

# LIZZIE'S HOUSE, FULLETBY, LINCOLNSHIRE

## PHOTOGRAPHIC BUILDING SURVEY

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PCA job no. 09-555  
Site code: LHFL 09  
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Report prepared for Mrs. S. Bibby

by

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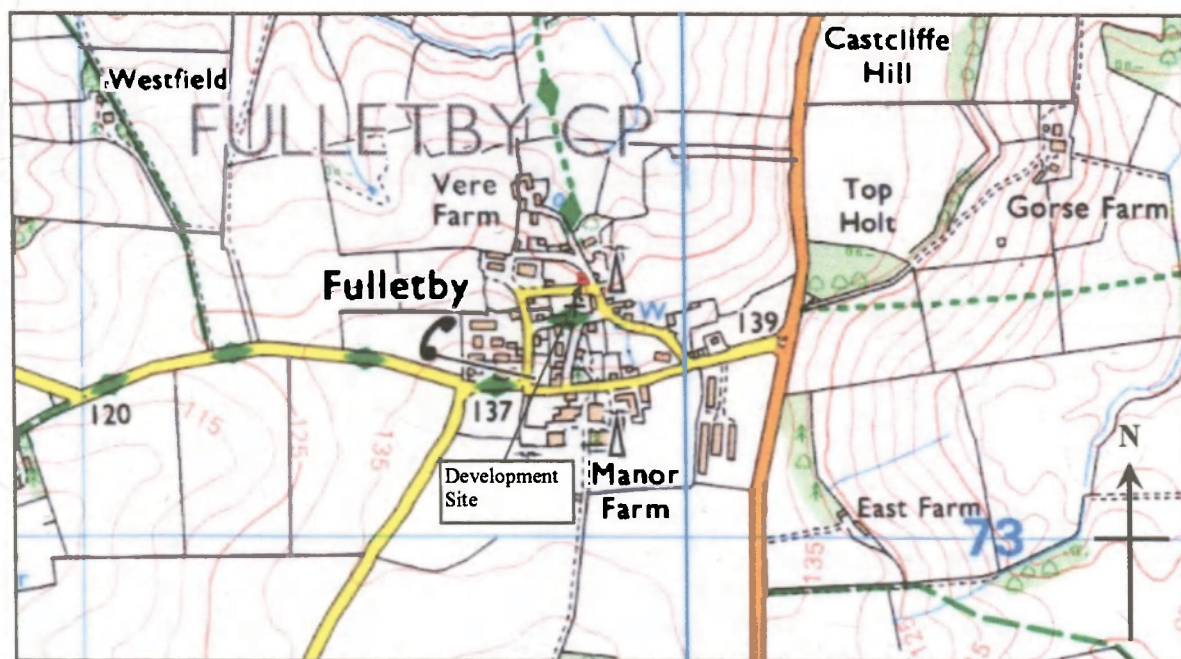
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### Summary

- To fulfil a condition attached to a planning permission, a programme of building survey was undertaken for Mr and Mrs Bibby on Lizzie's House, Chapel Lane, Fulletby, Lincolnshire.
- Lizzies House is a Grade II listed structure, comprising a single storey cottage with garret, which retains elements of its original mud and stud construction. Historical research conducted as part of this project has shown that it was built after 1776.
- At the time of the survey, the building was in poor repair, having lost its roof in a storm of January 2007. It did retain its original room layout, however, and enough timbers to allow an interpretation of its original construction.
- The Lincolnshire mud and stud building tradition was particularly well represented in East Lindsey, however, many examples have now been demolished or altered beyond recognition, while only a handful have been the subject of detailed survey. This cottage has afforded an opportunity to record the fabric and construction techniques of a late example of the type.



**Fig. 1:** Location map at scale 1: 12 500. The development site is marked in red.

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### 1.0 Introduction

Planning permission has been approved for the retention, extension and alterations to involve the reinstatement of the cottage. Pre-Construct Archaeology (Lincoln) was commissioned by Mr. and Mrs Bibby to undertake a scheme of building recording to produce a record and archive of the structure prior to the reconstruction and alteration works.

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*, Lincolnshire County Council (revised 2009).

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 -3)

Lizzie's House is located on the corner of Chapel Lane and School Lane, Fulletby. It lies at the centre of the traditional core of the village approximately 15m to the north of the church. Fulletby is situated 4km northeast of Horncastle and 1.5km south of Belchford, towards the southern extent of the Lincolnshire Wolds.

The building that is subject to redevelopment comprises a Grade II Listed single-storey cottage, the most easterly of a group of three conjoined properties, and is the only one of these to retain evidence of 'mud and stud' construction. It is now in poor repair, having lost its roof in a severe storm in 2007.

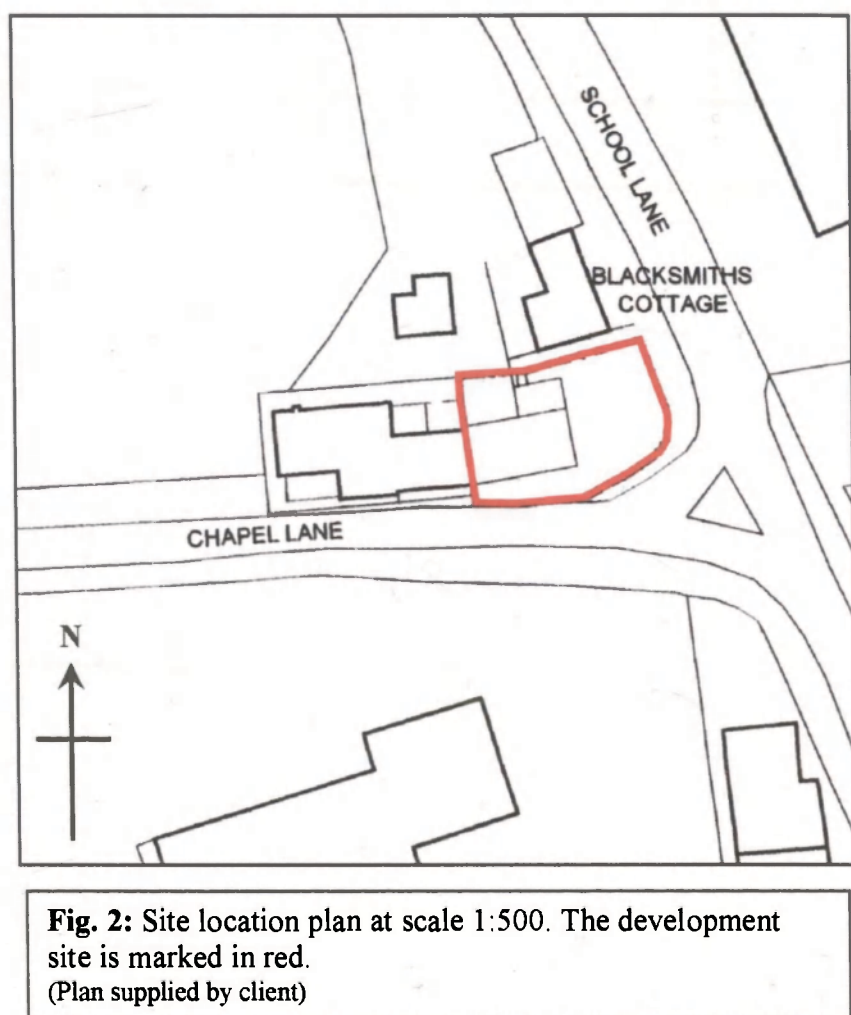
National Grid Reference: TF 29837 73419

### 3.0 Planning background

Planning permission and listed building consent has been given to reinstate the cottage, including extension and alterations (planning ref: S/055/0620/09 & S/055/0621/09). The building was listed Grade II in 1987.

The Historic Environment Officer for East Lindsey District Council has recommended a scheme of Archaeological Building Recording to define and evaluate the historical and architectural significance of this building, establishing its phases of development with associated functions in order to preserve it by record prior to alteration and the consequent loss of historic fabric and/or integrity.





**Fig. 2:** Site location plan at scale 1:500. The development site is marked in red.  
(Plan supplied by client)

#### 4.0 Archaeological and historical background

##### *Fulletby*

Fulletby was certainly in existence by the later Anglo-Saxon period: it is recorded in the Domesday Book of 1086, which documents the presence of a priest, from which the presence of a church and therefore a settlement can be inferred. The settlement was larger during the medieval period than it is today, as evidenced by earthwork remains representing the remnants of crofts, tofts and a pond; some of which are still visible in a field to the west of the site.

##### *Lizzie's House*

The nineteenth-century parish clerk and poet Henry Winn compiled several collections of anecdotes, descriptions and histories of Fulletby parish and its inhabitants, now held by the Lincolnshire Archives. Winn's notes on the History of Fulletby include an imagined tour of the village in the mid-18<sup>th</sup> century, immediately prior to the Parliamentary Enclosures, in which he observes that the farmhouses of Fulletby, as well as the cottages, were all of mud and stud construction at that time. The 'tour' includes, at the eastern end of the churchyard, 'a piece of waste on which stands the pinfold and the stocks' (Winn, n.d.

