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HISTORIC BUILDING RECORDING AT
PRIORY FARM,
HOWSHAM ROAD, KETTLEBY,
LINCOLNSHIRE

National Grid Reference: TA 0368 0712
Planning Reference: 133407
Site Code: PFKE15
Accession Number: LCNCC: 2015.248

PREPARED FOR MR. PHIL ASQUITH

By

Neville Hall MIFA

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List of Contents:

Summary

- 1. Introduction**
- 2. Site Location and Description**
- 3. Planning Background**
- 4. Aims and Objectives of the Archaeological Programme of Works**
- 5. Historical Background**
- 6. Methodology**
- 7. Results**
 - 7.1 The Hay Barn and Grain Silo**
 - 7.2 The Interior of the Hay Barn**
 - 7.3 The Partially Demolished 20th Century Outbuilding**
 - 7.4 The Original Late 19th/Early 20th Century Outbuilding Complex**
 - 7.5 The Interior of the Original Late 19th/Early 20th Century Outbuilding Complex**
- 8. Discussion and Conclusions**
- 9. Acknowledgements**
- 10. Bibliography**

List of Figures:

- Figure 1:** Site location at a scale of 1:25,000.
- Figure 2:** Site location showing the existing layout of the development site at an original scale of 1:500 at A1, (extract from Architects plan).
- Figure 3:** Plan showing the proposed layout of the development site an original scale of 1:200 at A1, (extract from Architects plan).
- Figure 4:** Extract from a plan of Kettleby of 1795, (Archive ref: LLHS 26/2).
- Figure 5:** Extract from the tithe map for the parish of Bigby, Kettleby Thorpe and Westrum of 1840, (Archive ref: DIOC/TITHE AWARD E181).
- Figure 6:** Extract from the First Edition 25 inch to one mile scale O.S. map of 1887, map sheet no. Lincolnshire 20.13.
- Figure 7:** Extract from the Second Edition 25 inch to one mile scale O.S. map of 1907, map sheet no. Lincolnshire 20.13, (Archive ref: 6-TAX MAP/29/13).
- Figure 8:** Extract from the 1:2,500 scale O.S. map of 1970, map sheet no. TA 0307.
- Figure 9:** Plan showing the directions from which various images (1-11 and 25-58) were taken from at an original scale of 1:100 at A1, (extract from Architects plan).

Figure 10: Plan showing the directions from which various images (12-24) were taken from, (not to scale),

Figure 11: Plan showing the directions from which various images (59-75) were taken from, (not to scale), (extract from Architects plan).

Figure 12: Plan showing the directions from which various images (76-97), were taken from, (not to scale), (extract from Architects plan).

Figure 13: Plan showing the directions from which various images (98-134), were taken from, (not to scale), (extract from Architects plan).

Appendices:

Appendix 1: OASIS Summary Sheet

Appendix 2: Specification

Summary

A scheme of works comprising historic building recording was undertaken in advance of the proposed conversion of an existing barn to a new residential dwelling including the replacement of an existing silo and hay barn to provide a new entrance with garage and office above at Priory Farm, Howsham Road, Kettleby, Lincolnshire. The historic building recording was carried out by Neville Hall MIFA on the 18th of January 2016.

The farmstead complex at Priory Farm does not appear on the First Edition O.S. map of 1887, but does become apparent for the first time on the Second Edition O.S. map of 1907. So it is clear from this that this farmstead complex has late 19th/early 20th century origins. The earliest elements of this complex, which are featured on the map of 1907 comprise the late 19th/early 20th century outbuilding complex consisting of west, east and north ranges, enclosing three sides of a south facing courtyard. It is also certain from the building survey that these three ranges were all constructed at the same time because of the identical nature of the brickwork bonding in English Garden Wall Bond, along with the window and recessed doorway opening designs throughout this complex.

During the 20th century, a second north-south orientated outbuilding was added to the western arm of this farmstead complex with the Hay Barn and Grain Silo being subsequently added to this later in the century such that by 1970, the farmstead complex had attained its present appearance and extent.

1. Introduction

- 1.1 Neville Hall MIFA was commissioned by Mr. Phil Asquith to undertake the historic building recording of the existing barn complex prior to its proposed conversion to a new residential dwelling including the replacement of the existing silo and hay barn at Priory Farm, Howsham Road, Kettleby, Lincolnshire, centred at National Grid Reference TA 0368 0712. The historic building recording site work was undertaken on the 18th of January 2016.
- 1.2 The work was carried out according to the requirements of various archaeological conditions, which were attached to the granting of planning consent for this development by West Lindsey District Council, the Local Planning Authority and acting on the advice of Ms. Louise Jennings of the Lincolnshire County Council Historic Environment Team in her capacity as archaeological advisor on planning issues to the local planning authority. This is in accordance with the principles established in *NPPF: Planning for the Historic Environment: Historic Environment Planning Practice Guide* (Department of Culture, Media and Sport, 2010) and *Standard and guidance for the archaeological investigation and recording of standing buildings and structures* (IFA, 2008).
- 1.3 Copies of the final report will be deposited with the client, Ms. Louise Jennings, the Planning Department of West Lindsey District Council, the Lincolnshire Historic Environment Record (HER) and with The Collection, Lincoln, along with an ordered project archive for long term storage and curation.

2. Site Location and Description

- 2.1 The development site at Priory Farm is in an isolated location and is situated close to the intersection of the A1084 trunk road with the B1434 Howsham Road at National Grid Reference TA 0368 0712 and at a height of approximately 8mAOD. The development site is situated within the modern civil parish of Bigby, administrative district of West Lindsey, county of Lincolnshire
- 2.2 The development site is located within a flat and a relatively low-lying area to the east of the Kettleby Beck.

3. Planning Background

- 3.1 An application for planning permission (Planning Reference: 133407) for the proposed conversion of the existing barn complex into a new residential dwelling including the replacement of the existing silo and hay barn to provide a new entrance with garage and office above at Priory Farm, Howsham Road, Kettleby, Lincolnshire has been submitted to and granted consent by West Lindsey District Council, the Local Planning Authority. However, as the proposed conversion works would involve significant changes to the original fabric of these disused agricultural buildings, five archaeological conditions (Nos. 8-9 and 17-19) were attached to the granting of this planning consent.
- 3.2 Following the receipt of a Brief from Louise Jennings of the Lincolnshire County Council Historic Environment Team, it was understood that the requirement for the discharging of these conditions would be a scheme of works to comprise the historic building recording of the exterior elevations and of the interiors of the agricultural buildings prior to their proposed conversion and/or demolition.
- 3.3 Neville Hall MIFA was commissioned by the applicant to prepare a written scheme of investigation for the historic building recording.

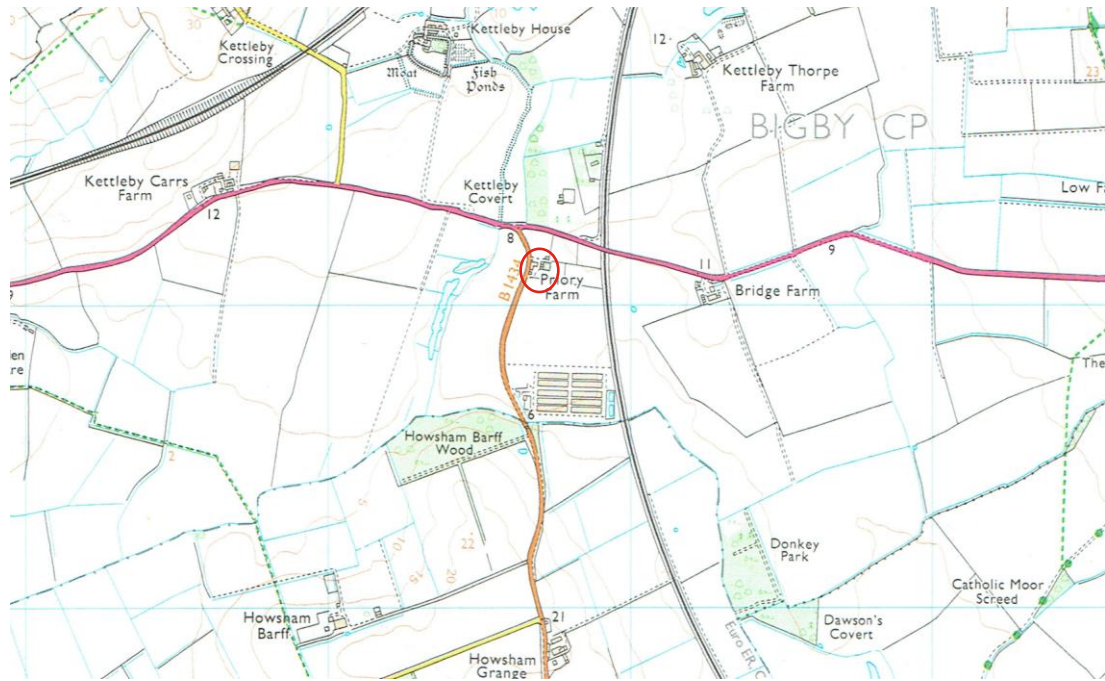


Figure 1: Site location at a scale of 1:25,000. The site is shown outlined in red. (O.S. copyright licence number 100048723)

- 3.4 A Specification or a written scheme of investigation for the historic building recording was subsequently submitted to and agreed by Ms. Louise Jennings of the Lincolnshire County Council Historic Environment Team as required by Condition 8 of this planning consent.
- 3.5 A required notification period of the intended commencement of the archaeological site programme of works was sent to Ms. Louise Jennings of the Lincolnshire County Council Historic Environment Team as required by Condition 9 of this planning consent.
- 3.6 The archaeological site work, which was undertaken on the 18th of January 2016, was undertaken in accordance with the approved scheme of works as required by Condition 17 of this planning consent.
- 3.7 This report documents the results of this programme of historic building recording and will be submitted to Ms. Louise Jennings of the Lincolnshire County Council Historic Environment Team and to the Local Planning Authority as required by Condition 18 of this planning consent.

4. Aims and Objectives of the Archaeological Programme of Works

- 4.1 The general aim of the historic building recording of the exterior elevations and interiors of the existing farmstead complex at Priory Farm, Howsham Road, Kettleby, Lincolnshire were to undertake this work prior to any building alterations and/or conversion works commencing on the site.
- 4.2 The objectives of the project were:

To obtain a complete and detailed photographic, drawn and written record of the interiors and of the external fabric of the existing barn complex at Priory Farm, Howsham Road, Kettleby, Lincolnshire.



Figure 2: Site location showing the existing layout of the development site at an original scale of 1:500 at A1, (extract from Architects plan)

- 4.3 The farmstead complex at Priory Farm is unlisted and is not featured on the maps of 1795, 1840 or on the First Edition O.S. map of 1887. This complex is first featured on the Second Edition O.S. map of 1907 as a three sided range of outbuildings around a south facing central courtyard. These are the original farm outbuildings. This map regression has established that this farmstead is of late 19th or of very early 20th century origin. The specific objectives of the historic building recording were to provide an historical background to this farmstead complex as an aid to its interpretation and on this basis to provide a full photographic, drawn and written record of same prior to its proposed alterations and conversion works. This would provide an assessment of the impact of development on the historic fabric of the buildings and provide an understanding of how the buildings have developed.

5. Historical Background

- 5.1 Background research sources were consulted at the Lincolnshire County Council Historic Environment Record, at the Lincolnshire Archives and at the local studies collections of the Lincoln Central Library. The National Heritage List of Historic England was also consulted.
- 5.2 The Lincolnshire Historic Environment Record (HER) holds an entry from a national survey of historic farmsteads undertaken recently by Historic England relating to this site, which is described as:

Priory Farm, Bigby. Extant 19th century unlisted farmstead. Regular courtyard of U plan. The farmhouse is detached from the main working complex. Isolated location. Large modern sheds are located to the side of the site.

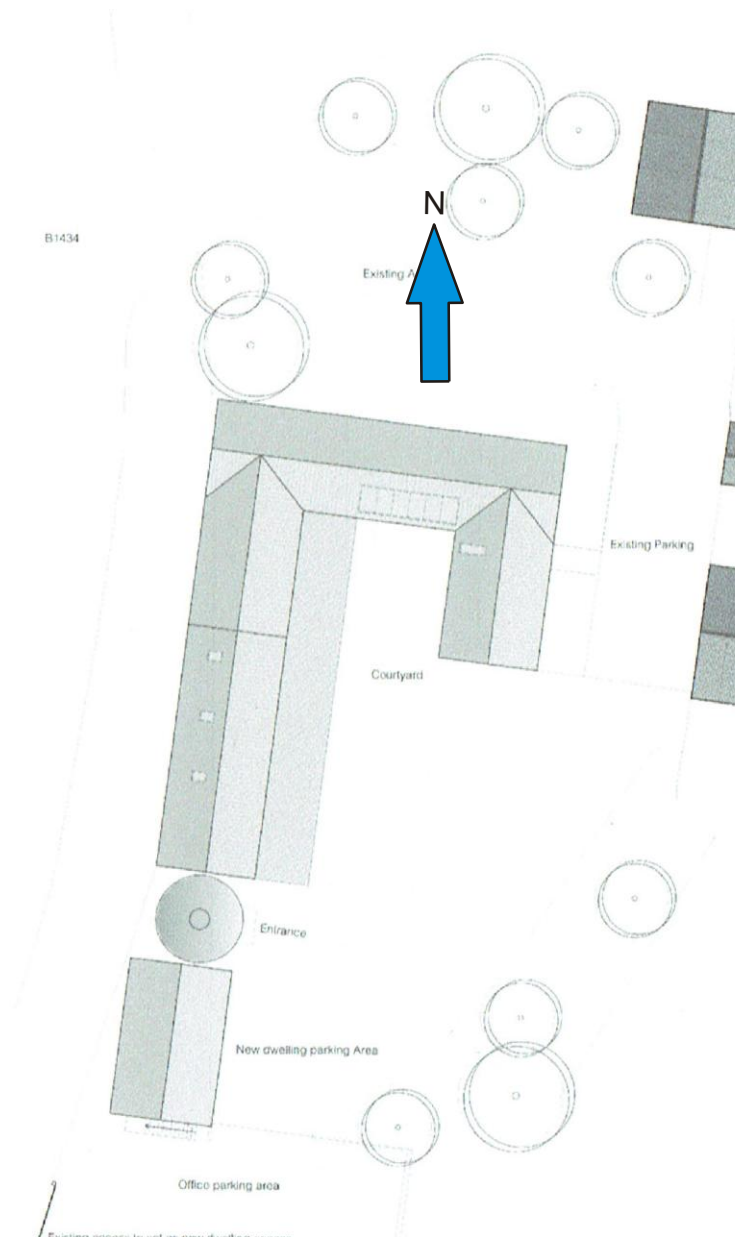


Figure 3: Plan showing the proposed layout of the development site an original scale of 1:200 at A1, (extract from Architects plan)

- 5.3 Copies of both manuscript and early edition Ordnance Survey (O.S.) maps of the area of the development site were obtained from the Lincolnshire Archives and the Lincoln Central Library and provide a background to the historical development of this proposal site.
- 5.4 The earliest map consulted comprised an extract from a plan of Kettleby of 1795 (Archive ref: LLHS 26/2). This map shows the intersection between the current A1084 trunk road with the current B1434 Howsham Road. However, the Priory Farm complex has not yet become established and so is not featured on this map **[Figure 4]**. This complex will be situated within plot no. 15 on this map, the field name of which is detailed in an accompanying schedule as 'Thorp Walk'.

- 5.5 An extract from the tithe map for the parish of Bigby, Kettleby Thorpe and Westrum of 1840 comprises **Figure 5** (Archive ref: DIOC/TITHE AWARD/E181). This map similarly shows that by 1840, the Priory Farm complex had still not yet become established. The complex, which will be located within plot no. 261 is referred to in the accompanying tithe apportionment as 'Thorp Walk'.
- 5.6 An extract from the First Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1887 comprises **Figure 6**. This map clearly shows that by 1887, the Priory Farm complex had still not become established.
- 5.7 An extract from the Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1907 forms **Figure 7** (Archive ref: 6-TAX MAP/20/13). This map features the Priory Farm complex for the first time which indicates that this farmstead dates from between 1887 and 1907. This map shows a three sided range of farm outbuildings around a south facing central courtyard. To the immediate east is a detached farmhouse and two further small outbuildings to the immediate north of this farmhouse.
- 5.8 An extract from the 1:2,500 scale Ordnance Survey (O.S.) map of 1970 comprises **Figure 8**. This map features the three sided range and shows that the western arm of this range has expanded to the south. Just beyond the southern end of this western arm is a further and detached small outbuilding. To the east, the detached farmhouse and the outbuilding to the immediate north are still featured. There are in addition a further three small farm outbuildings situated to the north.
- 5.9 Copies of sales particulars relating to the sale of Prior Farm, Kettleby of 1982 were obtained from the Lincolnshire Archives (Archive ref: 5-MARTIN/706). Priory Farmhouse is referred to in this document as:

This detached brick and slate farmhouse stands back from the B1434 road near the junction with the A1084 road in a lawned garden and has been comprehensively modernised in recent years...

The outbuildings at the farm are also referred to as:

Situated between the farmhouse and the main road the buildings comprise:

Timber framed and iron clad grain store with two circular wire and two timber holdings bins;

Circular steel York bin adjacent to store;

Typhoon tractor drive fan;

Timber and iron garage;

Timber and iron implement store with concrete floor; and

Small traditional range in brick and part tile including chemical store etc.

- 5.10 **Figure 2** shows the existing layout of the development site, which shows little change since 1970.

6. Methodology

- 6.1 The programme of historic building recording of the exterior elevations and of the interiors of the disused agricultural buildings was undertaken by Neville Hall MIFA on the 18th of January 2016. A full written record along with a full digital photographic record were undertaken at this time. The digital photographic record was compiled using an Olympus Stylus TG-860 16 megapixel digital camera with the images produced in .jpeg format. A ground plan of the buildings are reproduced from an Architects plan at various sizes and comprise **Figures 9-13** of this report. These plans show the current layout of the site and the directions from which the digital photographs were taken from.
- 6.2 All work was carried out according to the agreed Specification and to the Institute of Field Archaeologists (IFA) standards and guidance the archaeological investigation and recording of standing buildings and structures.

7. Results [Figures 9-13; Plates 1-134]



Plate 1: General view of the Farmstead Complex, from the south

Plates 1-5 provide general views of the farmstead complex at Priory Farm from various vantage points. **Plate 1** features the modern 20th century Hay Barn and adjacent Grain Silo, along with the partially demolished 20th century outbuilding and the original late 19th/early 20th century Outbuilding Complex beyond this in the foreground.

Plate 2 features the partially demolished 20th century outbuilding and the original late 19th/early 20th century Outbuilding Complex beyond this. **Plate 3** shows the original late 19th/early 20th century Outbuilding Complex from the south, whilst **Plate 4** features the North and East Ranges of the original late 19th/early 20th century Outbuilding Complex and **Plate 5** - the West Elevation of the North and West Ranges of the original late 19th/early 20th century Outbuilding Complex along with the partially demolished 20th century outbuilding and the modern 20th century Hay Barn and adjacent Grain Silo from the west.



