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HISTORIC BUILDING RECORDING AT
WOODHOUSE FARM, HURN ROAD,
HOLBEACH, LINCOLNSHIRE

National Grid Reference: TF 3777 2636

Planning Reference: H09-0589-17

Site Code: WHFO18

Accession Number: LCNCC: 2018.21

PREPARED FOR MR. & MRS. TAYLOR

By

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March 2018

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Summary

A scheme of works comprising historic building recording was undertaken in advance of the proposed demolition of the existing farmhouse, outbuilding and garage and the erection of a new replacement dwelling and detached garage at Woodhouse Farm, Hurn Road, Holbeach, Lincolnshire. The historic building recording was carried out by Neville Hall on the 24th of February 2018.

The Farmhouse and the attached range of disused farm outbuildings that are the subject of this survey are not featured on the tithe map for the parish of Holbeach of 1839. These buildings are however, featured for the first time on the First Edition O.S. map of 1888. This map also shows the outbuilding complex that was formerly attached to this farm, was much more extensive than it is at present, and that much of this former complex has gone by the present time.

It is thus clear from this map analysis that the Farmhouse and Outbuildings 1 and 3 of the attached Range, that are the subject of this survey and which are shown on the 1888 map, are clearly of at least late 19th century origin. By the 20th century, the attached Range, which includes Outbuildings 1 and 3, had been shortened in length by demolition. By 1974, the modern rear extension had also been added to the Farmhouse and Outbuilding 2 had been added to the western end of the attached Range later in the 20th century. Outbuilding 1 or the former garages, may have originally been of two storeys in height, with the upper floor having been demolished. Part of Outbuilding 3 appears to have functioned as a former stables.

An initial visit was made to the site on the 20th of January 2018. It was understood from this that the Farmhouse has been derelict for around thirty years with all entrances and window openings boarded up. Overall, it was considered that for health and safety reasons, that the interior of the farmhouse was in far too dangerous a condition to be able to safely compile a record of such. These safety considerations were communicated to Louise Jennings of the Lincolnshire County Council Historic Environment Team and the submitted scheme of works for this historic building recording was amended to reflect this. Following this, it was understood and agreed with Louise Jennings, that the interior of the Farmhouse would not be recorded.

1. Introduction

- 1.1 Neville Hall was commissioned by Mr. and Mrs. Taylor to undertake the historic building recording of the existing farmhouse, outbuilding and garage at Woodhouse Farm, Hurn Road, Holbeach, Lincolnshire prior to their proposed demolition and replacement with a new dwelling and detached garage, centred at National Grid Reference TF 3777 2636. The historic building recording site work was undertaken on the 24th of February 2018.
- 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 clients, 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 Woodhouse Farm is situated at the north-western end of a farm trackway, which in turn leads off from the western frontage of the Hurn Road. The development site is situated at National Grid Reference TF 3777 2636, and at a height of approximately 3mAOD. The development site is situated within the modern civil parish of Holbeach, administrative district of South Holland, county of Lincolnshire [Figures 1-3].
- 2.2 The development site is located within a flat and a relatively low-lying area of the Lincolnshire Fens.

3. Planning Background

- 3.1 An application for planning permission (Planning Reference: H09-0589-17) for the proposed demolition of the existing farmhouse, outbuilding and garage and the erection of a new replacement dwelling and detached garage at Woodhouse Farm, Hurn Road, Holbeach, Lincolnshire has been submitted to and granted consent by West Lindsey District Council, the Local Planning Authority [Figure 4]. However, as the proposed development works would involve the demolition of these disused buildings, various archaeological conditions (Nos. 3-5) 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 Farmhouse, outbuilding and garage prior to their proposed demolition.
- 3.3 Neville Hall was commissioned by the applicants to prepare a written scheme of investigation for the historic building recording.

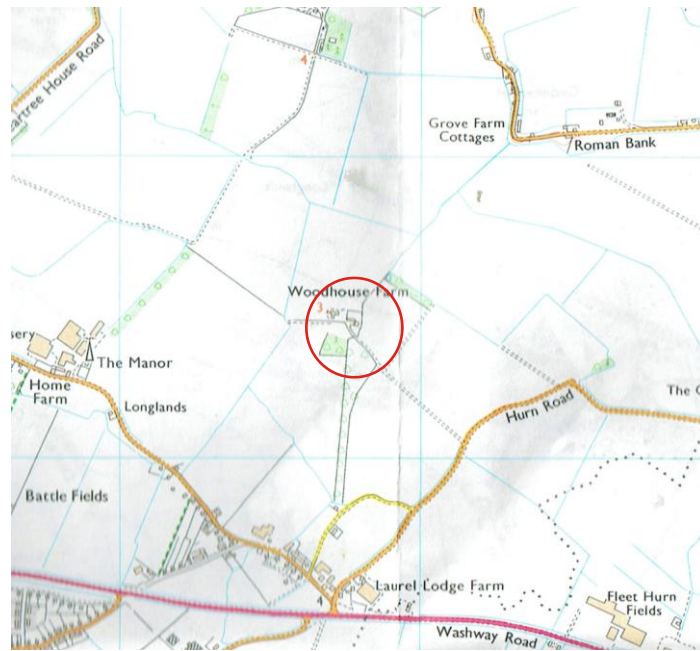


Figure 1: Site location at a scale of 1:25,000. The site is shown outlined in red. (O.S. copyright licence number 100048723)

- 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 3 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 4 of this planning consent.
- 3.6 The archaeological site work, which was undertaken on the 24th of February 2018, was undertaken in accordance with the approved scheme of works.
- 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 5 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 farmhouse and outbuildings at Woodhouse Farm, Hurn Road, Holbeach, Lincolnshire were to undertake this work prior to any demolition 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 farmhouse and outbuildings at Woodhouse Farm, Hurn Road, Holbeach, Lincolnshire.

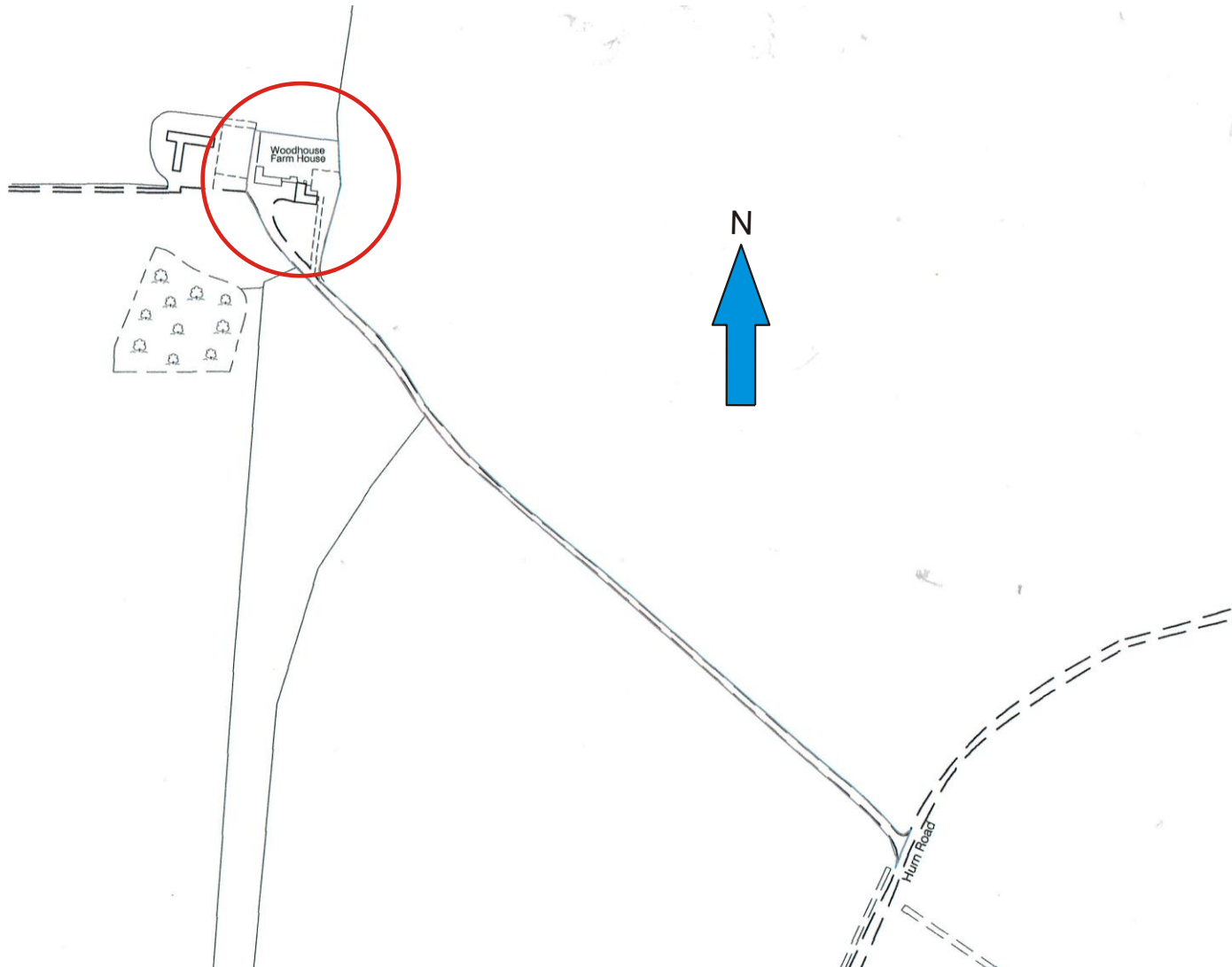


Figure 2: Site location at an original scale of 1:2,500 at A3, (not to scale), (extract from Architects plan)