(5/3)). The enclosure award plan of Fulletby parish, surveyed in 1776, shows a small, irregularly shaped open area to the north-east of the church, where Lizzie's House and the adjacent buildings now stand; it is occupied only by a very small rectangular enclosure, which appears to be the pinfold referred to by Winn. (The map is not reproduced here, as the original is fragile and copying it was not considered justified in the circumstances.) On the enclosure award plan, the village appears more populated than it was over a century later (as shown on the 1<sup>st</sup> edition Ordnance Survey map), with a building in every plot of land; Winn's notes observe that he, during his residence, has witnessed the demolition of at least thirty cottages and the erection of some five, 'which fully accounts for the present attenuated appearance of the village'; the population of Fulletby in his boyhood was some 250, while at the time of writing (he was then a nonagenarian) it was 149 (Winn, n.d.(5/4)). The buildings depicted on the 1776 plan are all of similar size and shape, relatively small and rectangular; they may simply be stylised, but their small size and uniformity, if an accurate representation, also suggests that they are all of mud and stud construction.

The Elmhirst family were lords of the manor both at the time of enclosure and the period in which Winn compiled his histories, but a plan of the Elmhirst estates dating to 1811 (LAO ref. TP1/D/7) does not include details of the village.

The outline of the 18<sup>th</sup>-century vacant lot is still visible on the 1<sup>st</sup> edition 6" Ordnance Survey map, surveyed in 1887 (fig. 4). Its western boundary is represented as the eastern boundary of the field containing the word 'Chapel'. Lizzie's House stands approximately on the site of the putative pinfold. The chapel itself, the only other building shown on the north side of Chapel Lane at this time, was built on its present site in 1836 (Winn, n.d. (5/4)).

Lizzie's House is so named after a woman who is said to have raised a family of ten children there, but her surname and the date of her occupancy are unknown. The first identified record of the house is a conveyance document held by Mrs. Bibby, the present owner, dated 1857, in which ownership was transferred from the Guardians of the Poor of Fulletby to Mr. Joseph Jackson (Mrs. Bibby, *pers. comm.*); it is possible that the eponymous Lizzie was a tenant of that institution. Mr. Jackson in turn sold the plot to Mr. Richard Winn, Henry Winn's brother, in 1860 (*ibid.*). Richard Winn was the village blacksmith, and lived in the Blacksmith's House, adjacent but not attached to Lizzie's House. A brief biography of Richard Winn among Henry Winn's papers refers to his building his own house, but does not mention his ownership of the neighbouring houses (Winn, n.d. (5/4)). Richard Winn moved to Grimsby at the end of the 1860s or beginning of the 1870s (*ibid.*), but appears to have continued as the owner of Lizzie's House, as it was transferred to Misses Selina and Margaret Winn by Richard Winn's executors in 1912. The house came into the ownership of the Green family in 1919, when it was bought with the two adjoining houses from 'Mr. Tom Maltby and others' by Mr. J. R. Green, the great-grandfather of the present owner (Mrs. Bibby, *pers. comm.*).

##### *The mud and stud tradition*

Mud and stud buildings are mentioned specifically in the East Midlands Research Framework, where they are described as a category of building special to Lincolnshire, and concentrated in East Lindsey: the Lincolnshire Historic Environment Record lists 137 examples, of which 92 are in East Lindsey. About half of the known mud and stud buildings in the county have already been demolished, and others subjected to unsympathetic conversion, probably due to their small size, which is insufficient for modern domestic use (Lizzie's House is likely to have survived because it was most recently used as an ancillary



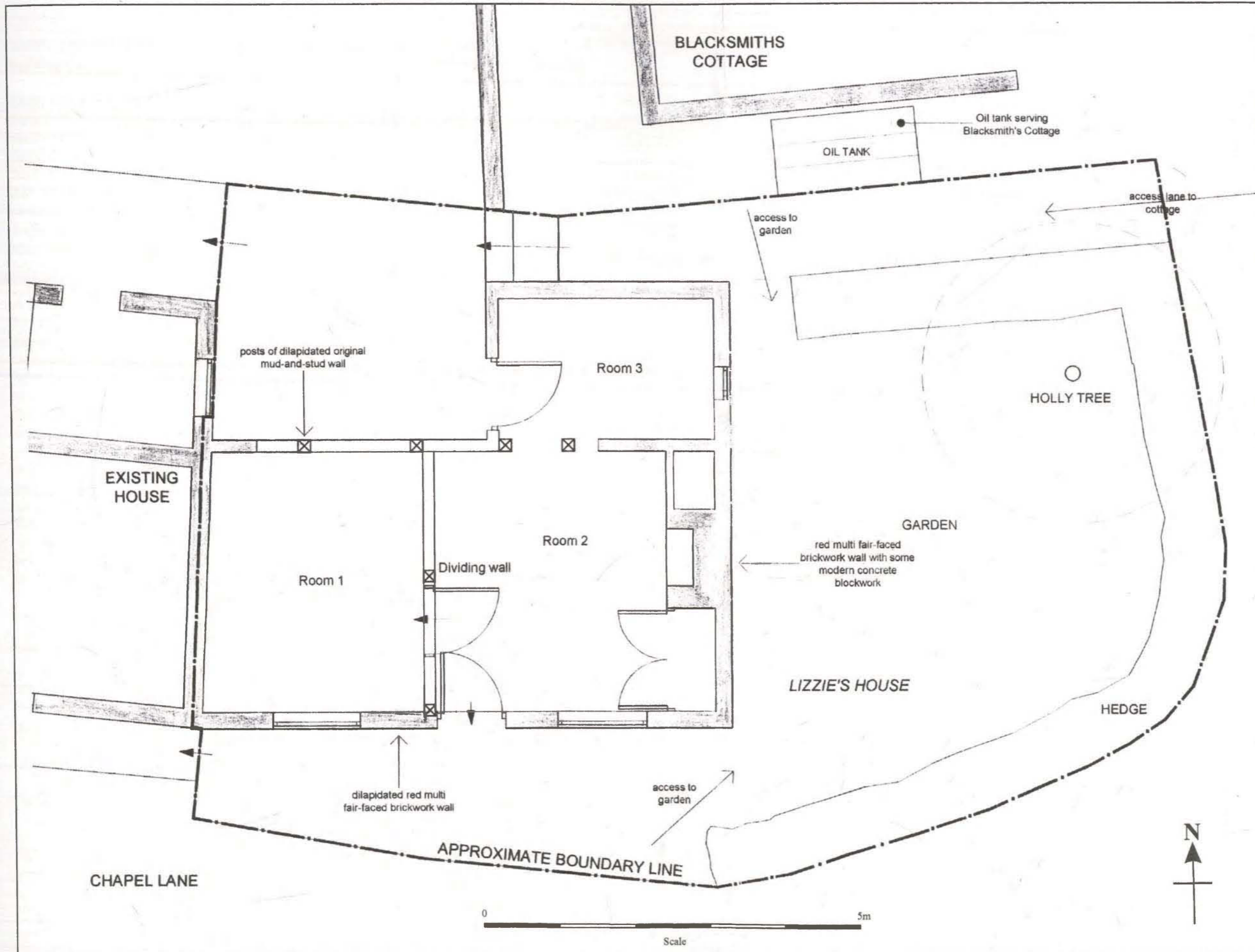


Fig. 3: Plan of the site at scale 1:50. (Plan supplied by client)



building rather than a dwelling). Detailed surveys have been carried out on only a few of the surviving buildings, and while these were all similar in layout, all proved to possess unique features.

Earth was widely used as a construction material in medieval and post-medieval vernacular buildings. Structures incorporating clay or daub (clay mixed with strengthening materials such as horsehair and manure) are known as 'cob' in the West Country, 'mud and stud' in the East Midlands, 'raddle and daub' in Cheshire and either 'clat and clay' or 'clam staff and daub' in Lancashire (Mercer, 1979, pp. 24-5; Alcock et al., 1996, p.612). The earliest dated examples of cob construction, in Devon, go back to AD 1300, while documentary evidence for earth-based construction in Lincolnshire in the fourteenth century comes from the provisions of the 1360 Mowbray Deed, which grants the peasants of the Isle of Axholme the right to cut turf for walling, as well as for fuel (Barley, 1986, p. 35). The term 'mud and stud' dates from Elizabethan times, but this type of architecture in Lincolnshire remained in use for labourers' cottages until the mid-nineteenth century (*ibid.* pp.175-6).