Plate 2: General view of the Farmstead Complex, from the south



Plate 3: General view of the original late 19th/early 20th century Outbuilding Complex, from the south



Plate 4: General view of the original late 19th/early 20th century Outbuilding Complex, from the north-east



Plate 5: General view of the original late 19th/early 20th century Outbuilding Complex, from the west

7.1 The Hay Barn and Grain Silo

The Hay Barn is situated at the southern end of the western arm of this farmstead complex. It is not featured on the Second Edition O.S. map of 1907, but does appear on the modern O.S. map of 1970. So this building is clearly of modern 20th century origin.

Plate 6 features the South Elevation of the Hay Barn, which is of two storeys with a gabled roof, which has a covering of sheets of modern corrugated metal. This South Elevation has an external covering of sheets or cladding of modern corrugated metal. There is a small rectangular shaped

ventilation aperture at just below the roof apex. At ground floor level is an external chute which is of modern breeze block construction and with an internal modern concrete lining.



Plate 6: View of the South Elevation of the Hay Barn, from the south

Plate 7 provides a view of the West Elevation of the Hay Barn and from the only vantage point at which this Elevation was accessible from. The remainder of this Elevation was inaccessible due to dense undergrowth along the western site boundary. This West Elevation similarly has an external covering or cladding of sheets of modern corrugated metal.

Plate 8 features the East Elevation of the Hay Barn. This Elevation also has an external covering or cladding composed of sheets of modern corrugated metal. At ground floor level is a double doored east facing entrance also composed of the external cladding of corrugated metal sheeting. Any door frame is not visible externally. Above this and at first floor level is an east facing hay loft door opening similarly composed of the external cladding of corrugated metal sheeting. No door frame is visible externally. In addition, there are three metal rings which are attached to the external metal cladding.



Plate 7: View of the West Elevation of the Hay Barn, from the south-west



Plate 8: View of the East Elevation of the Hay Barn, from the east



Plate 9: View of the West Elevation of the Hay Barn and the Grain Silo, from the west



Plate 10: View of the North Elevation of the Hay Barn and the Grain Silo, from the north-east

Plate 9 provides a view of the West Elevation of the Hay Barn and of the adjacent Grain Silo from the vantage point of the roadside to the west. The Grain Silo, which is roofless, is similarly not featured on the Second Edition O.S. map of 1907, but does appear on the modern O.S. map of 1970. So this structure is also of modern 20th century origin. This circular shaped structure is also composed of an external covering or cladding of sheets of modern corrugated metal. It has been

constructed on a modern concrete base. The identical nature of the construction of the Grain Silo and the Hay Barn suggests that they are contemporaneous.



Plate 11: View of the North Elevation of the Hay Barn and the Grain Silo, from the north-west

Plate 10 provides a view of the North Elevation of the Hay Barn along with the adjacent Grain Silo. This Elevation similarly has an external covering or cladding composed of sheets of modern corrugated metal. There is a second small rectangular shaped ventilation aperture at just below roof level.

Plate 11 features the Grain Silo with the remainder of the North Elevation of the Hay Barn.

7.2 The interior of the Hay Barn

Plate 12 features the internal timber framework composed of a series of vertical, angled and horizontal timbers for the external cladding of the west wall of the Hay Barn. This also shows a portion of the supporting roof structure showing two of the roof trusses along with the horizontal timber purlins and wallplates at the western side of the building. The floor of the Hay Barn is of modern concrete.



Plate 12: View of the internal timber framework for the external wall cladding of the west wall of the Hay Barn and supporting roof structure, from the east



Plate 13: View of the internal timber framework for the external wall cladding of the north wall of the Hay Barn and supporting roof structure, from the south

Plate 13 provides a view of the internal timber framework of horizontal, angled and vertical timbers for the external cladding of the north wall of the Hay Barn. It also features the supporting roof structure at the southern end of the building. Here is featured a roof truss which is very similar in construction and design to the common truss or fink design truss including four angled internal timbers within its construction. Also featured are the horizontal timber purlins and roof apex timbers to which the roof covering is attached to.

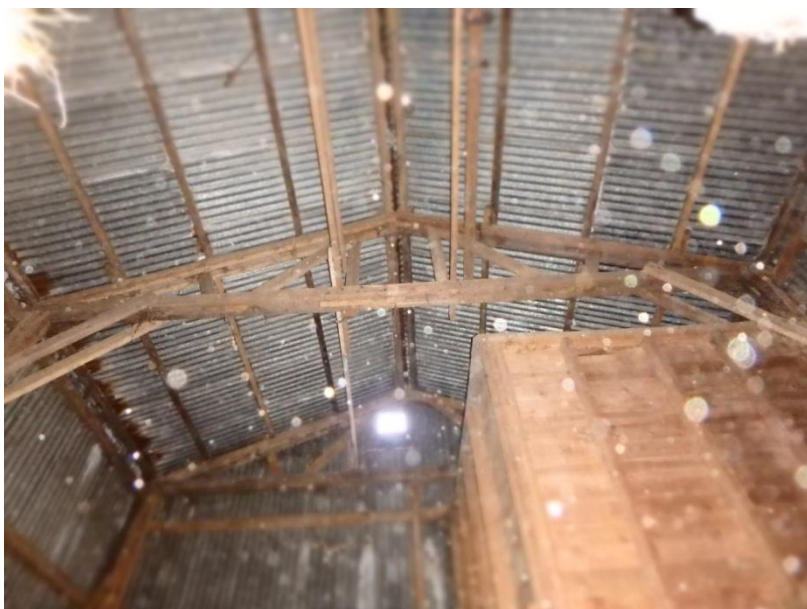


Plate 14: View of the supporting roof structure at the northern end of the Hay Barn, from the south



Plate 15: View of the northern internal partition, from the south

Plate 14 provides a view of the supporting roof structure at the northern end of the Hay Barn showing the second roof truss which is of a slightly different design and construction to that of the

truss at the northern end of the building. This second truss has an additional two internal vertical timbers within its construction. These roof trusses are in turn attached to a series of horizontal timber purlins which lead onto horizontal timbers at the roof apex.



Plate 16: View of the upper levels of the northern internal partition, from the south



Plate 17: View of the internal timber framework for the external wall cladding of the west wall of the Hay Barn and supporting roof structure, from the east



Plate 18: View of the internal timber framework for the external wall cladding of the north wall of the Hay Barn and supporting roof structure, from the south



Plate 19: View of the supporting roof structure of the southern end of the Hay Barn, from the north

Plates 15 and 16 provide views of the northern internal timber partition which is situated on the eastern side of the building. This partition is composed of an external timber framework of horizontal and vertical timbers to which is attached an internal wall covering of horizontal timber planks.

Plate 17 provides a further view of the internal timber framework for the external cladding of the west wall of the building composed of a series of vertical, angled and horizontal timbers. Also featured are two of the internal roof trusses and horizontal timber purlins and wallplates of the supporting roof structure along the western side of the building.



Plate 20: View of the southern internal partition, from the north

Plate 18 provides a further view of the internal timber framework for the external cladding of the north wall of the building composed of a series of angled, vertical and horizontal timbers. Also featured is the roof truss at the northern end of the building along with elements of the supporting roof structure composed of horizontal timber purlins.

Plate 19 shows the supporting roof structure at the southern end of the building. In the foreground is the third internal roof truss which is identical in construction to that of the aforementioned second internal roof truss with the two vertical internal timbers within its construction. A fourth roof truss is featured at the southern end of the building which similarly is identical in construction (similar to the common truss or fink design truss) to the aforementioned truss at the northern end of the building. Also shown is the remainder of the supporting roof structure at the southern end of this building composed of a series of horizontal timber purlins and horizontal timbers at the roof apex.

Plates 20 and 21 feature the corresponding southern internal timber partition which is situated on the eastern side of the building. This partition is composed of an external timber framework of horizontal and vertical timbers to which is attached an internal wall covering of horizontal timber planks.



Plate 21: View of the upper levels of the southern internal partition, from the north

Plate 22 features the internal face of the east facing ground floor doubled doored entrance to this building. This entrance is located between the aforementioned two internal timber partitions. The external metal cladding is shown attached to an internal timber framework composed of a series of angled, vertical and horizontal timbers.



Plate 22: View of the doubled doored ground floor entrance, from the west

Plate 23 provides a view of the internal timber framework to the external cladding of the east wall of this building composed of a series of horizontal and vertical timbers. Also featured is a portion of the supporting roof structure of the eastern side of the building. Two of the internal roof trusses are shown along with a horizontal timber wallplate at the upper levels of the east wall and a series of horizontal timber purlins and horizontal timbers at the roof apex, both of which support the roof covering of corrugated metal sheeting.

Plate 24 provides a view of the internal timber framework for the external cladding of the southern portion of the west wall and of the south wall of this building composed of a series of vertical and horizontal timbers. Also is the aforementioned third internal roof truss and the fourth roof truss at the southern end of the building along with elements of the supporting roof structure composed of a series of horizontal timber purlins and a horizontal timber wallplate at the upper levels of the west wall.



Plate 23: View of the internal timber framework for the external wall cladding of the east wall of the Hay Barn and supporting roof structure, from the west



Plate 24: View of the internal timber framework for the external wall cladding of the south wall of the Hay Barn and supporting roof structure, from the north

7.3 The Partially Demolished 20th Century Outbuilding



Plate 25: View of the South Elevation, from the south-east



Plate 26: View of the East Elevation, from the east

This partially demolished outbuilding is situated within the central portion of the western arm of this farmstead complex, to the immediate north of the Grain Silo and to the south of the West Range of the original late 19th/early 20th century Outbuilding Complex. This outbuilding is not featured on the Second Edition O.S map of 1907, but does appear on the modern O.S. map of 1970 and so is clearly of 20th century origin. This outbuilding was recently demolished following a heavy winter snowfall which caused the collapse of the roof structure and thus rendered the building in a very unsafe condition.

Plate 25 provides an image of the South Elevation of this partially demolished outbuilding, which is roofless. The brickwork wall fabric of this South Elevation is composed of three courses of brick

stretchers which alternate with one course of brick headers in English Garden Wall Bond. To the left (west) is a south facing door opening in which both the door and door frame are both absent. The location of this opening indicates that this outbuilding predates the Grain Silo and the Hay Barn to the south.



Plate 27: View of the East Elevation, from the east



Plate 28: View of the southern interior of the building, from the east

Plates 26 and 27 provide images of the East Elevation of this building, which is open to the east. At the southern end of this Elevation is a short section of brick wall, which is identical in brickwork bonding to that of the adjoining South Elevation. The remaining portions of this Elevation are composed of three vertical columns in brick. Two of the columns are still standing while the third has been demolished down to ground level. The brick columns would have originally supported a roof structure. The columns are composed of brick stretchers with bull nosed brick stretchers at their north-eastern corners as a decorative feature.



Plate 29: View of the West Elevation, from the west



Plate 30: View of the northern interior of the building, from the east

Plates 28 and 30-31 provide images of the interior of this building. Along the internal southern and western sides are modern breeze block work, which in turn provided an internal cavity wall in relation to the external brickwork. The internal floor is of modern concrete.

Plate 29 provides an image of the West Elevation of this building. The brickwork wall fabric here is composed of three courses of brick stretchers which alternate with one course of brick headers in English Garden Wall Bond.



Plate 31: View of the northern interior of the building, from the east

7.4 The Original Late 19th/Early 20th Century Outbuilding Complex

7.4.1 The West Elevation of the West Range and the West Elevation of the North Range



Plate 32: View of the West Elevation of the West Range and the West Elevation of the North Range, from the west

Plates 32-33 provide views of the West Elevation of the West Range of this complex. This is a single storey building with a gabled roof and a roof covering of sheets of modern corrugated metal. The brickwork wall fabric in this West Elevation is composed of three courses of brick stretchers which alternate with a course of brick headers in English Garden Wall Bond. There is some evidence of modern cement repointing, otherwise the bonding material is composed of a light buff sandy mortar.



Plate 33: View of the West Elevation of the West Range, from the west



Plate 34: View of the West Elevation of the North Range, from the west

Plates 32 and 34 feature the West Elevation of the adjoining North Range of this outbuilding complex. This North Range is similarly of one storey in height with a gabled roof with a roof covering of sheets of modern corrugated metal. The brickwork wall fabric in this West Elevation of the North Range is the same composed of three courses of brick stretchers which alternate with a course of brick headers in English Garden Wall Bond. There is some evidence of modern cement repointing, otherwise the bonding material is composed of a light buff sandy mortar. To the right (south), is an infilled former original west facing and original door opening. The door head is curved and is of two courses of brick headers. The brick infilling is of later 20th century brick stretchers in Stretcher Bond.

7.4.2 The North Elevation of the North Range



Plate 35: View of the North Elevation of the North Range, from the north



Plate 36: View of the North Elevation of the North Range, from the north

Plates 35 and 36 provide views of the North Elevation of the North Range. The brickwork wall fabric here is the same as that recorded elsewhere within this complex composed of three courses of brick stretchers which alternate with a course of brick headers in English Garden Wall Bond. There is some evidence of modern cement repointing, otherwise the bonding material is composed of a light buff sandy mortar. There are also two small ventilation apertures within the brickwork fabric at just below roof level and five small cast iron wall braces which have been inserted into the brickwork at just above ground level. There is also modern Upvc guttering at roof level which leads to a modern Upvc downpipe at the eastern end of the Elevation.

7.4.3 The East Elevation of the North Range and the East Elevation of the East Range



Plate 37: View of the East Elevation of the North Range and the East Elevation of the East Range, from the east



Plate 38: View of the East Elevation of the East Range, from the east

Plates 37 and 39 provide images of the East Elevation of the North Range. The brickwork wall fabric here is identical to that recorded elsewhere within this outbuilding complex composed of three courses of brick stretchers which alternate with a course of brick headers in English Garden Wall Bond. There is some evidence of modern cement repointing, otherwise the bonding material is composed of a light buff sandy mortar. Within this East Elevation is an infilled former window opening which is an original feature. The curved window head is composed of two courses of brick headers. The infill is also of brick, though later brickwork in date, but which matches the surrounding brickwork wall fabric in English Garden Wall Bond.



Plate 39: View of the East Elevation of the North Range and the East Elevation of the East Range, from the east



Plate 40: Detail: View of the stone ashlar to the left of the east facing entrance to the East Elevation of the East Range, from the east

Plate 38 provides a detailed view of the East Elevation of the East Range. This is similarly a single story building with a gabled roof which has a covering of sheets of modern corrugated metal. The brickwork wall fabric here is identical to that recorded elsewhere within this outbuilding complex composed of three courses of brick stretchers which alternate with a course of brick headers in English Garden Wall Bond. There is some evidence of modern cement repointing, otherwise the bonding material is composed of a light buff sandy mortar.

To the right (north) is an east facing and original door opening. This is composed of two timber half doors composed of a series of vertical tongued and grooved timber planks. To the left (south) are a series of four horizontal cast metal strap hinges which are in turn affixed into four worked,

shaped and faced stone ashlar that are inserted into the brickwork fabric. These ashlars all show evidence of stone tooling. Although it was not possible to open this door, it is possible to surmise the nature of the interior of the entrance from other identical entrances recorded within other parts of this outbuilding complex. The doorway leads onto recessed surrounds in brick and to a secondary recessed head composed of a single course of brick stretchers. There are in addition, two small ventilation apertures in the brickwork fabric at just below roof level. There is also modern Upvc guttering at roof level.

7.4.4 The South Elevation of the West Range



Plate 41: View of the South Elevation of the West Range, from the south-east

Plates 41 and 42 provide images of the South Elevation of the West Range of this outbuilding complex. The brickwork wall fabric in this Elevation here is identical to that recorded elsewhere within this outbuilding complex composed of three courses of brick stretchers which alternate with a course of brick headers in English Garden Wall Bond. There is some evidence of modern cement repointing, otherwise the bonding material is composed of a light buff sandy mortar.

To the east of the South Elevation is a lean-to supported by a vertical column in brick which is attached to the adjoining West Elevation, which will be discussed in more detail later. To the right (east) is an unglazed original window opening with a curved head composed of two courses of brick headers and a stone cill at the base. Within the opening are the remains of a timber window frame of surrounds and head. Also visible within the brickwork fabric of this Elevation is the roof line of the former adjoining and partially demolished 20th century outbuilding. This line is also denoted by a line of eight holes for the timber roof purlins of this building.



Plate 42: View of the South Elevation of the West Range, from the south-east

7.4.5 The South Elevation of the East Range

Plates 43 and 44 feature the South Elevation of the East Range. The brickwork wall fabric within the South Elevation is the same as that which was previously recorded elsewhere within this outbuilding complex composed of three courses of brick stretchers which alternate with a course of brick headers in English Garden Wall Bond. There is some evidence of modern cement repointing, otherwise the bonding material is composed of a light buff sandy mortar.

To the left (west), is an original and infilled former window opening with a curved head composed of two courses of brick headers. The infill is also of brick, though later brickwork in date, but which matches the surrounding brickwork wall fabric in English Garden Wall Bond. At just below roof levels are two circular shaped modern metal wall braces. There are also two vertical modern Upvc downpipes at each end of this Elevation.



Plate 43: View of the South Elevation of the East Range, from the south

Plate 44 also features a short length of brick boundary wall which is bonded to the South Elevation of the East Range and which provides a partial southern boundary to the enclosed south facing courtyard within the outbuilding complex.

Plates 45 and 46 provide general views of the Outbuilding Complex from the south-west and south respectively and feature the enclosed south facing courtyard.



Plate 44: View of the South Elevation of the South Range and adjoining southern courtyard boundary wall, from the south-west



Plate 45: General view of the late 19th/Early 20th Century Outbuilding Complex, from the south



Plate 46: General view of the late 19th/Early 20th Century Outbuilding Complex, from the south-west

7.4.6 The West Elevation of the East Range



Plate 47: View of the West Elevation of the East Range, from the west

Plates 47-51 provide various images of the West Elevation of the East Range. The brickwork wall fabric of this West Elevation is identical to that which was previously recorded within other parts of this Outbuilding Complex composed of three courses of brick stretchers which alternate with a course of brick headers in English Garden Wall Bond. There is some evidence of modern cement repointing, otherwise the bonding material is composed of a light buff sandy mortar. There is modern Upvc guttering at roof level.



Plate 48: View of the West Elevation of the East Range, from the west



Plate 49: View of the West Elevation of the East Range, from the west

To the right (south) is an original west facing door opening with the remains of the lower timber half door composed of a series of vertical tongued and grooved wooden planks. To the left are two horizontal cast metal strap hinges. These hinges and others which have since gone are attached to a series of three rectangular shaped, worked and faced stone ashlar which show evidence of stone tooling and which are all incorporated into the surrounding brickwork wall fabric. There is an external curved door head composed of two courses of brick headers. Within this opening area are recessed surrounds to either side in brick headers and a secondary recessed curved door head composed of a single course of brick headers. There is also a stone threshold.