A 27/03/17 2 No. Trees Revised
RDS RYLAND DESIGN SERVICES LTD
 ARCHITECTURAL DESIGN AND PLANNING
 Located | Woodlands Business Centre, Lincoln Road, Welford, Lincoln, LN2 3PZ
 Tel | 01673 869100 Fax | 01673 863344 Web | www.rylanddesign.co.uk
 E-mail | info@rylanddesign.co.uk Twitter | Ryland_Design
 Title | Survey Site Plan Drawing
 Date | August 2016
 Scale | 1:200 @ A1
 Client | Mr & Mrs Taylor

Figure 3: Plan showing the current layout of the development site at an original scale of 1:200 at A1, (not to scale), (extract from Architects plan)

- 4.3 From the map regression undertaken, it was clear that this farmstead at Woodhouse Farm incorporating the Farmhouse and attached range of outbuildings to the west are clearly of late 19th century origin. The specific objectives of the historic building recording were to provide an historical background to the farm buildings as an aid to their interpretation and on this basis to provide a full photographic, drawn and written record of same prior to the proposed demolition 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. 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..
- 5.2 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.
- 5.3 The earliest map consulted comprised an extract from the tithe map for the parish of Holbeach of 1839 (Archive ref: D88). This map shows the approximate location of Woodhouse Farm and does not feature the current farmstead and outbuildings at Woodhouse Farm. This forms **Figure 5**.
- 5.4 An extract from the First Edition 25 inch to one mile scale O.S. map of 1888 comprises **Figure 6**. This map shows the Woodhouse Farmhouse with a linear range of outbuildings attached to the western side of the farmhouse. This linear range is in turn attached to a further three-sided range of further outbuildings further to the west that are arranged around a central courtyard. Further farm outbuildings comprising an 'L'-shaped range and a further linear range to the north of this are also shown.
- 5.5 An extract from the Second First Edition 25 inch to one mile scale O.S. map of 1904 forms **Figure 7**. This map shows the same layout to the site as was featured on the map of 1888, and shows that no change took place to this site layout between 1888 and 1904.
- 5.6 An extract from the 1:2,500 scale O.S map of 1974 comprises **Figure 8** and shows the farmhouse, with the linear range of outbuildings attached to its western end. The three sided range of outbuildings to the west are also featured as is the second linear range of outbuildings to the rear. The intervening 'L'-shaped range of outbuildings to the rear has gone by this time.
- 5.7 **Figure 2** features the current layout of the development site. Major changes had taken place to this layout since 1974. The linear range attached to the western side of the farmhouse has shortened in length. To the east of this, the three-sided range around the central courtyard has been reduced to a two-sided range. The linear range of outbuildings to the rear has gone by the present time.

6. Methodology

- 6.1 The programme of historic building recording of the exterior elevations and of the interiors of the disused agricultural buildings and Farmhouse was undertaken by Neville Hall on the 24th of February 2018. 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-4 20 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 9-12** 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 Chartered Institute of Field Archaeologists (CHfA) standards and guidance the archaeological investigation and recording of standing buildings and structures.

7. Results [Figures 9-12; Plates 1-105]



Plate 1: General view of the Farmhouse, from the south



Plate 2: General view of the farmstead, from the north



Plate 3: General view of the Farmstead, from the north



Plate 4: General view of the farmstead, from the west

Plate 1 provides a general view of the farmhouse from a southern perspective.

Plates 2 and 3 feature general views of the north side of the Farmhouse and outbuildings.

Plate 4 provides an image of the Farmhouse and outbuildings from a western viewpoint.

7.1 The Farmhouse - Exterior

The Farmhouse is a two storey building with a gabled roof which has a covering of modern concrete roof tiles along with a vertical chimney stack in brick to the left (west). Behind the main body of this building, there is a rear wing, which also has a gabled roof with a covering of modern

concrete roof tiles. There is in addition, a modern 20th century rear extension, which is also of two storeys.



Plate 5: View of the South Elevation of the Farmhouse, from the south



Plate 6: Detail: View of the south facing entrance to the Farmhouse, from the south



Plate 7: Detail: View of a ground floor window, from the south



Plate 8: View of the South Elevation of the Farmhouse, from the south



Plate 9: View of the East Elevation of the Farmhouse and adjoining Modern Rear Extension, from the east

Plates 5 and 8 provide views of the South Elevation of the Farmhouse. Almost the entirety of this South Elevation is covered over with modern cement rendering, which obscures the detail of the underlying construction. That this South Elevation may be of brick construction is hinted at by the rounded window head on one of the south facing ground floor window openings, composed of alternate courses of brick headers and of brick stretchers laid on end.

There are several horizontal bands of moulded cement rendering at mid and at just below roof levels. It is considered that these may overlie string courses of decorative brickwork. Also at just below roof levels are exposed timber fascia, to which are attached modern horizontal Upvc guttering.

There are four south facing window openings at ground floor levels and an additional four such openings at first floor level. All have been boarded over. The likely nature of their rounded window heads in brick has been discussed earlier. The edges of timber window frames are exposed behind the timber boards on the ground floor window openings. Each window opening has overlying and moulded head and surrounds in cement with modern concrete sills at the base of each opening.

Plate 7 features a detailed view of one of the south facing ground floor window openings, including the exposed underlying rounded window head in brick.

Within the central portion of the ground floor of this South Elevation is the main south facing entrance to the Farmhouse. This has also been boarded over. No detail of the door is apparent. The opening contains a head and surrounds in stonework with a threshold at the base of the

opening also in stone. Above the opening is a flat pediment, which is supported by moulded stonework on the opening surrounds to either side of the opening. Also featured is some decorative wrought iron work, which is attached to the underside of the pediment. **Plate 6** provides a detailed view of this south facing entrance.



Plate 10: View of the East Elevation of the Farmhouse, from the east

Plate 9 provides a general view of the East Elevation of the Farmhouse and also of the adjoining first East Elevation of the attached modern rear extension.

Plate 10 provides a detailed view of the East Elevation of the Farmhouse. This is similarly entirely covered over with modern cement rendering, which obscures the underlying detail of its construction. Further modern horizontal Upvc guttering may be seen at just below roof levels as well as the tracing of a modern Upvc vertical downpipe to the left (south). The eastern end of moulded cement rendering may also be observed at the mid and uppermost levels of this Elevation to the left (south).

To the rear of the Farmhouse and almost flush with this East Elevation is the first East Elevation of an adjoining modern rear extension, which is also of two storeys in height and is bonded to the original North Elevation of the Farmhouse. This extension has a flat roof with a covering of roofing felt. **Plate 11** features a detailed view of the first East Elevation of this modern rear extension. The brickwork wall fabric of this first East Elevation is composed of courses of brick stretchers in Stretcher Bond.

At ground floor levels is an east facing door opening, which has been entirely boarded over. Above the opening, the flat head is composed of one course of brick headers laid on edge.