A mud and stud building differs from a conventional timber-framed building in that it was made piece by piece, with every timber individually positioned, rather than having portions of the structure assembled while flat on the ground and lifted into place as units (Brown, 1986, p. 40). The upright timber elements were set directly on or in the ground, whereas a timber-framed structure would normally have a horizontal sill beam at the bases of the external walls (Alcock et al., 1996, pp. F2-6 and F33). The wooden framework was slight compared to the timber-framed building: the frame of a mud and stud building was slender and the studs rarely had intermediate rails. The large panels thus formed were covered with thin staves fixed to the outside of the frame, which in turn were covered with a thick protective layer of daub, so that, unlike the timber-framed building, the wooden framework was not exposed (Brown, 1986, p. 53). The minimal use of timber cut down construction costs; most houses of this type were built by the poorest members of the rural community for themselves, probably with the help of relatives and neighbours, on common or waste ground. The construction of a second storey was a challenge rarely attempted (Barley, 1986, pp. 189-90). However, some houses with low lofts used for storage are known; examples have been recorded at Thimblesby, Coningsby and Mareham-le-Fen. These lofts were usually accessed via trap doors (Mercer, 1979, p. 25). Mud and stud buildings typically have hipped roofs, presumably because this type of walling did not lend itself to the construction of gables.

## 5.0 Methodology

The primary photographic fabric record was undertaken by the author on 6<sup>th</sup> June 2009. 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 on the day were bright, sunny and later hot, which necessitated the use of some fill-in flash to penetrate sharp shadows.

The photography was complemented by detailed written descriptions of all of the structure, including room records, brickwork records and measured sketches.

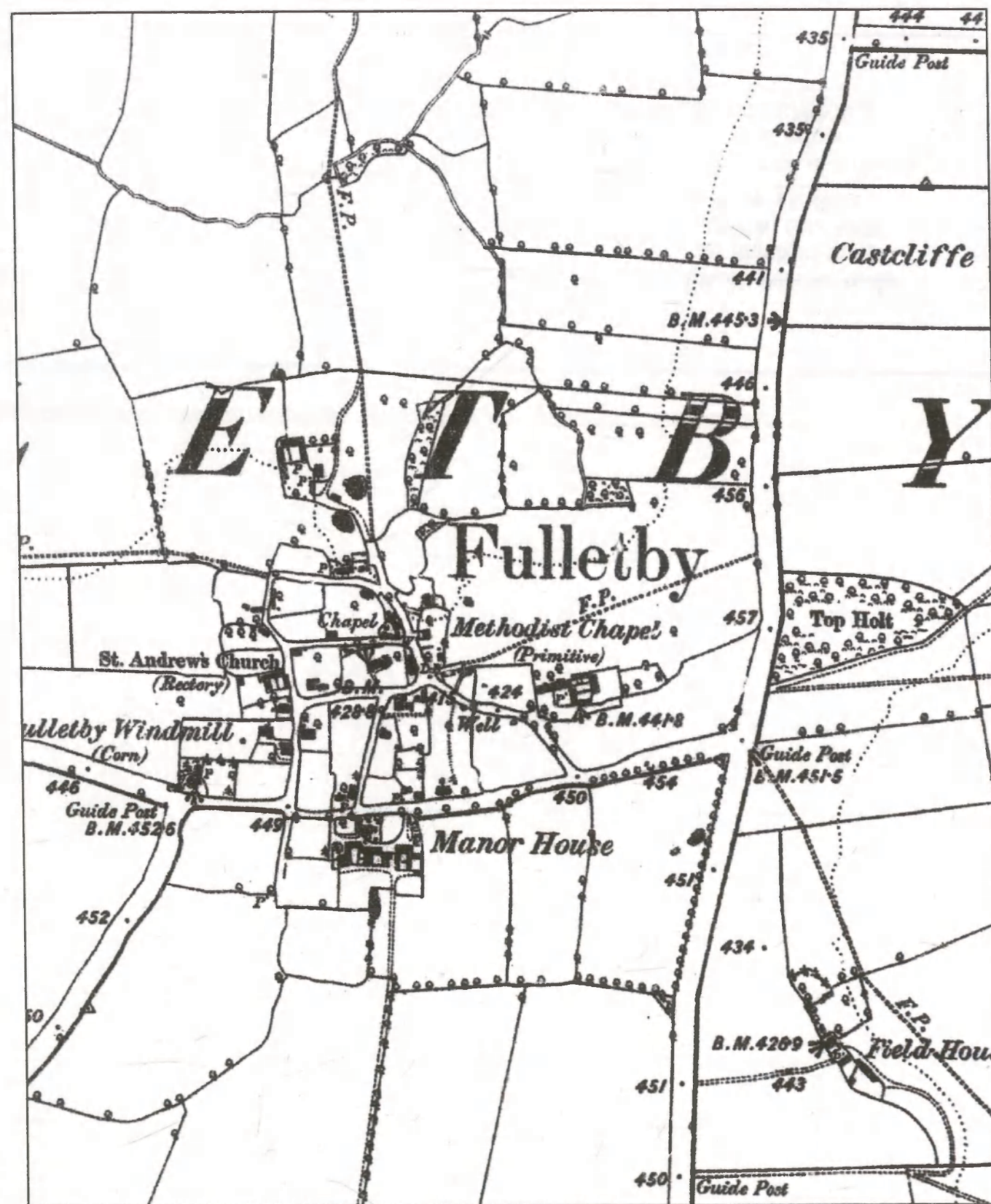


Fig. 4: Extract from the first edition 6" Ordnance Survey map of 1887.

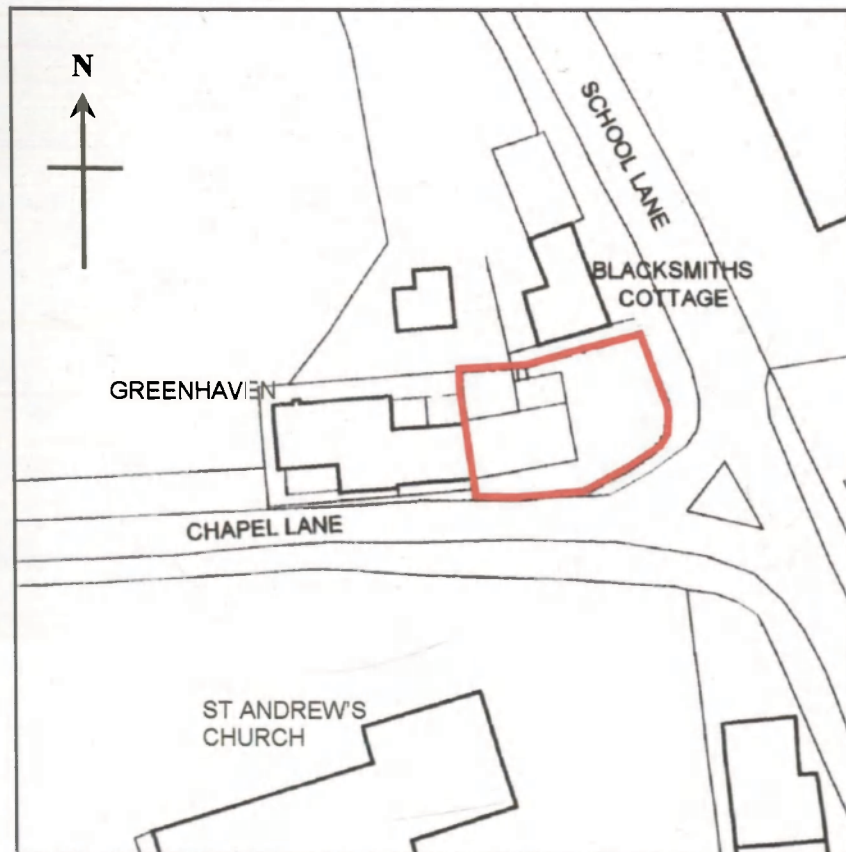


## 6.0 Primary Photographic Fabric Record

### General Site Arrangement

Lizzie's House, the structure which is the subject of this Building Survey, was located on the north side of Chapel Lane close to its junction with School Lane. It fronted directly onto the north side of Chapel Lane, and was attached to its western neighbour 'Greenhaven'. It occupied the western half of a sub-triangular plot, the eastern half being a small garden surrounded by a hedge. A narrow gravelled path on the north side, shared with 'Blacksmith's Cottage' which fronted onto School Lane, gave pedestrian access to the rear of both properties up a set of concrete and brick steps.

As previously noted, the roof collapsed in a severe storm in January 2007 and the building has further deteriorated since. A selection of photographs provided by the owners, one illustrating the building before the storm, and the rest taken shortly after the event, have been reproduced in appendix 2.



Site location plan at scale 1:500. The development site is marked in red. (Plan supplied by client)





**Site Setting**

This area of Fulleby remains little changed from the first edition 6" OS map of 1887, the north side of Chapel Lane was occupied only by these street-front properties and the chapel itself, and the south side was only occupied by the church and vicarage. A modern development of four townhouses now occupies the area to the east of the chapel. Lizzie's House is attached to the neighbouring building 'Greenhaven', which is clearly of mid-Victorian date, presumably converted from the other two cottages mentioned in the conveyance of 1857. The eastern wing of 'Greenhaven' appears to directly reflect the massing of the cottage it replaced, while a modern two-storey flat-roofed extension has been recently added to its west side.

