

# GRANGE FARM, WEST TORRINGTON, LINCOLNSHIRE

## PHOTOGRAPHIC BUILDING SURVEY

Site Code: GFWT 08  
LCM acc. no.: 2008.68  
Planning refs.: S/205/00678/08  
NGR: TF 1430 8132  
PCA job no.: 08-457

Report prepared for Mr David Hunt  
by

S. A. Savage

May 2008

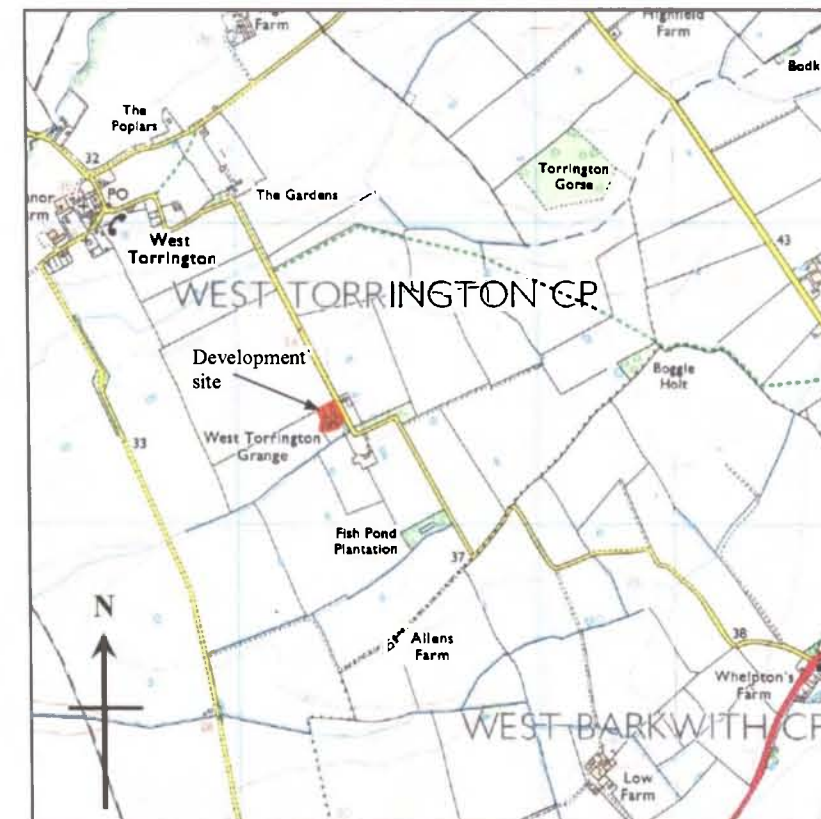
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**Summary**

- *A programme of building survey was undertaken on a group of farm buildings at Grange Farm, West Torrington, for Mr David Hunt.*
- *Documentary and cartographic research undertaken for this report has demonstrated that the farm was constructed between 1839 and 1842, at which time it was occupied by a tenant farmer, William Norfolk, who leased it from the local landowner, Sir Robert Sharpe Ainsley.*
- *Grange Farm is so named because of its proximity to the earthworks of a moated site, some 700m to the south of the farm, provisionally identified as the site of a grange of the Gilbertine priory of Bullington*
- *The designed layout of the original farm buildings, with the east and west ranges at an acute angle to the buildings of the north range, is unique in Lincolnshire: representing a model farm practicing the agricultural methods of a specific period in the development of Lincolnshire farming.*
- *Two phases of model farm construction are generally recognised, of which the construction of Grange Farm falls into the second phase, often referred to as 'High Farming'; such farms were often designed by engineers rather than architects, and share little common ground with the often fanciful designs of the earlier phase.*
- *Although the farm lies close to the extensive estates of Christopher Turnor, the foremost local proponent of the High Farming, it was not itself a 'Turnor farm', and seems to have pre-dated his main period of activity, precluding a Turnor influence on its original construction.*
- *The advantages presented by the novel design of this 'model' farm were quickly overtaken by the rapidly evolving farming practices of this period, and the design was not adopted elsewhere.*
- *The changes later wrought to these buildings, along with the addition of later structures albeit damaging to the original buildings, chronicle the continued development of local agricultural practices into the modern era.*



**Fig. 1:** Location map at scale 1: 25 000. The development site is marked in red.  
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**Front Cover Photograph:** Recent Aerial View of Grange Farm, West Torrington, looking northwest. (Reproduced by kind permission of Mrs Mary Hoban)

**Back Cover Photograph:** One of the gatepiers of the walled crewyards, looking southeast.

## 1.0 Introduction

Planning permission is being sought for 'change of use, extension and alterations to existing agricultural barns to provide four residential units, stable, workshop/hobby room, carport, garages, a garden shelter and store, with existing lean-to structures to be removed and provision of parking spaces' at Grange Farm, West Torrington. Pre-Construct Archaeology (Lincoln) has been commissioned by Mr David Hunt to undertake a scheme of building recording to mitigate the impact of the proposals.

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 (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: 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)

Grange Farm is approximately 1km SSE of the village of West Torrington, which itself is 3.5km north of Wragby, within the administrative area of East Lindsey.

The development site lies on slightly raised ground on the west side of a small lane which links the village of West Torrington to the A157 at West Barkwith. This lane takes an abrupt turn to the east shortly after the farm buildings, and at this junction a drive leads directly south to the farmhouse (now in separate ownership). The original farm buildings themselves are on a slight south-facing slope, the ground sloping by c. 0.8m over the length of the crewyards.

National Grid Reference: TF 1430 8132.

## 3.0 Planning background

Planning permission is sought for the conversion of redundant agricultural buildings to four domestic dwellings with garaging (planning ref. S/205/00678/08). The Historic Environment Officer for Lincolnshire County Council has recommended a scheme of Archaeological Building Recording 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.

## 4.0 Archaeological and historical background

The 'agricultural revolution' is generally perceived as occurring between the late eighteenth and late nineteenth centuries, and can be divided into two phases. The earlier phase, up till the end of the

Napoleonic Wars in 1815, was chiefly driven by high grain prices, when marginal land became worth bringing into cultivation. The 'planned' or 'model' farm, designed as a whole by an architect or agricultural engineer, first appeared in this period: 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 second phase, 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 (*ibid.*).

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 High Farming movement featured the construction of new housing for farm workers, as well as new farm buildings. The threshing barn was made obsolete by the invention of the threshing machine in 1786, so only storage for threshed grain and root crops was now required. Horses had taken the place of oxen as draught animals, so stables were routinely required; open-sided sheds were needed to house agricultural machinery and the larger wagons required to transport the higher yields of crops (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 model 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 crewyard 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

The place-name 'Grange Farm' indicates that the area was once ecclesiastical land. In the medieval period, a grange was an area of land owned by a religious house, which lay at some distance from the house itself, and was separate from its main land holdings. Normally, the religious house received such land parcels as grants from secular landowners; they would be occupied and administered by either a lay brother (granger) or a secular agent. A portion of 'Torrington' is known to have been granted to the Gilbertine priory of Bullington by William Mustel, probably in the late 12<sup>th</sup> century (M. Bennett, *pers. comm.*), while the valuation of monastic lands drawn up during the reign of Henry VIII, prior to their



dissolution, specifies that Bullington Priory had a grange in West Torrington, valued at four pounds and eight shillings (Dugdale *et al.*, 1830, p. 954). Although there is no conclusive proof that the current Grange Farm lay within Bullington Priory's estates, a rectangular earthwork to the south of the present farm is described in a nineteenth-century gazetteer as '*a moated area, supposed to be the site of a religious house*' (White, 1842, p. 432), and it seems plausible that this earthwork is the site of the grange. The earthwork itself is now largely filled in, although a small portion remains visible (HER ref. PN 40338). The only other sites of archaeological significance recorded by the Lincolnshire Historic Environment Record in the neighbourhood of Grange Farm are two areas of ridge-and-furrow earthworks, directly to the east and south of the farm, indicating that this was strip-cultivated arable land in the medieval or early post-medieval period.

No enclosure award plan of West Torrington was available, as the parish was privately enclosed in 1755; the vicar received 2 parcels, of 9 and 10 acres, in lieu of tithes. A map of 1797 is extant, but has not been seen by the author: it is described as showing the village as a nucleated settlement, with large new enclosures arranged in a north-south sequence, to obtain a range of land types and good access to roads and lanes. Three larger farms, two minor ones and two smallholdings are shown: the farms remained in the village street, with little evidence of building in the open fields (Beastall, 1978, p. 29).

Very little development appears to have taken place in the parish in the late eighteenth and early nineteenth centuries, as the 1797 map was used unamended as the tithe award plan in 1839 (*ibid.*). The tithe award shows almost the entire parish as lying within the estates of Sir Robert Sharpe Ainslie, Bar<sup>t</sup>; Christopher Turnor and the Vicar of West Torrington both had minor landholdings. A small portion of the Ainslie estate, chiefly woodland, remained in hand, but most was divided between two tenant farmers, John Adams and William Norfolk (fig. 3).

The frequency of the element 'close' in the listed field names indicates that this was recently enclosed land. No buildings are depicted in the field where Grange Farm now stands: this plot is numbered 36 in the accompanying tithe award, and is listed as part of John Adams' land. Adams held only three fields in the neighbourhood, forming an awkwardly-shaped enclave within an area otherwise farmed by William Norfolk.

White's Gazetteer of Lincolnshire for 1842 records Sir Robert Sharpe Ainslie, Bar<sup>t</sup>, as lord of the manor of West Torrington, and patron of the church, entitled to appoint the vicar. The 'Grange Farm' listed among the business entries can confidently be identified as the subject of this report by its description: '*Near the Grange Farm is a moated area, supposed to be the site of a religious house*'. William Norfolk is listed here as the occupant of the Grange Farm (White, 1842, p. 432). This places the construction of the Grange Farm at between 1839 and 1842 (assuming that the tithe award plan had not been altered from the 1797 original because no changes were necessary), and shows that the tenancy of plot 36 had changed hands in this period: it seems plausible that the farm was built for Norfolk at the time when he acquired this land.

Both Adams and Norfolk are listed as farmers in West Torrington in the Post Office Directory for 1849, but no further details can be traced, as their farms are not named (Post Office, 1849). However, Norfolk had certainly ceased to occupy Grange Farm by 1856: the 1856 edition of White's Gazetteer lists John Adams and John Booth Sharpley as farmers (again, without naming their farms), but William Norfolk no longer appears (White, 1856).

The 1<sup>st</sup> Edition 6" Ordnance Survey map of 1886 depicts the full extent of Grange Farm, here labelled 'West Torrington Grange', with its distinctive fan-shaped spread of buildings, lying well to the north of the farmhouse itself, and another range of buildings – two tied cottages – on the opposite side of the road (fig. 4). The rectangular earthwork that may represent the site of the original grange can be seen near the base of the reproduced extract, while the presence of an artificial fish pond in Fish Pond Plantation, between Grange Farm and the earthwork, may add further weight to this conjecture, as the imposition of frequent fast days encouraged the practice of fish farming on many monastic sites.

The layout of the farm buildings and adjacent fields is unchanged on the 2<sup>nd</sup> Edition 6" Ordnance Survey map, which was still based on the 1886 survey, but revised in 1905 (fig. 5). The only marked differences are the absence of a pump outside the farmhouse, suggesting that it now had an internal water supply, while the pump previously shown outside the cottages on the eastern side of the road is now marked as a well.

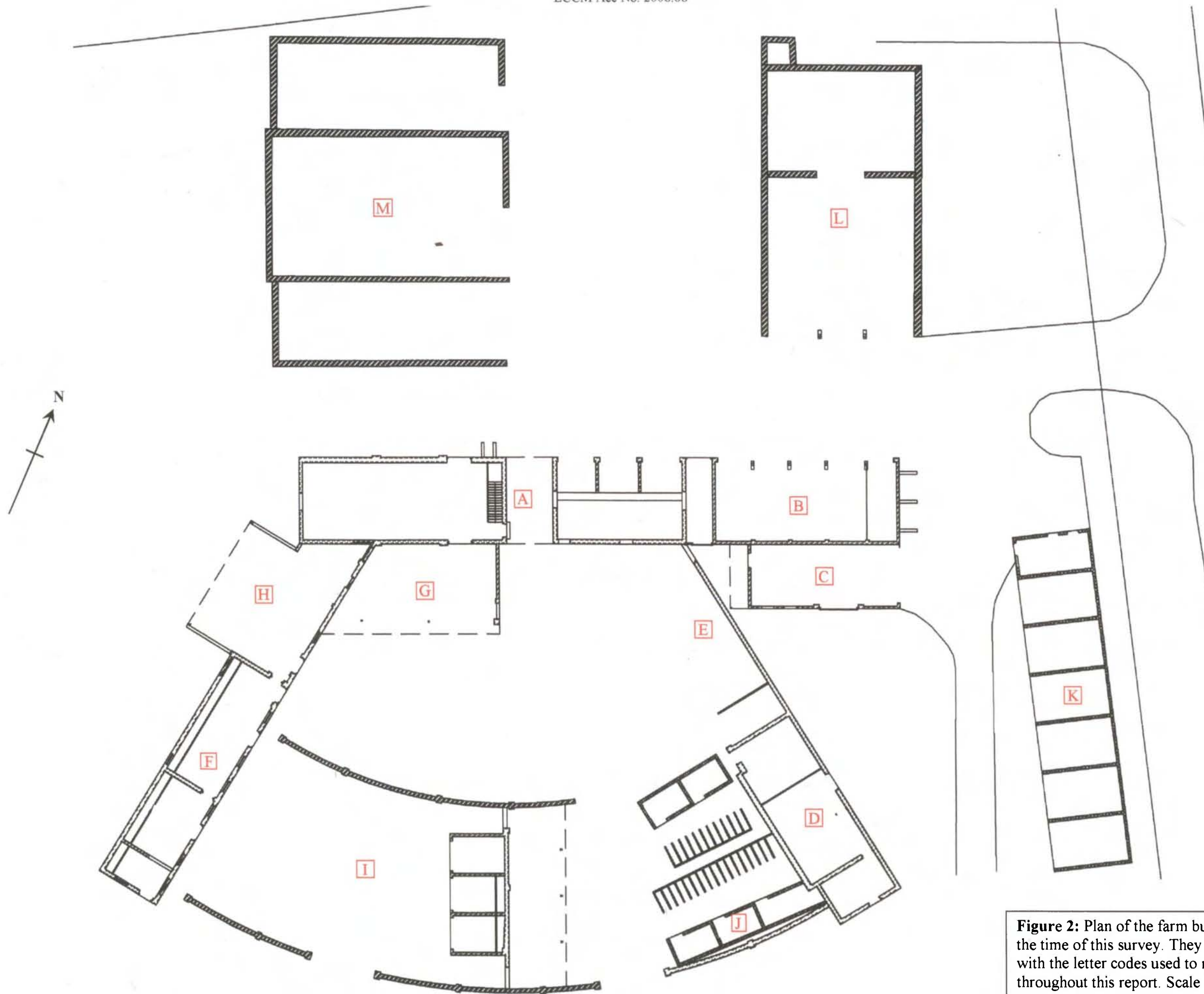
The Lincolnshire Archives Office holds a series of working plans drawn up in or shortly after 1910 as valuations for the Land Tax. This was more correctly known as the Increment Value Tax, and was a tax on the increase in the value of private land resulting from publicly funded developments such as roads and services. The base valuation was taken on 30<sup>th</sup> April 1909, although the valuation process itself went on until 1915 – an estate would then be re-valued on any occasion when it changed ownership, and the difference would be taxed. Valuation books and field books were kept, and working plans and record plans drawn up on specially printed copies of the 25" Ordnance Survey maps. An extract from a working plan is reproduced as fig. 6. The plan is based on the 25" OS map of 1905 (itself a revision of the 1886 map), and has been annotated in pencil by the surveyor. The farmhouse is labelled 'House', with 'Outbuildings' adjacent: the farm buildings are labelled with a series of letters. The key to this labelling was too faintly written to appear on the copied extract, but is transcribed adjacent to fig. 6.

## 5.0 Methodology

The primary photographic fabric record was undertaken on 18<sup>th</sup> April 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). 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. 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 fenestration and fittings, where present. Weather conditions on the day were overcast with occasional light showers, which necessitated the use of flash in nearly all interior situations.

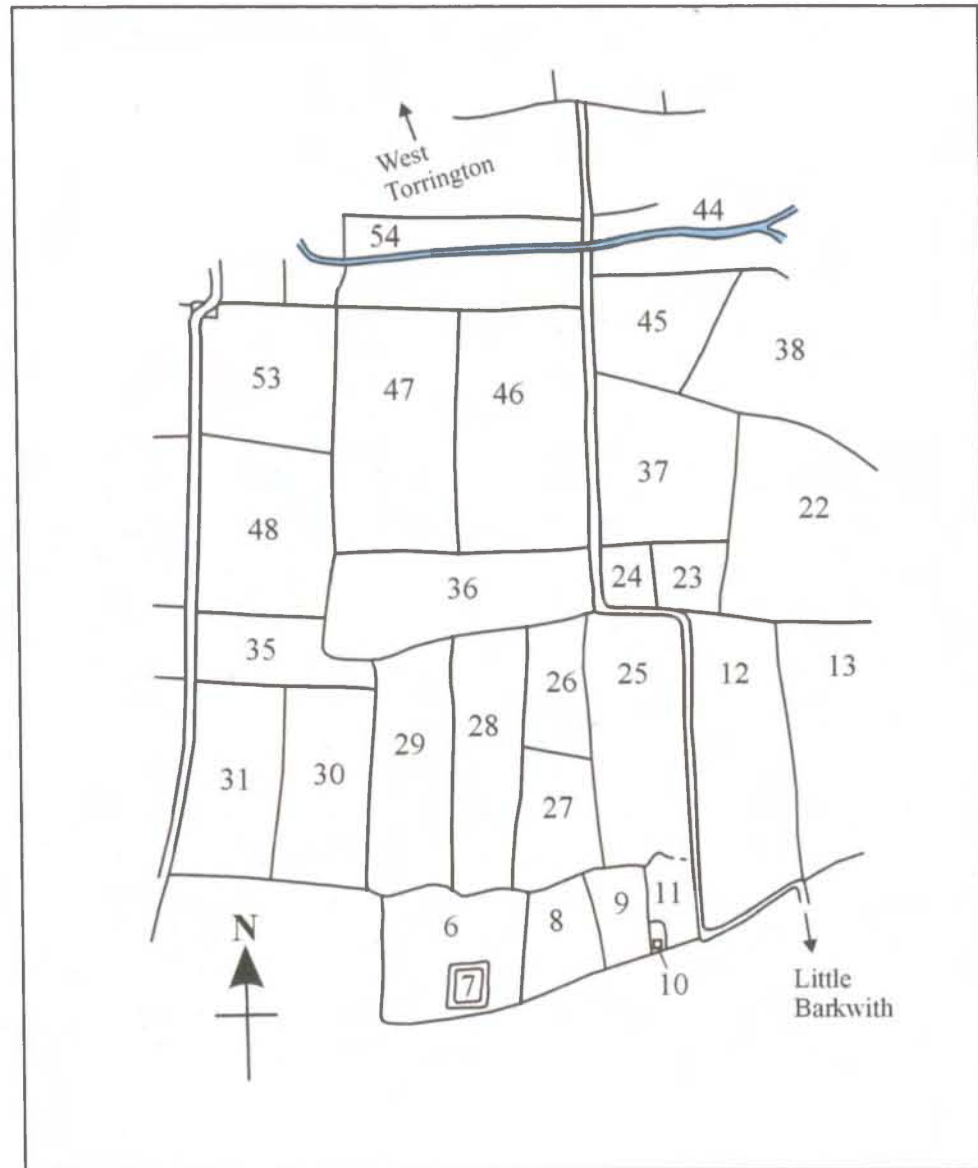
The author returned to the site on 6<sup>th</sup> May 2008, when the photography was complemented by detailed written descriptions of all of the structures, measured sketches, and scale and analytical drawings where possible. The opportunity was also taken on this visit to speak with Mrs Mary Hoban, who was born at Grange Farm in 1947, and whose family have farmed here since that date. Mary's memories of the farm and knowledge about the farming practices undertaken have proved invaluable in the preparation of this report.