Plate 11: View of the First East Elevation of the Modern Rear Extension to the Farmhouse, from the east



Plate 12: General View of the rear of the Farmhouse, from the north



Plate 13: General View of the rear of the Farmhouse, from the north



Plate 14: View of the First North Elevation of the Modern Rear Extension to the Farmhouse, from the north

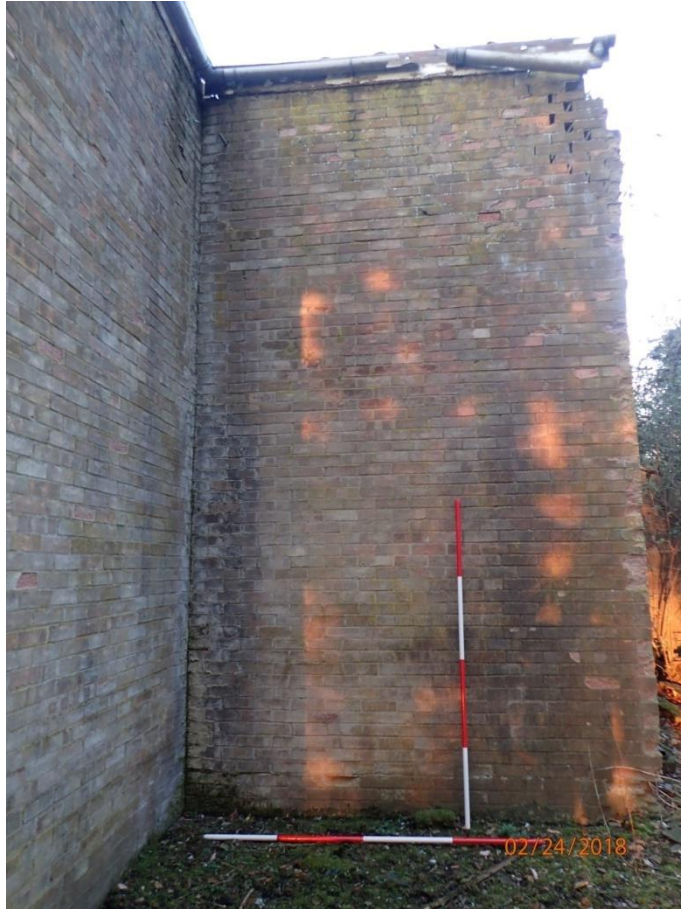


Plate 15: View of the Second East Elevation of the Modern Rear Extension of the Farmhouse, from the east

Above this door opening and at first floor level is an east facing window opening. This has also been boarded over, though the margins of a simple timber frame of head, surrounds and cill may be seen. Above the opening, the flat head is composed of one course of brick headers laid on edge. Above this are the timber fascia boards at just below the roof level.

Plates 12 and 13 provide general views of the rear of the Farmhouse and of the attached modern rear extension from various northern perspectives. This shows that the Farmhouse also has a rear wing. This modern rear extension also covers over nearly all of the original North Elevation of the Farmhouse along with much of the adjoining East Elevation of the Rear Wing.

Plate 14 features a detailed view of the first North Elevation of the modern rear extension. The brickwork wall fabric of this first North Elevation is composed of courses of brick stretchers in Stretcher Bond. At ground floor level is a north facing window opening, which has been boarded over. Only the timber sill at the base of the opening is visible. Above the opening is the flat head composed of one course of brick headers laid on edge. At just below roof levels are the timber fascia boards to which are attached the horizontal modern Upvc guttering.

Plate 15 provides an image of the second East Elevation of the modern rear extension. The brickwork wall fabric of this second East Elevation is composed of courses of brick stretchers in Stretcher Bond. At just below roof levels are the timber fascia boards to which are attached the horizontal modern Upvc guttering.



Plate 16: View of the Second North Elevation of the Modern Rear Extension of the Farmhouse, from the east

Plate 16 provides a detailed view of the second North Elevation of the modern rear extension. Much of the brickwork wall fabric of this second North Elevation has been covered over with modern cement rendering. However, in places and particularly at the uppermost levels, the underlying brickwork is exposed, composed of courses of brick stretchers in Stretcher Bond. At just below roof levels, the timber fascia boards are absent and it would also appear that portions of this rear extension are roofless.

At ground floor level is a north facing window opening, which has been entirely boarded over. Above this, and at first floor level is a second north facing window opening. This has almost been entirely boarded over, though the timber frame head and sill may be observed.

Plate 17 features the East Elevation of a modern single storey rear outbuilding that is attached to the North Elevation of the Rear Wing of the Farmhouse along with the most northerly portion of the two storey East Elevation of this Rear Wing. The modern single storey rear outbuilding is constructed of modern breezeblock work. The exposed northerly portion of the two storey East Elevation of the Rear Wing is entirely covered over with cement rendering, which obscures the underlying build fabric details. One of the external faces of an external vertical brick chimney stack that is bonded to the North Elevation of this Rear Wing, and which is composed of alternate courses of brick headers and of brick stretchers may also be observed. A modern vertical Upvc soilpipe and vertical downpipe attached to horizontal Upvc guttering at roof levels may also be seen attached to the two storey East Elevation.

Plate 18 provides a detailed view of the modern single storey rear outbuilding that is attached to the North Elevation of the Rear Wing of the Farmhouse and of its modern breezeblock work construction.

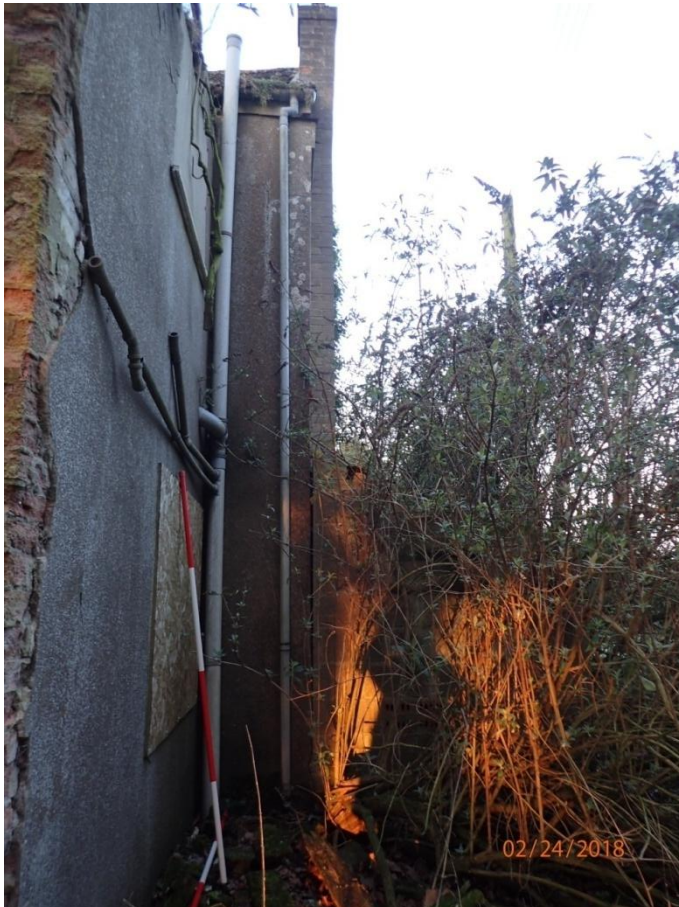


Plate 17: View of the East Elevation of a single storey rear outbuilding to the North Elevation and the East Elevation of the Rear Wing of the Farmhouse, from the east

Plate 19 provides a general view of the North Elevation of the Rear Wing of the Farmhouse. This Rear Wing is also of two storeys in height and is bonded to the main body of the Farmhouse. The Rear Wing has a gabled roof with a covering of modern cement roof tiles. This image only shows the upper levels of this North Elevation owing to dense tree and vegetation cover in the foreground. These upper levels also appear to be entirely covered over with cement rendering which obscures the underlying wall fabric. The upper levels of the bonded vertical brick chimney stack may also be seen. This is composed of courses of mixed brick headers and brick stretchers.



Plate 18: View of the East Elevation of a single storey rear outbuilding to the North Elevation of the Rear Wing of the Farmhouse, from the east



Plate 19: General view of the North Elevation of the Rear Wing of the Farmhouse, from the north



Plate 20: View of the lower levels of the North Elevation of the Farmhouse including the single storey rear outbuilding, from the north



Plate 21: View of the upper levels of the North Elevation of the Farmhouse, from the north

Plate 20 features the lower levels of the North Elevation of the Rear Wing of the Farmhouse. This provides a further detailed view of the single storey rear outbuilding that is bonded to this North Elevation and its modern breeze block work. This has apparently been a former external boiler house. The lower levels of this North Elevation of the Rear Wing may also be seen. These lower levels are also entirely covered over with cement rendering obscuring the detail of the underlying build fabric.

Plate 21 provides a further general view of the upper levels of the North Elevation of the Rear Wing of the Farmhouse.