Plate 50: View of the West Elevation of the East Range, from the west



Plate 51: View of the West Elevation of the East Range, from the west

To the left, (north) of this is a second and central west facing door opening. The curved door head is composed of two courses of brick headers. There are the remains of a timber door frame at the upper levels of this opening consisting of a head and surrounds to either side. The door itself and the threshold are both absent.

To the left, (north) of this is a third door opening. The external curved door head is composed of two courses of brick headers. The doorway itself is composed of two timber half doors composed of a series of vertical tongued and grooved timber planks. To the left and attached to this are a series of four horizontal cast metal strap hinges which are in turn affixed to a series of three rectangular shaped, worked and faced stone ashlar which show evidence of stone tooling and which are all incorporated into the surrounding brickwork wall fabric. Within this opening are

recessed surrounds to either side in brick headers and a secondary recessed curved door head composed of a single course of brick headers. There is also a stone threshold.

Plate 49 also features the concrete yard surface of the enclosed courtyard along with detail of the southern enclosing boundary wall to the courtyard. This boundary wall is of fifteen courses in height and is constructed of brick stretchers in Stretcher Bond. At its western end is a gate post also in brick stretchers which is atopped with a pyramidal shaped stone cap.

7.4.7 The South Elevation of the North Range



Plate 52: View of the South Elevation of the North Range, from the south

Plate 52 provides a view of the South Elevation of the North Range. Much of this Elevation is composed of courses of modern breeze block work, which suggests that this Elevation may have originally been open to the south prior to this construction. At roof level is an horizontal timber wallplate and the remains of metal guttering. To either side of the south facing central entrance are two vertical cast iron pillars [Plates 53-54]. The pillars are in turn affixed to two internal principal tie beams via two circular shaped cast metal wall braces, which are inserted the timber wallplate.



Plate 53: Detail: View of a vertical cast iron pillar at the south facing entrance to the South Elevation, from the south-west



Plate 54: View of the south facing entrance to the South Elevation, from the south-east

7.4.8 The East Elevation of the West Range



Plate 55: View of the East Elevation, from the east



Plate 56: View of the East Elevation, from the south-east



Plate 57: View of the East Elevation, from the east

Plate 55 features the East Elevation of the West Range and in particular the east facing lean-to structure which is attached to this Elevation. The main support for this structure is a vertical column in brick stretchers at its southern end, whilst the corresponding northern end is attached to the South Elevation of the North Range. There is modern Upvc guttering at roof level which is in turn attached to a horizontal timber wallplate also at roof level. The roof supporting structure is attached on one side to this wallplate. This supporting roof structure is composed of a series of horizontal timber battens to which the roof covering of corrugated iron sheets is attached to. This whole structure is in turn affixed to a further horizontal timber wallplate attached to the brickwork fabric along the whole length of the East Elevation [**Plate 58**].



Plate 58: View of the roof supporting structure of the lean-to, from the south

Plates 56 and 57 provide detailed images of the East Elevation of the West Range itself. The brickwork wall fabric of this East Elevation is the same as that which was previously recorded within the other parts of this Outbuilding Complex composed of three courses of brick stretchers which alternate with a course of brick headers in English Garden Wall Bond. There is some evidence of modern cement repointing, otherwise the bonding material is composed of a light buff sandy mortar.

At the southern end of this Elevation is an original east facing entrance, which originally had two timber half doors, of which only the lower door now remains. This half door is composed of a series of vertical tongued and grooved planks. To the left are two horizontal cast metal strap hinges, which were and are attached to three shaped, worked and faced stone ashlar which all show evidence of stone tooling. The stone ashlars are incorporated into the surrounding brickwork wall fabric. The external door head is composed of two courses of brick headers. Within the entrance are recessed surrounds to either side in brick stretchers with a secondary recessed door head composed of a single course of brick headers. There is also a stone threshold.

To the right (north) of this is a second and identical original east facing entrance. This retains the two timber half doors composed of a series of vertical tongued and grooved planks that are constructed on an internal framework of angled and horizontal timbers. To the left are four cast iron strap hinges, which are attached to three shaped, worked and faced stone ashlar, which all show evidence of stone tooling. The stone ashlars are incorporated into the surrounding brickwork wall fabric. The external door head is composed of two courses of brick headers. Within the entrance are recessed surrounds to either side in brick stretchers with a secondary recessed door head composed of a single course of brick headers. There is also a stone threshold.

To the right (north) of this is a window opening situated at the northern end of this Elevation. This is an original feature with a curved head composed of two courses of brick headers with a stone cill. There is a simple wooden frame of head and surrounds which is unglazed. At the upper levels of the frame are four unglazed window lights, which have been boarded over internally. At the lower levels are a series of vertical timber slats which infill the lower levels of this opening.

7.5 The Interior of the Original Late 19th/Early 20th Century Outbuilding Complex

7.5.1 The Interior of the West Range

7.5.1.1 Cell 1



Plate 59: View of the floor of Cell 1, from the east



Plate 60: View of the south wall of Cell 1, from the east

Plate 59 provides a detailed view of the floor of **Cell 1**, which is the designated southernmost room within the West Range. The floor is composed of coursed stone setts.

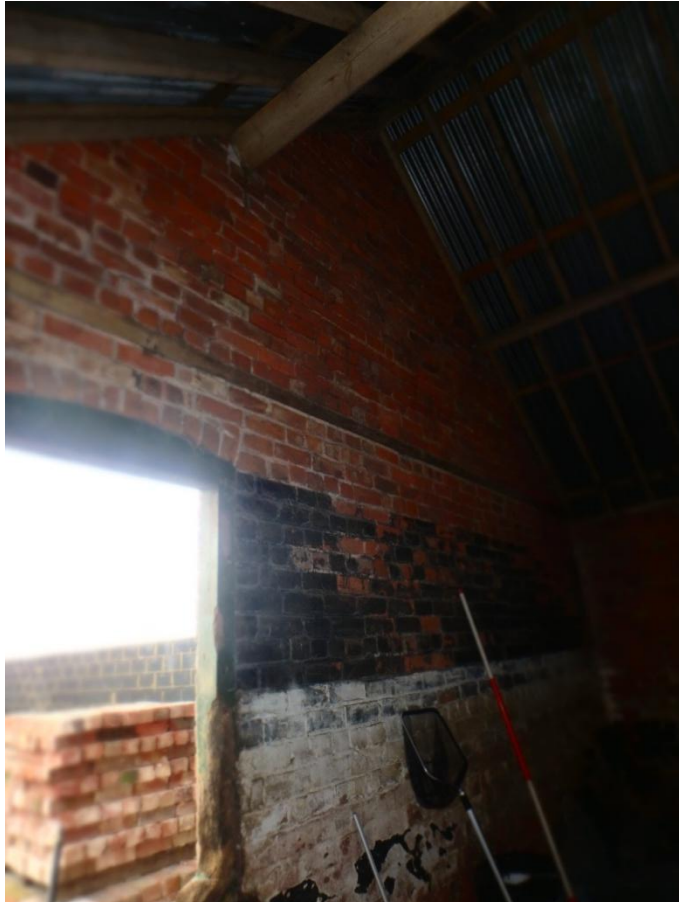


Plate 61: View of the south wall of Cell 1, from the east

Plates 60-62 feature the south wall of **Cell 1**. The internal brickwork wall fabric of this wall in English Garden Bond matches that of the external brick wall fabric of the South Elevation. There is in addition a horizontal timber wallplate at ground floor ceiling level.



Plate 62: View of the south wall of Cell 1, from the west

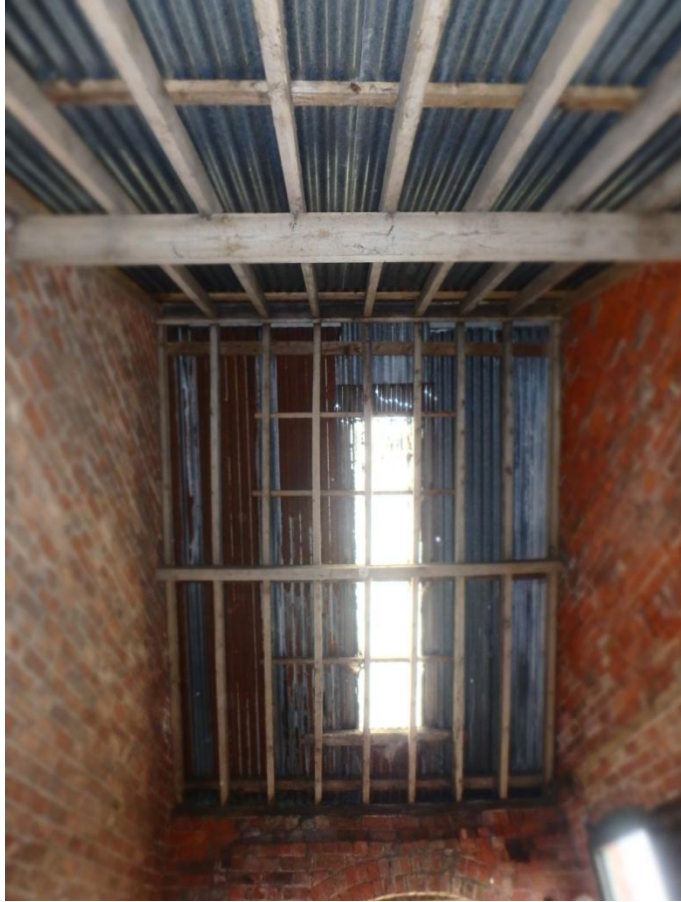


Plate 63: View of the roof supporting structure of Cell 1, from the west

Plates 63 and 64 provide images of the roof supporting structure in **Cell 1**. Two horizontal timber wallplates occur at the upper levels of the east and west walls of **Cell 1**. To these are attached a series of common timber rafters, which extend to horizontal timbers at the roof apex. Providing additional support to this roof structure are two principal horizontal purlins and a series of horizontal secondary purlins which extend the length of this West Range and to which are attached the roof rafters. This framework in turn supports the roof covering of corrugated metal sheeting.

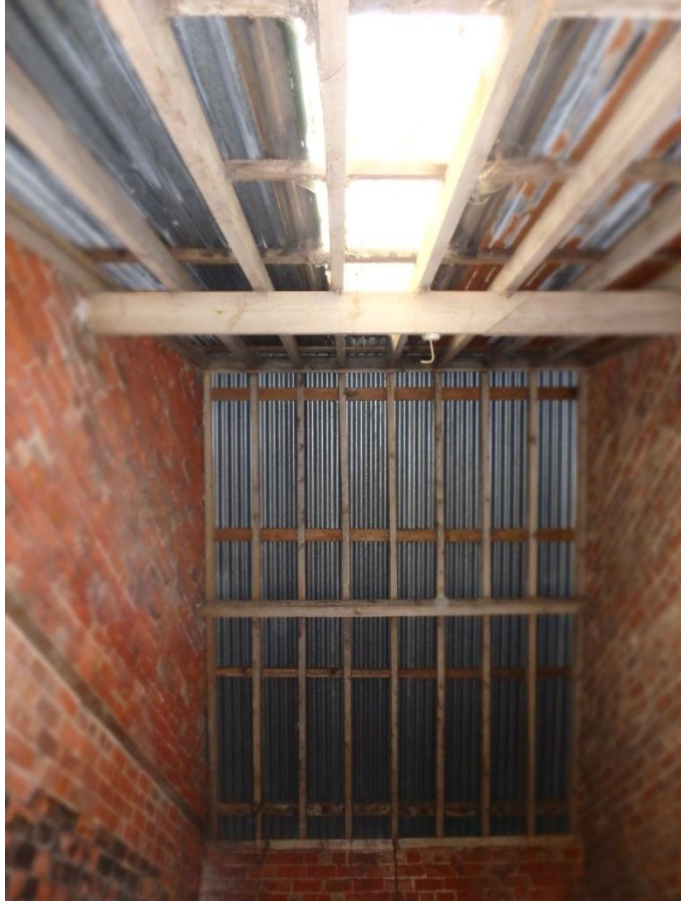


Plate 64: View of the roof supporting structure of Cell 1, from the east



Plate 65: View of the west wall of Cell 1, from the east

Plate 65 provides a view of the west wall of **Cell 1**. The internal brickwork wall fabric of this wall in English Garden Bond matches that of the external brick wall fabric of the West Elevation.

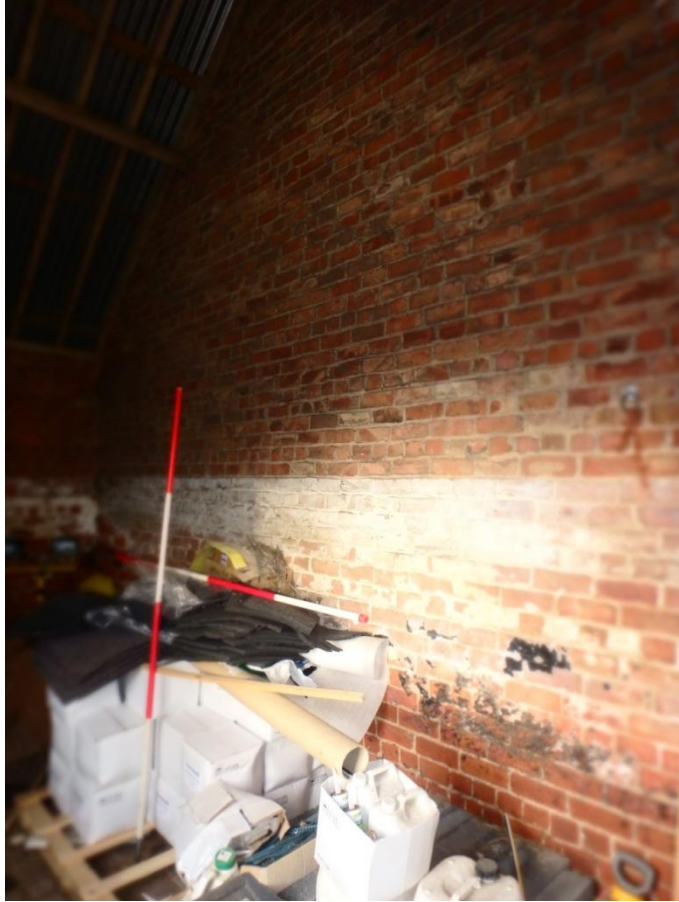


Plate 66: View of the north wall of Cell 1, from the east

Plates 66 and 67 provide views of the north wall of **Cell 1**, which is also the internal dividing wall between this Cell and the adjoining **Cell 2**, to the north. The brickwork wall fabric here is composed of three courses of brick stretchers which alternate with a course of headers in English Garden Wall Bond. The bonding material comprises a light buff sandy mortar.

Plate 68 provides an image of the east wall and the internal face of the east facing entrance of **Cell 1**. The internal brickwork bonding of this east wall matches that of the external face of the East Elevation. The recessed entrance is reflected in an internal brick alcove around this entrance. Also featured is the internal face of the recessed door head of two courses of brick headers and to the right (south) the internal faces of the aforementioned stone ashlars. The timbered half door is constructed on an internal framework of angled and horizontal timbers.

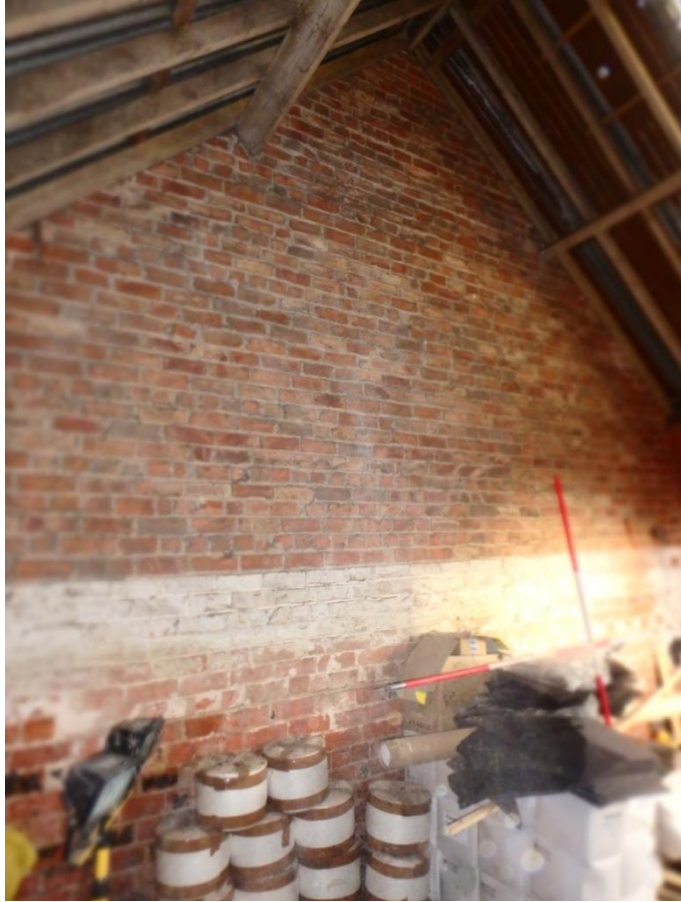


Plate 67: View of the north wall of Cell 1, from the south



Plate 68: View of the east wall and east facing entrance of Cell 1, from the west

7.5.1.2 Cell 2



Plate 69: View of the west wall of Cell 2, from the east

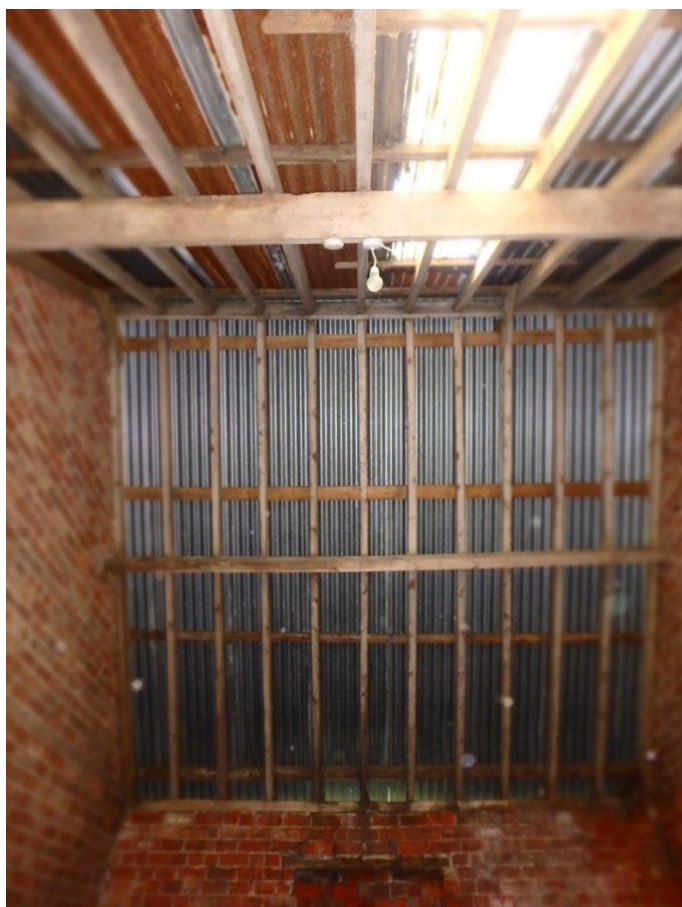


Plate 70: View of the supporting roof structure of Cell 2, from the east

Plate 69 features the west wall of **Cell 2**. The brickwork wall fabric here comprises three courses of brick stretchers which alternate with one course of brick headers in English Garden Wall Bond .