**Figure 2:** Plan of the farm buildings extant at the time of this survey. They are identified with the letter codes used to refer to them throughout this report. Scale 1:300.





No.	Landowner	Occupier	Name	Land use
12	Sir Robert Sharpe Ainslie, Bar <sup>l</sup> .	William Norfolk	Furze Close	Arable
23	"	William Norfolk	Walkers Close	Grass
24	"	William Norfolk	Walkers Close	Grass
25	"	William Norfolk	Furze Close	Arable
26	"	William Norfolk	Nelson's Close	Arable
28	"	William Norfolk	Mass Nooking	Arable
29	"	William Norfolk	Croopers	Arable
35	"	John Adams	Little Bottom	Grass
36	"	John Adams	Long Bottom	Grass
37	"	William Norfolk	Thompson Close	Grass
46	"	William Norfolk	Russell Close	Arable
47	"	William Norfolk	Seed Close	Arable
48	"	John Adams	Sands	Grass

**Figure 3:** Extract from the 1839 title award plan, reproduced at half the original scale of 8 chains to the inch, with an extract from the title award document detailing land use and ownership.



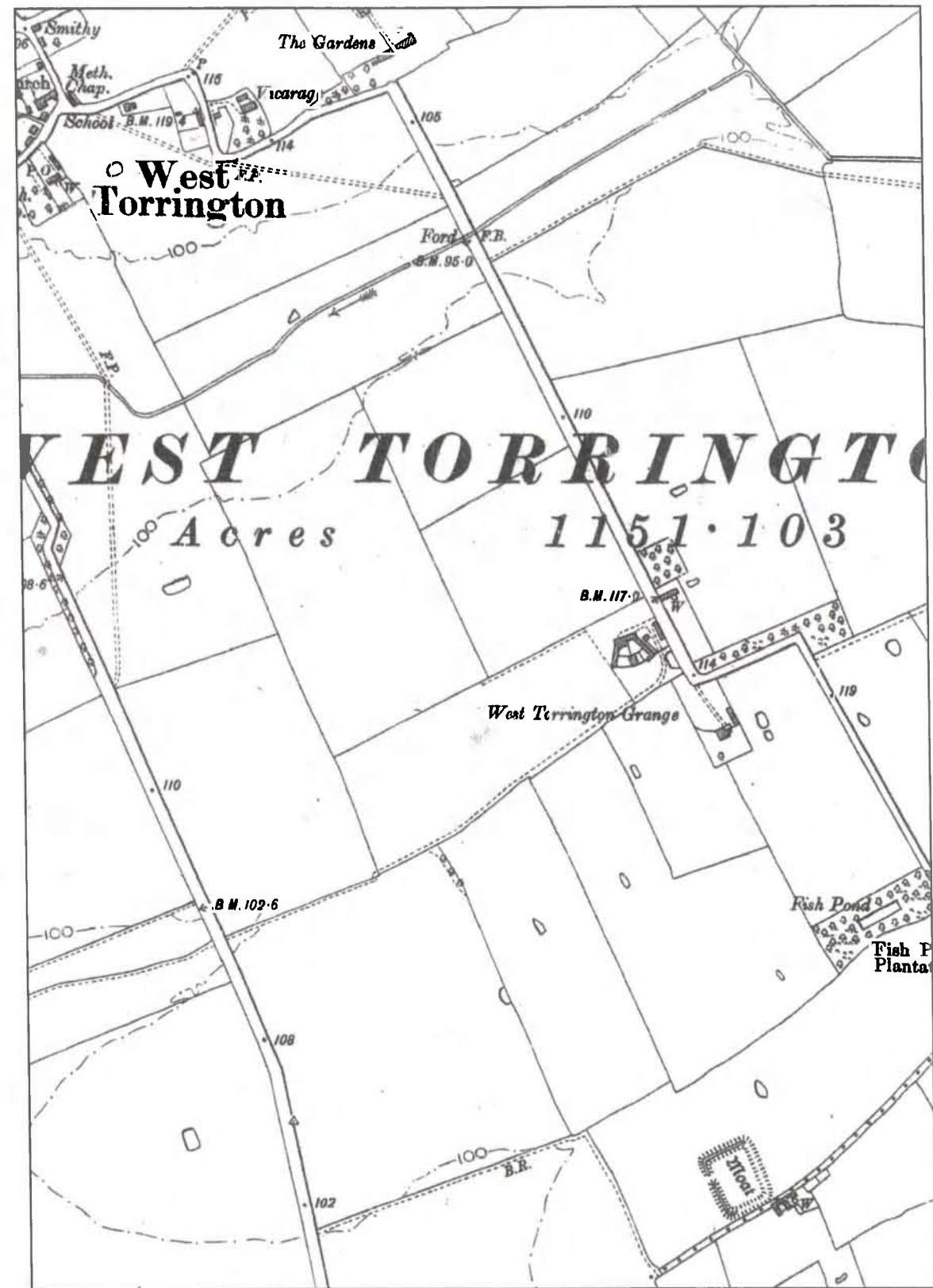
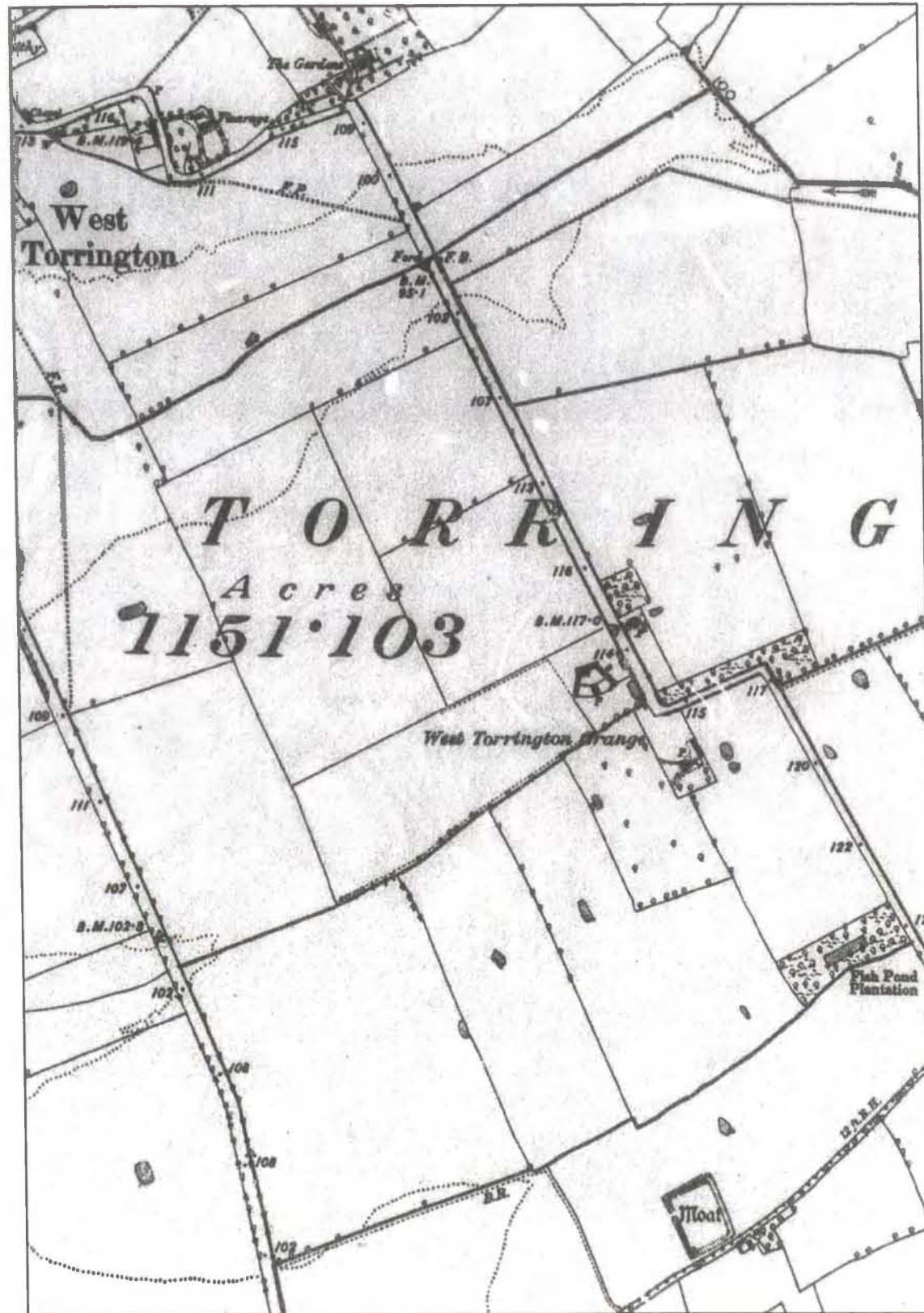
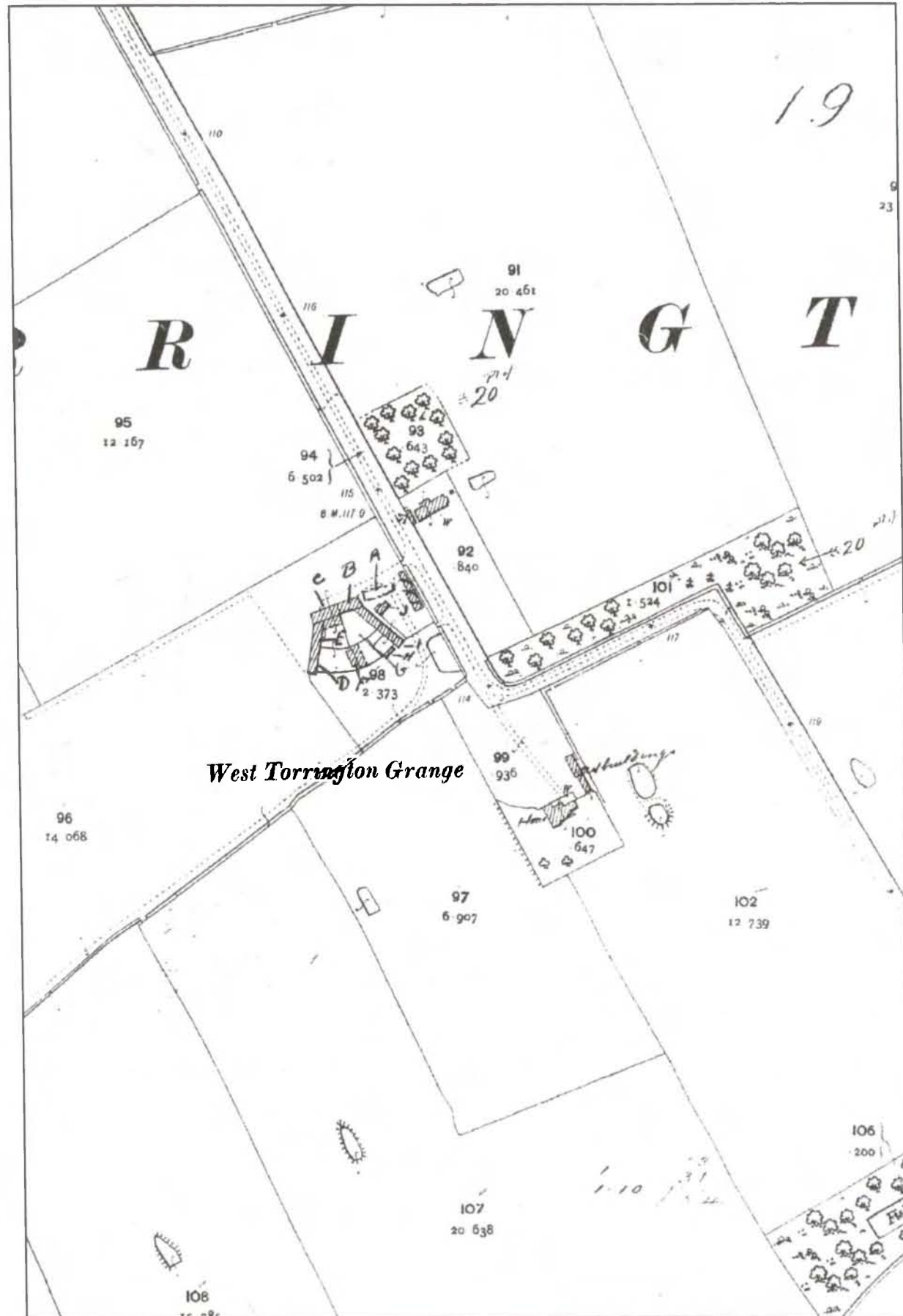


Figure 4: Extracts from the Ordnance Survey maps of 1886 (left) and 1905 (above). Grange Farm is labelled 'West Torrington Grange' on both maps. Not to scale.





The buildings of Grange Farm have been lettered in pencil, with a series of notes identifying each building, as follows:

Farmstead:

- A. B + T [brick and tile], Waggon Shed
- B. B + T, Waggon Shed with granary
- C. Barn with granary
- D. B + T, Stables for horses
- E. B + T, Chaff store
- F. B + T, Cow House
- G. 3 Crew Yards with B + T sheds
- H. B + T, Hen houses
- I. B + T, Goat shed
- J. B + T, Cow house

The Grange House, BS [brick and stone]

- 6 Bedrooms
- 2 Sitting Rooms
- 2 Kitchens
- 1 Dairy
- 1 Pantry
- Out Buildings
- B + T Coach house
- Stables and coach and wood house

An additional note lists:

Timber –	23 Oak at £1-0-0	= £23-0-0
	21 Ash at £1-10-0	= £31-0-0
		= £54-0-0

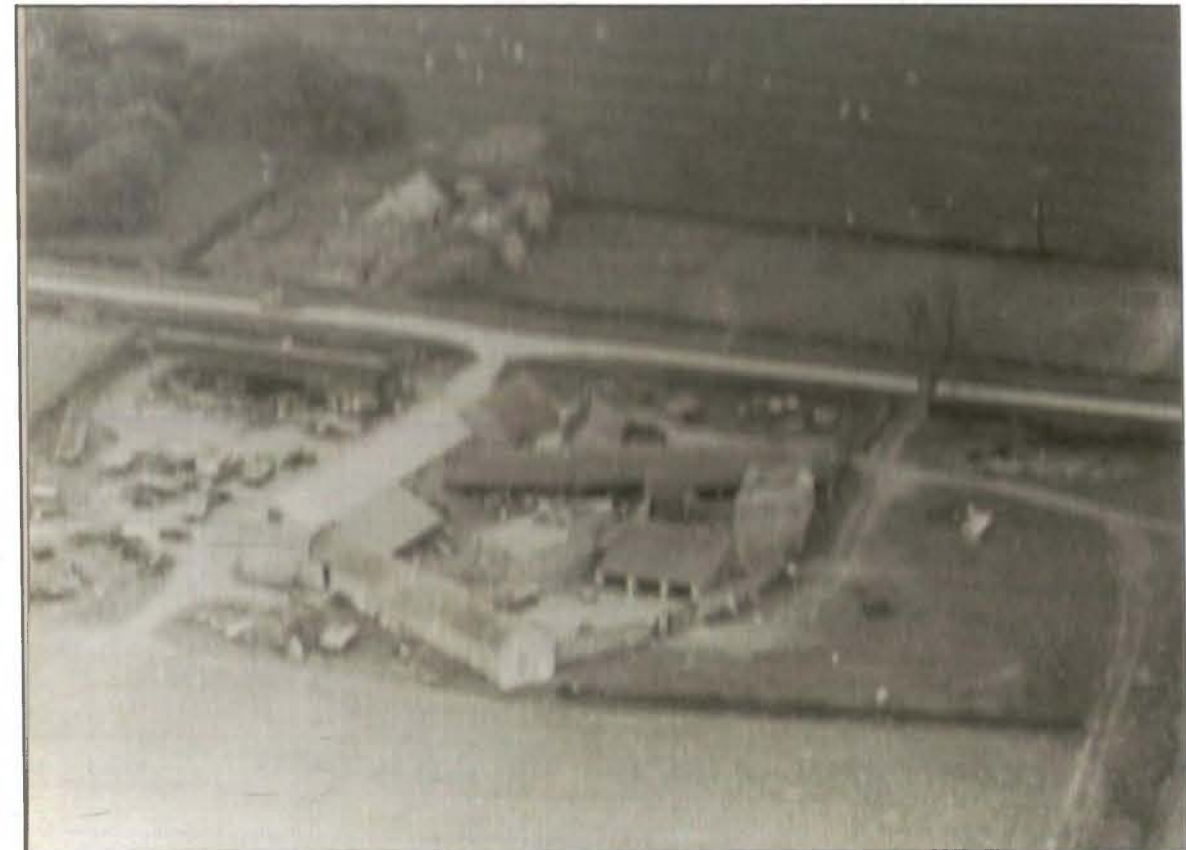
This refers to the value of the plantation in the bottom right corner of the extract.

**Figure 5:** 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.





**Fig. 6a:** Aerial photograph taken of Grange Farm in the early to mid 1950s (Mary Hoban, *pers. Comm.*). At this time the barn/granary had its original pantile roof. A building is present on the eastern side of the east range, which is no longer extant on the site.  
(Reproduced by kind permission of Mrs Mary Hoban)



**Fig. 6b:** Extract of an aerial photograph taken of Grange Farm in 1964 (dated on reverse). By this time the barn/granary had been re-roofed and Building L, built in the stack yard to the north of the farm, is open-sided. The pond, which provided water to the farm, can be seen between the lane and the track on the right of the picture.  
(Reproduced by kind permission of Mrs Mary Hoban)



## 6.0 Phased Photographic Building Record

### General Site Arrangement

The site comprised a collection of farm buildings, with the most historically significant buildings located in the southern half of the site. The majority of these were constructed of brick and, with some exceptions, retained their original pantile roofs.

The traditional farm buildings are arranged in an unusual plan form. On the north side, a conventional two-storey barn/granary building was present. This building was aligned east-west, its eastern half occupied by a cartshed with an arcade of open bays facing north. A central opening gave access to the crewyards to the south. Two ranges of single storey outbuildings (stables and cattle shelters) were joined to this structure at acute angles to maximise space and sunlight for the crewyards between them. These were delimited by two curved brick walls, with a centrally placed open shelter, to create three separate crewyard areas.

Two large modern storage structures occupied an extensive concrete apron to the north of the original farm.



1

### Constraints

Some parts of the farm were in a derelict state at the time of the photographic survey, and could not be closely approached. The northern part of Buildings L and K were locked, as they were in use as a farm equipment store. Only external photographs and descriptions of this part of the structure are submitted here.



3



4



2



5



**Site Setting**

The Grange Farm site occupies slightly raised ground on the west side of a narrow lane, which runs north-south past them before turning sharply to the east just to the south of the farm. The farmhouse formerly associated with these buildings, now in separate ownership, is located with its own outbuildings at some distance from the development site in an adjoining field to the south, its drive leading directly south from the corner described above. A pair of workers' cottages, also in separate ownership, is located on the other side of the lane from the farm entrance.

