 1F Room	S	South elevation
141	J	Int - 1F Room	S	Door interior detail
142	J	Int - 1F Room	N	North elevation
143	J	Int - 1F Room	E	Loading door interior detail
144	J	Int - 1F Room	N	Roof detail
145	J	Int - 1F Room	NW	Braced collar replacing tie-beam

Appendix 3: Architects plans



Architects plans of Buildings A - G, annotated to show their relationships. Scale 1:100 (Plans provided by Client)



Architects plan of Buildings H and J, annotated  
to show their relationships. Scale 1:100  
(Plans provided by Client)



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**Front Cover Photograph:** General view showing the threshing barn (Building A) and the implement shed (Building B), looking northeast.

**Back Cover Photograph:** Timber supporting post of open-fronted implement shed (Building C), looking north.