The eastern end of Chapel Lane slopes quite steeply down from the chapel itself towards the junction with School Lane, past 'Greenhaven' and Lizzie's House. Lizzie's House occupies quite a prominent position when approached from the junction with School Lane, but is less noticeable when coming from the direction of the chapel.

Lizzie's House is listed Grade II as 'FULLEBY CHAPEL LANE TF 27 SE (north side) 1/6 Lizzie's House G.V. II Cottage. Mid C18. Originally mud and stud, now faced with red brick, some weather boarding. Pantile roof over thatch. Right gable red brick stack. Single storey plus garret, 3 bays. Central doorway with plank door flanked by single tripartite glazing bar casements. Interior has some posts, rails and curved braces.' (English Heritage, at [www.imagesofengland.org.uk](http://www.imagesofengland.org.uk), IoE no. 195933)





**Exterior**

Lizzie's House was rectangular in plan, on an east-west alignment, with an extension on the north side; it appeared to be constructed of a mixture of brick and concrete blocks.

At the time of the survey, it had lost its pitched roof, of pantiles with half-round ridge tiles, over thatch, and aspects of its original mud and stud construction were exposed.

**South Elevation**

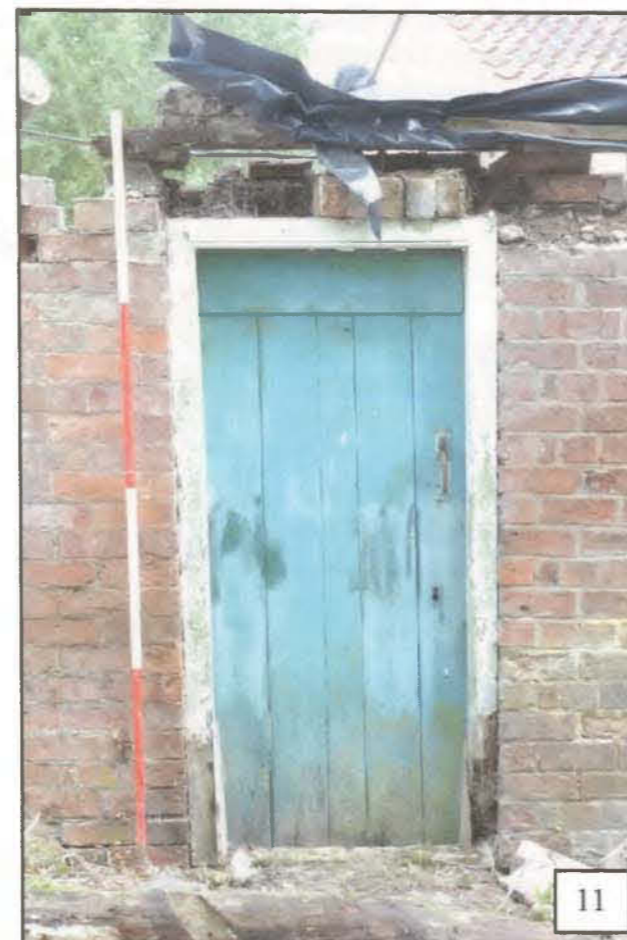
The south elevation of the building comprised the street frontage of the property and had a central door, with a window to each side.

The door was a ledged plank door, repaired at its base, in a 3" pegged timber frame. The windows differed in size and style; the western opening was wider and shallower than that to the east, with a higher sill level. This partly reflected a change of internal floor level, but more obviously conformed to the slope of the road. The windows differed in style and construction, and may well have been re-used.

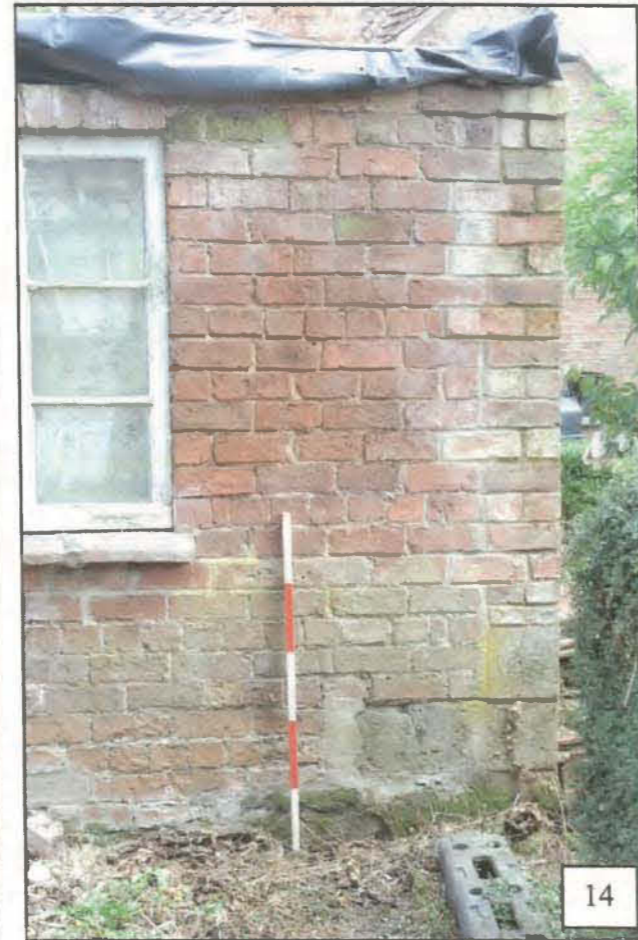
The south wall to the west of the door consisted of 9" brickwork in stretcher bond, with a single incomplete header course below the window. The bricks measured 8¾" x 4¼" x 3", with three courses totalling 9½" in height. To the east of the door, the wall was also 9" brickwork, but in English Garden Wall (EGW) bond, with five courses of stretchers to every row of headers above sill level, and three courses to every row of headers below.



Some further variation was present to the east of the door, with extra header courses between the door and the window. The bricks here are also 8¾" x 4¼" x 3", but although this part of the wall was of the same bricks, the jointing was thicker: three courses totalling 10" in height.







The joint between the brickwork of Lizzies House and the eastern wing of 'Greenhaven' clearly demonstrated that Lizzies House had received its brick cladding before the construction of the neighbouring property. At the east end of the south elevation, several squared limestone blocks were present at foundation level.



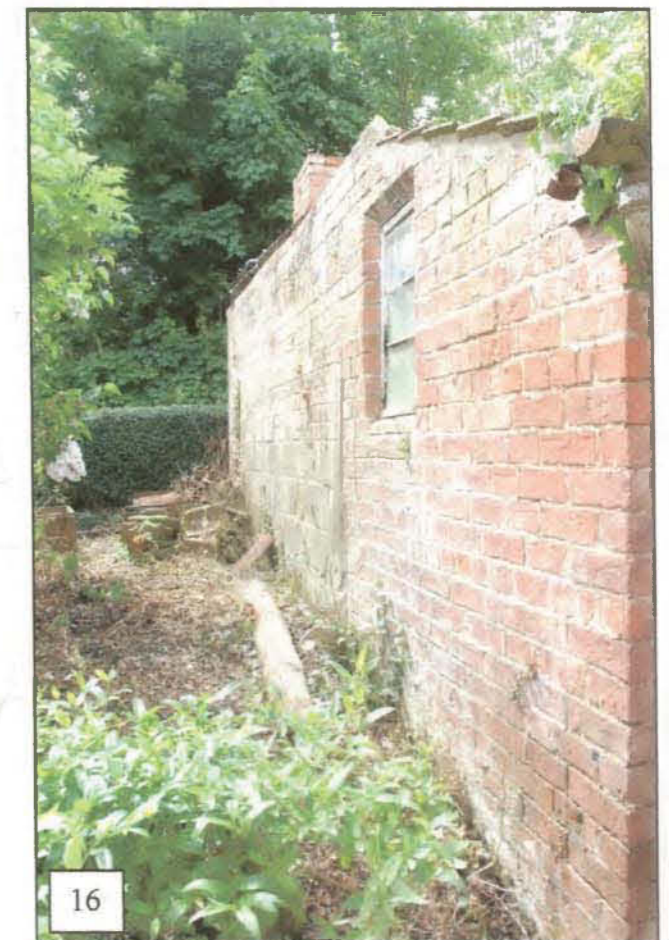
#### East Elevation

The eastern gable wall was constructed in a mixture of brick and concrete blocks. This wall was reconstructed by Mrs Bibby's father and husband after it collapsed in 1982. It is clear that the wall contained some re-used bricks, but uncertain if these were recovered from the collapsed wall or from other local sources.

The bricks measured  $8\frac{1}{2}'' \times 4\frac{1}{4}'' \times 3''$ , with three courses totalling  $10\frac{1}{4}''$ . The lower part of this wall was of concrete blocks,  $17\frac{1}{2}'' \times 8\frac{3}{4}'' \times 3''$ ; a single header course was present above the blocks, and another half-way up the wall.