The landscape here is largely open, with uninterrupted views to the Lincolnshire Wolds to the east, and westwards to Lincoln Cathedral. The boundary hedge of the farm has a few mature trees, and a plantation of mixed deciduous woodland occupies the land on the opposite side of the lane to the southeast.





**Phase I - The Model Farm**

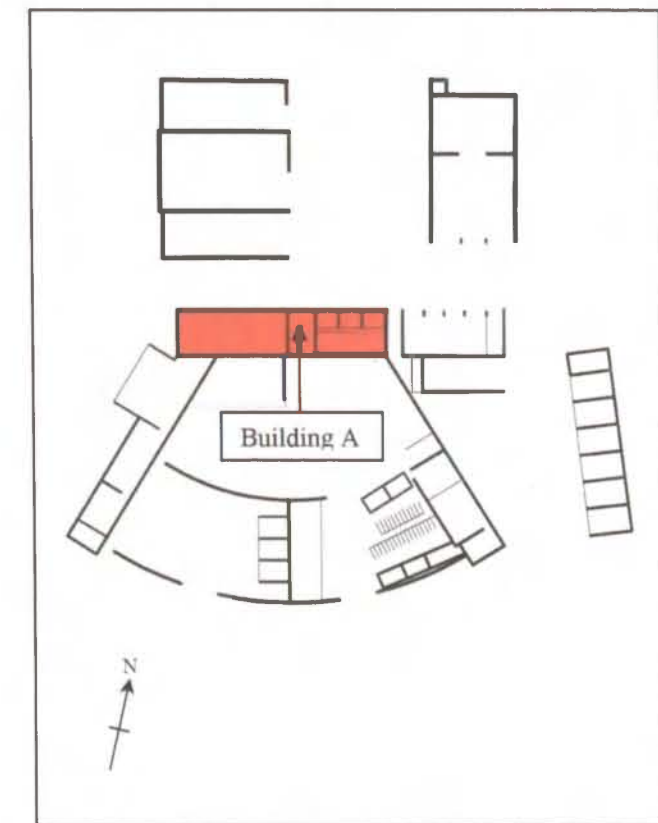
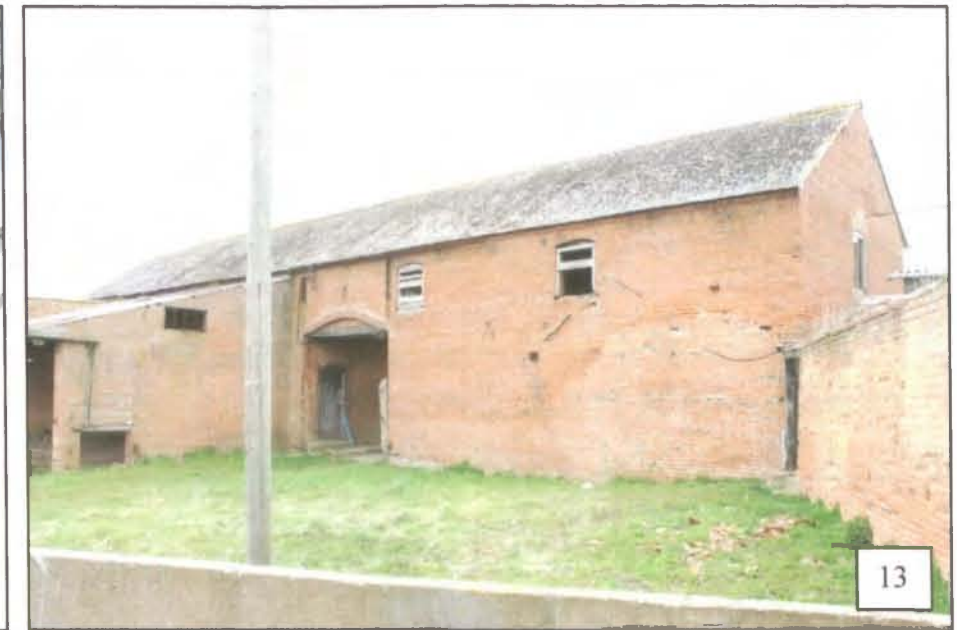
As discussed previously, historical research undertaken as part of this survey has demonstrated that the farm buildings were constructed c. 1840, conforming to a single model farm design. The buildings forming this initial farm set-up were Buildings A, D, E, F and H.

The buildings of this phase all have common elements in their construction. They are built in an orange-red brick (Brick size 8½" x 4¼" x 2½-2¾"); their walls are generally 13½" in thickness and in a 3-course English Garden Wall (EGW) bond (i.e. 3 courses of stretchers to one of headers). They have a projecting dentilated eaves cornice over a single row of slightly projecting stretchers. With some notable exceptions, the openings for doors and windows have a shallow-arched lintel of axed brick, alternating stretchers and pairs of headers above the door openings, and of only stretchers above the windows, cut square on the upper side. The windows have timber sills.

**Building A**

This building formed the north range of the farm: it is the only two-storey structure, and in Phase I functioned as a threshing barn and cart shed, with a granary above. Later extensive alterations have masked much of its original internal arrangement, and few original fixtures and fittings survive.

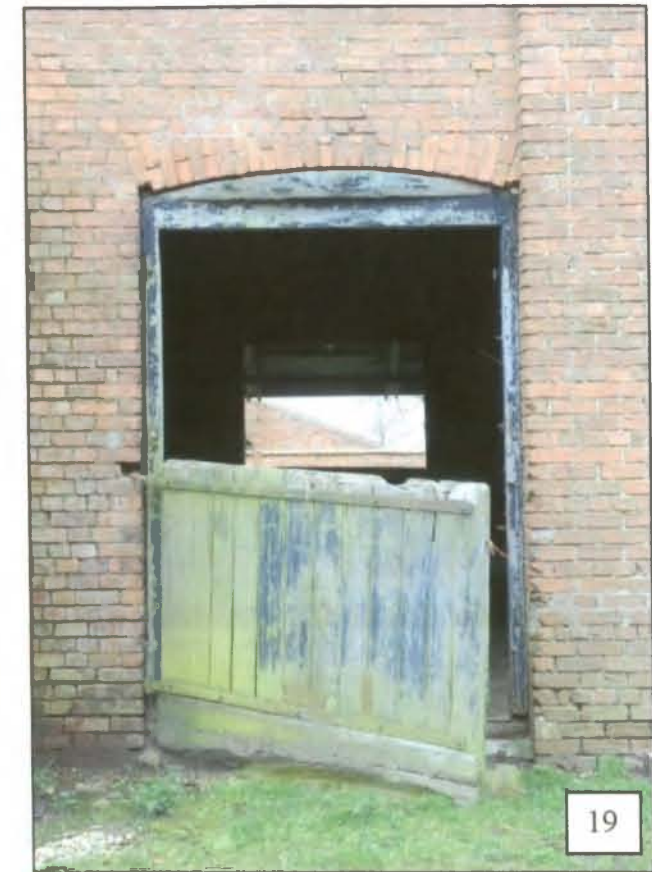
The threshing barn, with a granary/hayloft above, occupied the western part of the structure. It had only a large door at ground floor level, and two large openings at first floor level, one of which has been bricked up, while the west elevation had a similarly sized window opening on the first floor.







The western part of Building A does retain some original features: on the north side, the large stable-type door at ground level is of ledged and diagonally braced beaded plank construction, with long strap hinges. The first-floor ledged and diagonally braced plank loading door is in an original position, but may itself be a replacement.



The roof, although now reclad in corrugated asbestos cement panels, retains the heavy timbers of its original construction. It is of collar rafter construction with chamfered collars, a ridgeboard and staggered butt-purlins, their pegged tenons projecting through the rafters. In the western part, which has lost the stiffening effect of its first floor, four three-part iron tie-rods span the structure, centrally suspended from the nearest tie-beam or collar.



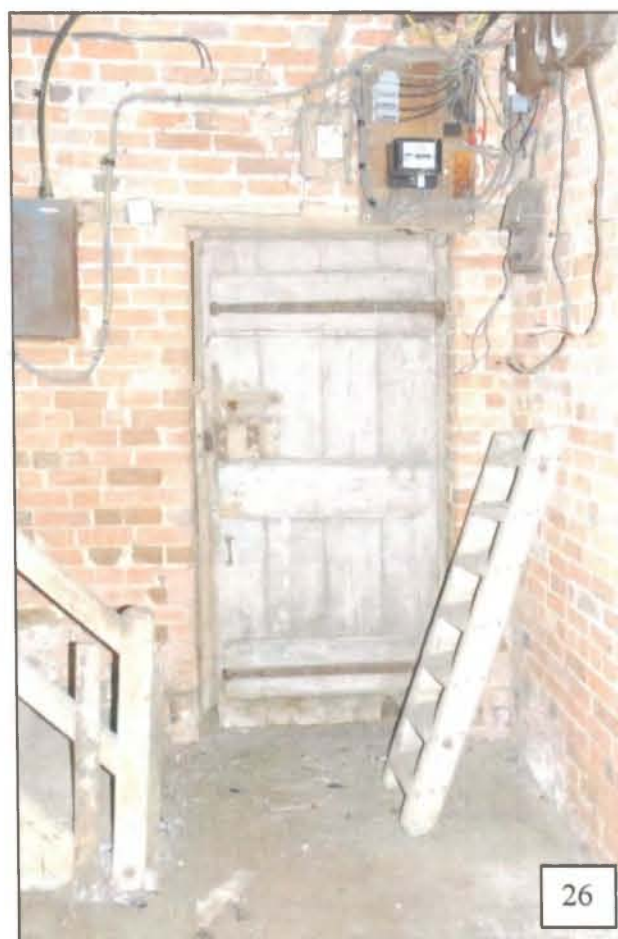


Directly opposite the ground floor doorway in the north wall, a similar door was present on the south side. This comprised a pair of ledged and diagonally braced plank stable-type doors, which originally gave access to the northern crewyard.

On the south side a diamond pattern brick ventilator was also present: this was centrally placed at first floor level.



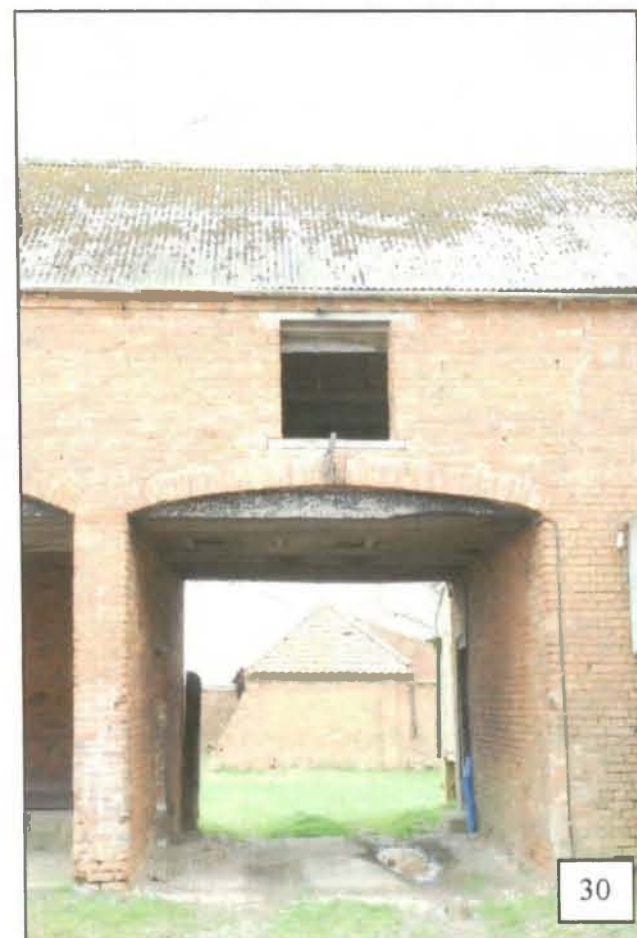
At the eastern side of the barn, a smaller doorway gave access to the through-passage from the stackyard to the crewyards. This door was of ledged beaded plank construction, with long strap-hinges and a wooden latch and lock.





The eastern part of Building A was built as a 3-bay cartshed, with a granary on the first floor. To the west of these bays, but centrally placed in the building, a wider shallow-arched opening gave access to the yards.

The north elevation is dominated by these openings, and has two smaller windows at first floor level. The south elevation is blind at ground floor level, although it retains the scars of building E, which has now disappeared. This side too has two windows at first floor level, while a further window, present in the east gable wall, is in a partially bricked up larger opening, suggesting that there was originally a hayloft door here.



A joint in the brickwork can be seen running diagonally up the wall to the west of the arched through-passage opening, the header courses of the EGW bond are not continuous across this joint. Rather than being indicative of a change in the phase of construction, this joint attests to the brickwork of the western part of the structure being finished before the eastern (cartshed) brickwork was completed.





The granary windows, now in a poor state of repair, had vertical iron bars and horizontal timber louvres, retained in the frames with pegs, allowing them to be opened or closed.

The original first floor of the building was only present in the northwestern part of the structure: it comprised 9" wide tongue and grooved floorboards running north-south.



The roof was of similar construction to that seen in the western part of the building, and had been identically treated.



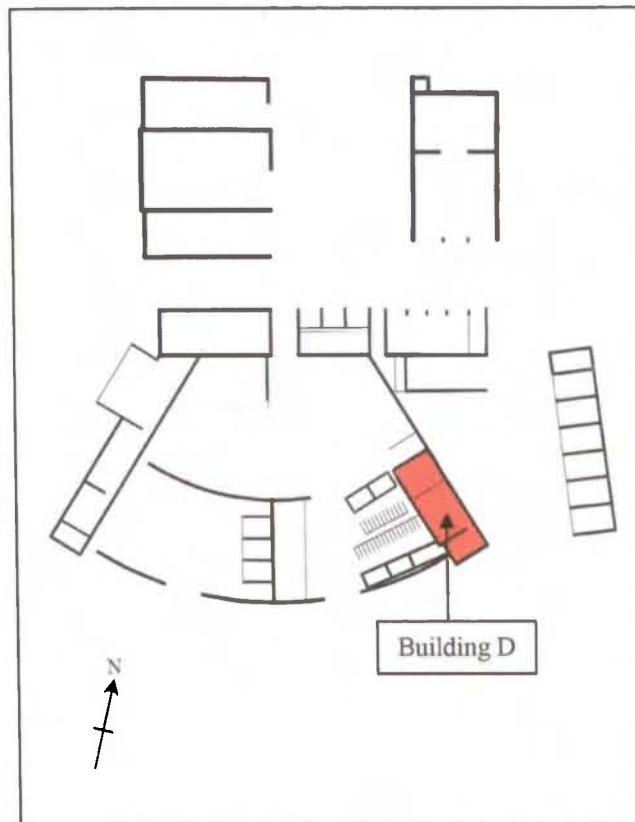


**Buildings D and E**

These buildings formed the east range of the model farm. They functioned as open-fronted animal shelters and pens. Building D has been heavily altered in recent times, especially since the construction of the pigsties to its west. Less survives of Building E: only the east wall remains intact, the roof having collapsed.

**Building D**

Like the other buildings of this phase, this building was constructed in 13" thick brickwork in 3-course EGW bond, with a similar dentil eaves cornice. It had a pitched pantile roof. The doorway in the south wall appears original, but a window here has been bricked up. A further door has been bricked up to the south of the boundary wall on the west side.



The door in the south wall is of ledged plank construction, and is of a stable-door type, it is probably not original.

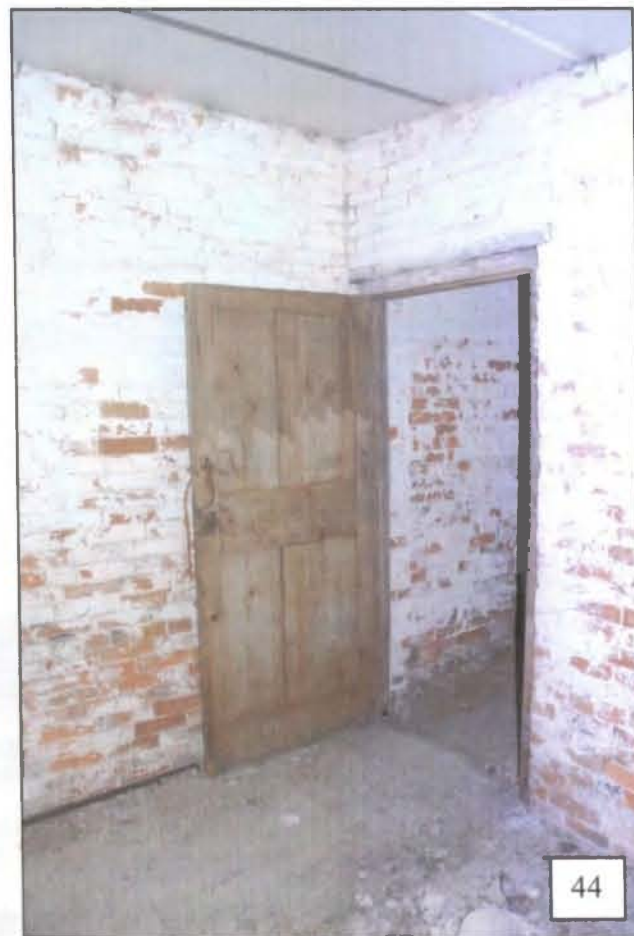
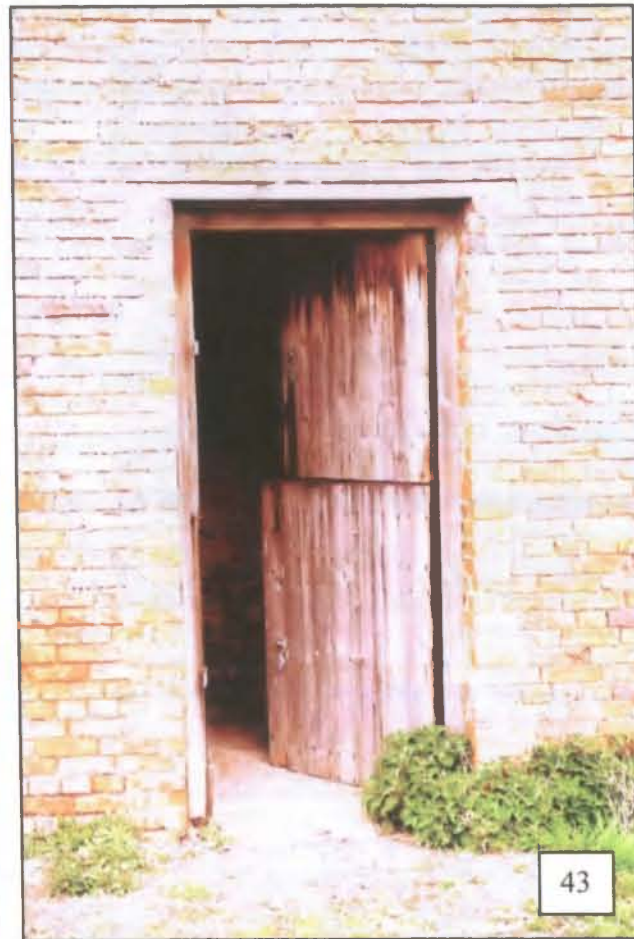
The upper part of the south gable is of a dark red brick, it is unclear if this represents a rebuilding of the wall, or a variation in the brick originally used in the construction as this wall was not visible from the inside.

This building was originally an open-fronted animal shelter with a small, enclosed room on the south side. This room is marked on the 1910 25" Land Tax Survey as being the 'Goat shed'.

In the 1950s, Mary Hoban remembers that it was in this room that the pigs were killed and butchered.