Plate 22 features both the upper and lower levels of this North Elevation, showing that it is entirely covered over with cement rendering. A further vertical modern Upvc downpipe may also be observed to the right (west).



Plate 22: View of the North Elevation of the Farmhouse, from the north



Plate 23: View of the lower levels of the North Elevation of the Farmhouse, from the north



Plate 24: View of the upper levels of the North Elevation of the Farmhouse, from the north



Plate 25: View of the West Elevation of the Farmhouse, from the west

Plate 23 furnishes a detailed view of the lower levels of this North Elevation of the Rear Wing of the Farmhouse. This features the covering of cement rendering at these lower levels as well as a further detailed view of the single storey rear boiler house that its bonded to this North Elevation. This shows in detail its construction of modern breezeblock work.

Plate 24 provides a further detailed view of the upper levels of the North Elevation of the Rear Wing of the Farmhouse and shows its external covering of cement rendering.



Plate 26: View of the West Elevation of the Farmhouse, from the west



Plate 27: View of the West Elevation of the Farmhouse, from the west

Plates 25-27 provide detailed views from various perspectives of the West Elevation of the Rear Wing and also of the West Elevation of the main body of the Farmhouse. The gabled roof of the Rear Wing with its covering of modern cement roof tiles may be observed. The West Elevation of this Rear Wing is similarly almost entirely covered over with cement rendering. At just below roof level, is a single exposed course of brickwork composed of brick stretchers, to which is affixed modern horizontal Upvc guttering. Below this and at first floor levels are two west facing window openings. Both openings have been boarded over such that only the timber sills at the base of each opening are exposed. Both openings contain moulded cement heads and surrounds. However, the heads of both openings are also partially exposed by the removal of the overlying cement rendering. This has exposed portions of rounded window heads that are composed of courses of alternate brick headers and brick stretchers laid on end.

Below these first floor window openings and at mid levels of this North Elevation is a moulded band of cement rendering, which may overlie decorative string courses in brick.

At ground floor level is a further west facing window opening. This has similarly been boarded over. The head of the timber window frame and the remains of a timber sill at the base of the opening are exposed. This window opening also has a moulded head and surrounds in cement.

To the right (south), and also at ground floor levels is a west facing door opening, also within this Rear Wing. This has also been boarded over. The opening contains a moulded head and surrounds in cement with a flat and plain pediment above the opening. There is also a stone threshold.

Also to the right (south), is the adjoining West Elevation of the Farmhouse. This West Elevation has similarly been entirely covered over with cement rendering. At the mid and uppermost levels of this West Elevation are two horizontal bands of moulded cement rendering that probably overlie decorative string courses in brick.

At the western end of the gabled roof of the main body of the Farmhouse may also be observed a vertical brick chimney stack. This has also been partially covered over with cement rendering. However, where this has gone and the underlying brickwork exposed, this stack appears to be composed of courses of brick stretchers in Stretcher Bond. The upper levels of the stack contain moulded cement work and is topped with a single ceramic chimney pot.

7.2 The Farmhouse - Interior

An initial visit was made to the site on the 20th of January 2018. It was understood from this that the Farmhouse has been derelict for around thirty years with all entrances and window openings boarded up. Access was however gained to the ground floor interior of the building via a boarded up south facing ground floor window opening. Within the ground floor interior, the floor boards were rotten and interspersed with large holes leading to a drop of about 1m into open spaces below. The first floor and roof spaces of the farmhouse were inaccessible owing the connecting stairwell being in a dangerous condition. Overall, it was considered that for health and safety reasons, that the interior of the farmhouse was in far too dangerous a condition to be able to safely compile a record of such.

These safety considerations were communicated to Louise Jennings of the Lincolnshire County Council Historic Environment Team and the submitted scheme of works for this historic building recording was amended to reflect this.

Following this, it was understood and agreed with Louise Jennings, that the interior of the Farmhouse would not be recorded.

7.3 The Associated Outbuildings

7.3.1 Outbuilding 1 - Exterior

For the purposes of this survey, **Outbuilding 1**, or a former garage, is the designation given to the single storey outbuilding, which is the largest and westernmost component within the east-west orientated Range that is attached to the West Elevation of the Rear Wing of the Farmhouse.

Outbuilding 1 was at the time of this survey, roofless.



Plate 28: General view of Outbuilding 1 to the left (west) and Outbuilding 3 to the left (east), from the south-east



Plate 29: View of the South Elevation of Outbuilding 1, from the south

Plate 28 provides a general view of **Outbuilding 1** to the left (west) and of the adjoining **Outbuilding 3** to the left (east). **Plate 28** also features the East Elevation of **Outbuilding 1**. The brickwork wall fabric of this East Elevation is composed of three courses of brick stretchers that alternate with one course of brick headers in English Garden Wall Bond. To the right (north), is an east facing door opening in which the door is absent. The opening contains a simple timber frame of head and surrounds. Above the opening is a splayed head of modern concrete.

Plate 29 furnishes a view of the South Elevation of **Outbuilding 1**. The brickwork wall fabric of this South Elevation is composed of courses of brick stretchers in Stretcher Bond. To the left (west), is a south facing door opening. The opening contains a simple timber frame of head and surrounds. The door is composed of a series of vertical tongued and grooved timber planks.

There are two cast metal strap hinges to the left (east). Above the door opening is an horizontal timber lintel hat is incorporated into the brickwork wall fabric.

To the left (east) are two south facing door openings with modern cantilevered garage doors in metal. Both openings contain timber frames of heads and surrounds with substantial horizontal RSJ lintels above each opening that are incorporated into the brickwork wall fabric.



Plate 30: View of the South Elevation of Outbuilding 1, from the south



Plate 31: View of the South Elevation of Outbuilding 1, from the south

Plates 31 and 32 both provide further detailed views of the South Elevation of **Outbuilding 1**, featuring the brickwork wall fabric in Stretcher Bond, the south facing door opening and the two south facing modern garage door openings.



Plate 32: View of the South Elevation of Outbuilding 1, from the south

Plate 33 provides a view of the West Elevation of **Outbuilding 1** in the background with that of the West Elevation of the adjoining **Outbuilding 2** in the foreground.



Plate 33: View of the West Elevation of Outbuilding 1, with Outbuilding 2, in the foreground, from the north



Plate 34: View of the West Elevation of Outbuilding 1, from the south

Plate 34 furnishes a detailed view of the West Elevation of **Outbuilding 1**. The brickwork wall fabric of this West Elevation is composed of courses of brick stretchers in Stretcher Bond. At just below roof level is modern Upvc horizontal guttering. Also shown is the unglazed west facing window opening, which has a modern metal window frame. Above the opening is an horizontal timber lintel that is incorporated into the surrounding brickwork wall fabric.

Plate 35 provides a view of the rear North Elevation of **Outbuilding 1**. The brickwork wall fabric of this North Elevation is mostly composed of courses of brick stretchers along with occasional courses of brick headers. A small infilled north facing window opening may also be observed. The window frame and lintel are both absent. The opening infilling is composed of a mix of courses of brick headers and of brick stretchers. At just below roof levels and attached to this brickwork is modern horizontal Upvc guttering.



Plate 35: View of the North Elevation of Outbuilding 1, from the north-east



Plate 36: General View of the rear of Outbuildings 1 and 3, from the north

Plate 36 provides a more general view of the rear of **Outbuilding 1** and of its North Elevation and also that of the rear and North Elevation of the adjacent **Outbuilding 3**.

Plate 37 furnishes an image of the North Elevation of **Outbuilding 1** from a northern perspective and through dense undergrowth.



Plate 37: View of the North Elevation of Outbuilding 1, from the north

7.3.2 Outbuilding 1 - Interior

For the purposes of this survey, the easternmost internal space within **Outbuilding 1** has been designated in turn as **Cell 1**. This was a former garage space.

Plate 38 provides a view of the floor of **Cell 1**, which is covered over with leaves. but is considered to be probably of modern concrete given that it has been in use as a former garage space.

Plate 39 provides a view of the ceiling of **Cell 1**. This is composed of a series of horizontal timber floor joists, the northern ends of which appear to be inserted into the upper levels of the north wall of **Cell 1**. Above the joists is a roof covering of sheets of modern corrugated iron.



Plate 38: View of the floor of Cell 1, from the south



Plate 39: View of the ceiling of Cell 1, from the south

Plate 40 furnishes a further view of the ceiling of **Cell 1** from a different western perspective and features the series of horizontal timber floor joists and the roof covering of sheets of modern corrugated iron.