The chimneystack was constructed in  $4\frac{1}{2}''$  brickwork in stretcher bond (brick sizes  $9'' \times 4\frac{1}{4}'' \times 2\text{-}2\frac{1}{2}''$ , 3 courses totalling  $8\frac{1}{2}''$  in height).

A timber beam was present at the level of the wall-plate, and photographs of the building before the collapse of the roof indicate that the gable was partly weather-boarded and partly timber panelled above this height (see appendix 2).





**North Elevation**

The north wall of the original building was of mud and stud construction, and exposure to the elements since the loss of the roof has caused its almost complete collapse. A small area of surviving brickwork at the west side of this wall represented a repair to the original mud and stud structure, perhaps executed when the neighbouring properties were rebuilt in the Victorian period.

At the foot of the wall, four courses of brickwork remained, which represent the dwarf brick foundation wall onto which the posts of the mud and stud rested. It consisted more of brick rubble than brick, but the complete bricks measured  $8\frac{3}{4}'' \times 4\frac{1}{4}'' \times 2\frac{3}{4}''$ ; where most clearly exposed, this comprised two stretcher courses topped with a course of edge-set headers, above which a further stretcher course partially survived.



**West Gable**

The western gable wall was constructed in brick, and is likely to have been constructed as part of the neighbouring building. It is interesting to note, however, that this side of the wall displayed a heavily worn whitewash and the stubs of the broken purlins and ridge beam of the original roof (a brick was inserted in the hole left by the southern purlin). The unpainted strip at each side of the gable clearly demonstrated the thickness of the original thatched roof, present below the pantile roof seen in the archive photographs of the house taken before the storm of 2007 (see appendix 2).





**Rear Extension**

Lizzie's House had a small lean-to extension at the east side of the north wall. This was constructed of brick (brick size: 8½" x 4¼" x 3", with three courses totalling 10¼"), 9" in thickness, in 5-course EGW bond. A small three-light window was present in the east elevation, with chamfered lintel, sill and sides. An exterior door opening was present in the western elevation of this extension, only the north side of which survived, which also displayed chamfered bricks.

The extension had a single pitched roof of pantiles, and an eaves cornice composed of a single projecting stretcher course. It also had a cast iron gutter and downpipe.



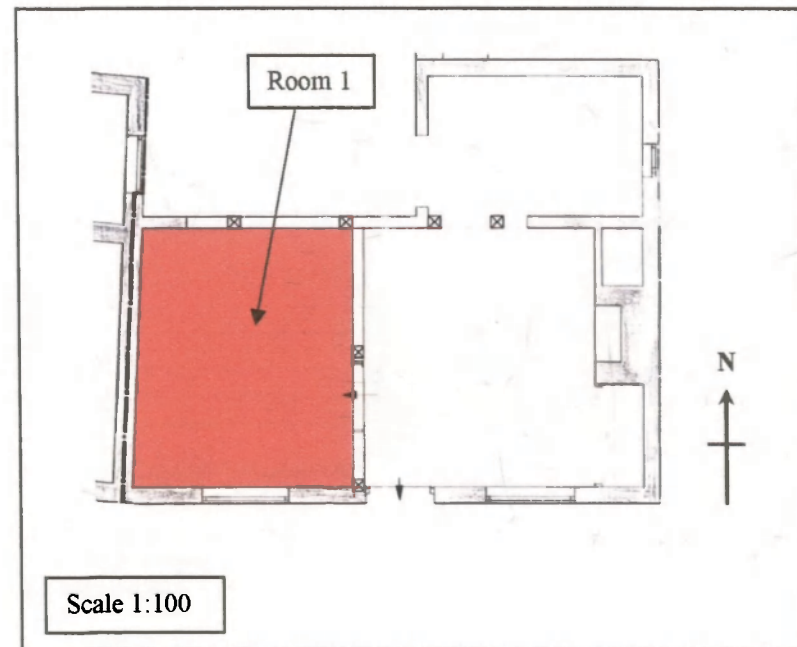


**Interior**

The building was divided into three rooms by a mixture of mud and stud or brick partition walls. The original building comprised only two rooms (Rooms 1 and 2), the third room (Room 3) being added with the construction of the rear extension. The rooms have been numbered according to the architects plan (Fig. 3).

**Room 1**

This was the western of the two original ground floor rooms. The ceiling above this room was open to the sky at the time of the survey, but examples of its timbers can be given. A north-south running tie-beam was of roundwood, 4½" in diameter, with the upper side sawn flat; retaining the remains of three east-west aligned plain floorboards (measuring 1½" x ¾", 2½" x ¾" and 5¾" x ¾" respectively). The floor here was of 8¼" x 4¼" x 1¼" orange pammets, laid in half-overlapping east-west rows. The door from Room 2 was of bead-edged tongue and grooved vertical 10" x ¾" planks, with three chamfer-edged 5" braces (¾" thick), in a 3" x 3" pegged frame; it had a thumb latch and strap hinges. A single window was present in the south wall of Room 1: this was a side-hung casement of six 6" wide vertical lights in a 1¼" timber frame, with ½" wide astragal glazing bars, 2mm panes, and with the hinges to the west; the opening had a ¾" timber sill. There are now no windows in the north wall, but apparently a central four-light window was present here. The mud and stud north wall had completely collapsed leaving only the remains of the dwarf brick wall on which the mud and stud had rested. The brickwork at the west end, where the mud and stud had been repaired, contained fragments of pantile.



The north wall had stood on a dwarf brick wall comprising two stretcher courses and one of edge-set headers; it consisted more of brick rubble than brick, but the complete bricks measured 8¾" x 4¼" x 2¾". The exposed brick walls and posts were whitewashed. The dividing wall from Room 2 had a central post, of oak, and was possibly re-used: it was 6" x 7" in size, mortared and pegged into a north-south tie beam. The tie beam itself was of 5" roundwood, recessed at the ends and resting on roundwood wall plates, secured with 8" x ½" forge-made nails.



**Room 2**

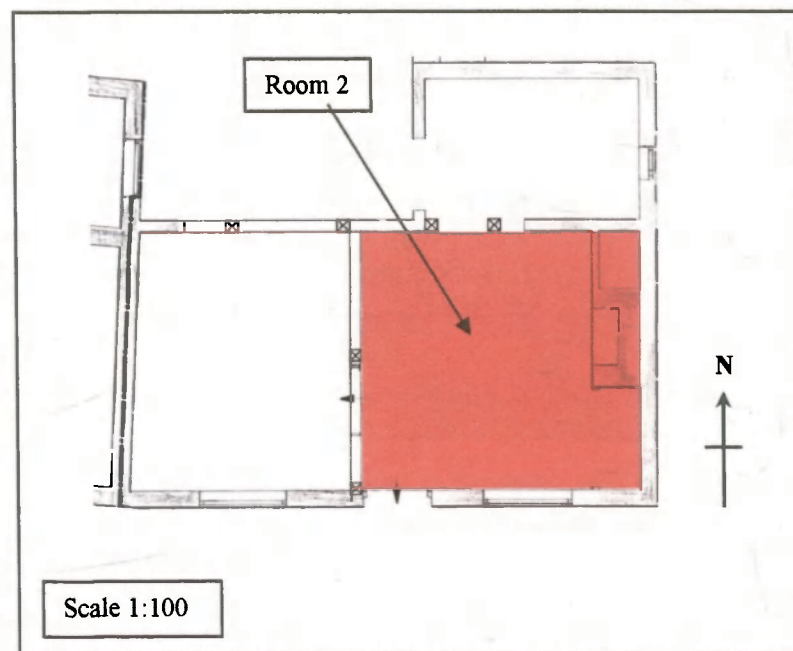
This was the eastern of the two original ground floor rooms.

The ceiling, which partially survived in Room 2 consisted of 4 1/2" x 3" N-S aligned joists, mostly of sawn timber, but some retaining rounded faces, with the exposed E-W running plain floorboards (10"-10 1/2" wide and 1/2" thick) of the garret room above. The edge of a loft hatch also partially survived, in the area above the exterior (south) door.

The walls here were of whitewashed brick, except part of the north wall, where again the mud infilling had washed away. The wall plates were of 7" x 3" squared timber; the joists rested on a horizontal 4" x 2 1/2" split roundwood beam below the wall plate, supported on the oak doorposts of the connecting door to Room 3 (these were 5 1/2" x 5" and 6 1/2" x 6" quartered heart). Trenches were present in the doorposts at 71" above the floor for a (missing) 3" x 2" door lintel.

The floor was of quarry tiles, 6" square and 1 1/2" thick, laid in half-overlapping E-W rows, and repaired in the NW corner with 8 1/2" x 4 1/4" bricks; it was 6" lower than the floor of Room 1.

The chimneybreast was of similar brick to the stack, but the fireplace opening had a shallow arch of edge-set 3" headers, supported on an iron strap and contained a more recent stove. On the south side of the fireplace, a recently constructed cupboard of re-used timber (mostly doors) was present.