Inside, the structure has been recently modernised, but the small, enclosed room at the south end of the structure retains some original features. The timber lintel of the blocked window in the south wall is still present, and in the west wall, the timber lintels of two blocked doorways can be seen, flanking a brick alcove. The framed and ledged four-panel door giving access to the rest of the building also appears to be an original feature.

The roof is of collar rafter construction, with clasped through-purlins and chamfered collars.

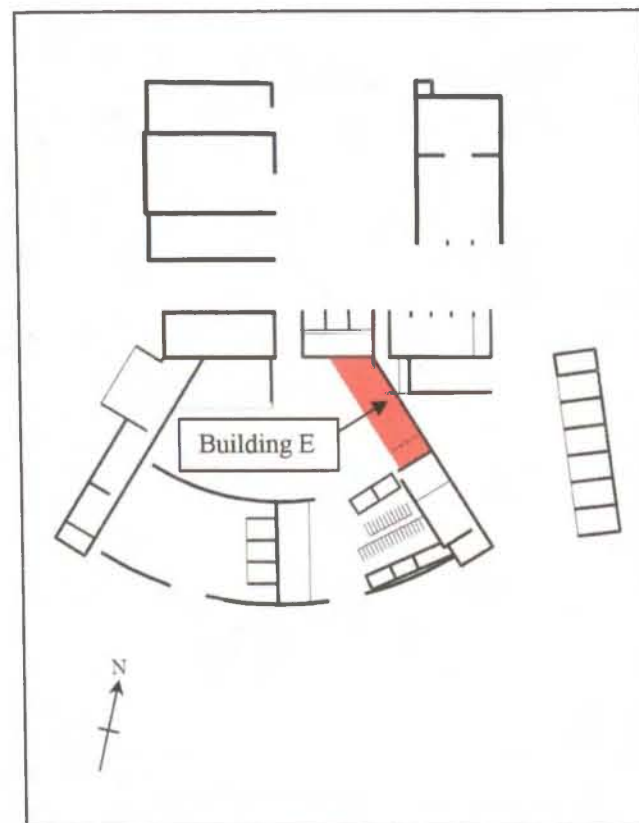


**Building E**

Little remains of the northern part of the east range. According to the aerial photographs, this was a four-bay open-fronted cattle shelter similar to Building D.

The original dimensions of the structure are evidenced in the scars on the south wall of Building A, where the roofline is still visible and a tie-bar endplate from the western wall-plate remains on the inside.

The eastern (rear) wall of the structure has been retained as a boundary to the yard. It retains its eaves dentil cornice, and a blocked window is present in the centre of this wall.



A vertical joint is present in the brickwork between this and Building D. Like Building A, this probably represents the completion of one of the buildings before the other during original construction, rather than a change of phase.

Above wall-plate level, the gable wall dividing Buildings D and E is of only 9" construction, with two brick pillars supporting the purlins. This is a common construction method employed in farm buildings of the period.



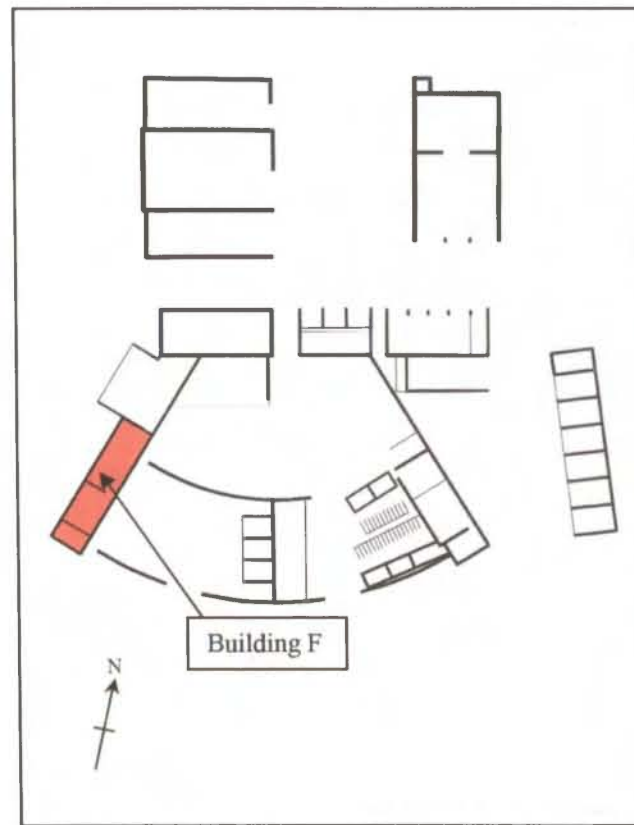
**Buildings F and H**

These constituted the western range of the model farm. Like Buildings D and E, they too functioned as animal shelters and loose boxes. They were more formalised than Buildings D and E, the crew yard side being enclosed, with windows providing light and ventilation and doors giving access from the central yard area.

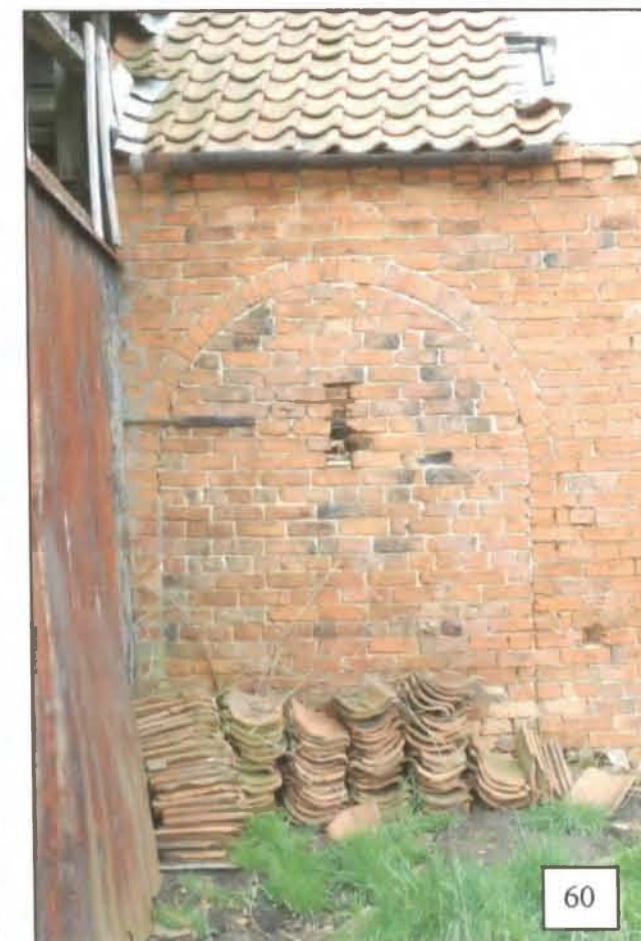
**Building F**

The southern part of Building F remains much as it must have been at the time of its construction (at least in arrangement, if not in detail). In the northern part of the structure the roof has collapsed following the failure of the tie-beams.

These buildings conform both in construction and style to the scheme already established in the other buildings of this phase: they are constructed in orange/red brick in 3-course EGW bond, with a wall thickness of 13½". They have pitched pantile roofs, with a projecting dentil eaves cornice.







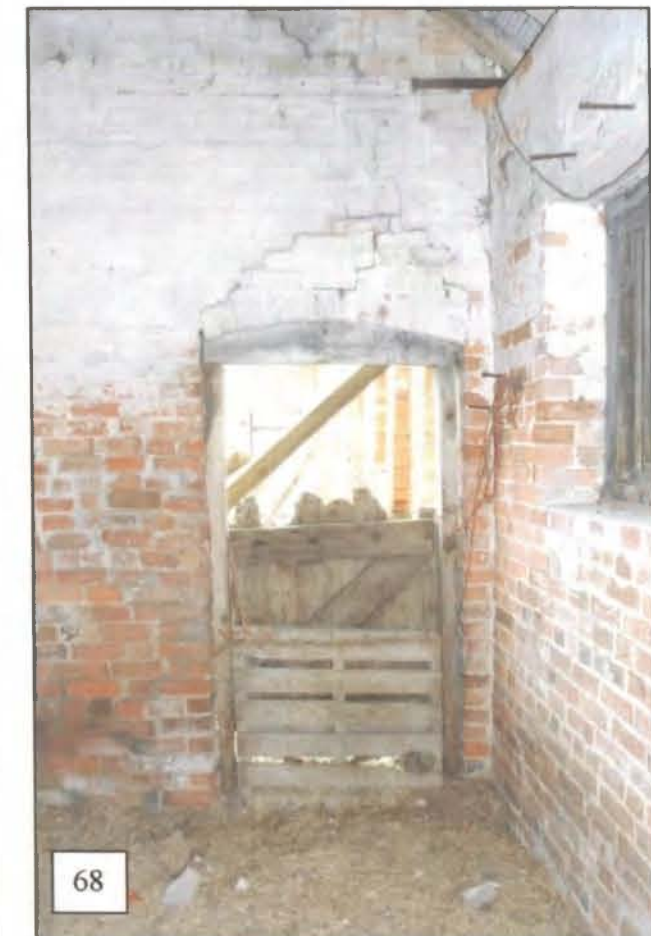
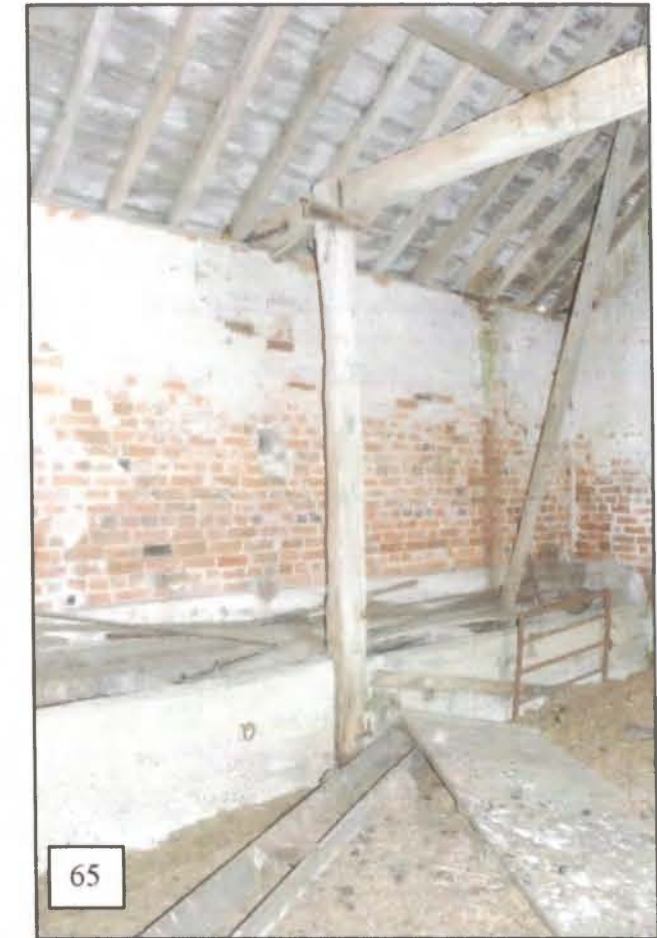
The southern part of Building F has retained its roof, and is divided into a smaller southern room, probably originally a loose box, with a larger room to the north. At the south side, the eastern (crewyard) elevation has a bricked-up door and window. The present entrance to this room is through the south gable wall, where a two-light window is also present; these are modern openings with concrete lintels.

A small loading door is present immediately below the eaves in the middle of the western elevation, while at the north end, a door with a half-round brick lintel has been bricked up. The remains of cast-iron guttering, downpipe and a collector box are also evident here.

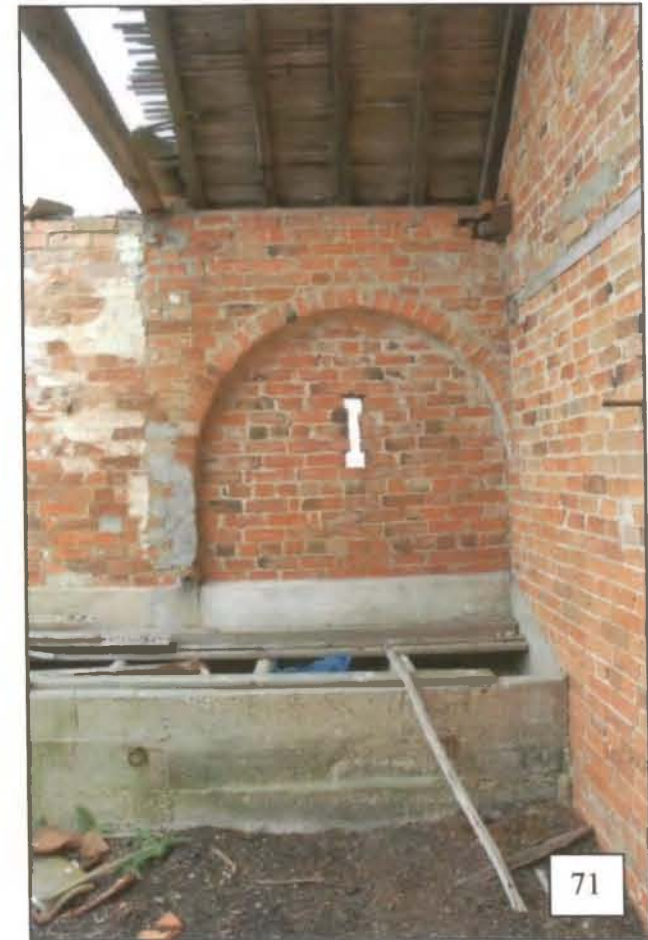




Internally, this part of the building has changed little since its inception. The smaller room to the south appears to have functioned as a loose box. Both this room and the rooms to the north have a concrete feeding trough running along the western wall. In the loose box, this retains a timber hayrack above. These rooms have been whitewashed, but this has been worn off on the lower parts of the walls. Below the remains of straw, the floors are of poured concrete. The roof structure is identical to that of Building B: a clasped through-purlin collar-rafter roof, with occasional chamfered collars; however, there are laths present above the rafters – although no sign that this was ever plastered. The original windows have been replaced by horizontally sliding slatted timber ventilators. A communicating doorway to the derelict northern room retains the lower half of a ledged and diagonally braced stable door.







The roof has collapsed into the northern room of Building F, obscuring most of the internal detail. Of note, however, is the bricked-up door on the west side with a half-round brick lintel. This has been bricked up, and a slot vent built in the centre. The doorway on the eastern side has a similar half-round lintel on the inside, but the exterior has a shallow-arched lintel. This appears to represent an alteration in the function of this area and suggests that a passage giving access from the field was originally present here. A rectangular brick 'honeycomb' ventilator is also present above the southern window on the eastern side of this room.



Building F is described on the 1910 survey as being stables. Mary Hoban remembers that the now derelict part of the building was the location of the dairy in the 1950s and 1960s.

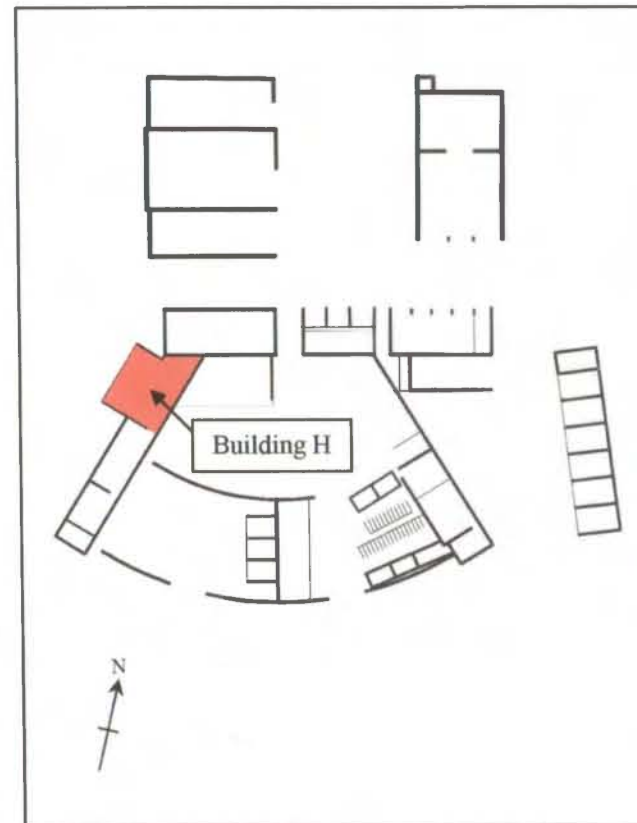


### Building H

Building H occupies the northern part of the west range of the model farm. It is similar in construction and style to the other buildings of this range, but the east (crewyard) wall differs somewhat in construction. The thickness of this wall, the only surviving wall here of Phase I date, is of only 9", with an extra leaf of 13½" brickwork around the door openings.

A window and a door have been bricked up in this elevation, both in the area now covered by the roof of the neighbouring lean-to shelter (Building G).

Building H has been recently altered, the west wall being removed and the roof extended to provide a larger, open-fronted covered area to the west.





The roof is similar to that of the other buildings of the model farm, of collar-rafter construction with chamfered collars and clasped through-purlins; three tie beams were present here.

A communicating door from Building A on the east side of the north wall has been bricked up, while a door on the east side of the south wall retains its pair of ledged plank stable doors and leads to Building F.

The floor is of large poured concrete panels.



The 1910 Land Tax Survey recorded this building as a 'Chaff Store': judging by the arrangement of the openings in this structure, it was originally constructed as stables.





### The Crewyards and Boundary walls

As first designed, the model farm had three crewyards. The unique layout of the buildings meant that, for little extra expense in construction materials, space and sunlight was maximised for both the crewyards and the surrounding buildings.

Judging by the layout of the surviving walls, there was a single northern crewyard, while the area to the south was divided by a central wall into two further crewyards.

Modern concrete aprons and later buildings now occupy the southern crewyards, but the northern area is less cluttered and retains the feeling of space envisioned by the initial design.





The crewyards were delimited by two east-west aligned curving brick boundary walls around 8ft in height, with regularly placed buttresses and pyramidal terracotta coping. The walls were 13½" in thickness, with 18" x 21" gate piers and buttresses, the buttresses having a chamfered top, while the gate piers had a pyramidal stone coping.

In the centre of the south boundary wall, a half-round brick arch provides evidence of a central drainage system.



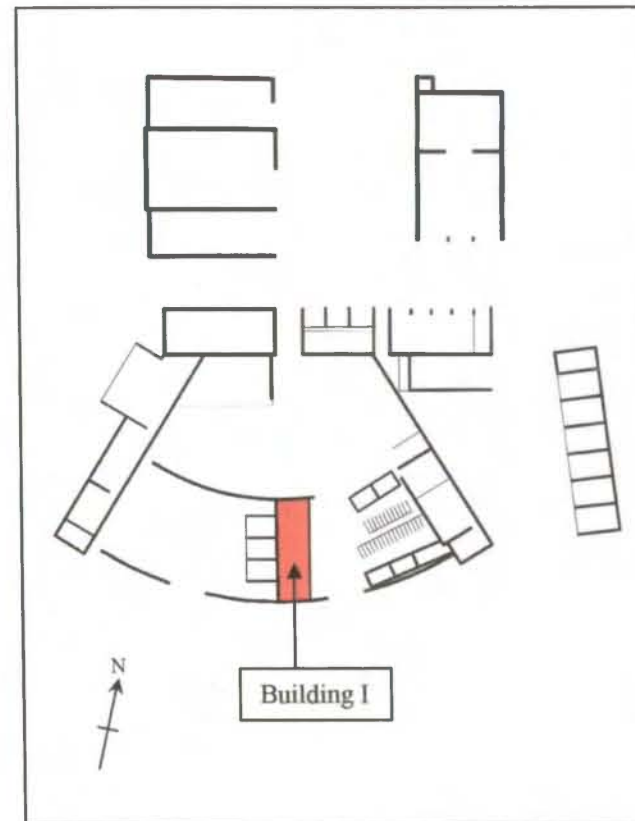


### Phase II – A flaw in the plan?

Several buildings were added early in the farm's history and are seen on the 1<sup>st</sup> ed. OS map of 1886. It is unclear if they represent improvements made to the original design or alterations resulting from further evolution of local farming practice.