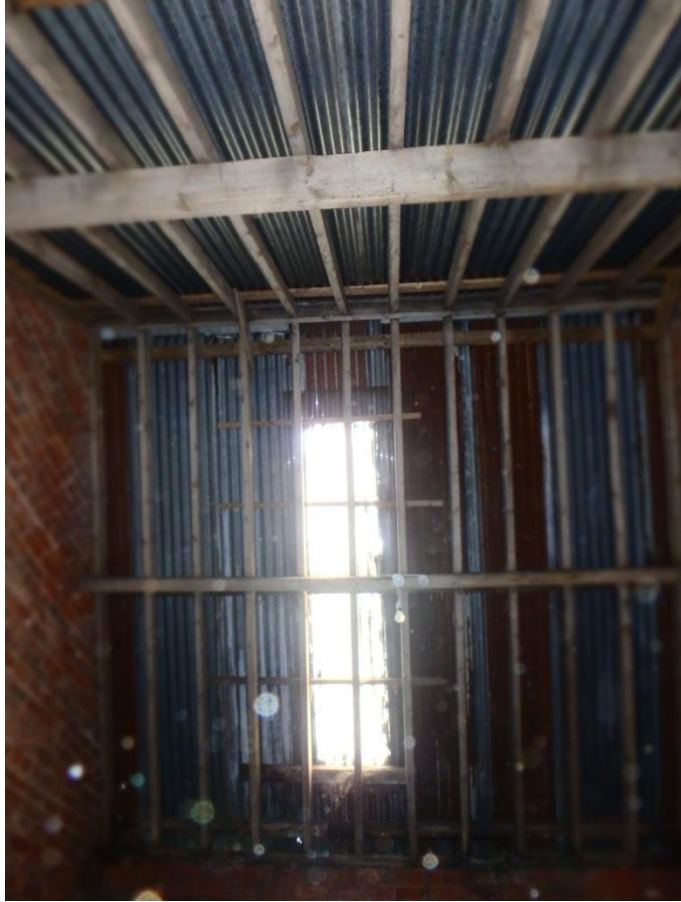


Plate 71: View of the supporting roof structure of Cell 2, from the west



Plate 72: View of the floor of Cell 2, from the west

The bonding material consists of a light buff sandy mortar. Within this brickwork wall fabric is an infilled and probably original west facing window opening with a horizontal timber lintel at its head. The brick infill is later and is composed of brick stretchers. It is interesting to note that this window

opening does not appear of the external West Elevation, suggesting that this west wall at least is a cavity wall.



Plate 73: View of the east wall and east facing entrance to Cell 2, from the west



Plate 74: View of the North Wall of Cell 2, from the south-east



Plate 75: View of the south wall of Cell 2, from the north

Plates 70 and 71 provide images of the roof supporting structure of **Cell 2**, which is identical in nature to that of the adjoining **Cell 1** to the south. Two horizontal timber wallplates occur at the upper levels of the east and west walls of **Cell 2**. To these are attached a series of common timber rafters, which extend to horizontal timbers at the roof apex. Providing additional support to this roof structure are two principal horizontal purlins and a series of secondary horizontal purlins which extend the length of this West Range and to which are attached the roof rafters. This framework in turn supports the roof covering of corrugated metal sheeting.

Plate 72 features the floor of **Cell 2**, which is composed of courses stone cobbles on a bed of a light buff sandy mortar.

Plate 73 provides an image of the east wall and the east facing entrance of **Cell 2**. The internal brickwork bonding of this east wall matches that of the external face of the East Elevation. The recessed entrance is reflected in an internal brick alcove around this entrance. Also featured is the internal face of the recessed door head of two courses of brick headers and to the right (south) the internal faces of the aforementioned stone ashlar. The timbered half door is constructed on an internal framework of angled and horizontal timbers. The internal face of the curved window head to the left (north) consists of two courses of brick headers.

Plate 74 features the north wall of **Cell 2**, which is a further internal dividing wall between this wall and **Cell 3**, which is the designated room at the western end of the adjoining North Range. The brickwork wall fabric of this north wall consists of three courses of brick stretchers which alternate with one course of brick headers in English Garden Wall Bond. The bonding material consists of the light buff sandy mortar.

Plate 75 shows the south wall of **Cell 2**. This is the opposing internal face of the aforementioned internal dividing wall between **Cell 2** and **Cell 1** to the south. The brickwork wall fabric of this north wall consists of three courses of brick stretchers which alternate with one course of brick headers in English Garden Wall Bond. The bonding material consists of the light buff sandy mortar. There is in addition a horizontal timber wallplate at ground floor ceiling level.

7.5.2 The Interior of the North Range

7.5.2.1 Cell 3



Plate 76: View of the west wall of Cell 3, from the east

Plates 76 and 77 feature the internal face of the West Elevation of the North Range. The brickwork wall fabric in English Garden Bond matches that of the external face of this wall. At ground floor ceiling height is a horizontal timber wallplate. To the left (south) is the inner face of the former west facing original doorway which was also previously recorded within the external West Elevation of the North Range. This doorway is infilled with modern breeze block work and has an horizontal timber lintel above it.

Plate 78 provides an image of the distinctive king post timber roof truss which forms a major element of the roof supporting structure within **Cell 3**. To the left (south) of this is the northern end of the roof supporting timber structure of the adjoining West Range, which is as previously described within **Cells 1 and 2** to the south. **Plate 78** also features the nature of the roof supporting structure within **Cell 3** consisting of a series of common rafters, and horizontal principal purlins and secondary horizontal purlins with the rafters extending to horizontal timbers at the roof apex. This structure supports the roof covering of sheets of modern corrugated metal.



Plate 77: View of the west wall of Cell 3, from the east

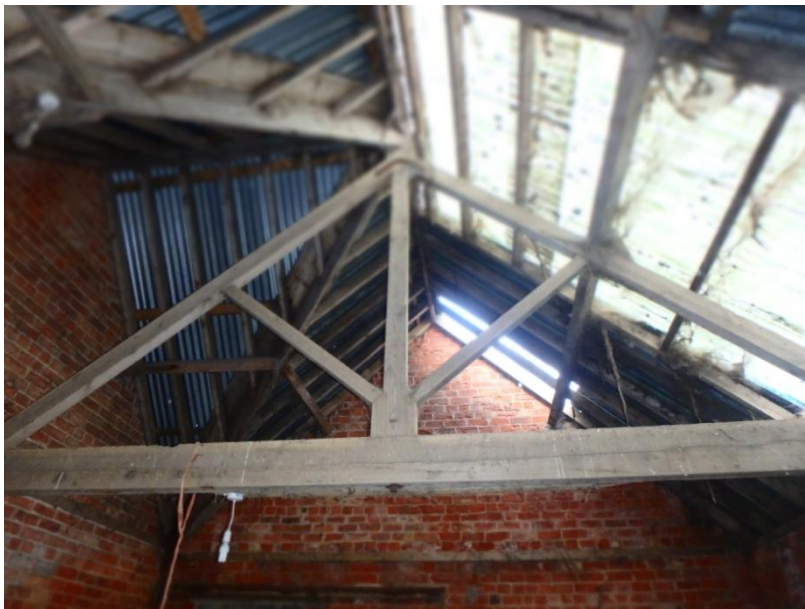


Plate 78: View of the roof supporting structure of Cell 3, from the east

Plates 79 and 80-82 provide further views of this king post roof truss and also feature the nature of the roof supporting structure within **Cell 3** consisting of an horizontal timber wallplate along the upper levels of the north wall, a series of common rafters and horizontal principal purlins and

secondary horizontal purlins with the rafters extending to horizontal timbers at the roof apex. This structure supports the roof covering of sheets of modern corrugated metal.



Plate 79: View of the roof supporting structure of Cell 3, from the north



Plate 80: View of the roof supporting structure of Cell 3, from the north

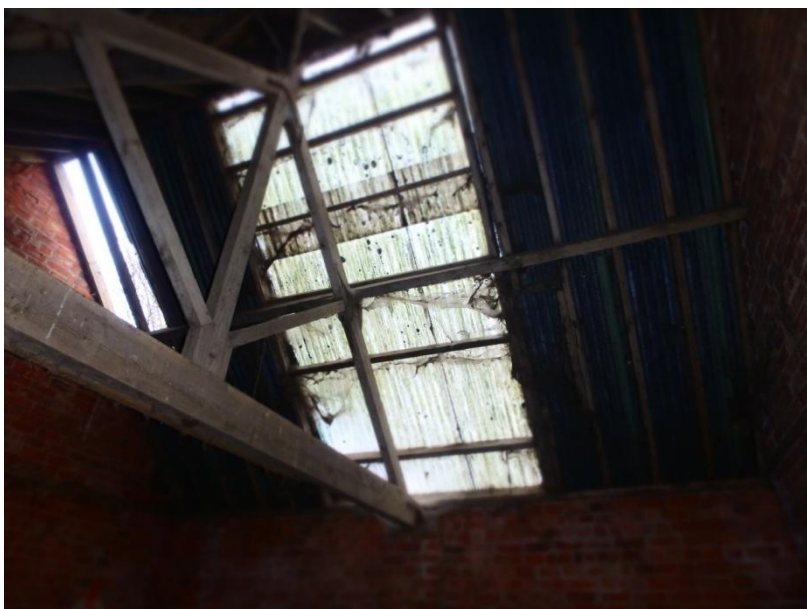


Plate 81: View of the roof supporting structure of Cell 3, from the south-east

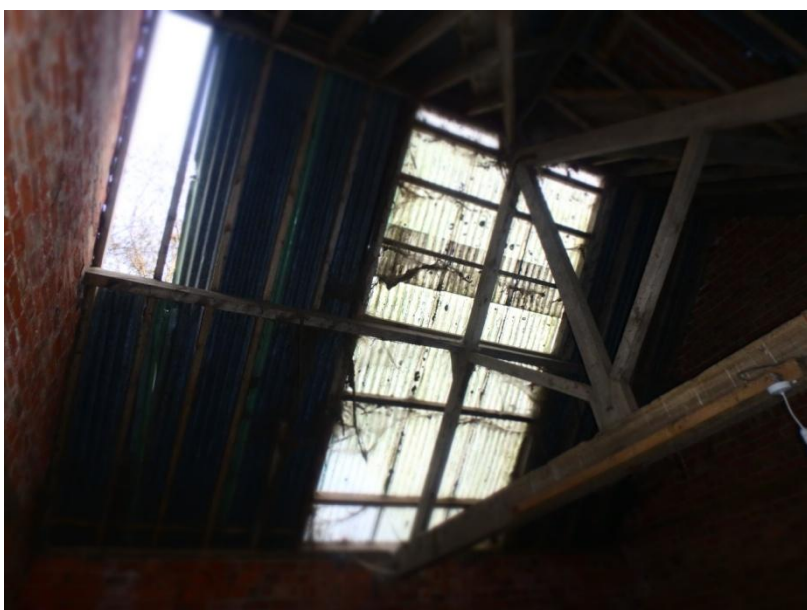


Plate 82: View of the roof supporting structure of Cell 3, from the south-west

Plate 83 features a portion of the north wall of the North Range. The brickwork wall fabric in English Garden Bond matches that of the external face of this wall. At ground floor ceiling level is an horizontal timber wallplate. At the centre of this north wall is a vertical column in brick also in English Garden Wall Bond. This column supports in turn the king post roof truss above. The floor of **Cell 3** is of modern concrete.

Plate 84 provides a view of the south wall of **Cell 3**, which is an internal dividing wall with the north wall of **Cell 2** to the south. The brickwork wall fabric in English Garden Bond also matches that of the brickwork wall fabric of the opposing north wall of **Cell 3**. There is an horizontal timber wallplate at ground floor ceiling level. There is also an absence of an opposing vertical brick column in this wall with the tie beam of the king post roof truss inserted into the brickwork fabric of this wall.



Plate 83: View of the north wall of Cell 3, from the south



Plate 84: View of the south wall of Cell 3, from the north



Plate 85: View of the east wall of Cell 3, from the west

Plates 85 and 86 provide images of the east wall of **Cell 3**, which is the internal dividing wall between **Cell 3** and **Cell 4** within the North Range. The brickwork wall fabric here consists of three courses of brick stretchers which alternate with a course of brick headers in English Garden Wall Bond. The bonding material is the light buff sandy mortar. There is in addition an horizontal timber wallplate at ground floor ceiling level. To the right (south) is a doorway which extends onto **Cell 4** to the east, which is occupied by a modern door. The curved door head is of two courses of brick headers. The doorway is also contained within a small brick alcove with the brickwork in matching English Garden Wall Bond.



Plate 86: View of the east wall of Cell 3, from the west

7.5.2.2 Cell 4

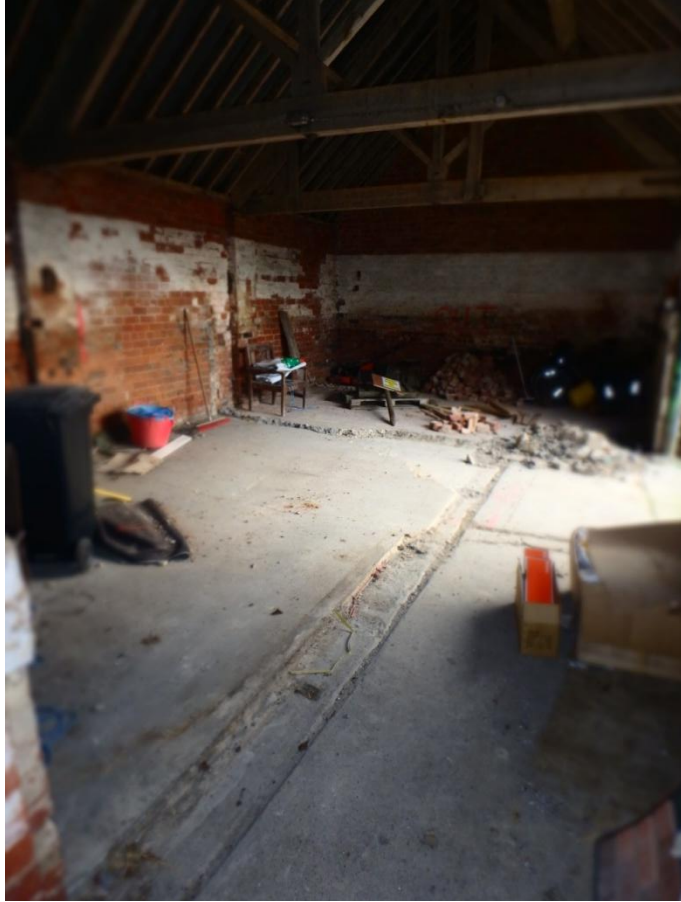


Plate 87: View of Cell 4, from the west

Plate 87 provides a general view of **Cell 4**, featuring the modern concrete floor.



Plate 88: View of the west wall of Cell 4, from the east



Plate 89: View of Cell 4, from the east

Plate 88 features the west wall of **Cell 4**. The brickwork wall fabric of this west wall comprises three courses of brick stretchers which alternate with one course of brick headers in English Garden Wall Bond. To the left (south), is an original internal doorway, which extends onto **Cell 3**

to the west. The curved door head is composed of two courses of brick headers. The doorway is also slightly recessed with the surrounds in brick headers with a secondary recessed door head composed of a single course of headers. To the left (south) are a series of three worked, shaped and faced stone ashlar into which the original door hinges were fixed to, and which are incorporated into the surrounding brickwork wall fabric.



Plate 90: View of the roof supporting structure of Cell 4, from the west



Plate 91: View of the roof supporting structure of Cell 4, from the west

Plate 89 provides a general view of **Cell 4** from the east.

Plates 90-93 provide various views of the roof supporting structure of **Cell 4**, the most distinctive portions of which are two additional king post roof trusses. These provide the major structural elements to this roof supporting structure, which is composed of horizontal timber wallplates along the upper levels of the north and south walls. To these are attached a series of common

rafters. Fixed to the rafters in turn are a series of horizontal principal and secondary timber purlins. The common rafters extend upward to horizontal timbers at the roof apex. This overall structure supports the roof covering of sheets of modern corrugated metal.



Plate 92: View of the roof supporting structure of Cell 4, from the south



Plate 93: View of the roof supporting structure of Cell 4, from the south

Plates 94 and 95 feature the north wall of **Cell 4**. The brickwork wall fabric here comprises three courses of brick stretchers which alternate with one course of brick headers in English Garden Wall Bond. The bonding material is the light buff lime mortar. There is an horizontal timber wall plate at ground floor ceiling level. There are in addition two vertical columns in brick which support the aforementioned two king post roof trusses. The brickwork of these two columns match that of the surrounding wall fabric.



Plate 94: View of the north wall of Cell 4, from the south

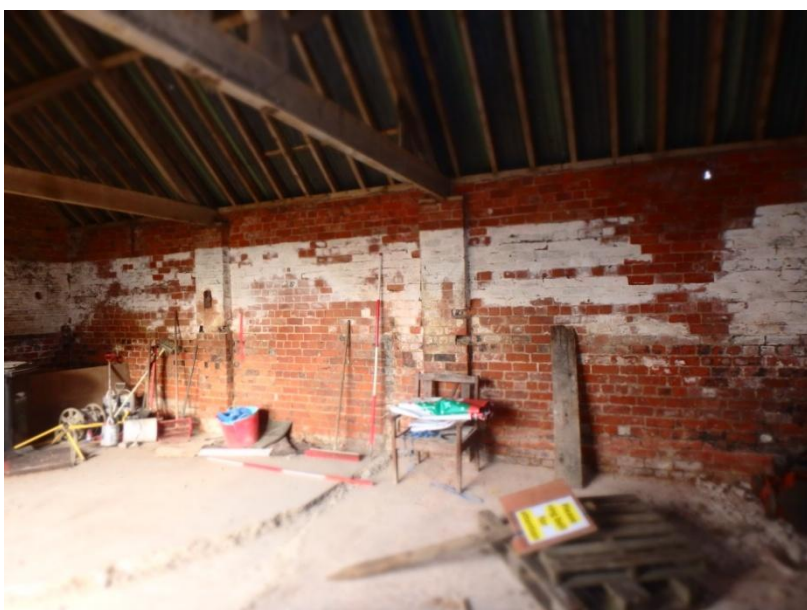


Plate 95: View of the north wall of Cell 4, from the south

Plate 96 provides a general view of **Cell 4** from the west



Plate 96: View of Cell 4, from the west



Plate 97: View of the east wall of Cell 4, from the west

Plate 97 features the east wall of **Cell 4**. The brickwork wall fabric here matches that of the opposing face of this wall which is the East Elevation of the North Range consisting of three

courses of brick stretchers which alternate with one course of brick headers in English Garden Wall Bond. The bonding material consists of light buff sandy mortar.