Plate 41 provides a view of the north wall of **Cell 1**. The northern ends of the horizontal timber floor joists may be seen to be inserted into the upper levels of the brickwork wall fabric of this north wall. This fabric appears to be mostly composed of courses of brick stretchers, three of which alternate with one course of brick headers and also with one course of mixed brick headers and stretchers, perhaps a variation of English Garden Wall Bond. To the left (west), is the inner face of the north facing window opening that was recorded on the opposing external North Elevation, and is composed entirely of brick infilling of courses of brick headers and stretchers. Below this is a small infilled alcove. This has a cast metal interior and has been infilled with brick headers and brick stretchers. Above the opening is a rounded head of one course of brick headers laid on end.



Plate 40: View of the ceiling of Cell 1, from the west



Plate 41: View of the north wall of Cell 1, from the south

Plates 42 and 43 provide further detailed views of the ceiling of **Cell 1** from different viewpoints. These show the series of horizontal timber floor joists, the ends of which are inserted into the upper levels of the north and south walls. Also shown above the joists are a series of horizontal timber floor boards. This suggests that this building may have originally been of two storeys in height, with the upper first floor having been demolished, at least for this eastern part of **Outbuilding 1**. Sheets of modern corrugated iron had been imported to provide further roof covering outside the areas of timber floor planking.



Plate 42: View of the ceiling of Cell 1, from the east



Plate 43: View of the ceiling of Cell 1, from the south

Plate 44 furnishes a view of the west wall of **Cell 1**. The brickwork wall fabric of this west wall has been obscured to a large extent by being covered over with layers of whitewash. But it is still possible to discern the detail. Most of the wall fabric here appears to be composed of courses of

brick stretchers with occasional courses of brick headers and occasional courses of mixed brick headers and stretchers.



Plate 44: View of the west wall of Cell 1, from the east



Plate 45: View of the ceiling of Cell 1, from the north

Plates 45 and 46 provide further detailed views of the ceiling of **Cell 1** from different viewpoints. These show the series of horizontal timber floor joists, the ends of which are inserted into the upper levels of the north and south walls. Also shown above the joists are a series of horizontal timber floor boards. This suggests that this building may have originally been of two storeys in height, with the upper first floor having been demolished, at least for this eastern part of **Outbuilding 1**. Sheets of modern corrugated iron had been imported to provide further roof covering outside the areas of timber floor planking.



Plate 46: View of the ceiling of Cell 1, from the north-east



Plate 47: View of the south wall of Cell 1, from the north

Plate 47 furnishes an image of the south wall of **Cell 1**, most of which is occupied by the inner face of the modern cantilevered metal garage door. Above the opening is a horizontal lintel comprising an RSJ. The brickwork wall fabric of this south wall is mostly composed of courses of brick stretchers with occasional courses of mixed brick headers and brick stretchers.

Plates 48 and 49 provide views of the east wall of **Cell 1** from different positions. The brickwork wall fabric of this east wall is mostly composed of courses of brick stretchers with occasional courses of brick headers and of courses of mixed brick headers and stretchers. Also shown is the inner face of the east facing door opening that was recorded externally on the opposing East Elevation. The door is absent. The door opening contains a simple timber frame of head and surrounds. Above the opening is an horizontal timber lintel that is incorporated into this brickwork wall fabric.



Plate 48: View of the east wall of Cell 1, from the west



Plate 49: View of the east wall of Cell 1, from the west

For the purposes of this survey, the internal space occupying the central and western portions of **Outbuilding 1** is designated as **Cell 2**.

It was not possible to access the interior of **Cell 2** at the time of this survey due to the second modern garage cantilevered door being bent out of shape and thus not operable and the second south facing door opening being locked and bolted. So all images of the interior of **Cell 2** were taken from the west facing window opening in the West Elevation of **Outbuilding 1**.



Plate 50: View of the south wall of Cell 2, from the west



Plate 51: View of the south wall of Cell 2, from the west

Plates 50 and 51 furnish views of the south wall of **Cell 2**. The brickwork wall fabric of this south wall is composed of courses of brick stretchers in Stretcher Bond. The inner face of the south facing door opening that was recorded externally on the opposing South Elevation is also shown. The opening contains a simple timber frame of head and surrounds. The door is composed of a series of vertical timber planks that are attached to an internal framework of angled and horizontal timbers. Above the opening is a horizontal timber lintel that is incorporated into the brickwork wall fabric.

The southern ends of the horizontal timber floor joists above may be observed to be inserted into the upper levels of this south wall.



Plate 52: View of the north wall of Cell 2, from the west



Plate 53: View of the ceiling of Cell 2, from the west

Plate 52 provides a view of the corresponding north wall of **Cell 2**. The brickwork wall fabric of this south wall is composed of courses of brick stretches in Stretcher Bond. The northern ends of the horizontal timber floor joists above may be observed to be inserted into the upper levels of this south wall.

Plates 53-55 provide images of the ceiling of **Cell 2**. This structure is composed of a series of north-south orientated horizontal timber floor joists along with further east-west orientated timbers which create in turn a simple framework of timbers that support the roof covering of sheets of modern corrugated iron. The presence of the floor joists as within the adjoining **Cell 1** testifies to this whole building once having had an upper first floor, which at some point has been demolished.



Plate 54: View of the ceiling of Cell 2, from the west



Plate 55: View of the ceiling of Cell 2, from the west



Plate 56: View of the interior of Cell 2, from the west



Plate 57: View of the interior of Cell 2, from the west

Plates 56-60 provides images of the eastern end of **Cell 2**, not much detail of which could be discerned, as this portion of the building was inaccessible. This portion of the building was roofless. Though modern sheets of displaced corrugated iron may be observed, which may have provided the roof covering here.



Plate 58: View of the interior of Cell 2, from the west

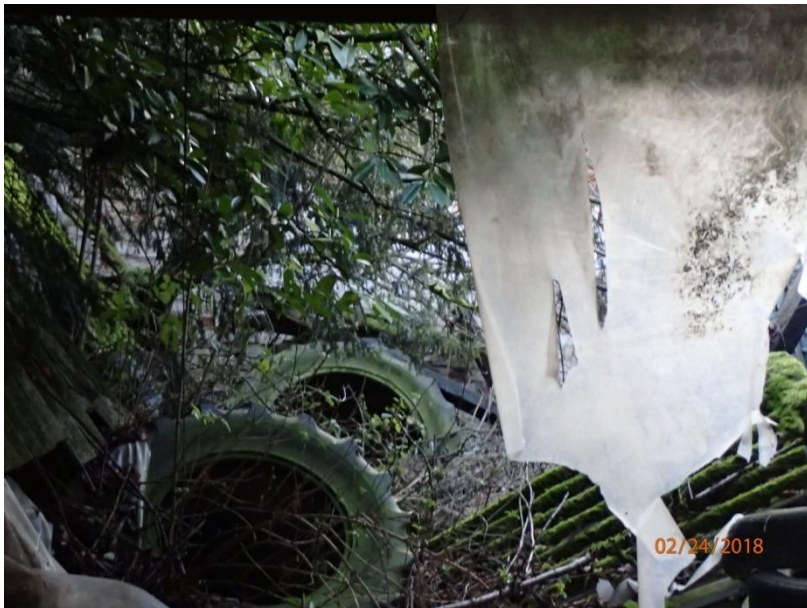


Plate 59: View of the interior of Cell 2, from the west



Plate 60: View of the interior of Cell 2, from the west

7.3.3 Outbuilding 2 - Exterior

For the purposes of this survey, **Outbuilding 2**, is the designation for the outbuilding that is bonded to the northern rear of **Outbuilding 1**.



Plate 61: View of the West Elevation of Outbuilding 2, from the north

Plate 61 features a detailed view of the West Elevation of **Outbuilding 2**. This Elevation is thought originally to have been a boundary wall. The brickwork wall fabric appears to be a mixture. The southern portion is composed of three courses of brick stretchers that alternate with one course of brick headers in English Garden Wall Bond. The brickwork wall fabric of the northern portion of this West Elevation is mostly of courses of brick stretchers with occasional courses of mixed brick headers and stretchers. There is also some evidence of limited modern repair in brick such as at the uppermost levels.



Plate 62: View of the North Elevation of Outbuilding 2, from the west

Plate 62 provides a detailed view of the North Elevation of **Outbuilding 2**. By contrast, the wall fabric of this North Elevation is composed of modern breezeblock work. There is horizontal modern UPVC guttering at just below roof levels. A north-facing door opening may also be seen. The door is absent from this opening, which contains a simple timber frame of head and surrounds. There are also indications that this door opening originally extended as far as the roof levels by brick infilling composed of modern mixed brick headers and stretchers.