#### Building I

This building was clearly constructed after the original crewyard, as it employs the brick dividing walls of the original arrangement as the north, south and west walls of its structure. As built, it was open-fronted to the eastern yard and would have been used for the storage of animal fodder (probably straw). Although primarily supplying material to the eastern yard, access was provided at the north and south sides to the western yard. Such structures are common in the design of the Turnor farms, which were predominantly E-shaped in plan, incorporating a double crew-yard arrangement with the central spine occupied with the storage of straw/fodder which could be easily distributed to either yard.



Building I comprised an open fronted structure, with its eastern side carried on three I-profile steel uprights set into concrete bases. This represents a renewal of an original timber structure here. The building is carried predominantly on the pre-existing walls of the crewyard boundary walls; their coping having been removed, only three courses of brickwork were added to reach eaves height. The newer brickwork was carried out in a much darker red brick, 2 3/4" in thickness.





Building I has a hipped pantile roof, of collar rafter construction with clenched through-purlins and chamfered collars. Interestingly, extensive traces of plaster remain adhering to the lath below the pantiles here. Four tie beams are present, but the southern three are of roundwood and may have been replaced when the timber of the open eastern front was renewed.

This building was later extended to the west to provide more animal accommodation here.



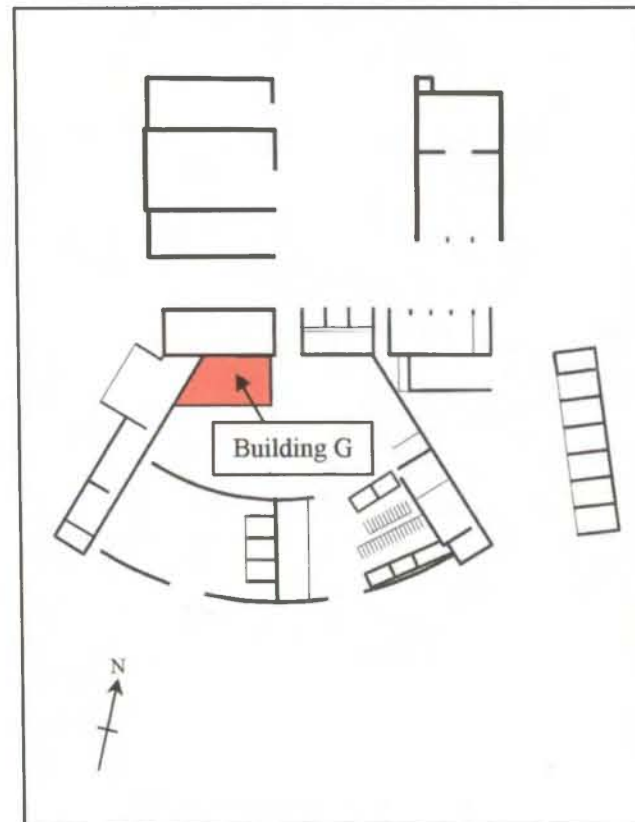


**Building G**

A structure is shown in this location on the 1<sup>st</sup> edition OS map; however, it is not as extensive as the structure seen here today.

Building G is a lean-to structure utilising the south wall of Building A as its main structural support. It is unclear now how the roof of the original building was supported on the west side, but an east gable wall is present in which two clear building phases are evident. It seems likely that the earlier structure represented in this wall is part of that seen on the OS map of 1886.

The original structure was constructed in 3" brick, in 5-course EGW bond. The east wall was 9" in thickness, with a 14" thick buttress at the south side.





The modern structure appears to be a direct replacement of the earlier one, extending it to the south, and raising the height of the eaves. This was carried out in a lighter 3" brick. A top-hung metal-framed four light window is also present in this wall. The roof is of corrugated metal sheets and is carried across the open front on 6" steel channel, supported on two 4½" diameter steel pipe uprights.

It is likely that Building G was constructed as cattle accommodation or as fodder/straw storage for the northern yard. As extended, the building served as a cattle shelter for overwintering stock, when the northern crewyard was divided in two by a temporary north-south fence (Mary Hoban, *pers. comm.*)



Two further buildings shown on the 1<sup>st</sup> edition OS map are no longer extant on the site.

#### **Precursor to Building C**

The 1<sup>st</sup> edition OS map of 1886 shows a building to the northeast of the eastern range, located to the south of the modern position of Building C. Although it is possible that this was part of the original model farm design, the layout of the model farm appears too compact for such a building to have been built so close to the east range without having been incorporated into it.

The building appears on the aerial photographs, and seems to have been demolished prior to the construction of Building K. On the 1910 survey, it is listed as a Brick and Tile Cow House, but by the 1950s it had become the saddlery / tack room for the farm (Mary Hoban, *pers. comm.*).

#### **Building on the site of Building K**

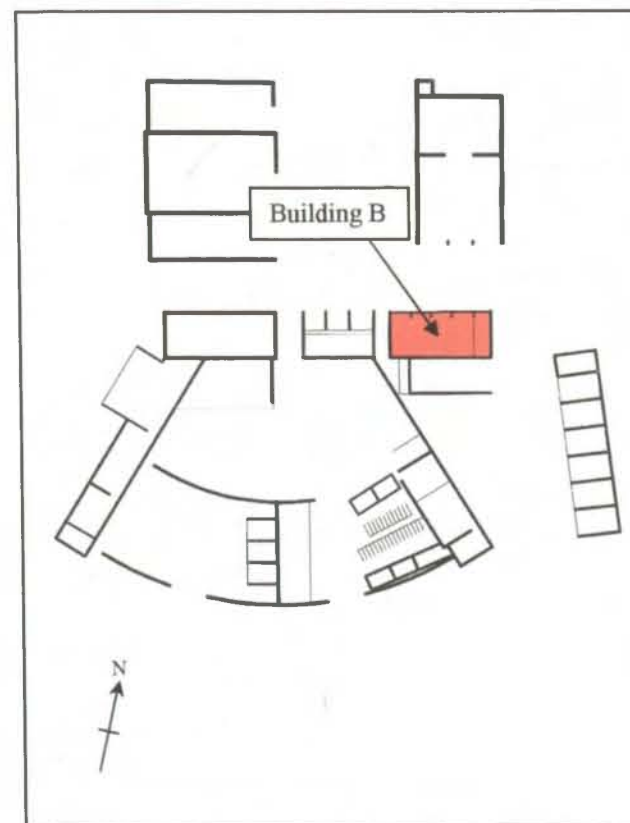
A further building is shown on the 1<sup>st</sup> and 2<sup>nd</sup> edition OS maps located close to and running parallel with the eastern boundary. It is unlikely, for the same reasons as those given above, that this was part of the original model farm design. On the 1<sup>st</sup> ed. OS map, this structure appears to comprise two buildings of different widths, whereas on the 1906 2<sup>nd</sup> edition map it is shown as a single rectangular building. On the 25" OS map used by the Land Tax Survey of 1910, the structure appears to be divided into three as printed; however, this is obscured by the fact that whoever annotated this plan whilst undertaking the survey crossed out this building, implying that it was no longer extant. No buildings are present here on the aerial photos of the 1950s and 1960s, and it is coincidental that Building K was later constructed in this location – it is more that this is an ideal location for subsidiary structures to the main farm than that one may have influenced the other.



**Phase III – Increased Mechanisation**

**Building B**

Building B was added to the east of the north range of the model farm, continuing the northern building line established by this range. It does not appear on the second edition 6" or 25" OS maps of 1907, however, the valuer who annotated this plan whilst undertaking the Land Tax survey around 1910 has added its outline and described it as a brick and tile wagon shed. The timber partition present between the eastern bays of this structure had graffiti suggesting it was built in 1909 – the cartographic evidence supports such a date. The building itself is indicative of the increased mechanisation of local farming practice that had occurred since the farm's original construction, which required more accommodation for increasingly expensive implements and equipment.



Building B is a five-bay open-fronted structure, constructed of 9" thick brickwork in 3-course EGW bond in a reddish orange 3" brick, with a pitched pantile roof.

The four western bays are open, while the eastern bay has a ledged plank door, complete with doorpost, leant in the gap. The northern side of the building is supported on four chamfered 7" square posts on concrete plinths.

The floor is of packed earth: in the westernmost two bays, the rear half of the floor comprises a series of north-south laid railway sleepers covering a rectangular concrete-lined pit, which may have been an inspection pit, but is more likely to have been part of the grain transport system.





The roof is similar in construction to those of the single-storey model farm buildings, of collar-rafter construction with clasped through-purlins. The underside of the pantiles is clearly visible above the rafters. At the east and west ends of the building, the roof has diagonal timber braces between the ridge-board and purlins. The chamfered heavy timber tie-beams are supported on the south side on brick buttresses, and morticed to the horizontal timber lintel-beams above the posts with wrought-iron angled brackets.



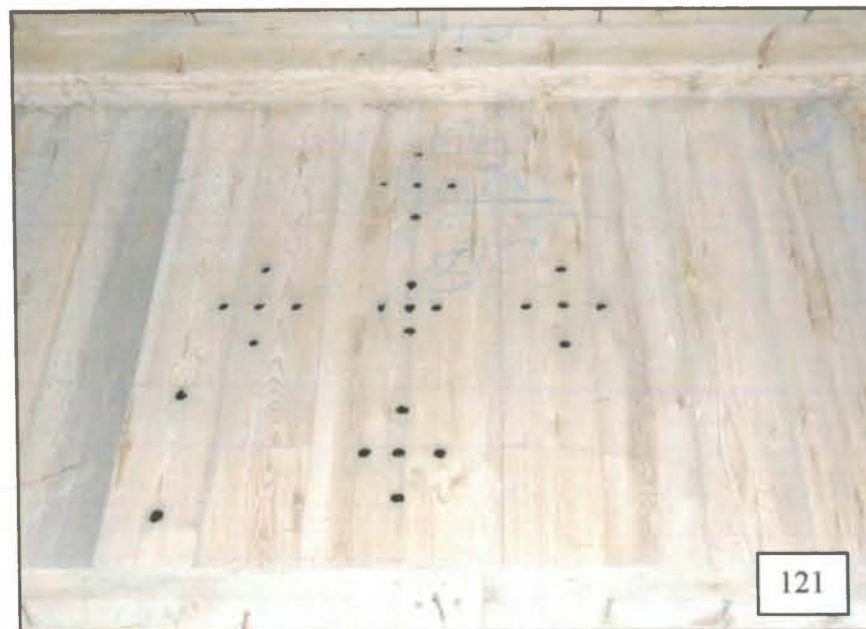




A timber partition, of vertical 7" tongue and grooved planks, separates the eastern bay from the rest of the building. The partition is fixed to the west side of a collar above and a tie-beam lower down, the tie beam being braced with a central 5" square vertical post, which has further horizontal braces both to the wall and to the post of the open-frontage. A three-light window of overlapping panes is present towards the north end of this partition.

The partition has a series of drilled ventilation holes in a nested diamond pattern, centrally placed between the supporting collar and tie-beam, with a series of further drilled holes arranged in vertical pairs to the south.

Several names have been inscribed in blue crayon here; they are not clearly legible – one reads 'Billy H---er' and another 'Stanley Seagull' – but to the north of the ventilation holes, the inscription 'Built 1909 by (?) Seagull' is present.

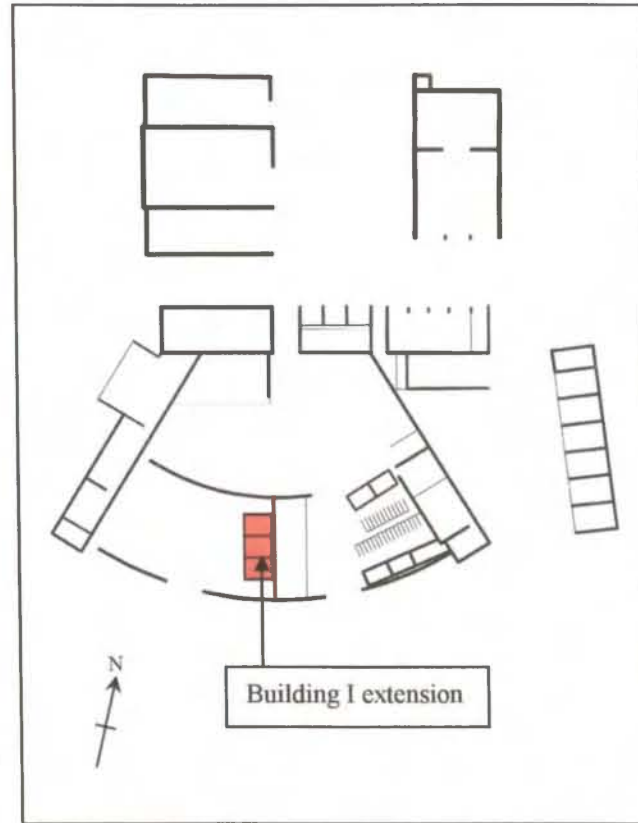




### West extension of Building I

In this phase, an extension was also built on to the west side of Building I. This is a three-bay structure, open-fronted to the west; the bays divided from each other with 9" brick partition walls. It was constructed in a red/orange 3" brick in 3-course EGW bond. It had a single-pitched pantile roof, its rafters supported on the timbers of the western pitch of Building I, and by 9" thick brickwork built above its west wall.

Unlike Building I itself, this extension did not reach the crewyard boundary walls, but has its own gables, allowing a wide, open passage between the crewyards to its north and south. Although its most recent use was as a cattle shelter, Mary Hoban remembers that this is probably the building in which horses were stabled, before the farm became fully mechanised. Each bay has a concrete feeding trough at its eastern end (although this is heavily damaged in the northern bay) and a concrete floor, inscribed with lines at 6 1/2" intervals to mimic tiles.



It seems likely that this building was constructed to provide increased accommodation for horses, as the farm employed an increasing number of heavier mechanical implements and larger carts.



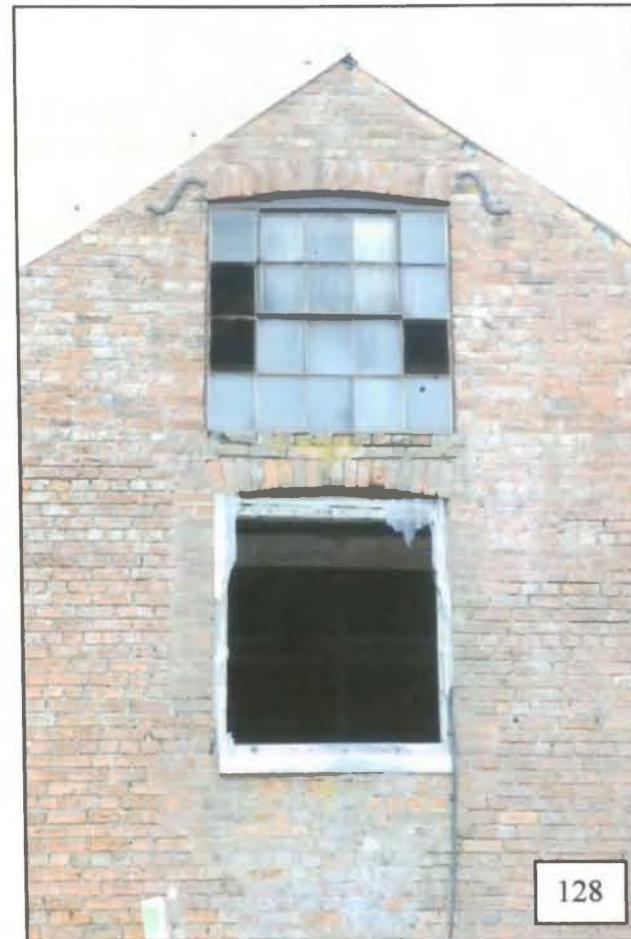
**Phase IV – Increased grain production, storage and transportation.**

By the mid/late 1950s, grain production would have changed beyond all recognition to the man who originally farmed on the property. The introduction of chemical fertilisers severed the link between cattle and wheat farming, whilst the ability of farm machinery to process wheat meant that grain drying and storage became the priorities of the farm buildings.

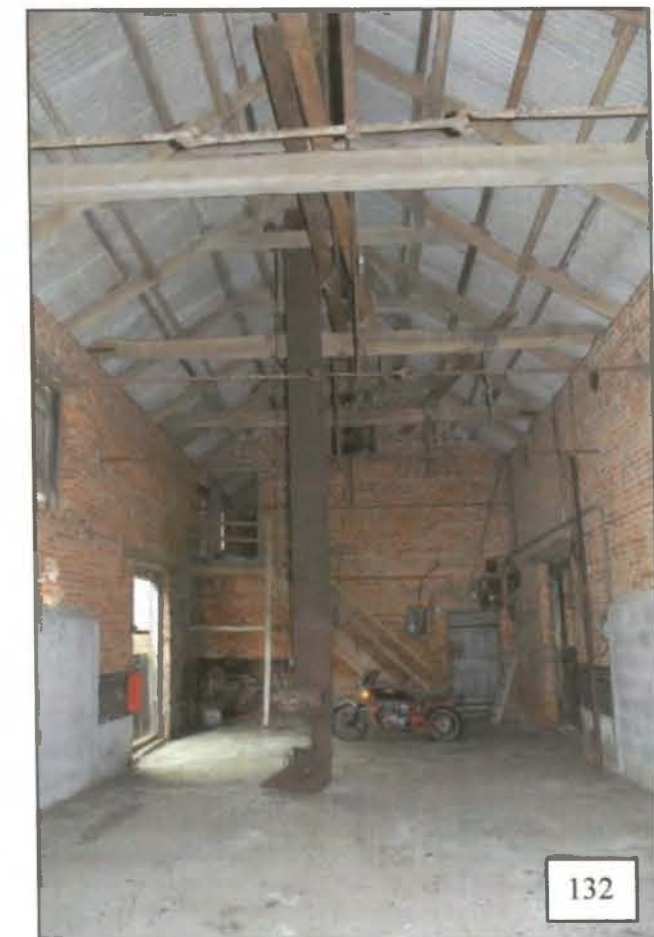
**Building A**

The original barn/granary arrangement was no longer capable of handling the ever-increasing grain yield, and extensive alterations were undertaken to this building. Firstly, the original pantile roof was replaced with corrugated asbestos concrete sheets. The cartshed was converted into several large grain hoppers with reception in the central bay.

The west half fared differently: the upper floor was removed and the resulting room was tanked out in rendered blockwork. An underground system for transferring grain from wagons to hoppers was inserted, and an overhead system was also in evidence.



In the western gable, a large metal-framed window of 20 panes, with a centrally pivoting 6-pane casement in the upper half, was inserted above the original first floor window. At ground level, a new opening was forced through, with a concrete lintel to allow transport of grain into and out of the building.