7.5.3 The Interior of the East Range

7.5.3.1 Cell 5

This is the southernmost room in the East Range which has been designated as **Cell 5**.

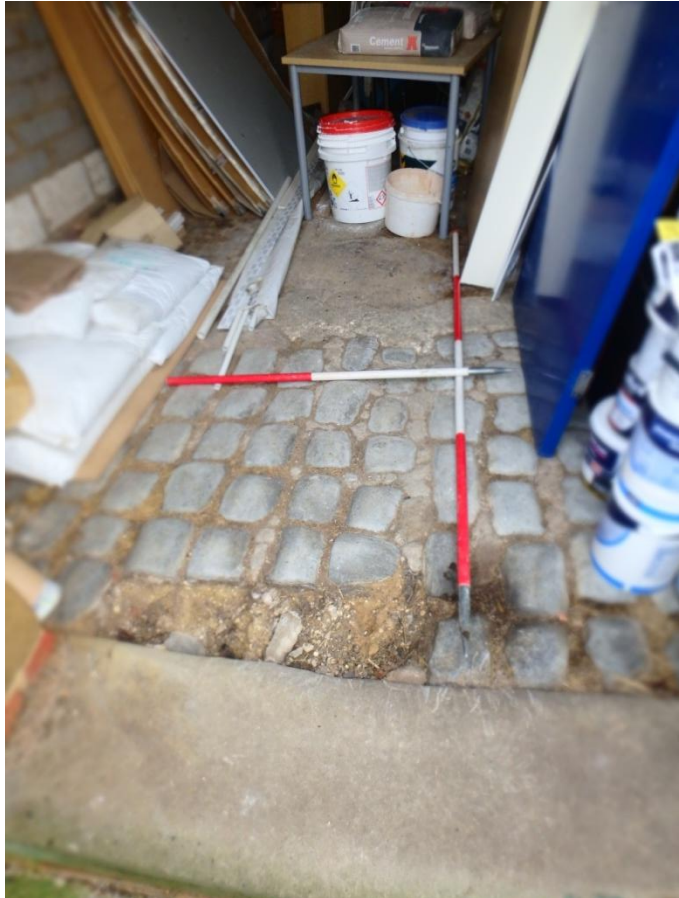


Plate 98: View of the floor of Cell 5, from the west

Plate 98 features the floor of **Cell 5**, which is composed of courses of stone cobbles or setts within a bed of a light buff sandy mortar. These are flush against the stone threshold featured in the foreground. A half wall of modern breeze block work bisects **Cell 5**.

Plate 99 provides a view of the south wall of **Cell 5**. The brickwork wall fabric of this south wall of three courses of brick stretchers which alternate with one course of brick headers in English Garden Wall Bond is identical to that previously recorded on the opposing external South Elevation of the East Range. There is an horizontal timber wallplate at ground floor ceiling level. The inner face of the infilled original former window opening which was also previously recorded on the opposing South Elevation has a curved head of two courses of brick headers with the brick infill matching that of the surrounding brick wall bonding. The bonding material is of a light buff sandy mortar.



Plate 99: View of the south wall of Cell 5, from the north-west

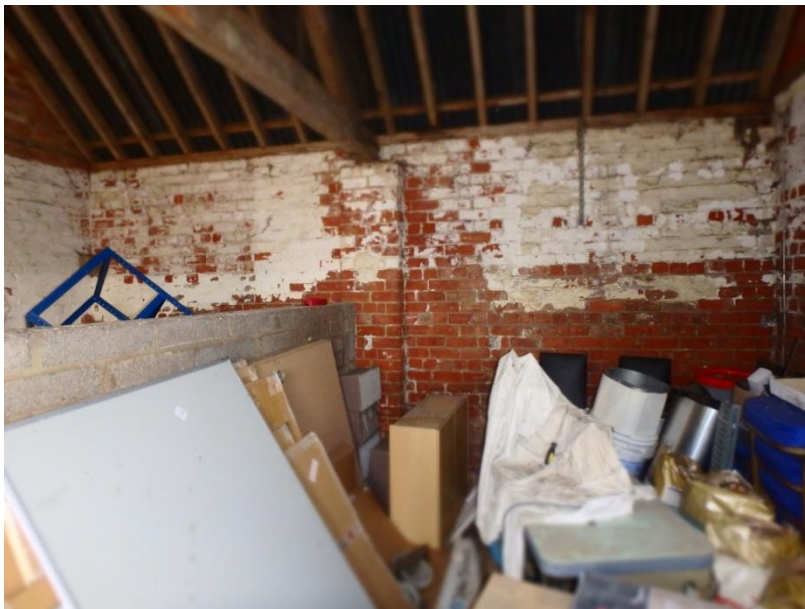


Plate 100: View of the east wall of Cell 5, from the west

Plate 100 features the east wall of **Cell 5**. The brickwork wall fabric of this south wall of three courses of brick stretchers which alternate with one course of brick headers in English Garden Wall Bond is identical to that previously recorded on the opposing external east wall of the East

Range. There is an horizontal timber wallplate at ground floor ceiling level. There is also a central vertical column in brick (which is also in English Garden Wall Bond), which supports the king post roof truss.

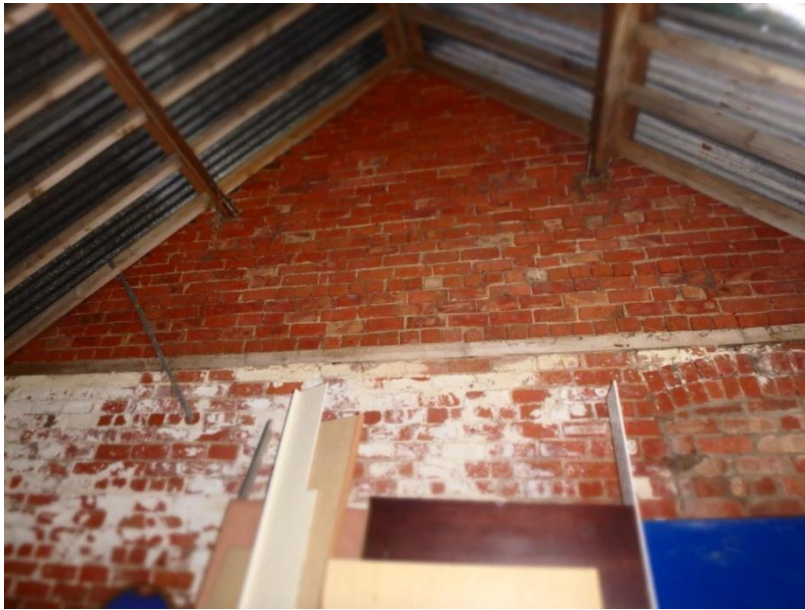


Plate 101: View of the south wall of Cell 5, from the north

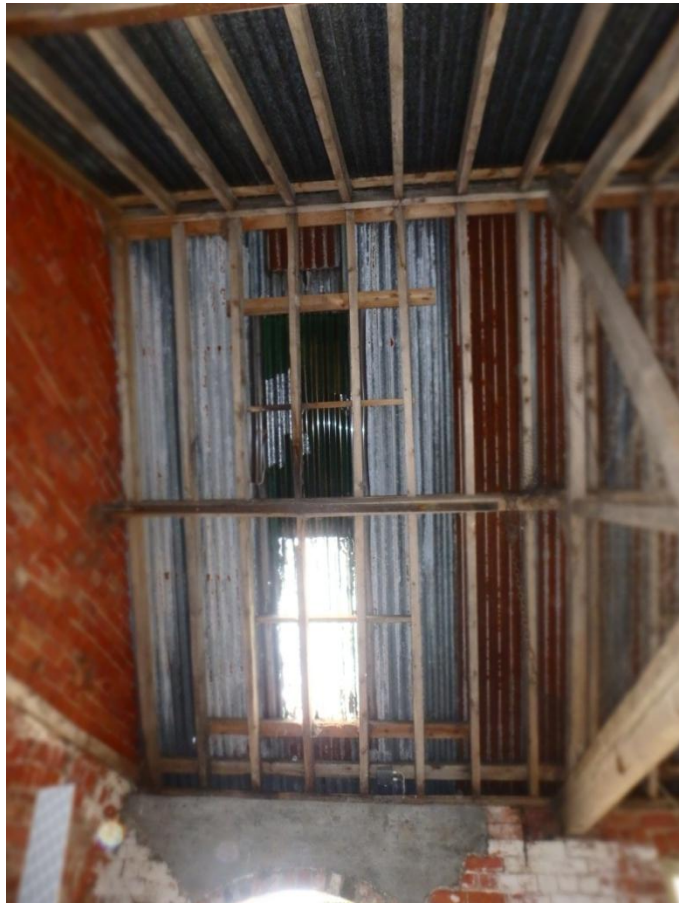


Plate 102: View of the roof supporting structure of Cell 5, from the east



Plate 103: View of the roof supporting structure of Cell 5, from the west



Plate 104: View of the roof supporting structure of Cell 5, from the south

Plates 102-104 provide images of the roof supporting structure of **Cell 5**. The king post roof truss is attached to the principal rafters and horizontal principal purlins of this roof structure, which also consists of horizontal timber wallplates at the upper levels of the east and west wall, along with a

series of common rafters and horizontal secondary purlins. The rafters in turn extend upwards to horizontal timbers at the roof apex.



Plate 105: View of the west wall of Cell 5, from the east



Plate 106: View of the south wall of Cell 5, from the north

Plate 105 features the west wall of **Cell 5**. The brickwork here is also of English Garden Wall Bond, which is identical to that of the external opposing East Elevation of the East Range. The inner face of the southernmost door opening is also featured to the left (south). This recessed entrance is within an alcove upon which the king post roof truss rests. There is an inner curved door head of two courses of brick headers and the three stone ashlar which were also previously recorded on the external East Elevation are also shown to the right (north). The timber half door also featured is constructed on an internal frame of angled and horizontal timbers.

Plate 106 provides a further view of the south wall of **Cell 5** taken from the vantage point of the northern end of **Cell 5**.



Plate 107: View of the lower levels of the north wall of Cell 5, from the south-west



Plate 108: View of the upper levels of the north wall of Cell 5, from the south

Plates 107-108 provide views of the upper and lower levels of the north wall of **Cell 5** respectively which is the internal dividing wall between **Cell 5** and the adjoining **Cell 6** of the East Range to the north. The brickwork wall fabric of this north wall is composed of three courses of brick stretchers which alternate with one course of brick headers in English Garden Wall Bond. The bonding material is the same light buff sandy mortar. There is an horizontal timber wallplate at ground floor ceiling level. To the left (west) is a door opening which leads onto **Cell 6** to the north. The door is composed of a series of vertical tongued and grooved planks constructed on an internal frame of angled and horizontal timbers. The door opening has a horizontal timber lintel with simple surrounds and head also in wood.



Plate 109: View of the east wall of Cell 5, from the west



Plate 110: View of the roof supporting structure of Cell 5, from the west

Plate 109 features the east wall of **Cell 5**. The brickwork wall fabric of this south wall is composed of three courses of brick stretchers which alternate with one course of brick headers in English Garden Wall Bond identical to that previously recorded on the opposing external east wall of the

East Range. The bonding material is of the light buff sandy mortar. There is an horizontal timber wallplate at ground floor ceiling level. There is also a central vertical column in brick (which is also in English Garden Wall Bond), which supports the king post roof truss.



Plate 111: View of the roof supporting structure of Cell 5, from the north



Plate 112: View of the west wall of Cell 5, from the east

Plates 110-111 provide further views of the roof supporting structure of **Cell 5**. The king post roof truss is attached to the principal rafters and horizontal principal purlins of this roof structure, which also consists of horizontal timber wallplates at the upper levels of the east and west walls, along with a series of common rafters and horizontal secondary purlins. The rafters in turn extend upwards to horizontal timbers at the roof apex.

Plate 112 provides a further view of the west wall of **Cell 5**. The brickwork wall fabric of this wall is also in English Garden Wall Bond. The inner face of the central entrance in the East Elevation

of the East Range is also shown with an inner brick head of one course of brick headers. There is a horizontal timber wallplate at ground floor ceiling level.



Plate 113: View of the north wall of Cell 5, from the south

Plate 113 provides a further image of the north wall of **Cell 5** taken from the vantage point of the southern end of **Cell 5**.



Plate 114: View of the floor of Cell 5, from the west

Plate 114 provides a further view of the floor of **Cell 5** comprising stone cobbles or setts.

7.5.3.2 Cell 6

Plate 115 features the floor of **Cell 6** composed of courses of brick stretchers which are laid on side.



Plate 115: View of the floor of Cell 6, from the west



Plate 116: View of the roof supporting structure of Cell 6, from the south

Plate 116 features part of the roof supporting structure of **Cell 6**, which also corresponds to the eastern end of the roof supporting structure of the North Range. Here are the substantial angled roof end timbers and associated common and principal rafters and principal and secondary horizontal purlins. The rafters extend upwards to horizontal roof apex timbers.

Plate 117 provides a further view of the roof supporting structure of **Cell 6** and of the eastern end of the North Range. It also features the nature of the roof supporting structure of the northern end of the East Range, which is also composed of substantial angled roof end timbers. A series of common rafters, horizontal roof apex timbers and principal and secondary horizontal purlins are also featured.



Plate 117: View of the roof supporting structure of Cell 6, from the north



Plate 118: View of the roof supporting structure of Cell 6, from the west

In the foreground of Plate **118** is a substantial king post roof truss with the eastern end of the roof supporting structure of the North Range along with the northern end of the roof supporting

structure of the East Range also featured in the background making up the combined roof supporting structures of **Cell 6**.



Plate 119: View of the roof supporting structure of Cell 6, from the west



Plate 120: View of the roof supporting structure of Cell 6, from the west

Plate 119 features a substantial horizontal tie beam which extends across the length of **Cell 6** from north-south at ground floor ceiling level. **Plate 120** demonstrates that the aforementioned king post roof truss is attached to this tie beam to provide additional support and strength to the roof structures of **Cell 6** as a whole.



Plate 121: View of the roof supporting structure of Cell 6, from the south



Plate 122: View of the roof supporting structure of Cell 6, from the west

Plate 121 provides a further view of this substantial horizontal tie beam in the foreground with portions of the roof supporting structure of the eastern end of the North Range featured in the

background composed of both principal and secondary horizontal purlins along with common rafters which extends upwards to horizontal timbers at the roof apex.



Plate 123: View of the north wall of Cell 6, from the south

Plate 122 provides a further image of the king post roof truss which occupies a pivotal role and support in the combined roof supporting structures of the eastern end of the North Range and of the northern end of the East Range respectively, the details of which are featured in the background of common and principal rafters, roof apex timbers and principal and secondary horizontal purlins.

Plate 123 provides a partial view where accessible of the north wall of **Cell 6**. The brickwork wall fabric of this north wall comprises three courses of brick headers which alternate with one course of brick headers in English Garden Wall Bond. The bonding material consists of the light buff sandy mortar. This brickwork bonding matches that of the external opposing face of this wall on the North Elevation of the North Range noted earlier. There is in addition an horizontal timber wallplate at ground floor ceiling level.

Plate 124 features the upper levels of the west wall of **Cell 6**. The brickwork wall fabric of this west wall is composed of three courses of brick stretchers which alternate with one course of brick headers in English Garden Wall Bond. The bonding material is the familiar light buff sandy mortar. There is in addition, an horizontal timber wallplate inserted into this brickwork fabric at ground floor ceiling level.

Plate 125 features the lower levels of the south wall of **Cell 6**. The brickwork wall fabric here is also of the same English Garden Wall Bond with the same bonding materials as in the west wall.



Plate 124: View of the west wall of Cell 6, from the east



Plate 125: View of the lower levels of the south wall of Cell 6, from the north

Plate 126 features the upper levels of the south wall of **Cell 6** with the same brickwork fabric of English Garden Wall Bond and the same bonding materials as that recorded within the lower levels of this south wall.



Plate 126: View of the upper levels of the south wall of Cell 6, from the north

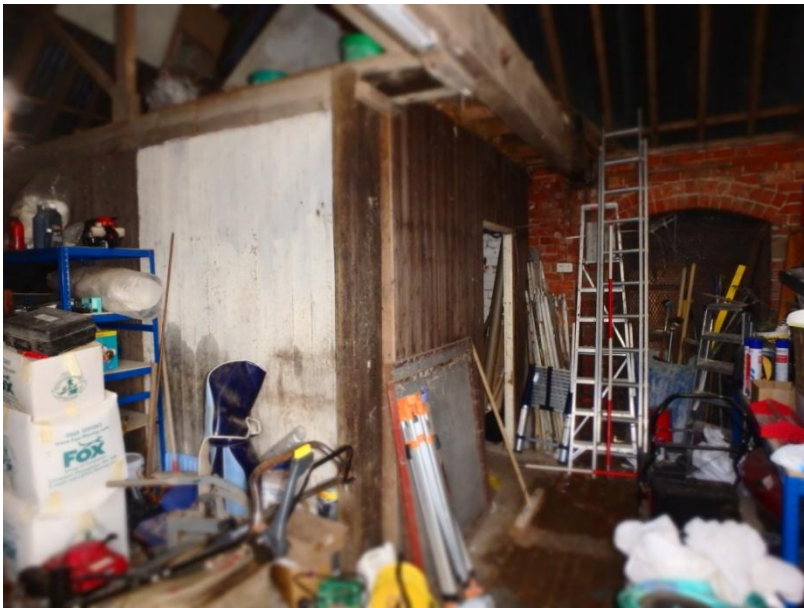


Plate 127: View of the east wall of Cell 6 and the internal timber partition, from the west

Plate 127 features part of the east wall of **Cell 6** along with an internal timber partition. This partition is composed of a series of vertical timber planks on an internal framework of vertical and horizontal timber studs. Little of this east wall was visible from this point, but this image provides a view of the inner face of the east facing entrance that was previously recorded on the opposing external East Elevation of the North Range. The brickwork wall fabric here was clearly of the same English Garden Wall Bond. As this entrance was recessed, the entrance is contained within a brick alcove with an inner face of the curved door head composed of two courses of brick headers. There is in addition an horizontal timber wallplate at ground floor ceiling level atop this wall.