The exterior door in the south wall of Room 2 was of bead-edged tongue and grooved planks, 6½" wide (except for a central plank 4" wide) and 7⁄8" thick, in a 3" x 5" squared frame. It had three 6½" chamfered ledges, also 7⁄8" thick, a thumb latch, a lock box, and strap hinges similar to those of the door to Room 1. The interior door to Room 3 (no longer in situ) was of tongue and grooved planks, 9¾", 10" and 6" wide and ¾" thick, with three chamfered ledges (the uppermost being 5" wide and the lowest 10"). This door also had a thumb latch and strap hinges.

The window in the south wall was of three lights, each having three panes. The central casement was side-hung, with the hinges on the western side. The window panes were 12" wide and respectively 11", 11½" and 12½" high, in a 3" x 2½" chamfered frame. The window had a 1" bead-edged timber sill and a 2½" x 4¼" timber lintel on the interior.



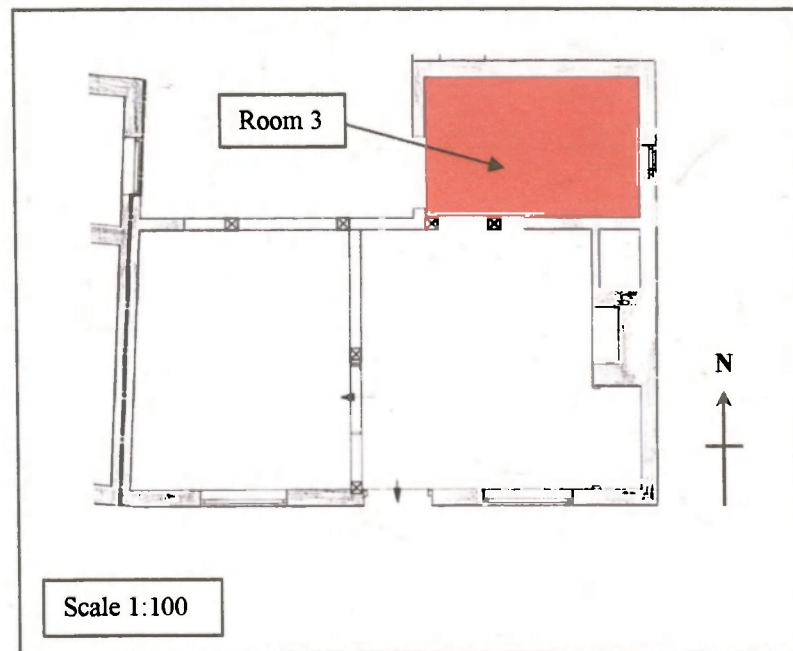
**Room 3**

Above Room 3 were the exposed rafters of the lean-to roof, from which the pantiles had been mostly stripped. The rafters were of sawn timber, measuring  $3\frac{1}{2}$ " x  $2\frac{1}{2}$ " and the laths were 1" x  $\frac{1}{2}$ ". The northern wall plate, also sawn, measured 5" x  $2\frac{3}{4}$ ". Wire nails were used throughout this roof.

The floor of Room 3 was of  $8\frac{1}{2}$ " x 4" bricks, laid E-W, only overlapping by about one third.

A fixed three-light window was present in the eastern wall; this had 14" x 9" panes and 1" chamfered glazing bars, all set in a 3" x  $1\frac{1}{2}$ " frame. The lintel and edges of the window opening were chamfered. A bead-edged shelf was present below the window, measuring 10" x 1", at a height of 39" from the floor.

The brick walls of the room were whitewashed throughout.





Only the north side of the exterior door opening in the west wall was present, with chamfered bricks employed on the interior and exterior sides of the frame.

The exterior door, again no longer in situ, was of 6½" x ¾" bead-edged tongue and grooved planks, with three 6½" chamfered ledges (¾" thick) in a 3" x 3½" bead-edged, pegged frame.





**The Original Mud and Stud Structure**

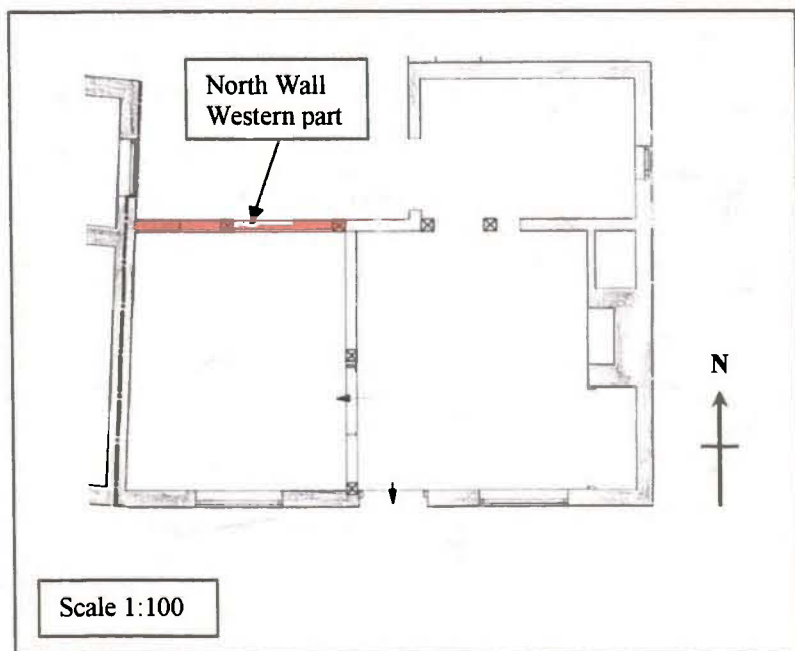
The partial collapse of the building has exposed several elements of the original mud and stud structure *in situ*. These included the timbers of the eastern part of the north wall and the partition between Rooms 1 and 2, albeit collapsed. Further major timbers had been retained by the owners, allowing a fuller understanding and fabric record to be made.

**North Wall (Western part)**

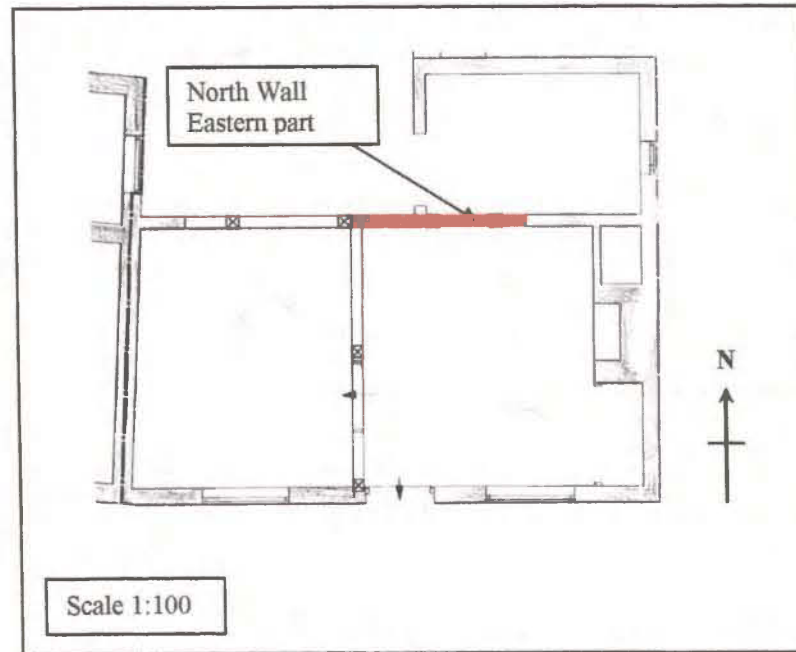
The major timbers of the western part of the north wall had been retained by the owners, allowing a partial reconstruction to be attempted (plate 50).

Two posts (the studs, of 'mud and stud') had been present in this part of the north wall. They were of softwood, probably Baltic in origin, the eastern post was roughly squared at the base, and retained the broken stubs of diagonal  $3\frac{1}{2}$ " x  $1\frac{3}{4}$ " bracing, trenched and fixed with square-section hand-forged nails. It was 62" high and 8" x  $7\frac{1}{2}$ " at the base, narrowing to 6" x 6" at its top. It also retained the stub of a trenched horizontal rail, of similar size to the braces, which would have run approximately halfway up the wall. This post supported both diagonal bracing running east-west and a brace which would have formed part of the north-south room-dividing wall. The top of the post retained the remains of a recessed pegged tenon, which located into a mortise in the underside of the roundwood wall plate. The wall-plate was joined to its neighbour (rectangular in section), with a simple side-halved scarf joint and secured with a diagonally driven 8" hand-forged nail.

The western post differed, having a saddle at its top, formed from a natural fork in the timber, on which the wall saddle had simply rested. This post was 67" high and 8" x 8" at the base, narrowing to 6" x 6" at its top, but badly rotted. It seems likely that this was an intermediate supporting post, requiring no complex joinery.







**North Wall (Eastern part)**

The part of the north wall to the east of the room-dividing wall was different again: two oak doorposts were present here, and the wall plate was rectangular in cross-section.