Plates 63 and 64 feature detailed images of the East Elevation of **Outbuilding 2**. The wall fabric of this East Elevation is also of modern breezeblock work. This Elevation also contains an east-facing widow opening. This is a modern twelve light glazed casement window with a metal frame. An horizontal timber lintel is located above the window opening and is incorporated into brickwork wall fabric, which is at the uppermost levels of this East Elevation just below the roof line. This brickwork is composed of two courses of mixed brick headers and brick stretchers.



Plate 63: View of the East Elevation of Outbuilding 2, from the north



Plate 64: View of the East Elevation of Outbuilding 2, from the north

7.3.4 Outbuilding 2 - Interior

For the purposes of this survey, the interior space inside **Outbuilding 2** has been designated as **Cell 3**.



Plate 65: General view of the interior of Cell 3, from the north



Plate 66: View of the north wall of Cell 3, from the north

Plate 65 presents a general view of the interior of **Cell 3** and shows that it is roofless. The nature of the floor is not discernible.

Plate 66 features the north wall of **Cell 3**. The brickwork wall fabric of this north wall, which is also the internal dividing wall with **Outbuilding 1** to the south, is composed of courses of brick stretchers in Stretcher Bond with a single course of brick headers at the lower levels of this wall. Prior to the construction of **Outbuilding 2**, this north wall would have been the western part of the North Elevation of **Outbuilding 1**.



Plate 67: View of the west wall of Cell 3, from the east



Plate 68: View of the east wall of Cell 3, from the west

Plate 67 provides a view of the west wall of **Cell 3**. The brickwork wall fabric appears to be a mixture. The southern portion is composed of three courses of brick stretchers that alternate with one course of brick headers in English Garden Wall Bond. The brickwork wall fabric of the northern portion of this West Elevation is mostly of courses of brick stretchers with occasional courses of mixed brick headers and stretchers. There is also some evidence of limited modern repair in brick such as at the uppermost levels.

Plate 68 features the east wall of **Cell 3**, which is of modern breezeblock work. The inner face of the east facing window opening that was recorded externally on the opposing East Elevation is also shown. This is a 12-light glazed casement window with a metal window frame. There is an horizontal timber lintel above the opening which is incorporated into the wall fabric. Also shown at

the uppermost level and at just below roof levels are four courses of brick stretchers in Stretcher Bond.



Plate 69: View of the north wall of Cell 2, from the south

Plate 69 features the north wall of **Cell 3**. Much of this is obscured from view. The wall fabric of this north wall is composed of modern breezeblock work. The inner face of the north facing door opening that was previously recorded on the opposing North Elevation is also shown. This has a simple timber frame of head and surrounds. The door is absent.

7.3.5 Outbuilding 3 - Exterior



Plate 70: View of the East Elevation and part of the North Elevation of Outbuilding 3, from the north



Plate 71: View of the East Elevation of Outbuilding 3, from the north

For the purposes of this survey, the designation of **Outbuilding 3** is given to the single storey outbuilding that is bonded to the West Elevation of the Rear Wing of the Farmhouse to the east and also to the East Elevation of the adjoining **Outbuilding 1** to the west.

Plate 70 provides a view of the east wall of **Outbuilding 3**, which is covered over with cement rendering. This obscures the underlying detail of the wall fabric here. It also features the eastern part of the adjoining North Elevation. Where visible, and where not obscured by dense tree and vegetation growth, the brickwork wall fabric of this North Elevation appears to be mostly composed of courses of brick stretchers.

Plate 71 gives a specific and detailed view of the East Elevation of **Outbuilding 3**, which is covered over with cement rendering.



Plate 72: View of part of the North Elevation of Outbuilding 3, from the north

Plate 72 provides a detailed view of the eastern portion of the North Elevation of **Outbuilding 3**. Where not obscured by dense vegetation and tree cover, the brickwork wall fabric of this North Elevation appears to be mostly composed of courses of brick stretchers.

Plate 73 features a further view of the eastern portion of the North Elevation of **Outbuilding 3**. Where not obscured by dense vegetation and tree cover, there appears to be a north facing and unglazed window opening. This is a two light modern timber casement window with a simple timber frame of head, surrounds, horizontal transom and sill.

Plate 74 gives a good illustration of the very dense nature of the tree and further vegetation cover to the rear of **Outbuilding 3**.



Plate 73: View of part of the North Elevation of Outbuilding 3, from the north



Plate 74: View of part of the North Elevation of Outbuilding 3, from the north



Plate 75: General view of Outbuilding 3 (to the right (east)) and Outbuilding 1 (to the left (west)), from the south



Plate 76: View of the South Elevation of Outbuilding 3, from the south

Plate 75 provides a general view of **Outbuilding 3** to the right (east) and of the adjoining **Outbuilding 1** to the left (west).

Plate 76 features a detailed view of the South Elevation of **Outbuilding 3**. The wall fabric of this South Elevation, which is probably of brick has been covered over with cement rendering, which obscures the detail of the underlying wall fabric. There is modern horizontal Upvc guttering at roof level and what appears to be the remains of a flat roof with a covering of modern roofing felt.



Plate 77: View of part of the North Elevation of Outbuilding 3, from the north



Plate 78: View of part of the North Elevation of Outbuilding 3, from the north

Plates 77 and 78 provide views of the western portion of the North Elevation of **Outbuilding 3**. The brickwork wall fabric of this portion of the North Elevation is composed of three courses of brick stretchers that alternate with one course of brick headers in English Garden Wall Bond. Also featured is a north facing window opening. The opening contains a simple timber frame of head and surrounds. There is an horizontal timber lintel above the opening which is incorporated into the brickwork wall fabric. The opening originally contained two timber half doors, of which only the upper half door survives. This is composed of a series of vertical tongued and grooved timber planks with two cast metal strap hinges to the left (east). The half door suggests that this portion of **Outbuilding 3** once functioned as a stables.



Plate 79: View of the West Elevation of Outbuilding 3, from the west

Plate 79 provides a view of the West Elevation of **Outbuilding 3**. Where not obscured by the dense vegetation and tree cover here, the brickwork wall fabric of this West Elevation appears to be composed of three courses of brick stretchers which alternate with one course of brick headers in English Garden Wall Bond.

7.3.6 Outbuilding 3 - Interior

For the purposes of this survey, the easternmost internal room space within the interior of **Outbuilding 3** is designated as **Cell 4**.

Plate 80 provides a view of the floor of **Cell 4**, which is of modern concrete.

Plate 81 features the north wall of **Cell 4**. The brickwork wall fabric of this north wall has been covered over by layers of whitewash which has obscured to some extent, the detail of the underlying brickwork wall fabric. Where discernible, this fabric appears to be mostly composed of courses of brick stretchers. Also featured is the inner face of the north facing window opening, that was recorded externally on the opposing North Elevation. This is a two light unglazed modern timber casement window with a timber window frame of head, surrounds, horizontal transom and sill. The window opening is also slightly recessed. Above the opening is an horizontal timber lintel that is incorporated into the brickwork wall fabric.



Plate 80: View of the floor of Cell 4, from the south-west



Plate 81: View of the north wall of Cell 4, from the south



Plate 82: View of the ceiling of Cell 4, from the east



Plate 83: View of the ceiling of Cell 4, from the south

Plates 82 and 83 provide views of the ceiling of **Cell 4** from different perspectives. This is of modern origin and is covered over with plaster rendering.

Plate 84 provides a view of the east wall of **Cell 4**. The brickwork wall fabric of this east wall has been covered over by layers of whitewash, which has obscured to some extent, the detail of the underlying brickwork wall fabric. Where discernible, this fabric appears to be mostly composed of courses of brick stretchers with occasional courses of brick headers.



Plate 84: View of the east wall of Cell 4, from the west



Plate 85: View of the ceiling of Cell 4, from the west

Plate 85 provides a further view of the ceiling of **Cell 4**, which is of modern plasterwork and rendering from a western perspective.

Plate 86 features the south wall of **Cell 4**. The brickwork wall fabric of this south wall has been covered over by layers of whitewash, which has obscured to some extent, the detail of the underlying brickwork wall fabric. Where discernible, this fabric appears to be mostly composed of courses of brick stretchers with occasional courses of brick headers. The inner face of the south facing door opening, that was recorded externally on the opposing South Elevation is also featured. The opening contains a simple timber frame of head and surrounds. The door itself is absent.