Plate 128: View on the internal timber partition, from the west

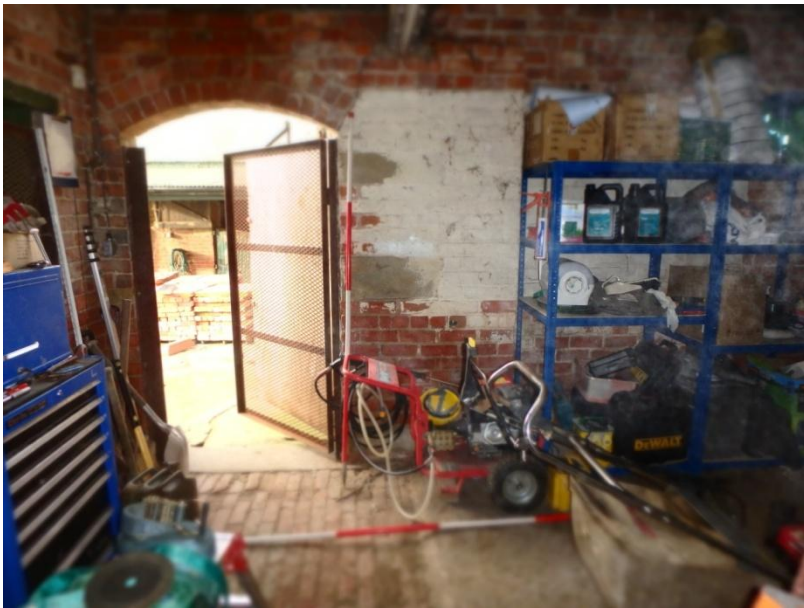


Plate 129: View of the lower levels of the west wall of Cell 6, from the east

Plate 128 provides a further view of the aforementioned internal timber partition of a series of vertical timber planks.

Plate 129 features the lower levels of the west wall of **Cell 6**. To the left (south) is the inner face of a door opening which was previously recorded on the West Elevation of the East Range. This recessed entrance is contained within a brick alcove along with the inner face of the curved door head of two courses of brick headers. The brickwork wall fabric of this alcove along with the remainder of the lower levels of this west wall is of the same English Garden Wall Bond and of the same bonding materials.



Plate 130: View of the ceiling of the internal timber partition, from the south



Plate 131: View of the ceiling of the internal timber partition, from the north

Plates 130 and 131 provide views of the timber ceiling of the internal wall partition.

Plate 132 provides an image of the internal timber framework of the partition to which the external cladding of vertical timber planks is attached to.



Plate 132: View of the internal timber partition, from the north

Plates 133 and 134 provide images of a portion of the east wall of **Cell 6** which is within this internal timber partition. The brickwork wall fabric here is of the same English Garden Wall Bond as noted elsewhere with the same bonding materials. To the left (north) is the inner face of an east facing entrance which was previously recorded on the external opposing East Elevation of the East Range. Much of the inner face of this entrance has been covered over with hardboard, though the inner face of the curved door head composed of two courses of brick headers along with a horizontal timber wallplate above this is visible.

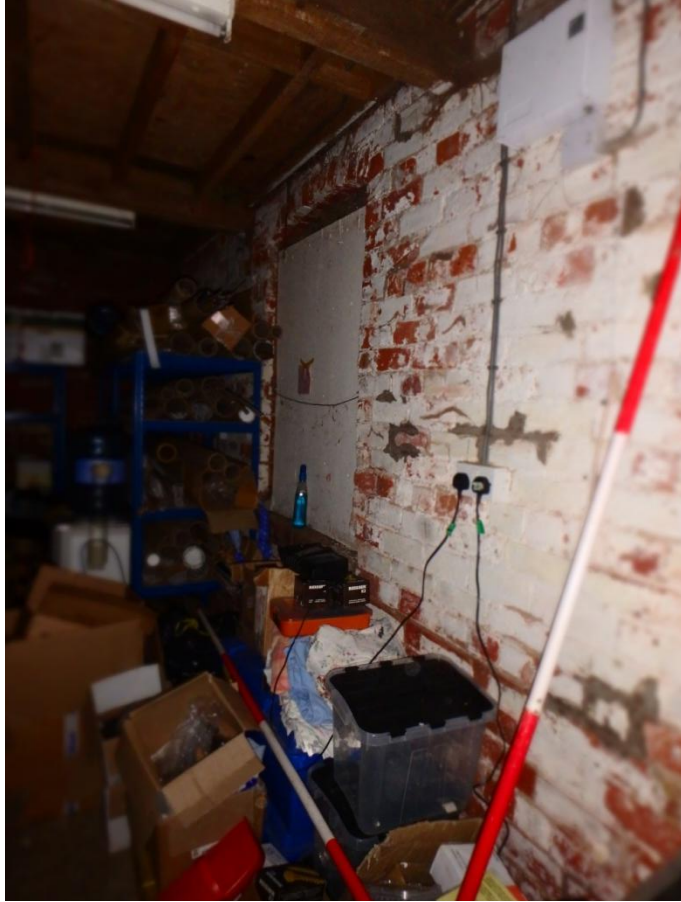


Plate 133: View of the east wall of Cell 6, from the south



Plate 134: View of the east wall of Cell 6, from the north

8. Discussion and Conclusions

- 8.1 The farmstead complex at Priory Farm does not appear on the First Edition O.S. map of 1887, but does become apparent for the first time on the Second Edition O.S. map of 1907. So it is clear from this that this farmstead complex has late 19th/early 20th century origins. The earliest elements of this complex, which are featured on the map of 1907 comprise the late 19th/early 20th century outbuilding complex consisting of west, east and north ranges, enclosing three sides of a south facing courtyard. It is also certain from the building survey that these three ranges were all constructed at the same time because of the identical nature of the brickwork bonding in English Garden Wall Bond, along with the window and recessed doorway opening designs throughout this complex.
- 8.2 During the 20th century, a second north-south orientated outbuilding was added to the western arm of this farmstead complex with the Hay Barn and Grain Silo being subsequently added to this later in the century such that by 1970, the farmstead complex had attained its present appearance and extent.

9. Acknowledgements

- 9.1 Thanks are gratefully extended to Mr. Phil Asquith for commissioning this work and for his kind assistance for arranging access to the site. Thanks are also extended to Ms.

Louise Jennings of the Lincolnshire County Council Historic Environment Team, and to the staff of the Lincolnshire Archives and Lincoln Central Library for their kind assistance.

10. Bibliography

Extract from a plan of Kettleby of 1795, (Archive ref: LLHS 26/2).

Extract from the tithe map for the parish of Bigby, Kettleby Thorpe and Westrum of 1840, (Archive ref: DIOC/TITHE AWARD E181).

Extract from the First Edition 25 inch to one mile scale O.S. map of 1887, map sheet no. Lincolnshire 20.13.

Extract from the Second Edition 25 inch to one mile scale O.S. map of 1907, map sheet no. Lincolnshire 20.13, (Archive ref: 6-TAX MAP/29/13).

Extract from the 1:2,500 scale O.S. map of 1970, map sheet no. TA 0307.

Sales Particulars, Grange Farm, Usselby, (Archive ref: 5-MARTIN/706).

Ordnance Survey, (2010), 1:25,000 scale map, *Ancholme Valley, Barton-upon-Humber Brigg, Scunthorpe & Kirton in Lindsey*, Explorer Sheet No. 281.



Figure 4: Extract from a plan of Kettleby of 1795, (Archive ref: LLHS 26/2).

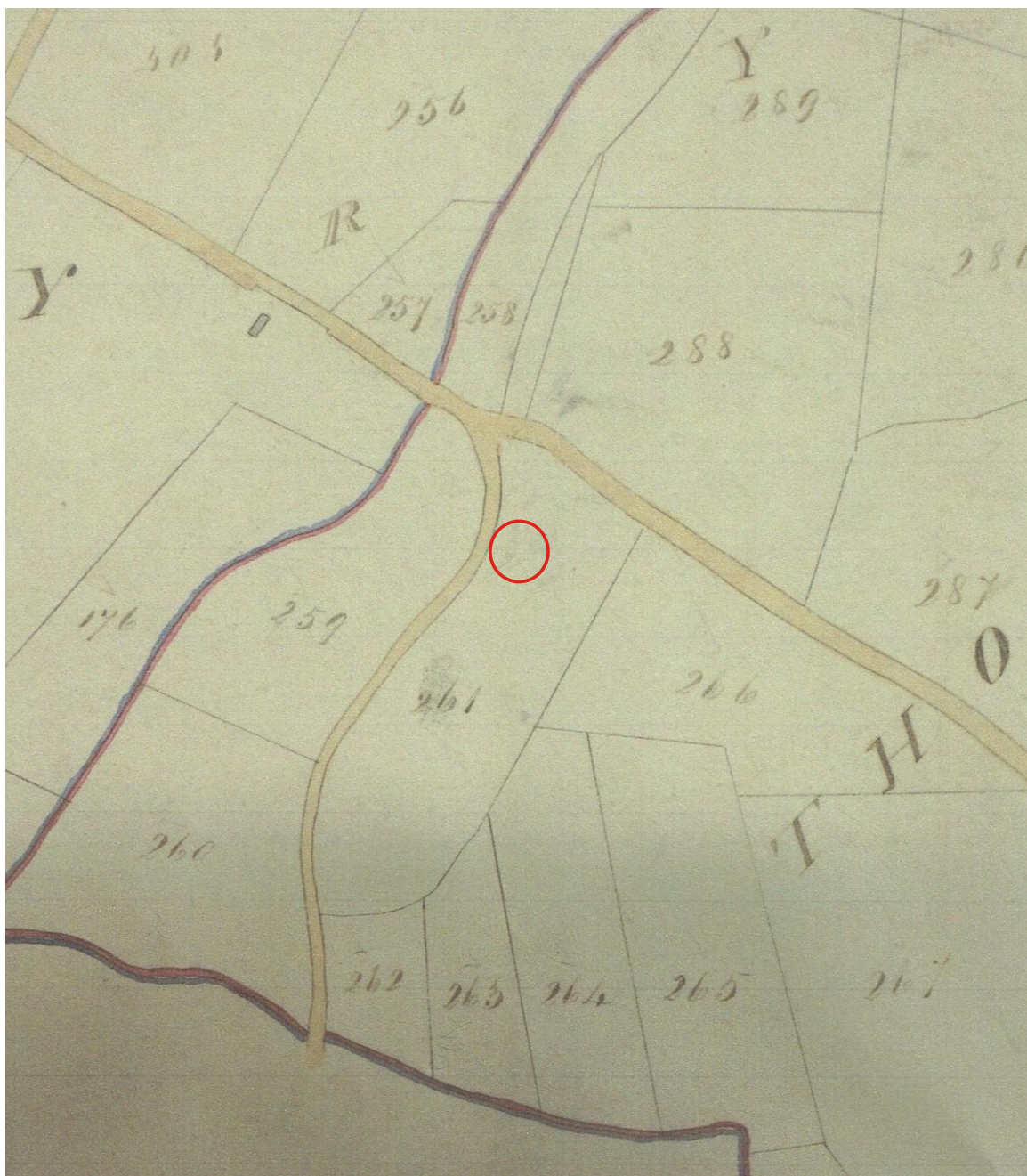


Figure 5: Extract from the tithe map for the parish of Bigby, Kettleby Thorpe and Westrum of 1840, (Archive ref: DIOC/TITHE AWARD E181).

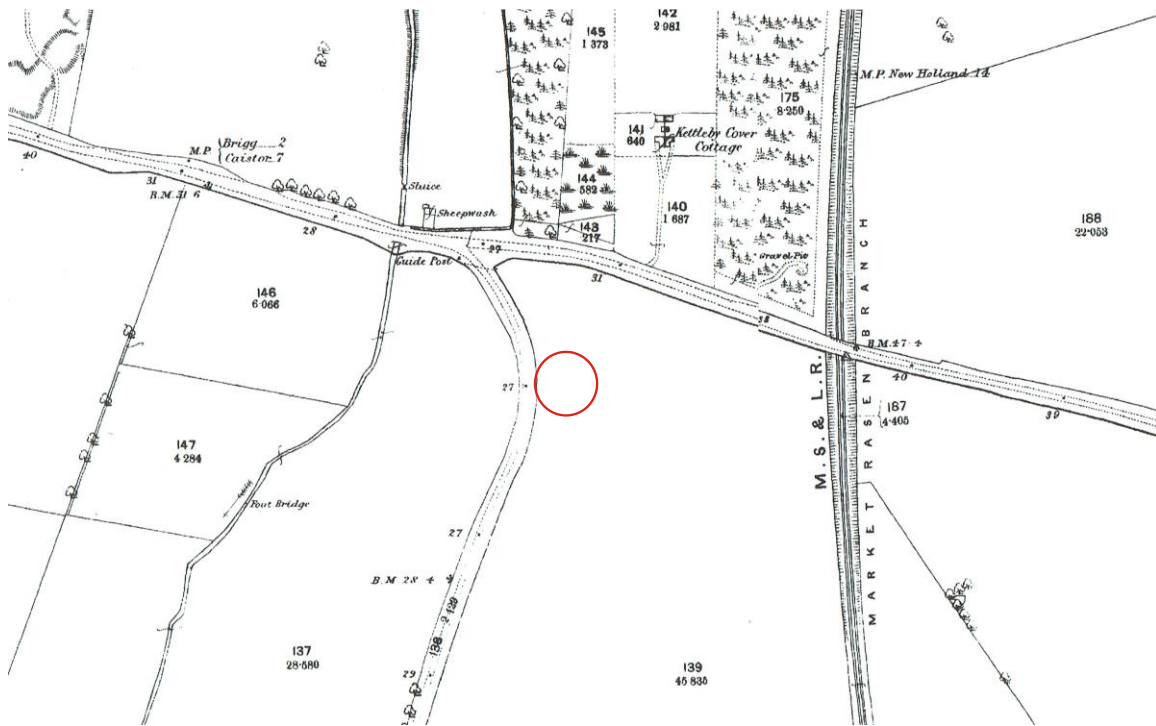


Figure 6: Extract from the First Edition 25 inch to one mile scale O.S. map of 1887, map sheet no. Lincolnshire 20.13.

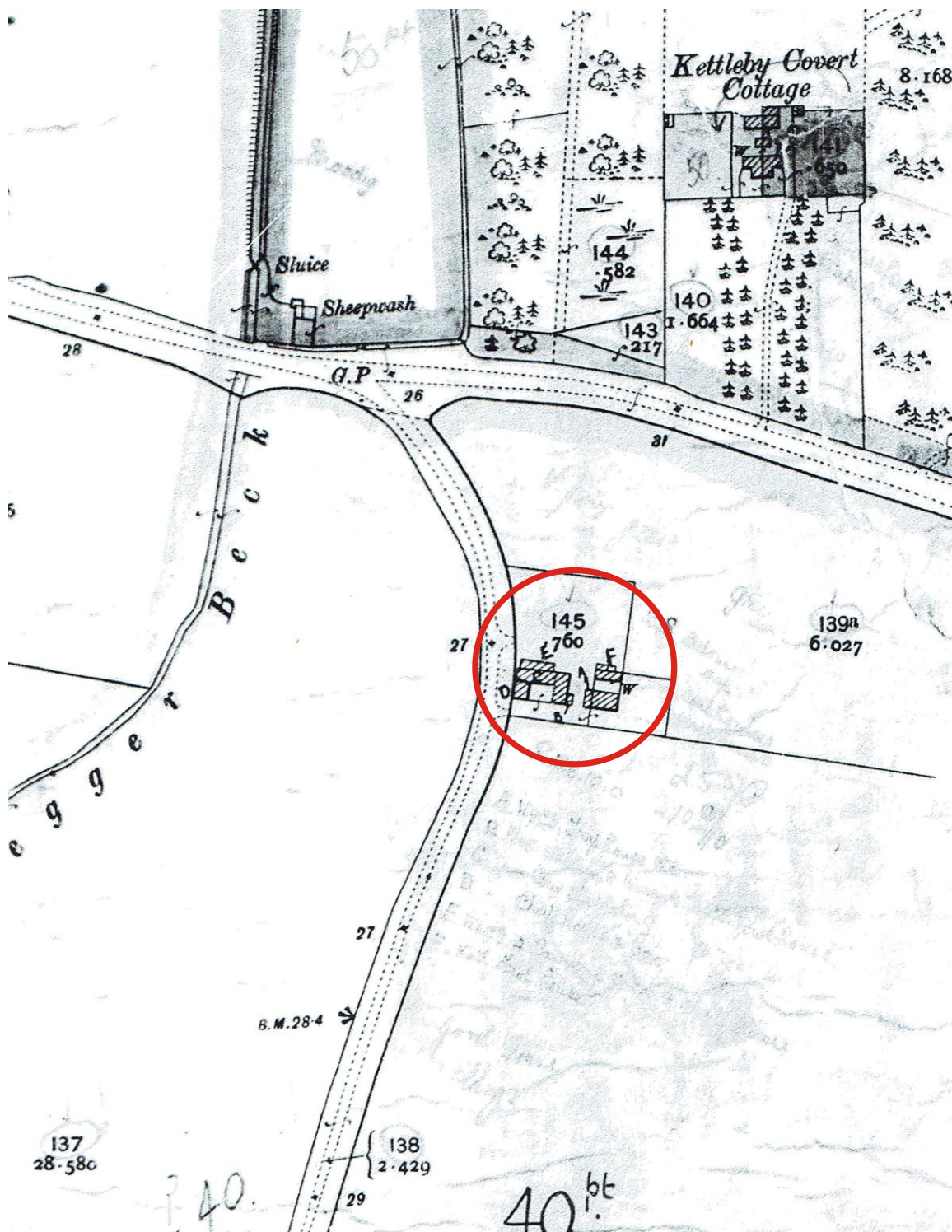


Figure 7: Extract from the Second Edition 25 inch to one mile scale O.S. map of 1907, map sheet no. Lincolnshire 20.13, (Archive ref: 6-TAX MAP/29/13).