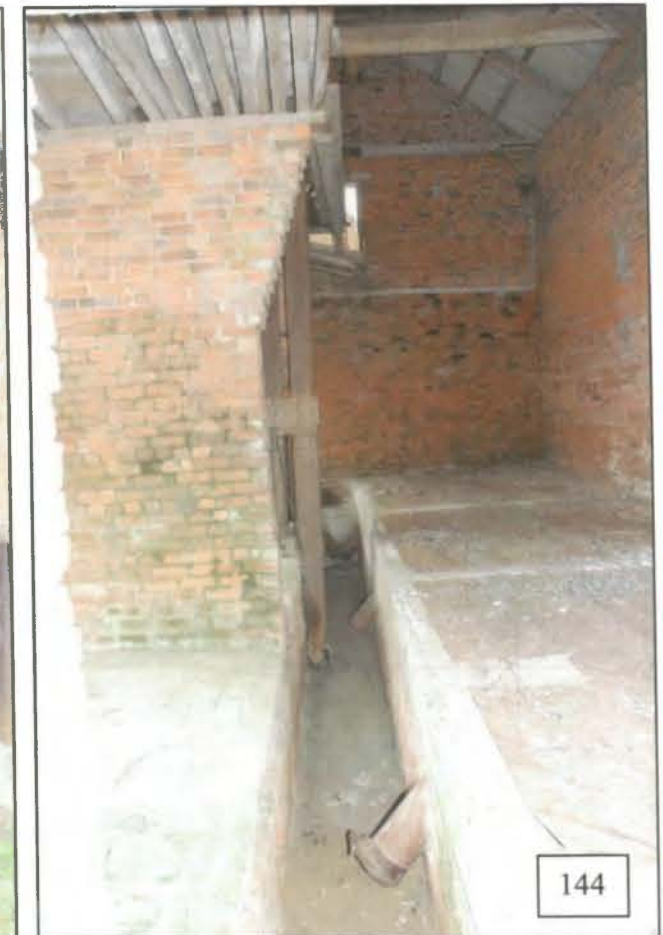






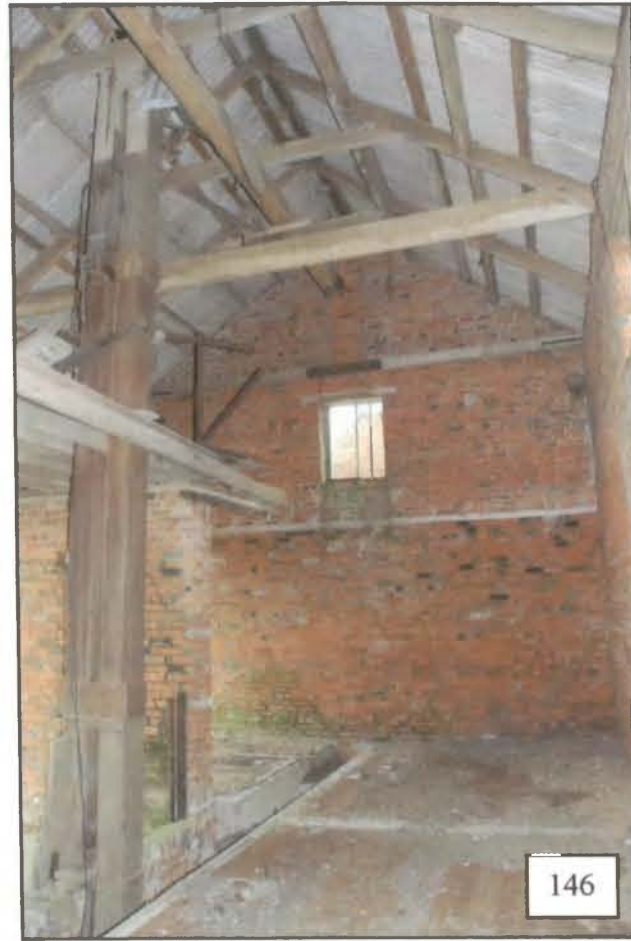
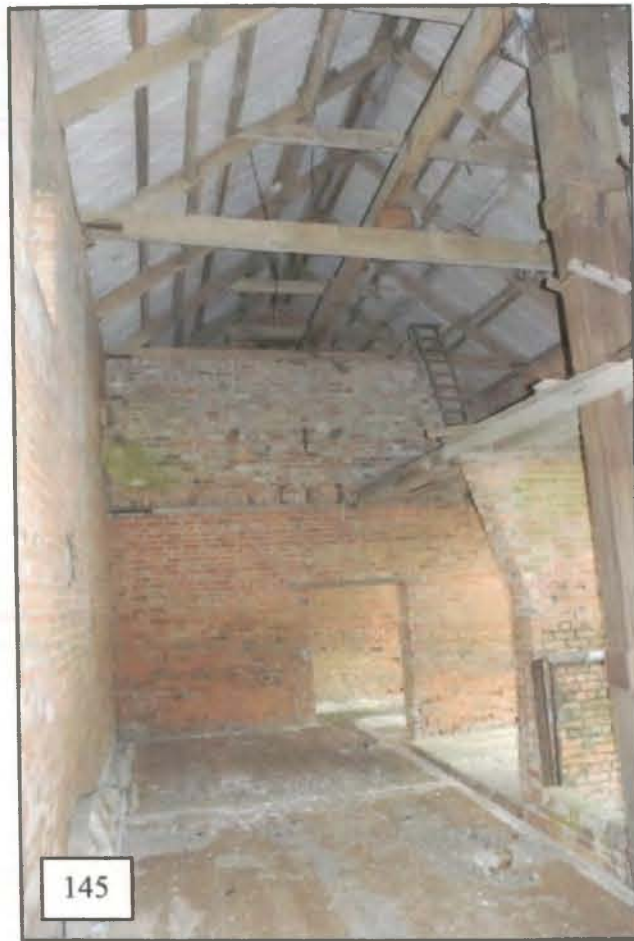
The floor between the two exterior doors is of York stone slabs c. 2' square: it is uncertain if this is part of the original floor, although it certainly pre-dates the concrete floor in the rest of the room. It is also uncertain if the timber staircase giving access to the first floor is original, or in its original position. The staircase was 43" wide, of fifteen steps each with a tread width of 9" and a rise of 8". It had a profiled handrail and led onto a platform of plain 9" boards.





In the eastern part of the building, the rear halves of the cartshed bay dividing walls were removed along with the first floor in this area, to provide room for large mesh-floored grain bins (now removed). A central passage was excavated and concrete-lined to provide a grain transport system, while the central cart shed bay was excavated to provide a reception hopper for offloading grain from wagons.





At first floor level, a large grain hopper was constructed over the passage from the yard, with chutes to allow loading of wagons. An overhead grain transport system was also present to transfer the grain from here to the tanked-out area in the western part of the building.



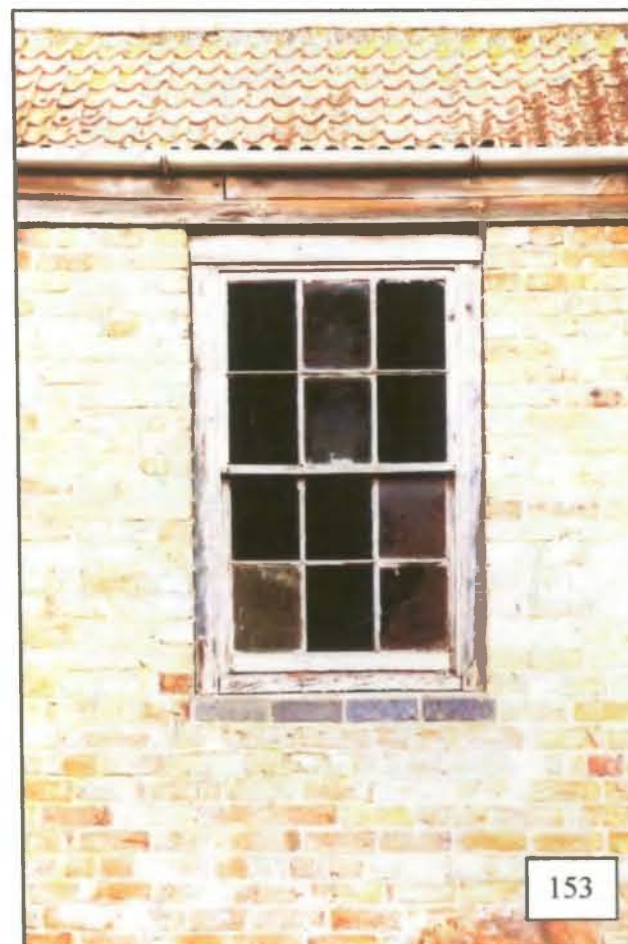
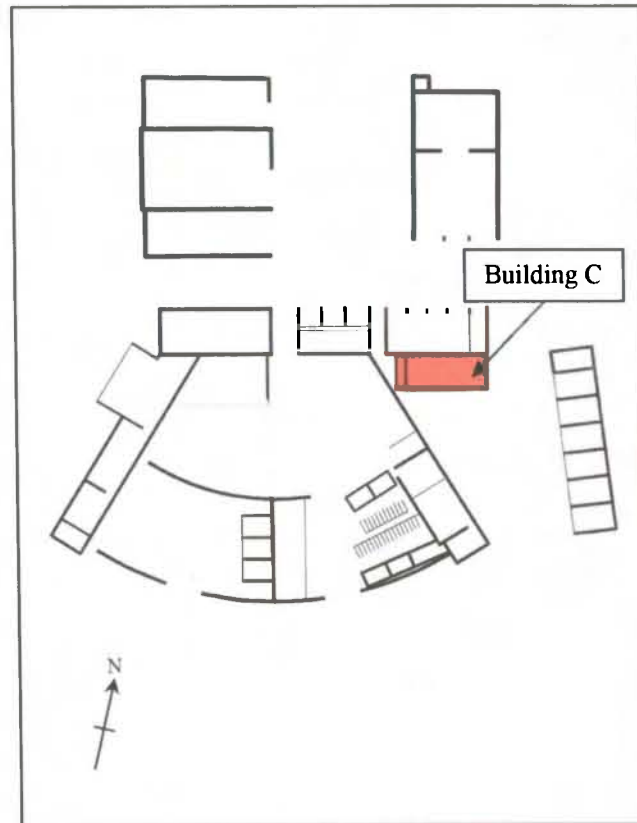


**Building C**

The ever-increasing mechanisation of farming practice, which occurred throughout the working life of this farm, is further witnessed by the construction of Building C on the south side of Building B.

This appears to have served as a servicing bay for farm equipment and a further shelter for wagons or implements.

Building C utilises the south wall of Building B as its northern side, and is open-fronted to the east. The remaining brickwork is 9" in thickness, and of a mixture of re-used 2 1/4" - 2 3/4" brick (probably derived from the demolition of the building shown in the aerial photographs to the immediate south of the position of this structure) in a 3-course EGW bond. It has a single pitched roof of corrugated iron sheets, which is supported on the north side by a row of four 3 1/2" diameter steel pipe uprights, with corrugated plastic sheets in the intervening space between this roof and the eaves of Building B.

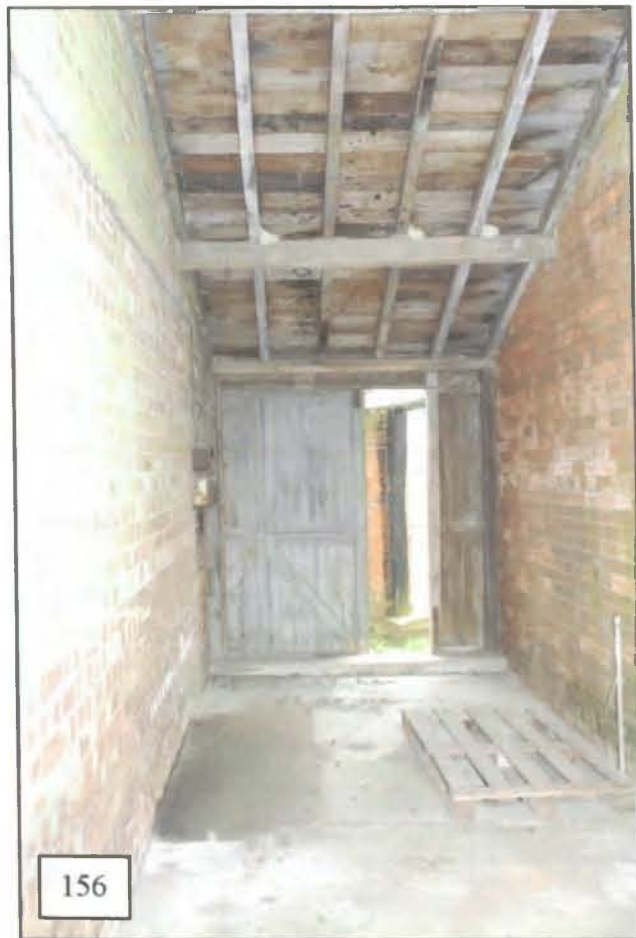




Building C appears to have been constructed almost entirely of salvaged materials. It has a ledged and braced sliding door on the south side, to the west of which are a pair of re-used 12-pane sash windows, with a blue engineering brick sill. The roof continues beyond the west wall to form a covered area to the rear of the building, this area also being accessed through a passageway between Buildings A and B which seems likely to have been enclosed when this building was constructed.

A small conventional door in the west gable appears to also be re-used: its exterior is of 5" wide vertical tongue and grooved planks, while the interior side is of 10 1/2" wide horizontal tongue and grooved horizontal planks. This has an original thumb latch arrangement.

The floor is of poured concrete panels, with an inspection pit, now mostly filled with refuse, in the centre.





**Phase V - Full Mechanisation**

This represents the most recent phase in the construction history of the farm. By this time, the farm was fully mechanised, and no further accommodation was required for horses (this probably happened during Phase IV of the farm's development, but was complete by the beginning of this phase).

It seems that at this time, the farm retained its dairy herd, but ran down its beef production, instead concentrating on the rearing of calves and the arable side of the farm. Large-scale pig farming also became profitable in this period and new pens, feeding areas and a new building were constructed to this end.



**Building D (interior)**

The interior of Building D, which until now had been an open-fronted four-bay cattle shelter, was completely altered. The open west side was blocked in 9" concrete blockwork, and the interior was divided into three rooms with stud partitions, modern doors and a plasterboard ceiling. A modern stable door was inserted in the middle of the east wall of the building, and further access was created at the northwest corner.





**Building H**

This building was extended to the west in order to provide a larger covered area for calves (Mary Hoban, *pers. comm.*). It seems likely that it was also at this time that Building F was converted to house calves – several of the stable doors and windows are now blocked.

The building was extended by demolishing the west wall and carrying the wall plate of the original structure on a single centrally placed 5" diameter steel pipe upright. The new structure had a single pitched roof of re-used pantiles supported on short struts from the original western wall plate. It was open-fronted to the west and the extended roof was supported on each side on I-section steel uprights and a central 6" diameter cast-iron stanchion. On the north and south sides the remaining space was enclosed with corrugated iron sheeting on timber studwork attached to the steel uprights. The floor comprises eight poured concrete panels, contemporary with the extension.



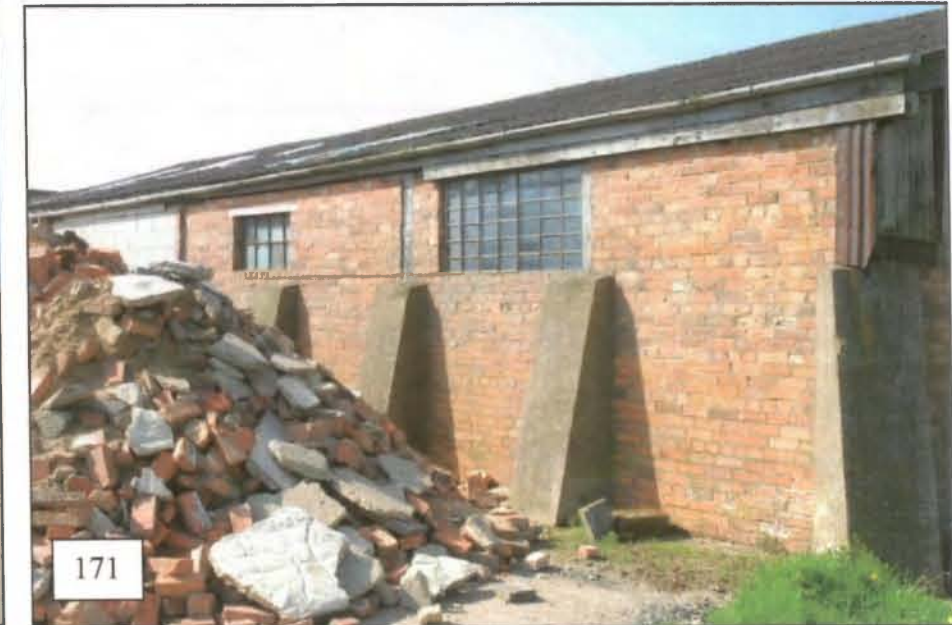
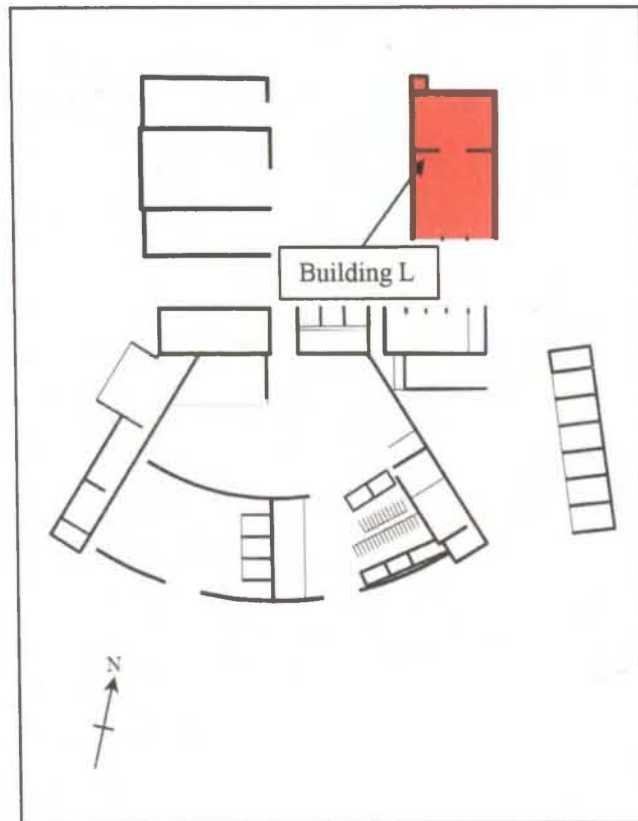


**Building L**

With the focus of the farm concentrating more on grain production, further capacity for grain storage was required along with a considerable increase in maintenance of equipment. This building represents the first of two large structures erected to the north of the traditional farm buildings, in what was formerly the stackyard of the farm.

Building L is present on the aerial photograph of 1964, when it was clearly a roofed but otherwise open storage structure.

Building L comprises a large steel framed building, with a shallow pitched roof of corrugated asbestos cement sheets, the central part of which is carried on steel trusses supported on vertically set re-used tramway rails as uprights. The roofs flanking the central section are effectively lean-to structures carried on the central uprights and external rows of a mixture of re-used full-sized rails and I-beam uprights. It has a floor of poured concrete panels.





More recently, the building has been enclosed. This appears to have happened in two distinct phases, the northern part of the structure being enclosed first, in modern 3" brick with a mixture of re-used steel-framed windows. The southern half of the building was then enclosed with concrete blocks, the lower part of 9" thick blockwork with 4" blockwork above and transparent corrugated plastic panels below the eaves, leaving the southern end open. There is a redundant fan-house on the north side of Building L, attesting to its history as a grain store, but the structure was most recently used as a workshop and storage area for farm machinery.

The northern part of the building was locked at the time of the survey, and no access could be gained to the interior of this part of the structure.