The doorposts retained the trenches of diagonal braces and the horizontal rail, but a further rail was present on the interior side of the framing approximately 5" below the wall plate, on which the joists of the first floor rested.

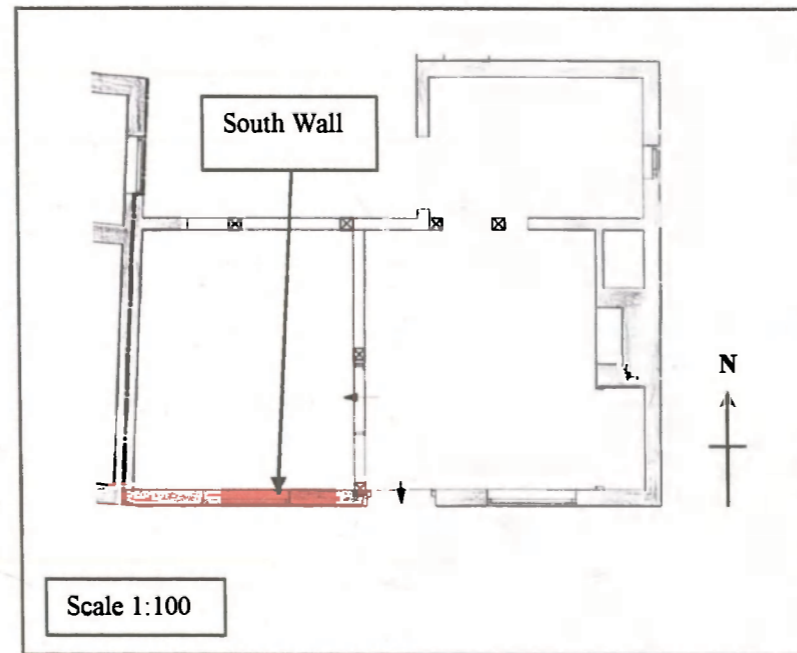


**South Wall**

Only the rectangular-section (eastern) wall-plate and a post on the west side of the door were visible of the *in situ* mud and stud construction of the south wall.

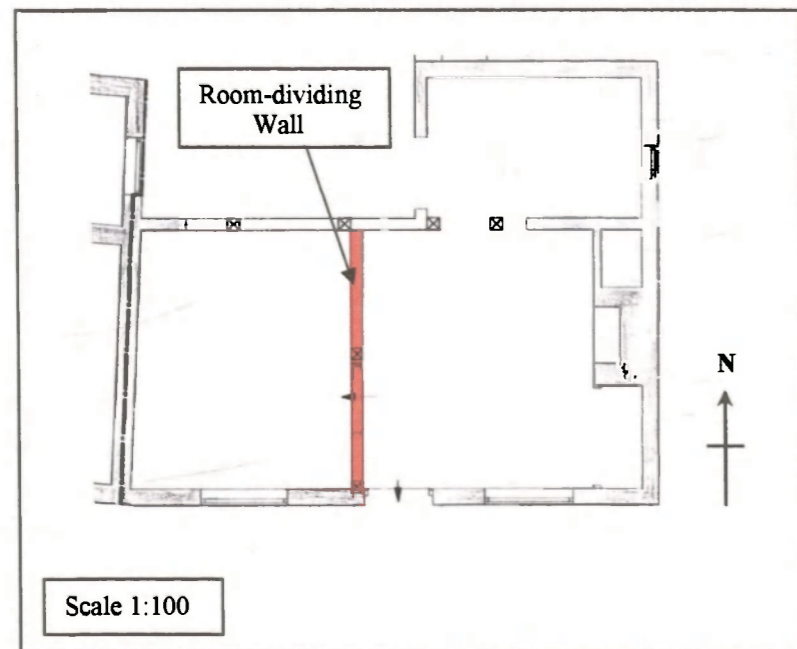
The post appeared to be of oak and retained the trenched stubs of a diagonal brace to the room dividing wall, and a horizontal rail. A mortise was present at its base suggesting a further rail was once present at ground level.

The western (roundwood) wall-plate from this side had been retained, which had been secured in a similar fashion to the post and its neighbour as the corresponding post on the north side. The stub of a single rafter remained secured to the wall plate with a hand-forged nail.



**Room-dividing Wall**

The wall dividing Rooms 1 and 2 was still present, lying where it had fallen when the roof collapsed. An oak doorpost was present, joined to a north-south tie-beam with a pegged mortise and tenon joint. It is possible that this was a re-used timber as a pegged mortise was present approximately  $\frac{1}{3}$  up its height, which served no purpose in its current situation. A curved diagonal brace was present on the south side of the door, attached to which was some of the scantling (2" - 2 1/2" in diameter) to which the mud had once been applied. The tie-beam had rounded hollows cut into its underside to allow it to rest on the roundwood wall plate.







**Assorted other Timbers**

Further timbers retained by the owners included a further tie-beam, which retained a few of the floorboards of the first floor garret. Two complete, but broken, rafters from the western (thatched) part of the roof were also recovered; these were 3" - 3½" in diameter and showed, by a series of apparently randomly placed nail-holes and a single snapped timber, that the thatch had been laid on a series of trimmed forked brushwood members nailed wherever they happened to cross a rafter (Mr Bibby, *pers. comm.*) rather than conventional laths or battens. A further roof collar had also been retained: this measured 7" x 2½" and clearly belonged to the eastern (pitched pantile) roof. Although none of the clasped through-purlins from this part of the roof were recovered, the rebates in the collar demonstrated that they had been at least 4" x 2" in size.





**Evidence of original building materials**

A few pieces of the original mud walling, badly weathered, lay on the floor of Room 1. This was composed of a greenish grey coarse sandy clay, containing frequent chalk lumps and occasional fragments of pantile. Mr and Mrs Bibby had also retained a sample of the original thatch, which was of wheat straw, still retaining many of the ears. The author also took a sample of one of the hand-made nails used to secure the timbers throughout the property.



**Eastern rebuild**

It is clear, when seen from above, that the eastern part of the structure was rebuilt. It is likely that the original building had a hipped roof, typical of the mud and stud buildings of East Lindsey, which was later converted into the gabled roof seen on recent photographs. This rebuild explains the presence of almost exclusively sawn timber to the east of the room-dividing wall.



The original timber in the eastern half of the building was replaced from wall-plate height upwards, and it is to the new pitched roof that the collar seen in plate 65 can probably be attributed. Interestingly, the new rectangular section wall-plates, with their regularly-spaced square mortises on the upper faces for rafters, were mortised into the pre-existing tenons of the earlier posts and braces, while the scarf joint on the south side with the roundwood wall-plate was reinforced with a sheet metal plate (plate 73).



## 7.0 Discussion and Conclusions

The Lincolnshire mud and stud building tradition was particularly well represented in East Lindsey; however, since many examples have now been demolished or altered beyond recognition, and only a handful have been the subject of detailed survey, this cottage has afforded an opportunity to record the fabric and construction techniques of a late example of the type.

As noted above, all of the previously recorded examples of mud and stud buildings have displayed unique features, and Lizzie's House is no exception. It is probable that the relatively late date of its construction may explain some of the differences, but it is equally likely that they may represent the preferences of the individual builder.

While the construction techniques employed here generally accord with other examples, the plan form of the building differs from those consulted while researching for this project. A centrally placed chimney is a common motif in most of these structures. Lizzie's House differs in that the chimney at the east end appears to be original (attested by the smaller size of the bricks employed), while a central mud and stud partition wall appears also to be original.

Like so many buildings of its type, Lizzie's House has also been extensively modified since its original construction. A large proportion of the original clay infill of the walls has been replaced in brick; it was extended to the north, and its original signature hipped roof has been replaced by a ridged gable. Some of these alterations have necessarily helped to preserve the property, while others show that even in the Victorian period, the same pressure for more useable living space (a contributing factor to the recent demise of so many of these buildings), was already being experienced.

It is perhaps ironic that the damage to the property by the storm of 2007 and the subsequent deterioration of the building, have allowed a fuller record to be made of the structure than would have been possible without partially demolishing it. As with so many of these buildings, many of the construction details of the original timber framing would have remained obscured behind the more recent brick cladding and clay infill.

## 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 deposited with the Lincoln City and County Museums Service at The Collection, Lincoln.