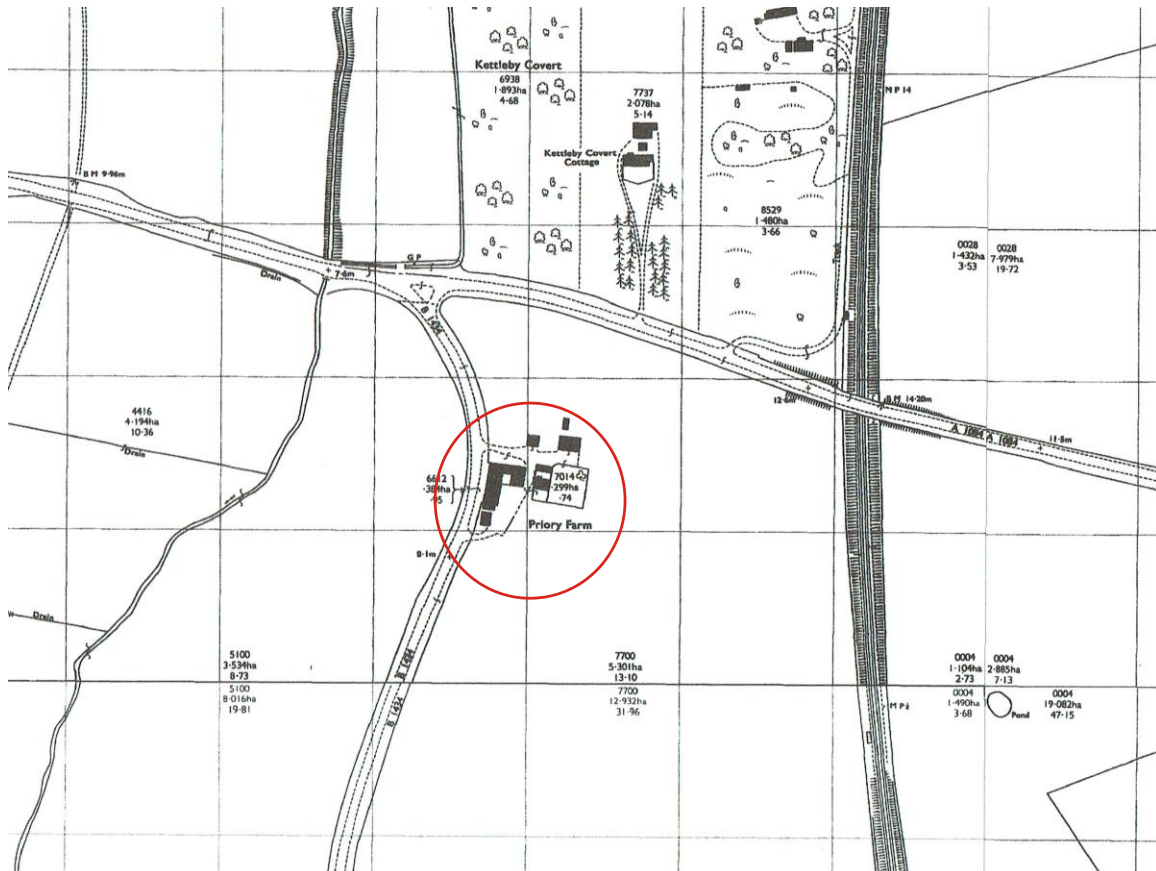


Figure 8: Extract from the 1:2,500 scale O.S. map of 1970. (Crown Copyright Reserved)



Figure 9: Plan showing the directions from which various images (1-11 and 25-58) were taken from at an original scale of 1:100 at A1, (extract from Architects plan)

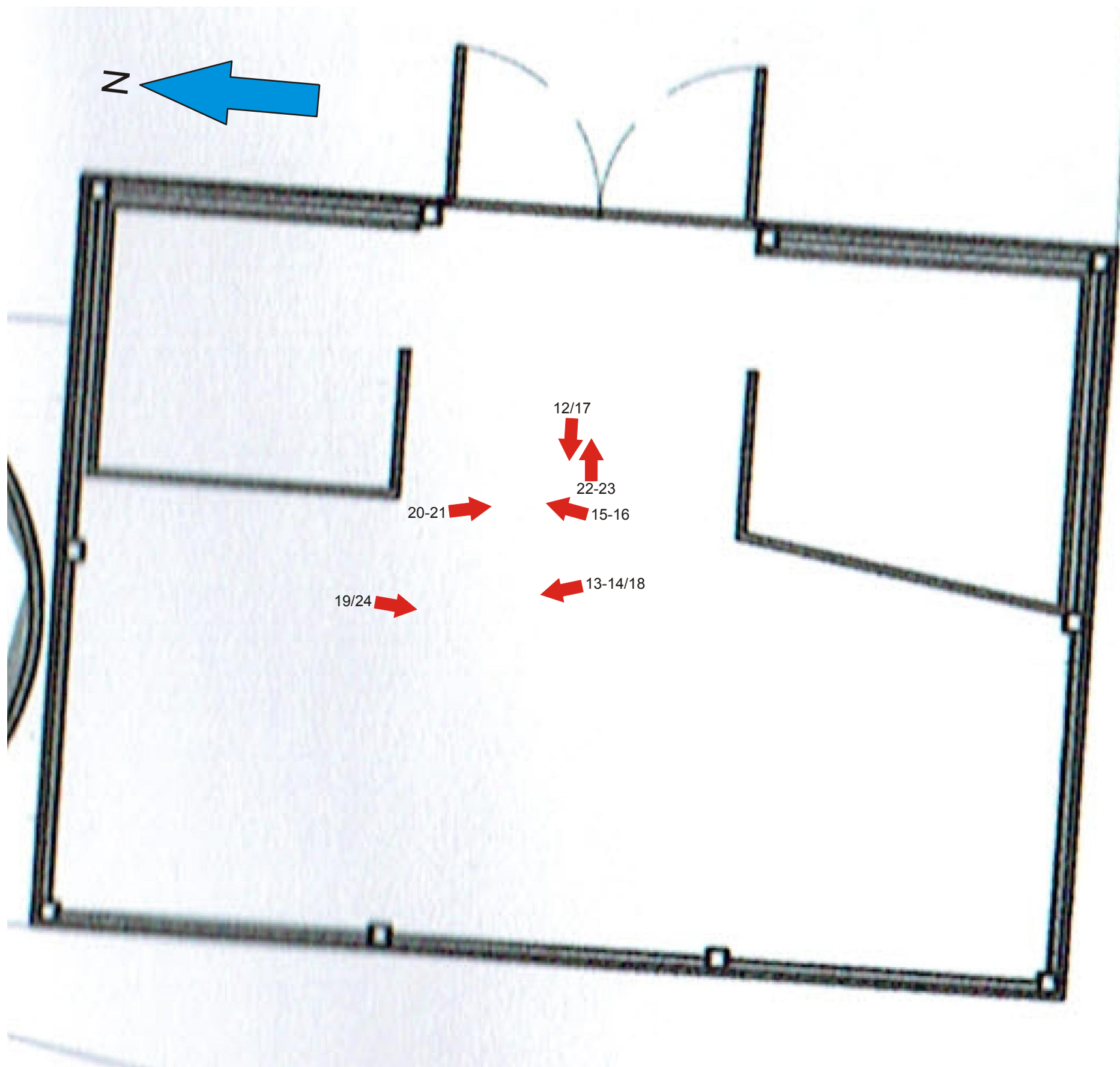


Figure 10: Plan showing the directions from which various images (12-24) were taken from (not to scale), extract from Architects plan)

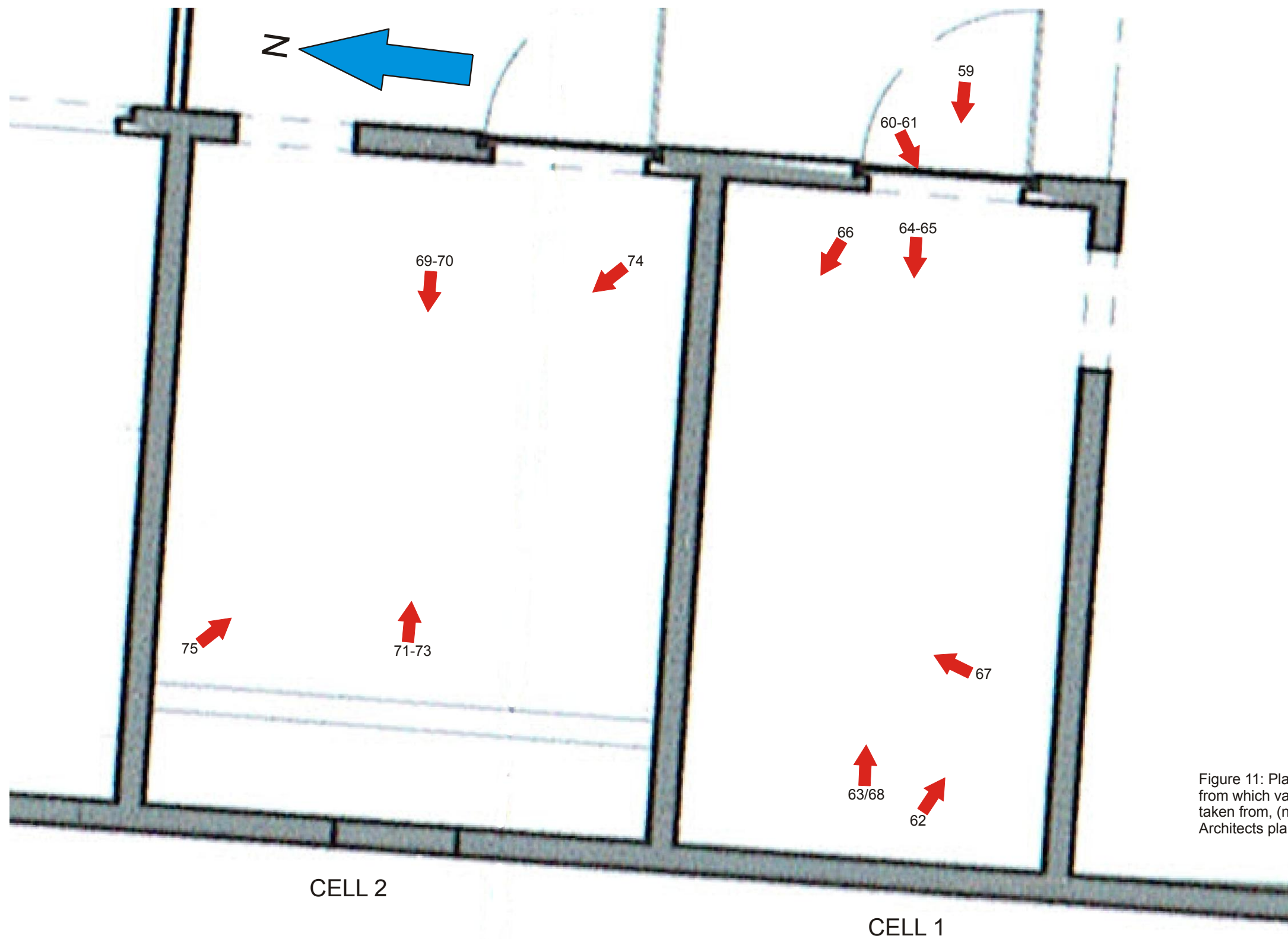


Figure 11: Plan showing the directions from which various images (59-75) were taken from, (not to scale), (extract from Architects plan)

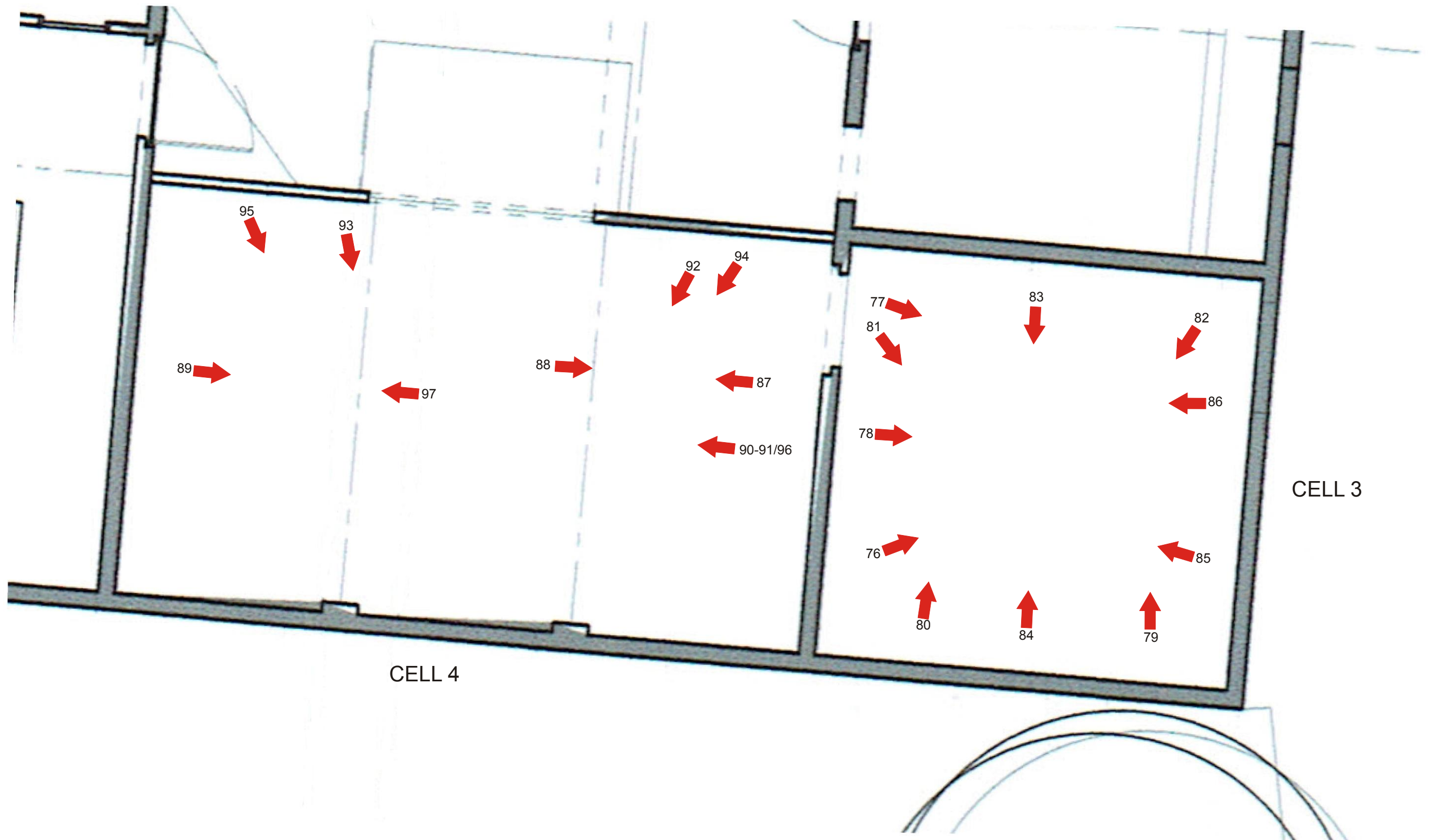


Figure 12: Plan showing the directions from which various images (76-97) were taken from, (not to scale), (extract from Architects plan)

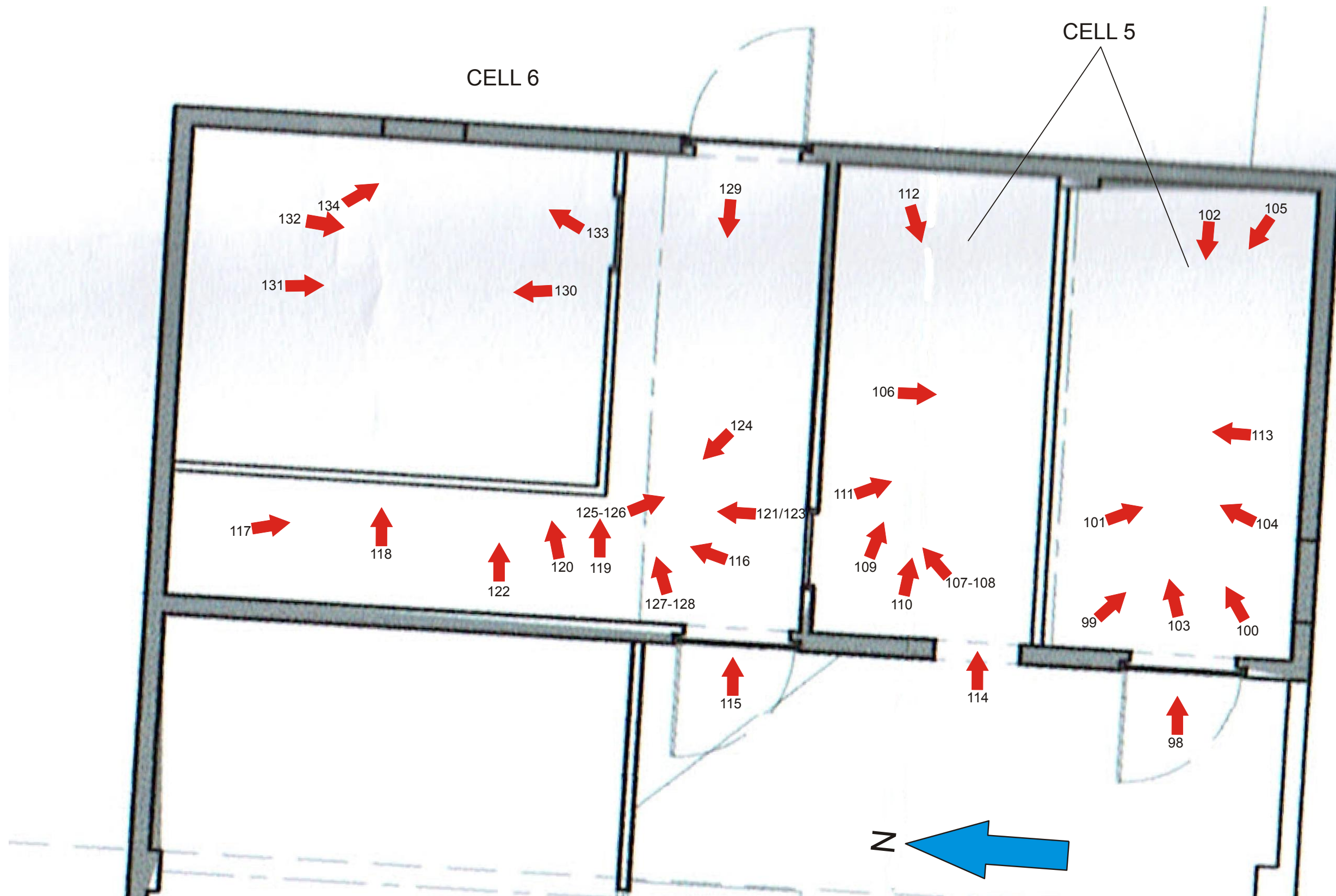


Figure 13: Plan showing the directions from which various images (98-134) were taken from, (not to scale), (extract from Architects plan)

Appendix 1: OASIS Summary Sheet

OASIS DATA COLLECTION FORM: England

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Historic Building Recording at Priory Farm, Howsham Road, Kettleby, Lincolnshire - Neville Hall MIFA

OASIS ID - nevilleh1-239861

Versions

View	Version	Completed by	Email	Date
View 1	1	Neville Hall	nevillehallmifa@gmail.com	24 January 2016

Completed sections in current version

Details	Location	Creators	Archive	Publications
Yes	Yes	Yes	Yes	1/1

Validated sections in current version

Details	Location	Creators	Archive	Publications
No	No	No	No	0/1

File submission and form progress

Grey literature report submitted?	Yes	Grey literature report filename/s	Sent by other means
Boundary file submitted?	No	Boundary filename	
HER signed off?		NMR signed off?	