**Building M**

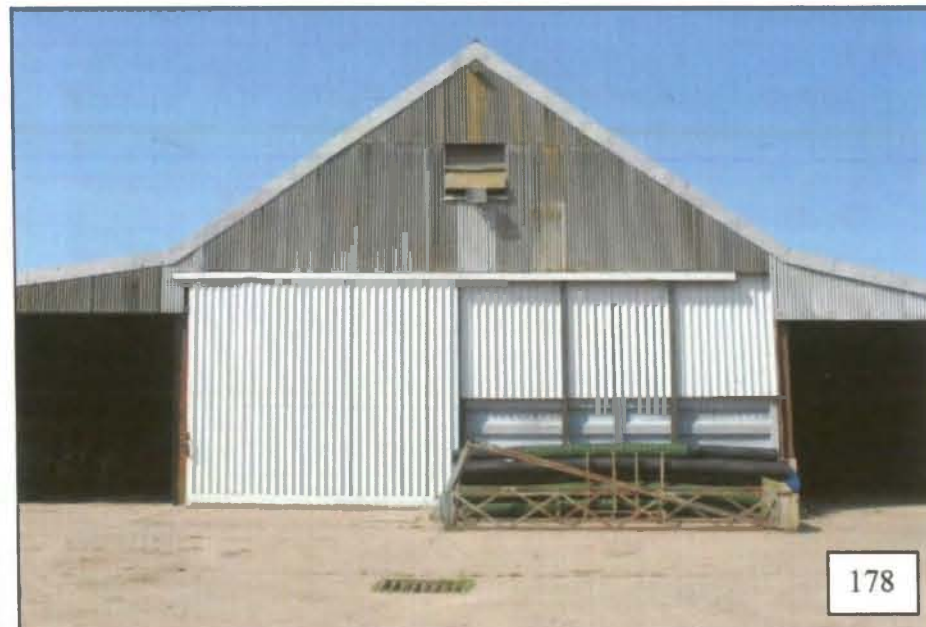
Constructed since the aerial photograph of 1964: Mary remembers this as having been built in the late 1960s. She remembers that, when built, only the central part was walled, the north and south bays being completely open-sided. The structure, although clad in modern materials (profiled panels etc), has a timber structural core, and the roof trusses are more typical of Victorian industrial building elements than anything available in the 1960s: Mary remembers that the structure for this building was reclaimed from the demolition of a foundry in Market Rasen by a local builder. Several other elements present around the farm may also have had a similar origin. The upper window in the west gable of Building A is very similar to those in the northern bay of this building, while some of the sliding doors may also be from the same source.



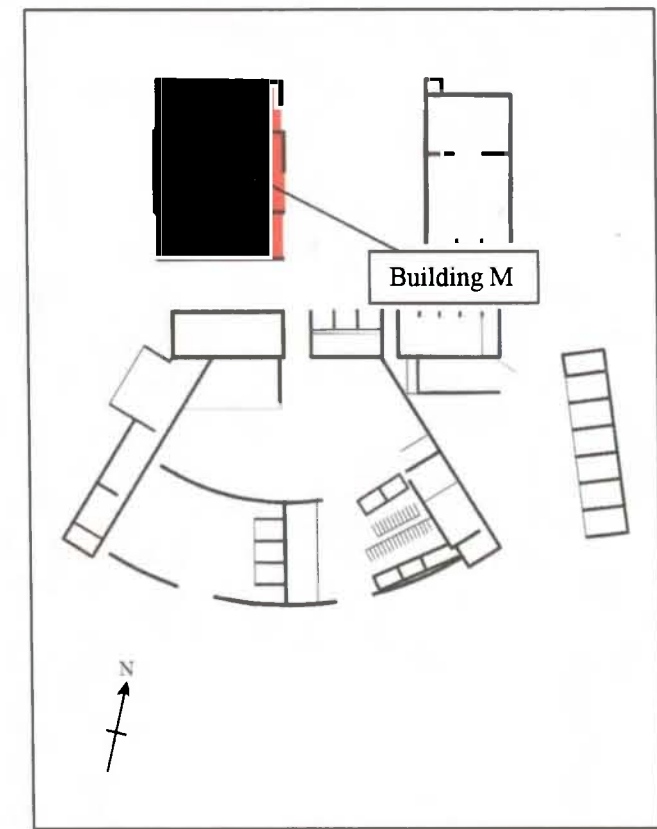
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Building M is entirely clad in modern profiled sheets. It has no openings, apart from a large horizontally sliding door on the east (yard) side and window-like ventilation openings below the apex of the east and west gables. Inside, the roof construction is clearly evident. Five large re-used queen post trusses are present: all are reinforced by vertical steel tie-rods within the queen posts, and carry chocked through-purlins on their backs. Some of the trusses have lost their diagonal struts, probably because they interfered with the rather *ad hoc* longitudinal scissor bracing employed when they were erected here.



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The northern bay of building M is clad in 9" concrete blocks, with a total of five large metal-framed windows of 20 panes, with a centrally pivoting 6-pane casement in the upper half, three of which are present in the north wall, with a further one in each of the gables. It has a floor of poured concrete panels. The south wall is the profiled metal sheeting of the neighbouring grain storage area, supported on large vertical I-section posts.

Heavy timber uprights (7" x 8") support the trusses of the central part of the building, reinforced by steel channels set against them. This part of the building was most recently used as a storage area.





The southern bay of building M has been enclosed most recently and the lower part of the structure is clad in modern 9" concrete blockwork to a height of 6', with modern profiled sheet cladding above. It has a floor of poured concrete panels. The north wall is the profiled metal sheeting of the neighbouring grain storage area, supported on large vertical I-section posts.

Here, the support for the trusses of the central part of the building and the roof of this building is all provided by heavy I-section steel beams and diagonal bracing. This part of the building was still in use as a machinery shed and storage area at the time of the survey.



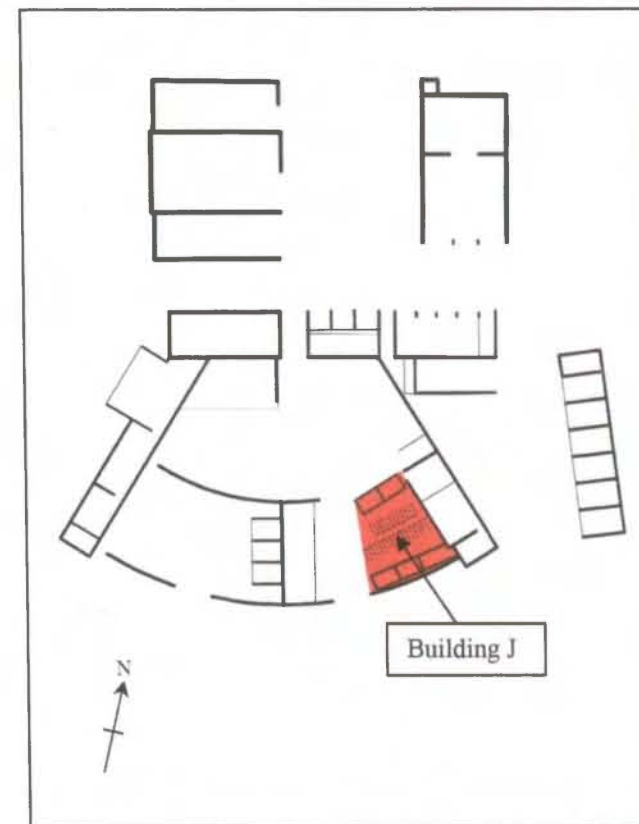


**Buildings J and K – The coming of commercial pig farming**

The most recent buildings to arrive at the farm comprised accommodation for pigs. Building J was located in the southeast corner of the crewyards, in front of Building D. It consisted of a roughly symmetrical arrangement of shelter sheds with two rows of feeding pens for individual animals with a central feeding passage between them.

The shelter sheds, two on the north side and three against the southern boundary wall, were constructed of 9" thick concrete blocks, with corrugated asbestos cement sheet roofs. It appears that the curved northern crewyard dividing wall was demolished to make room for the northern pig shelters.

The feeding pens were constructed in 4" thick concrete blocks, with 12 pens on the north side of the central passage, and 17 to the south. All of these structures were constructed on a poured concrete apron.

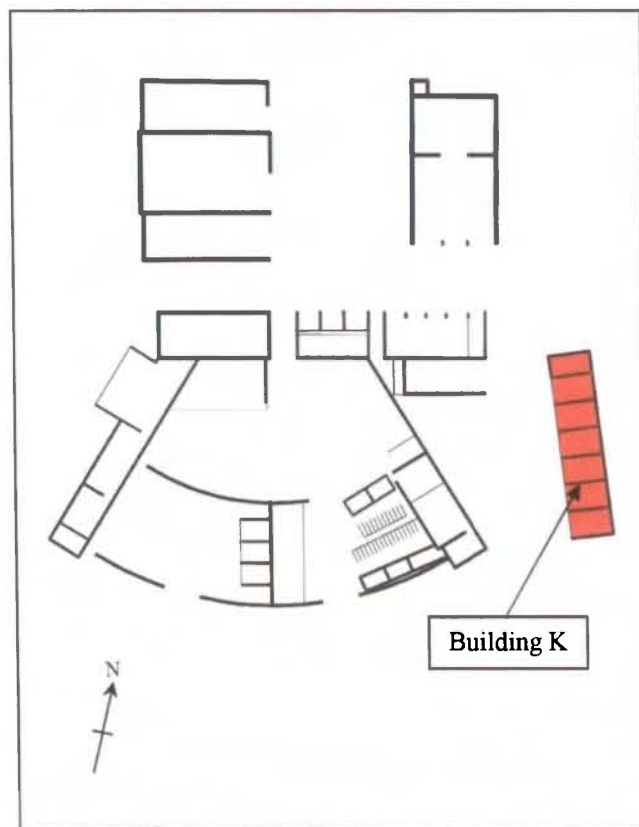




**Building K**

At the eastern side of the site, a row of open-fronted sheds provided further accommodation for pigs. This comprised a seven-bay structure, the northern bay being enclosed to provide secure storage (it was locked at the time of the survey). Building K was completely constructed of 9" thick concrete blocks, with a single-pitched corrugated asbestos cement sheet roof.

The animal pens were identical, each with a two-part ledged and diagonally braced plank gate on the west side, divided so that a smaller gate on the north side gave access for farmhands, while the larger gate could be opened for the animals or to allow for mechanical mucking out.





## 7.0 Discussion and Conclusions

Grange Farm presents a fascinating insight into the farming practices and social relations of mid-19<sup>th</sup> century rural Lincolnshire. Documentary and cartographic research undertaken for this report has demonstrated that the farm was constructed between 1839 and 1842, at which time it was occupied by a tenant farmer, William Norfolk, who leased it from the local landowner, Sir Robert Sharpe Ainsley, a baronet.

It received the name 'Grange Farm' because of its proximity to the earthworks of a moated site, some 700m to the south of the farm. Research shows that in the medieval period, Bullington Priory held land in West Torrington parish, sometimes described as a grange: this moated site appears to be the best candidate for such a property.

The layout of the farm, unique in Lincolnshire, represented the cutting edge of agricultural technology at the time, while the buildings themselves were of a well established design, solidly but economically constructed in what were almost certainly locally-sourced building materials.

It is not the buildings themselves, or their function, which make this farm remarkable: it is the planned arrangement of these buildings around a wedge-shaped crewyard that is interesting. The buildings themselves are similar in construction, style and function to those of any number of farms of this period. The arrangement of the east and west ranges at an acute angle to the buildings of the north range is what is unique here. This arrangement maximised the amount of sun received by the animals penned within the area.

The brick walls delimiting and dividing the yards are, if anything, more interesting than the buildings and this is reflected in the choice of building materials and decoration used in their construction. The pyramidal brick coping of the crewyard walls, the regularity of their buttresses and the use of large pyramidal stone copings to the gate piers emphasises their novelty, as none of the conventional buildings are treated with more than a simple dentil eaves cornice and horizontal cut-brick window and door heads.

It would be naïve to consider the layout of the farm buildings alone without making reference to the layout as a whole. Although some additions are evident, the layout of the farm as seen on the 1<sup>st</sup> edition OS map is the closest we have of the whole farm at a date not too far advanced from its construction. The farmhouse itself was separate to the southeast and comprised a house with outbuildings that would probably have provided stabling for the domestic horses, and shelter for a gig. Two workers' cottages were also built opposite and to the east of the farm. This arrangement is indicative of a more industrialised concept of agriculture, which was becoming prevalent in the minds of the more pioneering landholders of Lincolnshire in this period.

Interestingly, Christopher Turnor, whose name is synonymous with a distinctive style of model farm, owned land at West Torrington, and one of his farms, also called Grange Farm, is still extant at East Barkwith, 1.5km east of the site. Although probably aware of this farm, its arrangement was not adopted by him when undertaking a scheme of improvement, often including the complete rebuilding of his extensive building stock between 1847 and 1870. It is likely, however, that this was because the adoption of a large, open crewyard arrangement to concentrate the production of manure for fertilisers quickly developed into the use of covered crewyards, to prevent the rain from diluting the quality of the

fertiliser produced. Such an arrangement as at Grange Farm would not have lent itself to being easily covered. It is interesting to note, however, that the design of Grange Farm required the construction of a central shelter to provide storage for straw and fodder soon enough after its initial construction that the new building copied the design idiosyncrasies of the original model farm. Such a building was a feature often adopted by Christopher Turnor in his more conservative farm designs.

Only one parallel is known for the arrangement of outbuildings at acute angles to a central barn, and this is from Demesne Farm, designed c.1780 by Samuel Wyatt (1737 – 1807) - a leading architect of the 18<sup>th</sup> and early 19<sup>th</sup> centuries - for Sir Thomas Delves Broughton for his estate at Doddington Park, Cheshire: an example of the initial wave of architect-designed model farms. The construction of Grange Farm, however, falls into the second phase of model farm construction, often designed by engineers rather than architects, and shares little common ground with the often fanciful designs of the earlier phase.

This group of buildings has clearly been designed and built as a single integrated unit – a model farm - using quality local materials to a novel design of some architectural merit. Whilst the original buildings were poorly preserved, having lost most of their primary internal arrangements and fixtures and fittings, they retain their original planned layout and may be viewed as a significant regional example of a purpose-built mixed farm, reflecting the agricultural practices of a specific period in the development of Lincolnshire farming before the prevalence of widespread mechanisation. As such, Grange Farm presents an example of the most evolved form of the planned farm at the time of its construction. However, the advantages presented by the novel design of this farm were quickly overtaken by the rapidly evolving farming practices of this period, and the design was not adopted elsewhere. The changes later wrought to these buildings, along with the addition of later structures albeit damaging to the original buildings, chronicle the continued development of local agricultural practices into the modern era.

## 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:

6no Monochrome films, totalling 220 exposures  
1 file of digital images, totalling 220 images  
with accompanying index sheets and plans  
showing the position and direction of photos

2no General Account Sheets  
1no Brickwork Recording Forms  
26no Room-Based Recording Forms  
Annotated 'as existing' development elevations  
This Report



## 9.0 Acknowledgements

Pre-Construct Archaeology (Lincoln) would like to thank Mr. David Hunt for this commission and for his co-operation during the photographic survey. The author would like to personally thank Mary Hoburn for the insights she provided into the working of the farm from the 1950s to the present day. 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.

## 9.0 References

1<sup>st</sup> Edition 6" Ordnance Survey map, 1886

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Brook, S., 1996, 'A Fertile Field in which to Labour', in Sturman, C., and Healey, H. (eds.), 1996, *Lincolnshire Past and Present 24*, Society for Lincolnshire History and Archaeology.

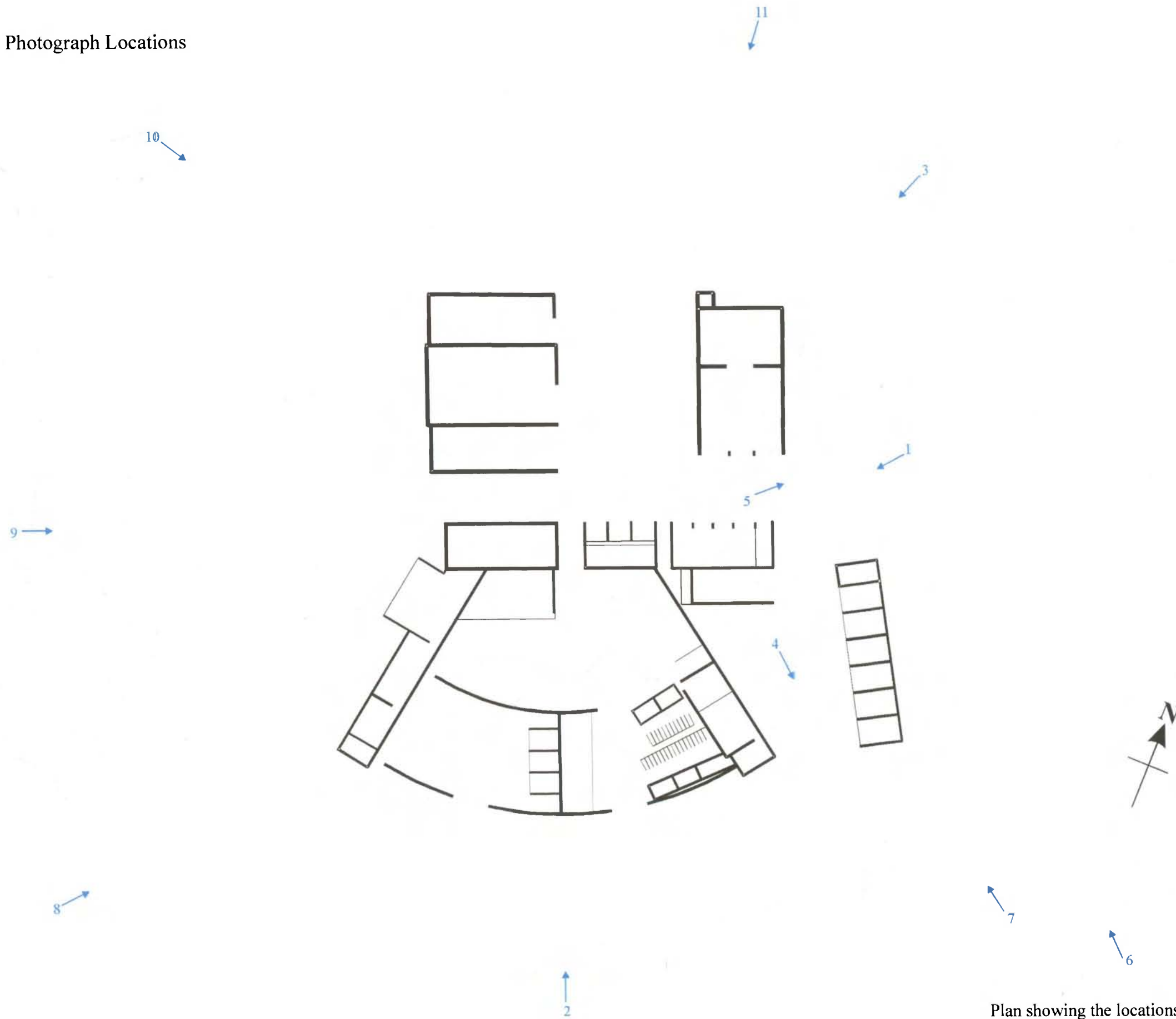
Lincolnshire Archives ref. 3HEN 3/13 and 3/15, Parts of a plan of the Heneage estate (no longer in the archive, withdrawn by depositor)

Lincolnshire Archives ref. 3 HEN 3/25, Plan of Torrington and Legsby

Squires, S., 1996, 'Old Farm Buildings in a New Landscape', in Sturman, C., and Healey, H. (eds.), 1996, *Lincolnshire Past and Present 24*, Society for Lincolnshire History and Archaeology.