Plate 86: View of the south wall of Cell 4, from the north



Plate 87: View of the west wall of Cell 4, from the east

Plate 87 provides a detailed view of the west wall of **Cell 4**. The brickwork wall fabric of this west wall has been covered over by layers of whitewash, which has obscured to a certain extent, the detail of the underlying brickwork wall fabric. Where discernible, this fabric appears to be mostly composed of courses of brick stretchers. To the right (north), is an alcove also in brick stretchers. Within this is a fireplace with a vertical brick chimney stack above this, both of which are also composed of courses of brick stretchers.

Plate 88 features a detailed view of the alcove with the brick fireplace and vertical brick chimney stack above this.



Plate 88: Detail: View of the chimney breast and fireplace in the west wall of Cell 4, from the east

For the purposes of this survey, the internal space which houses a modern toilet and which is adjacent and to the immediate west of **Cell 4**, has been designated as **Cell 5**.



Plate 89: View of the east wall of Cell 5, from the south

Plate 89 features the interior of **Cell 5** including that of the east wall. This has been covered over with layers of whitewash , which has obscured to some extent, the underlying detail of the wall fabric here. Where discernible, this is composed of courses of brick stretchers.



Plate 90: View of the interior of Cell 5, from the south

Plate 90 provides a further view of the interior of **Cell 5** from a southern perspective. This features the east wall and the back, north wall. This north wall has been covered over with layers of whitewash, which has obscured to some extent, the underlying detail of the wall fabric here. Where discernible, this is composed of courses of brick stretchers and of mixed brick headers and stretchers.



Plate 91: View of the interior of Cell 5, from the south

Plate 91 provides a further detailed view of the interior of **Cell 5**, including that of the north and west walls. The west wall is recessed at its upper levels, which has been covered over with layers of whitewash. This has also covered the underlying brickwork wall fabric here. The lower levels of this west wall have also been covered over with whitewash. Despite this, it is still possible to discern the nature of the brickwork wall fabric here, which appears to be mostly composed of courses of brick stretchers with the occasional course of brick headers.



Plate 92: View of the interior of Cell 5, from the south

Plate 92 provides a further view of the interior of **Cell 5**, featuring its upper levels including that of the ceiling, which is of modern concrete.

Plate 93 features the floor of **Cell 5**, which is also of modern concrete.

Plate 94 provides a view of the interior of **Cell 5** from a different northern viewpoint. This features the upper levels of the south facing door opening that was recorded externally on the opposing South Elevation. This shows the inner face of the timber door frame of head and surrounds and above this a concrete lintel incorporated into the wall fabric of the south wall.



Plate 93: View of the floor of Cell 5, from the south



Plate 94: View of the upper levels of the south facing entrance of Cell 5, from the north

There is an internal passage way between the space which houses the toilet - **Cell 5** - and the remainder of the interior of this **Outbuilding 3**. This internal passageway has for the purposes of this survey, been designated as **Cell 6**.



Plate 95: View of the west wall of the internal passageway or Cell 6, from the south

Plate 95 provides a view of the west wall of the internal passageway within **Outbuilding 3** or **Cell 6**. The brickwork wall fabric here is mostly composed of three courses of brick stretchers that alternate with one course of brick headers in English Garden Wall Bond. Within the upper levels there is a change to this wall fabric, which here is mostly composed of courses of brick stretchers with one course of mixed brick headers and stretchers.



Plate 96: View of the concrete ceiling of the internal passageway or Cell 6, from the south

Plate 96 furnishes a view of the modern concrete ceiling of the internal passageway or **Cell 6**.

Plate 97 provides an image of the floor of the internal passageway. This floor is composed of courses of brick stretchers laid on bed.



Plate 97: View of the floor of the internal passageway or Cell 6, from the south

Plate 98 provides a detailed view of the east wall of this internal passageway or **Cell 6**. The brickwork wall fabric of this east wall is composed of three courses of brick stretchers that alternate with one course of brick headers or with one course of mixed brick headers and stretchers in English Garden Wall Bond.



Plate 98: View of the east wall of the internal passageway or Cell 6, from the south

For the purposes of this survey, the westernmost internal room space within **Outbuilding 3** has been designated as **Cell 7**. This adjoins the internal passageway or **Cell 6** to the east and **Cell 1** of **Outbuilding 1** to the west.



Plate 99: View of the north wall of Cell 7, from the south



Plate 100: View of the floor of Cell 7, from the south



Plate 101: View of the ceiling of Cell 7, from the west

Plate 99 provides a detailed view of the north wall of **Cell 7**. Despite being covered over with layers of whitewash, 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. To the left (west), is the inner face of a north facing door opening that was recorded externally on the opposing North Elevation. The opening contains a simple timber frame of head and surrounds and a concrete threshold at the base of this opening. The opening has one upper timber half door, the lower half door being absent. This indicates that **Cell 7** once functioned as a stable. The surviving half door is composed of a series of tongued and grooved vertical timber planks that are attached to an internal framework of angled and horizontal timbers. An horizontal timber lintel is above the opening and is incorporated in the brickwork wall fabric. The opening is recessed.

Plate 100 features the floor of **Cell 7**, which is of modern concrete.



Plate 102: View of the ceiling of Cell 7, from the east



Plate 103: View of the east wall of Cell 7, from the west

Plates 101 and 102 provide views of the ceiling of **Cell 7** from different perspectives, which is of modern plasterwork.

Plate 103 provides a detailed view of the east wall of **Cell 7**. Despite being covered over with layers of whitewash, the brickwork of this east wall is mostly composed of courses of brick stretchers, with occasional courses of brick headers.

Plate 104 features the west wall of **Cell 7**. The brickwork wall fabric of this west wall, despite being covered over with layers of whitewash, is mostly composed of courses of brick stretchers along with occasional courses of brick headers and of courses of mixed brick headers and stretchers.



Plate 104: View of the west wall of Cell 7, from the east



Plate 105: View of the south wall of Cell 7, from the north

Plate 105 provides a view of the south wall of **Cell 7**. The brickwork wall fabric of this south wall, despite being covered over with layers of whitewash, is mostly composed of courses of brick stretchers along with occasional courses of brick headers and of courses of mixed brick headers and stretchers.

To the right (west), is the inner face of a south facing window opening that was previously recorded externally on the opposing South Elevation. This is a recessed modern two light timber casement window, that is unglazed. The window frame is composed of a head, surrounds and an horizontal transom. An horizontal timber lintel is above the opening and incorporated into the brickwork wall fabric.

To the left (east), is the inner face of a south facing door opening that was previously recorded externally on the opposing South Elevation. The door opening contains a simple timber frame of head and surrounds and is occupied by two timber half doors. The inner face of these doors are shown, composed of a series of vertical tongued and grooved timber planks that are attached to an internal framework of horizontal timbers. There are three cast metal strap hinges to the left, with the remains of a fourth below. An horizontal timber lintel is above the opening and incorporated into the brickwork wall fabric.

8. Discussion and Conclusions

- 8.1 The Farmhouse and the attached range of disused farm outbuildings that are the subject of this survey are not featured on the tithe map for the parish of Holbeach of 1839. These buildings are however, featured for the first time on the First Edition O.S. map of 1888. This map also shows the outbuilding complex that was formerly attached to this farm, was much more extensive than it is at present, and that much of this former complex has gone by the present time.
- 8.2 It is thus clear from this map analysis that the Farmhouse and Outbuildings 1 and 3 of the attached Range, that are the subject of this survey and which are shown on the 1888 map, are clearly of at least late 19th century origin. By the 20th century, the attached Range, which includes Outbuildings 1 and 3, had been shortened in length by demolition. By 1974, the modern rear extension had also been added to the Farmhouse and Outbuilding 2 had been added to the western end of the attached Range later in the 20th century. Outbuilding 1 or the former garages, may have originally been of two storeys in height, with the upper floor having been demolished. Part of Outbuilding 3 appears to have functioned as a former stables.
- 8.3 An initial visit was made to the site on the 20th of January 2018. It was understood from this that the Farmhouse has been derelict for around thirty years with all entrances and window openings boarded up. Overall, it was considered that for health and safety reasons, that the interior of the farmhouse was in far too dangerous a condition to be able to safely compile a record of such. These safety considerations were communicated to Louise Jennings of the Lincolnshire County Council Historic Environment Team and the submitted scheme of works for this historic building recording was amended to reflect this. Following this, it was understood and agreed with Louise Jennings, that the interior of the Farmhouse would not be recorded.

9. Acknowledgements

- 9.1 Thanks are gratefully extended to Mr. and Mrs. Taylor for commissioning this work and for their 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 the tithe map for the parish of Holbeach of 1839 (Archive ref: D88).