[Upload images](#)
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OASIS:

Please e-mail Historic England for OASIS help and advice

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Cite only: <http://www.oasis.ac.uk/form/formctl.cfm?oid=nevilleh1-239861> for this page

Appendix 2: Specification

**Specification for Historic Building Recording
at Priory Farm, Howsham Road,
Kettleby, Lincolnshire.**

Prepared for Mr. Phil Asquith

National Grid Reference: TA 0368 0712

Planning Reference: 133407

Site Code: PFKE15

Accession Number: LCNCC: 2015.248

**Prepared by Neville Hall MIFA, Freelance Field
Archaeologist & Consultant**

December 2015

S. Non-technical summary

- S1 *A scheme of works comprising historic building recording is required in advance of the proposed conversion of an existing barn to a new residential dwelling including the replacement of an existing silo and hay barn to provide a new entrance with garage and office above at Priory Farm, Howsham Road, Kettleby, Lincolnshire.*
- S2 *The farmstead complex at Priory Farm is unlisted and is not featured on the maps of 1795, 1840 or on the First Edition O.S. map of 1887. This complex is first featured on the Second Edition O.S. map of 1907 as a three sided range of outbuildings around a central courtyard to the south. These are the original farm outbuildings. This map regression has established that this farmstead is of late 19th or of very early 20th century origin. The specific objectives of the historic building recording will be to provide an historical background to this farmstead complex as an aid to its interpretation and on this basis to provide a full photographic, drawn and written record of same prior to its proposed alterations and conversion works. This will provide an assessment of the impact of development on the historic fabric of the buildings and to provide an understanding of how the buildings have developed.*
- S3 *The historic building recording will be undertaken prior to any alteration/conversion works at the site. The structure, ground plans, external elevations and internal details will be recorded in writing, graphically and photographically.*
- S4 *On the completion of the fieldwork, a report will be produced detailing the results of the investigation. The report will consist of a narrative supported by illustrations and photographs.*

1. Site location and description [Figures 1 and 2]

- 1.1 The development site at Priory Farm is in an isolated location and is situated close to the intersection of the A1084 trunk road with the B1434 Howsham Road at National Grid Reference TA 0368 0712, and at a height of approximately 8mAOD. The development site is situated within the modern civil parish of Bigby, administrative district of West Lindsey, county of Lincolnshire.
- 1.2 The development site is located within a flat and a relatively low-lying area to the east of the Kettleby Beck.

2. Planning background [Figure 3]

- 2.1 This document comprises a Specification or a written scheme of works for historic building recording at Priory Farm, Howsham Road, Kettleby, Lincolnshire (Planning Reference: 133407).

3. Historical Background

- 3.1 Background research sources were consulted at the Lincolnshire County Council Historic Environment Record, at the Lincolnshire Archives and at the local studies collections of the Lincoln Central Library. The National Heritage List of Historic England was also consulted.

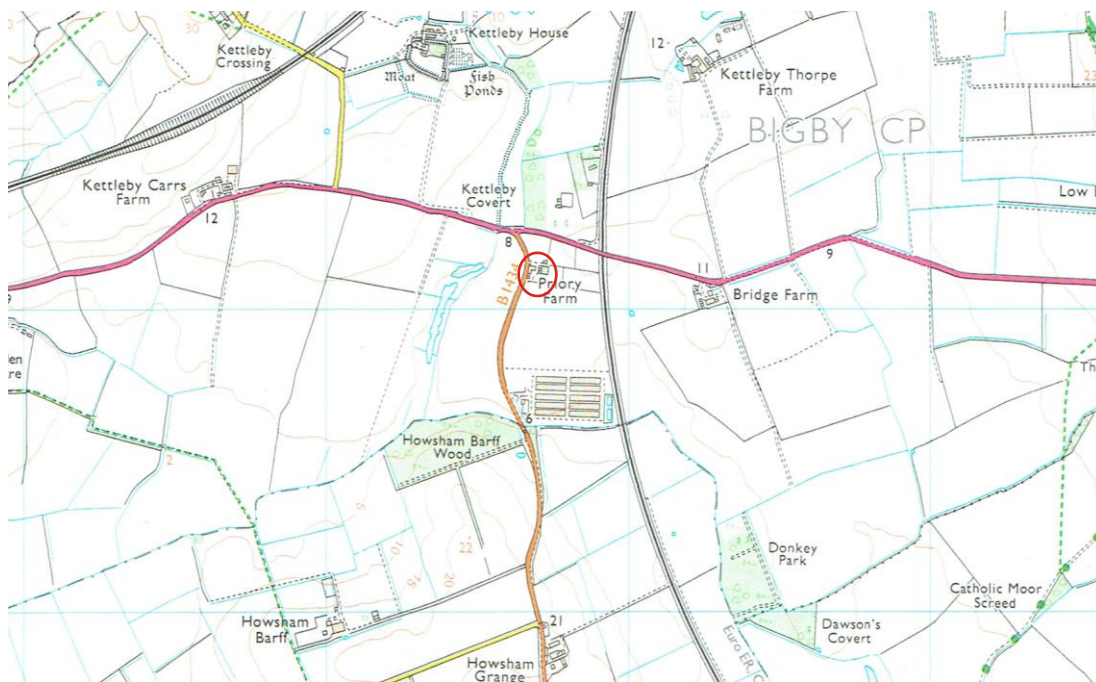


Figure 1: Site location at scale 1:25,000. The site is shown outlined in red. (O.S. copyright licence number 100048723)

- 3.2 The Lincolnshire Historic Environment Record (HER) holds an entry from a national survey of historic farmsteads undertaken recently by Historic England relating to this site, which is described as

Priory Farm, Bigby. Extant 19th century unlisted farmstead. Regular courtyard of U plan. The farmhouse is detached from the main working complex. Isolated location. Large modern sheds are located to the side of the site.

- 3.3 Copies of both manuscript and early edition Ordnance Survey (O.S.) maps of the area of the development site were obtained from the Lincolnshire Archives and the Lincoln Central Library and provide a background to the historical development of this proposal site.
- 3.4 The earliest map consulted comprised an extract from a plan of Kettleby of 1795 (Archive ref: LLHS 26/2). This map shows the intersection between the current A1084 trunk road with the current B1434 Howsham Road. However, the Priory Farm complex has not yet become established and so is not featured on this map **[Figure 4]**. This complex will be situated within plot no. 15 on this map, the field name of which is detailed in an accompanying schedule as 'Thorp Walk'.
- 3.5 An extract from the tithe map for the parish of Bigby, Kettleby Thorpe and Westrum of 1840 comprises **Figure 5** (Archive ref: DIOC/TITHE AWARD/E181). This map similarly shows that by 1840, the Priory Farm complex had still not yet become established. The complex, which will be located within plot no. 261 is referred to in the accompanying tithe apportionment as 'Thorp Walk'.
- 3.6 An extract from the First Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1887 comprises **Figure 6**. This map clearly shows that by 1887, the Priory Farm complex had still not become established.



Figure 2: Site location showing the existing layout of the development site at an original scale of 1:500 at A1, (extract from Architects plan)

- 3.7 An extract from the Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1907 forms **Figure 7** (Archive ref: 6-TAX MAP/20/13). This map features the Priory Farm complex for the first time which indicates that this farmstead dates from between 1887 and 1907. This map shows a three sided range of farm outbuildings around a central courtyard to the south. To the immediate east is a detached farmhouse and two further small outbuildings to the immediate north of this farmhouse.
- 3.8 An extract from the 1:2,500 scale Ordnance Survey (O.S.) map of 1970 comprises **Figure 8**. This map features the three sided range and shows that the western arm of this range has expanded to the south. Just beyond the southern end of this western arm is a further and detached small outbuilding. To the east, the detached farmhouse and the outbuilding to the immediate north are still featured. There are in addition a further three small farm outbuildings situated to the north.
- 3.9 Copies of sales particulars relating to the sale of Prior Farm, Kettleby of 1982 were obtained from the Lincolnshire Archives (Archive ref: 5-MARTIN/706). Priory Farmhouse is referred to in this document as:

This detached brick and slate farmhouse stands back from the B1434 road near the junction with the A1084 road in a lawned garden and has been comprehensively modernised in recent years...

The outbuildings at the farm are also referred to as:

Situated between the farmhouse and the main road the buildings comprise:

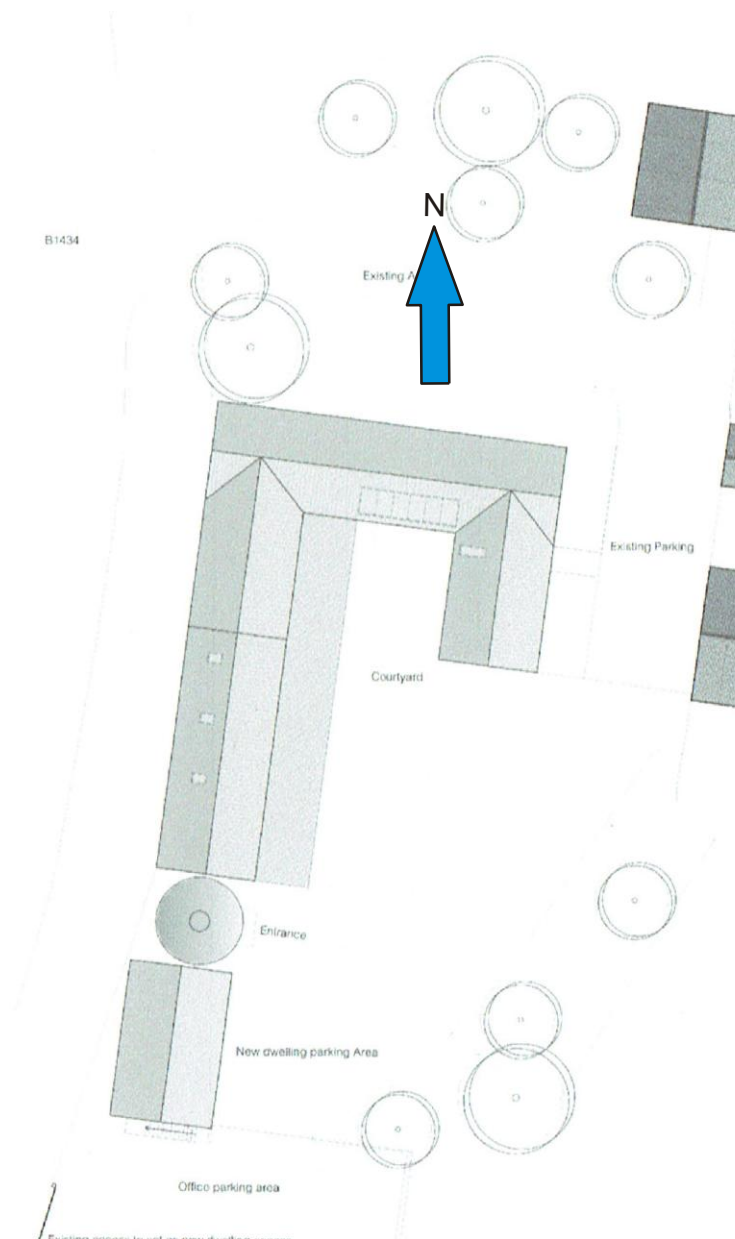


Figure 3: Plan showing the proposed layout of the development site an original scale of 1:200 at A1, (extract from Architects plan)

Timber framed and iron clad grain store with two circular wire and two timber holdings bins;

Circular steel York bin adjacent to store;

Typhoon tractor drive fan;

Timber and iron garage;

Timber and iron implement store with concrete floor; and

Small traditional range in brick and part tile including chemical store etc.

- 3.10 **Figure 2** shows the existing layout of the development site, which shows little change since 1970.

4. Aims and objectives of the project

- 4.1 The general aim of the historic building recording of the exterior elevations and interiors of the existing farmstead complex at Priory Farm, Howsham Road, Kettleby, Lincolnshire will be to undertake this work prior to any building alterations and/or conversion works commencing on the site.

- 4.2 The objectives of the project will be:

To obtain a complete and detailed photographic, drawn and written record of the interiors and of the external fabric of the existing barn complex at Priory Farm, Howsham Road, Kettleby, Lincolnshire.

- 4.3 The farmstead complex at Priory Farm is unlisted and is not featured on the maps of 1795, 1840 or on the First Edition O.S. map of 1887. This complex is first featured on the Second Edition O.S. map of 1907 as a three sided range of outbuildings around a central courtyard to the south. These are the original farm outbuildings. This map regression has established that this farmstead is of late 19th or of very early 20th century origin. The specific objectives of the historic building recording will be to provide an historical background to this farmstead complex as an aid to its interpretation and on this basis to provide a full photographic, drawn and written record of same prior to its proposed alterations and conversion works. This will provide an assessment of the impact of development on the historic fabric of the buildings and to provide an understanding of how the buildings have developed.

5. Methodology

- 5.1 The historic building recording will be undertaken by Neville Hall MIFA prior to any building alterations and/or conversion works at the site and shall take full responsibility for the setting out of the project and for the adequacy, stability and safety of site operations and methods of archaeological site monitoring and recording.

- 5.2 All work will be carried out according to the Institute of Field Archaeologists (IfA) standards, and will be under the management of a Member of the IfA (MIFA).

- 5.3 All work will be undertaken following all statutory Health and Safety requirements and legislation in operation at the time of the monitoring.

- 5.4 A Risk Assessment will be prepared for the site.

- 5.5 The Proposed Development Site Methodology will comprise:

The recording of the interiors and of the existing external build fabric of the existing barn complex at Priory Farm, Howsham Road, Kettleby, Lincolnshire, to comprise a full written, drawn and photographic record of same.

- 5.6 The written record of the historic building recording shall include:

The precise location of the building, including parish and National Grid Reference;
A note of the listing designation (if appropriate);
The date of the written record, the name of the compiler and the nature of the archive content and location;

A summary of the buildings type and purpose, including past historical and present usage, building materials and possible date;
A note of the buildings past and the its present relationship to its setting, its relationship to local settlement patterns and landscapes, and of its visual significance; and
A gazetteer of the photographs taken.

- 5.7 The drawn record of the Level 2 historic building recording shall include:

Scaled plans of the existing floors showing the location of any structural features of historical significance e.g. blocked in windows, former fireplace openings etc.;
Scaled plans of the existing elevations showing the location of structural features of historical and architectural significance;
Site location plans at suitable scales; and
A scaled plan showing the location of the various images taken.

- 5.8 The photographic record of the Level 2 historic building recording shall include:

The photographic record shall provide both a general and a detailed record of the building;
The photographic record shall comprise digital photography utilising a 16.1 megapixel digital camera, high quality images will be taken with the digital images being submitted in a compressed .tiff format on archival quality CD/DVD.

The photographic record shall include:

General photographs of the exterior and setting of the building. A 2 metre ranging rod shall be included in general shots to ensure that all elements of the buildings will be established;
A record of any external detail, structural or decorative, which is relevant to the design development of the building;
A record of any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not adequately show on general photographs;
A record of any dates, inscriptions etc. which would contribute to an understanding of the building;
Copies of maps, drawings, views and photographs illustrating the development and/or use of the building; and
A selection of photographs in the report which show the building in its context and the main focus of the survey, including areas subject to demolition/alteration.

- 5.9 Resources in terms of building recording and monitoring have been estimated at up to two man days fieldwork/site attendance and up to three person days for reporting.

6. Post-fieldwork methodology

- 6.1 On the completion of the site fieldwork, all of the written, drawn and photographic records produced by the historic building recording will be checked, ordered, labelled (where appropriate) and catalogued to compile a distinctive site archive.
- 6.2 An assessment of significant finds will be made in light of general site information.
- 6.3 The site archive will be examined to enable the determination of various phases of activity on the site.

7. Monitoring arrangements

- 7.1 Provision will be made for the Lincolnshire County Council Historic Environment Team (on behalf of West Lindsey District Council, the Local Planning Authority) to monitor the

works during the fieldwork stage and any other aspect of the archaeological project as required including the post fieldwork analysis and report preparation stages of the project.

- 7.2 It is understood that the programme of site historical building recording will begin as soon as possible following the agreement of this document with the Lincolnshire County Council Historic Environment Team. A period of not less than fourteen days notice will be given to the Lincolnshire County Council Historic Environment Team of the start date of this site historical building recording works programme.
- 7.3 All aspects of the archaeological programme will be undertaken in accordance with this project specification.
- 7.4 Any variation to the project programme in terms of works or recording on or off site will be fully discussed and agreed with the Lincolnshire County Council Historic Environment Team.
- 7.5 Arrangements will be made for the representative of the Lincolnshire County Council Historic Environment Team for access to the site to undertake monitoring visits, and such visits will be accounted for in the final report preparation.
- 7.6 The Lincolnshire County Council Historic Environment Team shall be kept fully informed of any unexpected or unforeseen discoveries made during the course of the archaeological monitoring and recording programme.

8. Archive preparation and deposition

- 8.1 The documentation and records generated by the historic building recording will be sorted and ordered in the format acceptable to The Collection, Lincoln, and to the standards and requirements as laid out in their Guide Book.
- 8.2 A unique accession number will be obtained from The Collection for the site archive.
- 8.3 It is anticipated that the archive will be deposited at The Collection, Lincoln by June 2016.

9. Reporting procedures

- 9.1 A report detailing the findings of the historic building recording will be completed within three months after the finalisation of the fieldwork. Any delays will be related to the relevant authorities.
- 9.2 The report will consist of:

A title page, with project name and location, national grid reference, planning reference, site code, accession number, client name, author and date;

A contents page listing report sections, illustrations and appendices;

A non-technical summary of the results of the historic building recording;

An introduction, site description and location;

Planning background to the project;

A section on the historical background to the project;

A description of the methodology used in the project;

A section describing the results of the historic building recording;

A section on the discussion and results of the project including a consideration of the findings of the project in a local and regional context;

A consideration of the effectiveness of the project methodology and a confidence rating of the results;

Illustrations including site location plans, scaled ground plans and elevations, plans showing the positions from which photographs have been taken, and

Appendices comprising appropriate photographs generated by the historic building recording, a list of archive contents, a photographic register, a copy of the approved specification and an OASIS form.

An electronic copy of the report will be deposited with the OASIS project (On-line Access to the Index of Archaeological Investigations) <http://ads.ahds.ac.uk/project/oasis/index.cfm>.

10. Publication and dissemination

- 10.1 Copies of the final report will be deposited with the clients, the local curator (on behalf of the local planning authority), West Lindsey District Council and with the Lincolnshire Heritage Environment Record (including a digital copy in a .pdf format).
- 10.2 A note will be placed in 'Lincolnshire History and Archaeology' describing the results.
- 10.3 The deposition of the site archive will be in accordance with guidelines outlined in the Lincolnshire Archaeological Handbook (LCC, 2015).
- 10.4 Should the results of the historic building recording programme merit it, a note will also be placed in appropriate national journals e.g. *Medieval Archaeology*.

11. Other factors (including contingency)

- 11.1 In the event of the discovery of any unexpected remains of archaeological importance, or of any changed circumstances, it is the responsibility of the archaeological contractor to inform the Lincolnshire County Council Historic Environment Team.
- 11.2 Where important archaeological remains are discovered and deemed to merit further investigation, additional financial resources may be required to provide an appropriate level of investigation, recording and analysis.
- 11.3 Any additional financial contingency requirement for additional fieldwork or post-fieldwork analysis outside the scope of the proposed scheme of works will only be activated following full consultation with the Lincolnshire County Council Historic Environment Team and the client.

12. Variations to the proposed scheme

- 12.1 Variations to the proposed scheme will only be made following written confirmation with the archaeological curator.

13. Resources

- 13.1 The historic building recording will be undertaken by Neville Hall using standard archaeological field techniques. It is estimated that the site work will take up to two man days fieldwork/site attendance and up to three man days for reporting.

14. Insurance statement

- 14.1 Public indemnity of £2,000,000 and private indemnity insurance of £250,000 with Towergate Insurance.

15. Copyright

- 15.1 Copyright will remain that of the author. Licence will be given to the client to present any reports, copyright of the author, to the planning authority in good faith of satisfactory settlement of account.