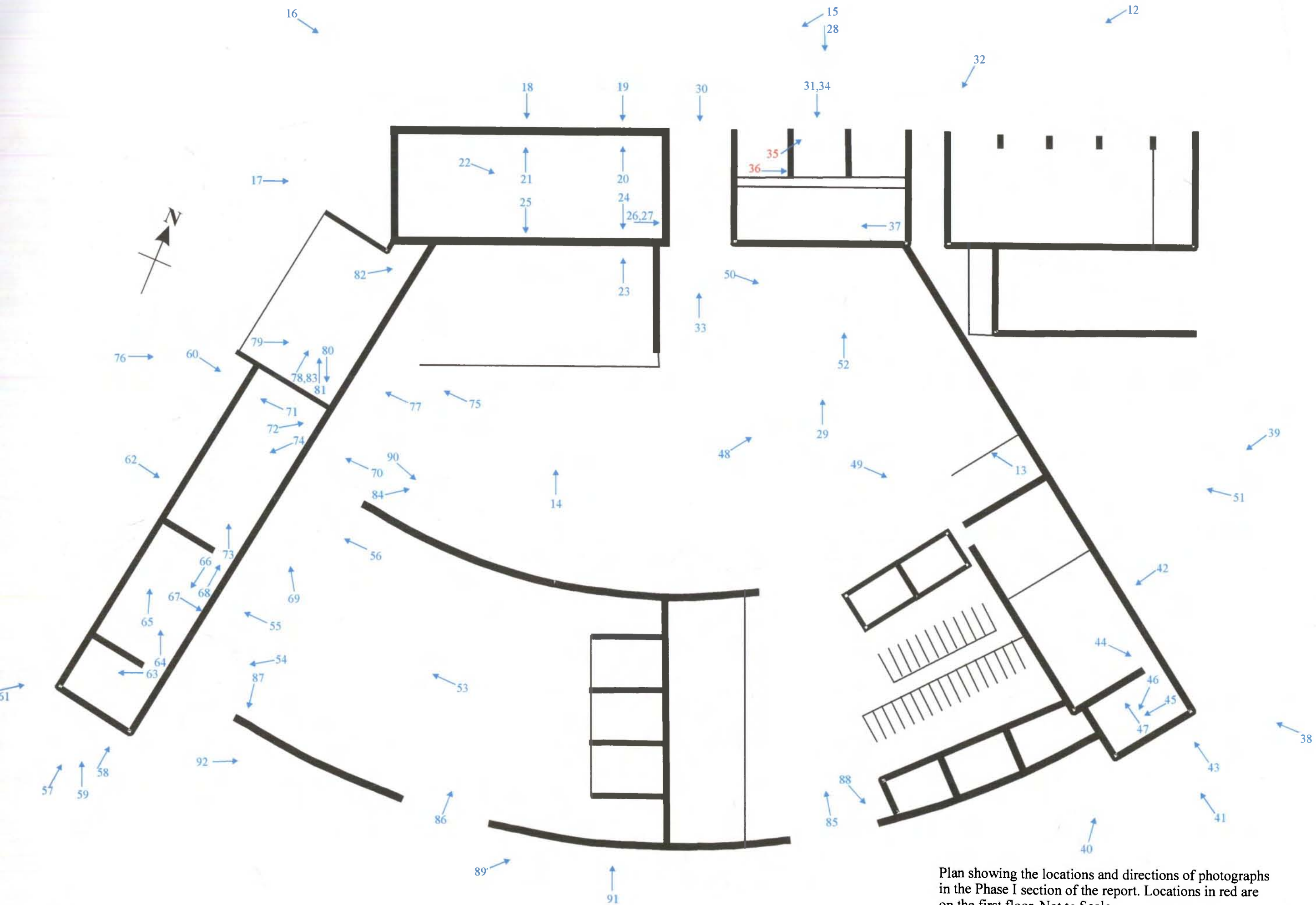


Appendix 1: Photograph Locations



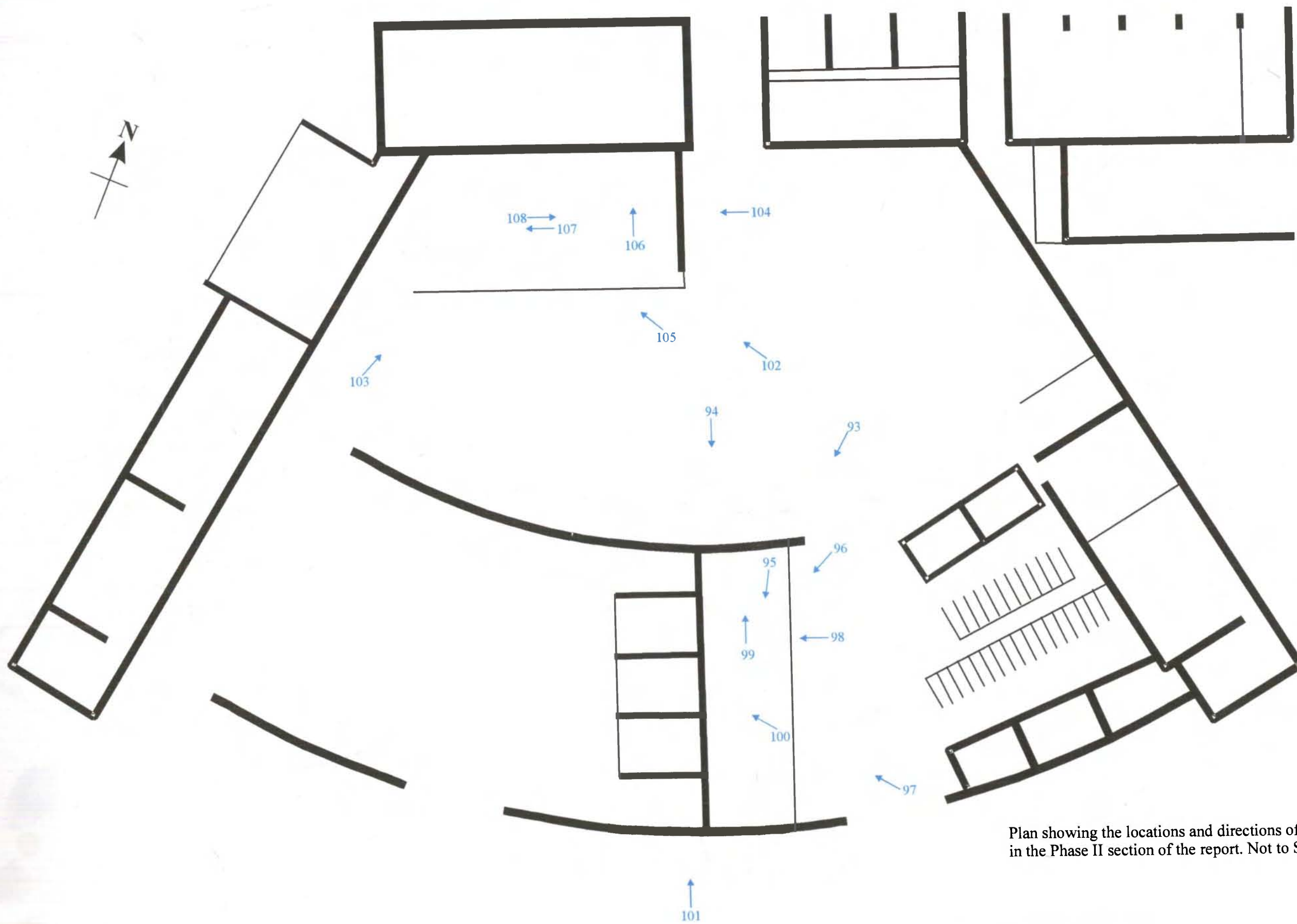
Plan showing the locations and directions of photographs in the General Arrangement and Site Settings section of the report. Not to Scale.





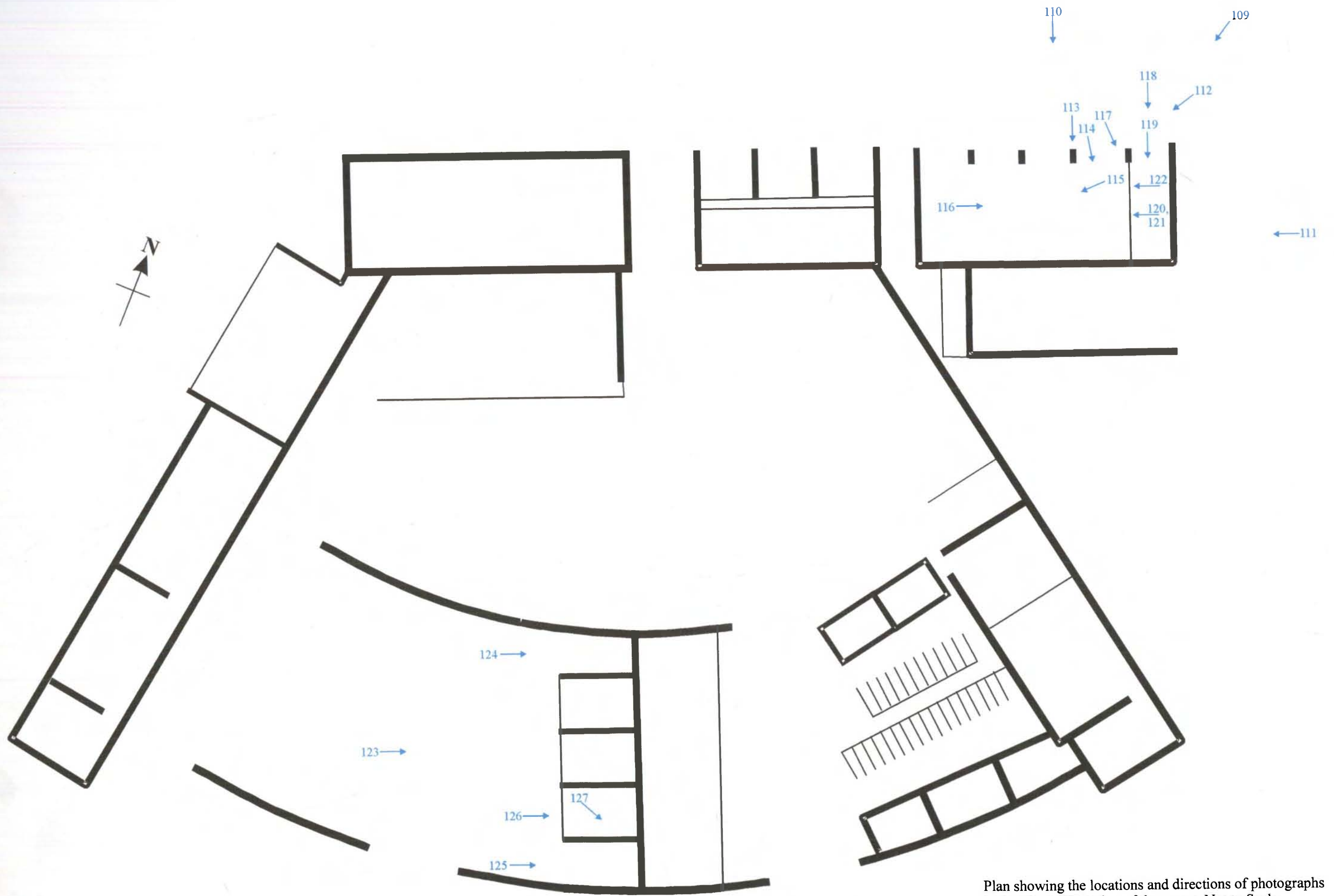
Plan showing the locations and directions of photographs in the Phase I section of the report. Locations in red are on the first floor. Not to Scale.





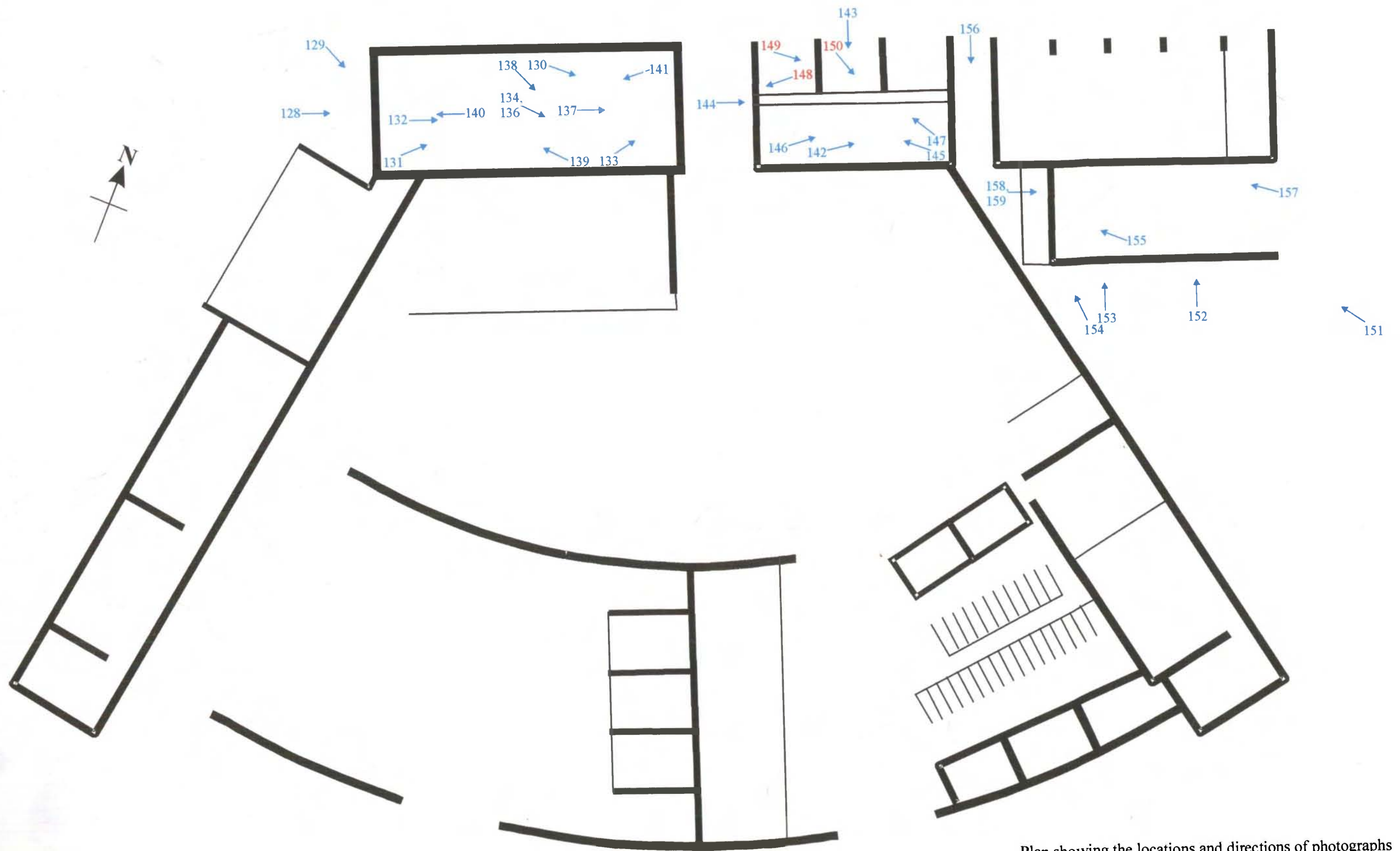
Plan showing the locations and directions of photographs in the Phase II section of the report. Not to Scale.





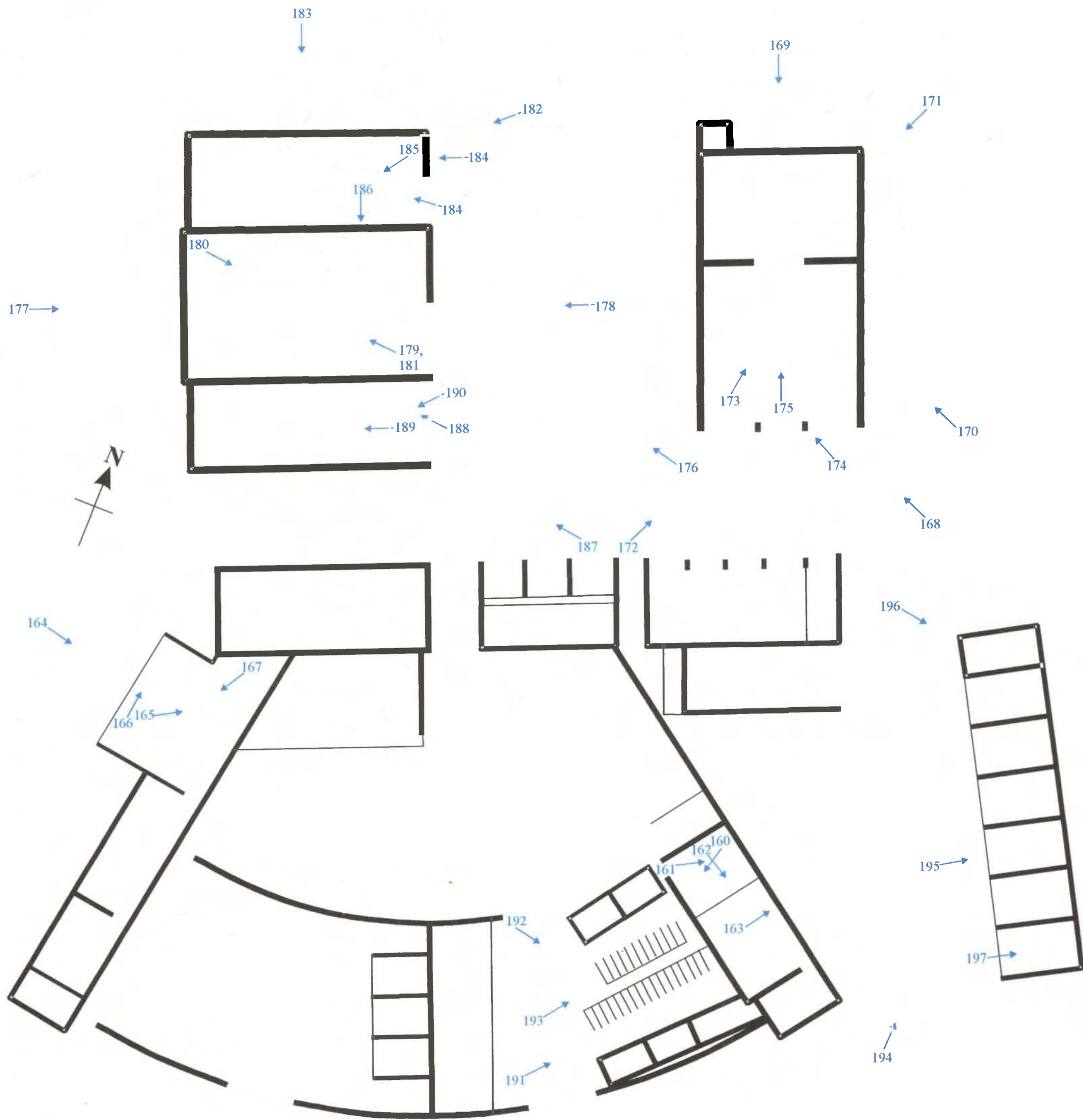
Plan showing the locations and directions of photographs in the Phase III section of the report. Not to Scale.





Plan showing the locations and directions of photographs in the Phase IV section of the report. Locations in red are on the first floor. Not to Scale.





Plan showing the locations and directions of photographs in the Phase V section of the report. Not to Scale.



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