The archive will comprise the following:

2no Monochrome films, totalling 72 exposures  
1 file of digital images, totalling 74 images  
with accompanying index sheets and plans  
showing the position and direction of photos

1no General Account Sheet  
1no Brickwork Recording Forms

4no Room-Based Recording Forms

This Report

## 9.0 Acknowledgements

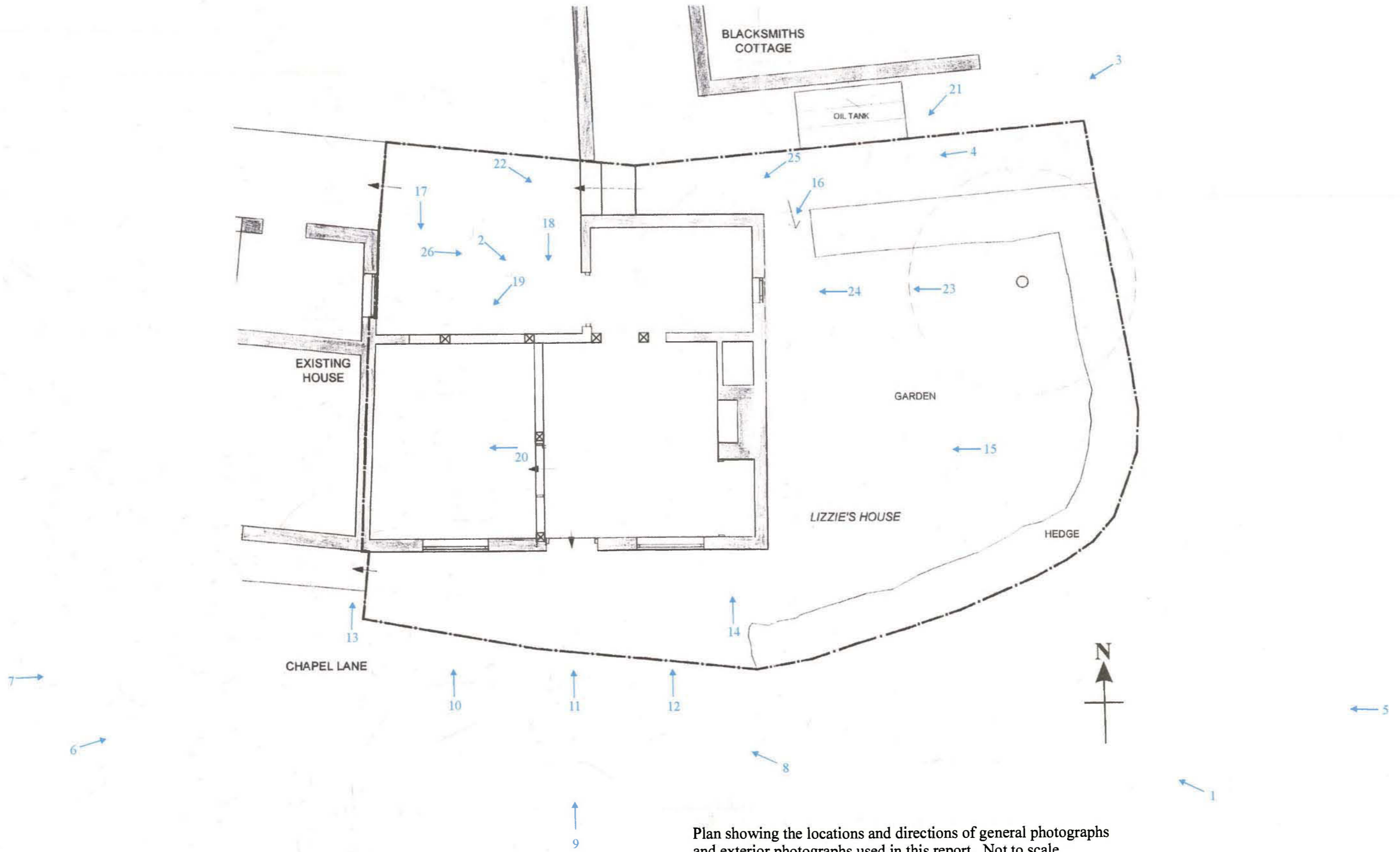
Pre-Construct Archaeology (Lincoln) would like to thank Mr. and Mrs. Bibby for this commission; for their assistance, knowledge and co-operation during the photographic survey, and for the photographs reproduced in Appendix 2.

## 10.0 References

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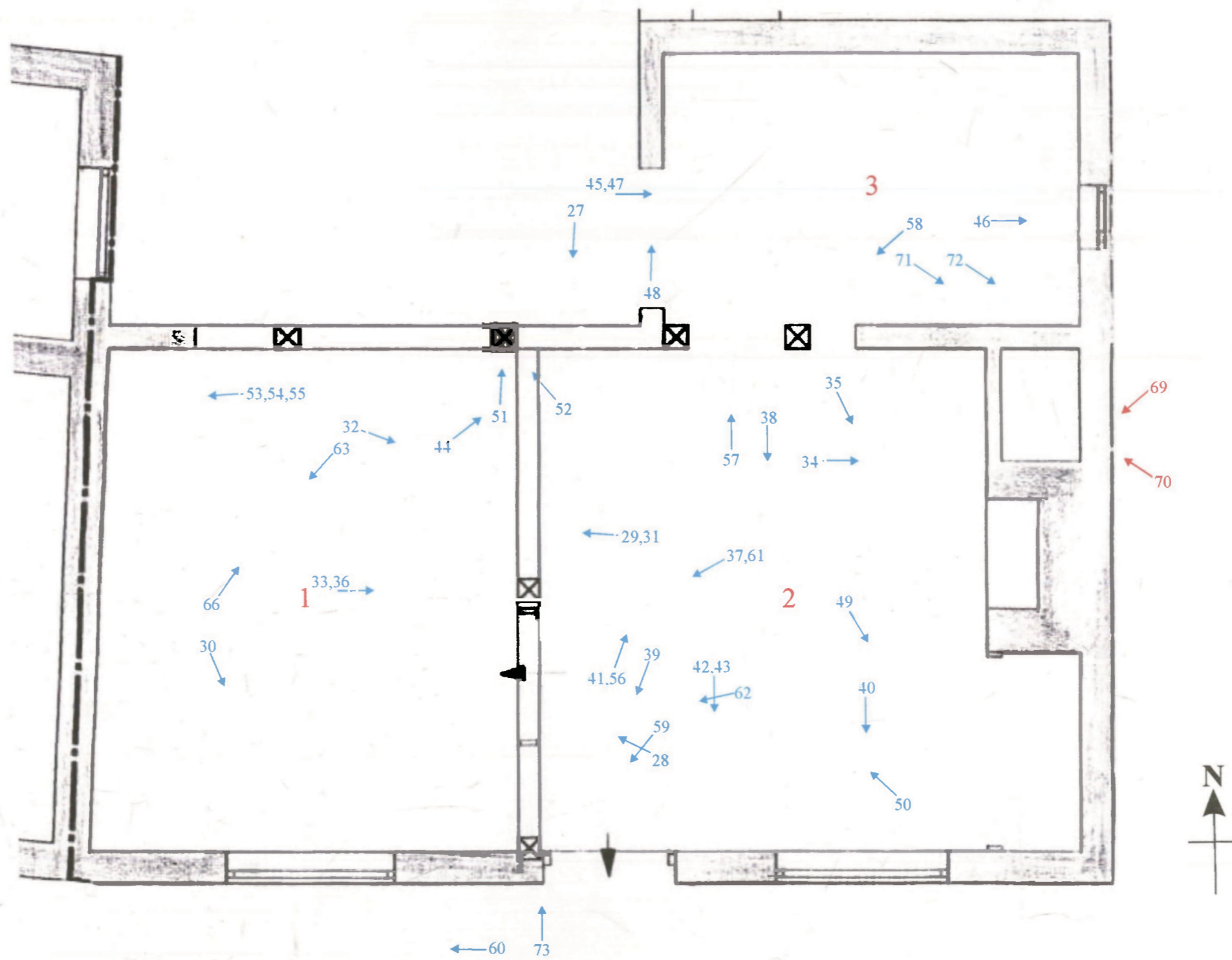


Appendix 1: Location of Photographs



Plan showing the locations and directions of general photographs and exterior photographs used in this report. Not to scale (Plan supplied by client)





Plan showing the locations and directions of detail photographs and interior photographs used in this report. Locations in red are at first floor level. Not to scale. (Plan supplied by client)



**Appendix 2: Photographs provided by Client**

The client provided the author with photographs of the building before the roof collapsed and the aftermath of the storm of January 2007. As they show aspects of the building no longer evident at the time of the survey, a selection has been reproduced here, with the kind permission of the client.

**Plate 2.1:** General shot of Lizzie's House taken in 1984, looking northwest.



**January 2007, Exterior shots**

**Plate 2.2:** General shot of the building after the roof had collapsed, looking northwest.

**Plate 2.2:** The western part of the roof, looking north.

**Plate 2.2:** The eastern part of the roof and the mud and stud north wall, looking southeast.





**January 2007, Interior shots**

**Plate 2.5:** General view looking west into Room 1 from Room 2, showing the collapsed floor of the garret.

**Plate 2.6:** The loft hatch above the south door, looking south.

**Plate 2.7:** The mud and stud room-dividing wall, immediately to the north of the communicating door between Rooms 1 and 2, looking southwest.

**Plate 2.8:** The northern part of the mud and stud room-dividing wall, looking west.

**Plate 2.9:** The mud and stud north wall of Room 1, looking north.





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**Front Cover Photograph:** General view of Lizzie's House, looking northwest.

**Back Cover Photograph:** Photograph taken by the owner in 1984 (supplied by client).