Extract from the First Edition 25 inch to one mile scale O.S. map of 1888, map sheet no. Lincolnshire 135.7.

Extract from the Second Edition 25 inch to one mile scale O.S. map of 1904, map sheet no. Lincolnshire 135.7.

Extract from the 1:2,500 scale O.S. map of 1974, (Crown Copyright Reserved)

Ordnance Survey, (2008), 1:25,000 scale O.S. Explorer map sheet No. 249, *Spalding & Holbeach, Long Sutton & Kirton*.

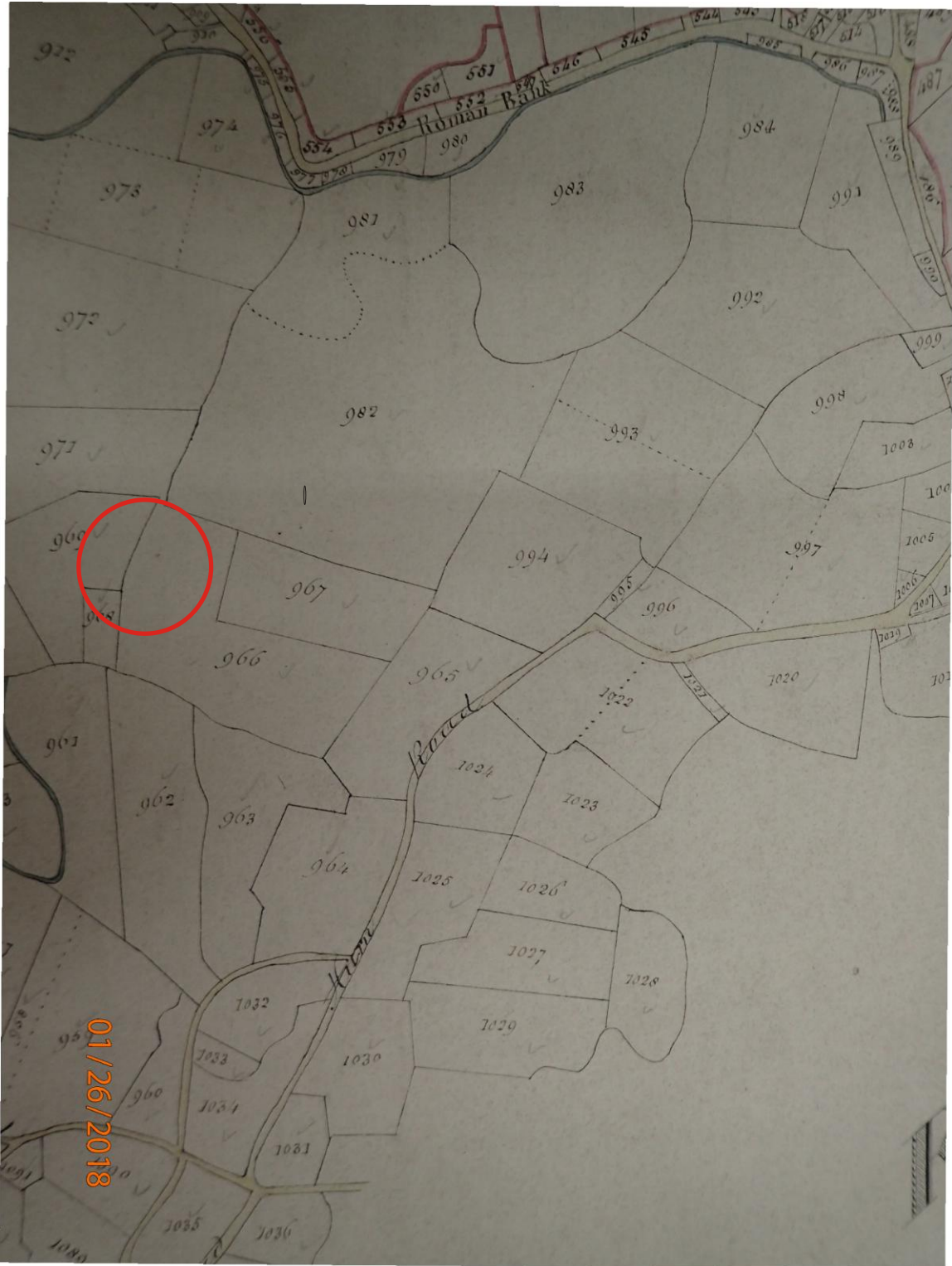


Figure 5: Extract from the tithe map for the parish of Holbeach of 1839



Figure 6: Extract from the First Edition 25 inch to one mile scale O.S. map of 1888, map sheet no. Lincolnshire 135.7

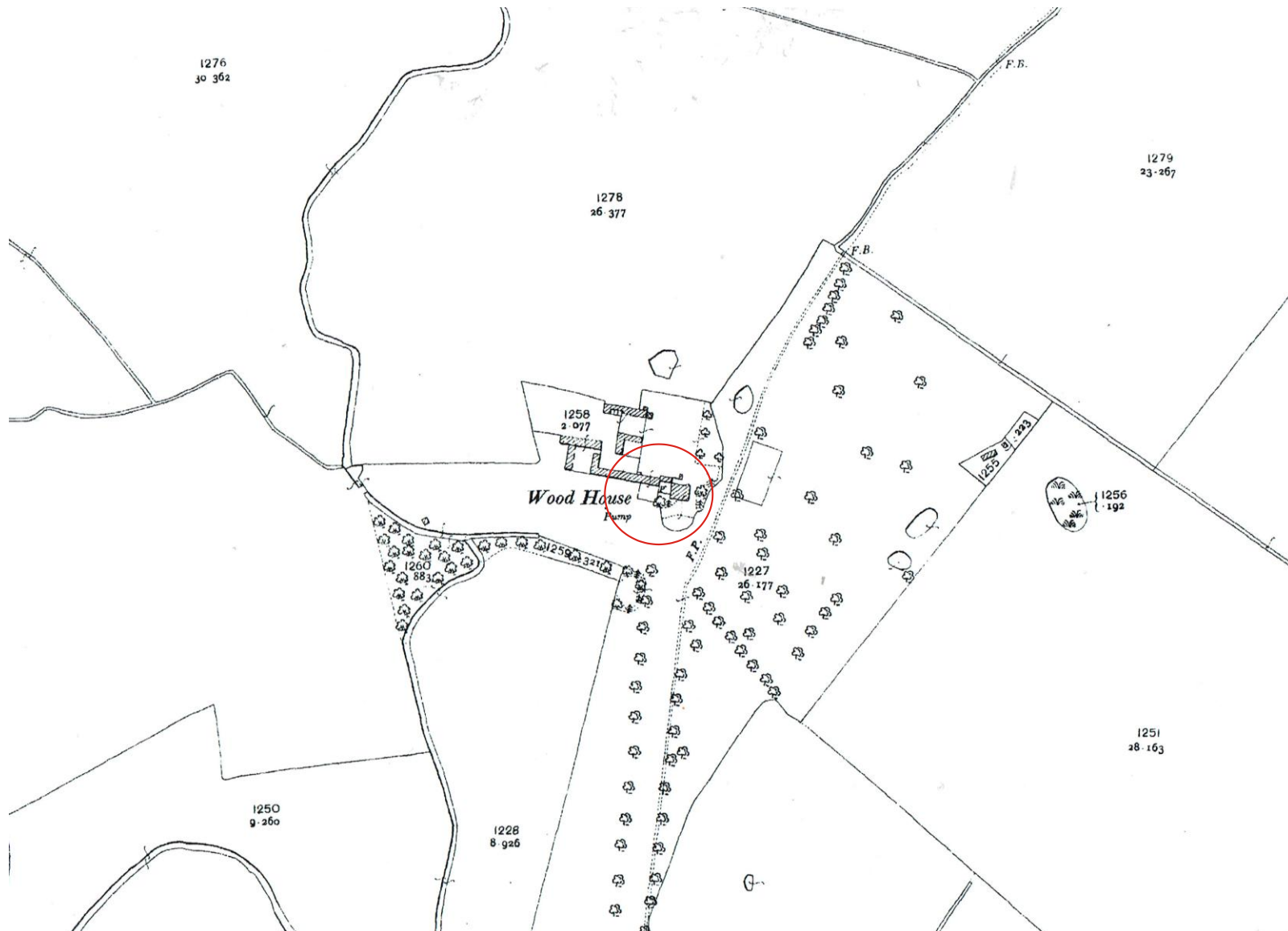
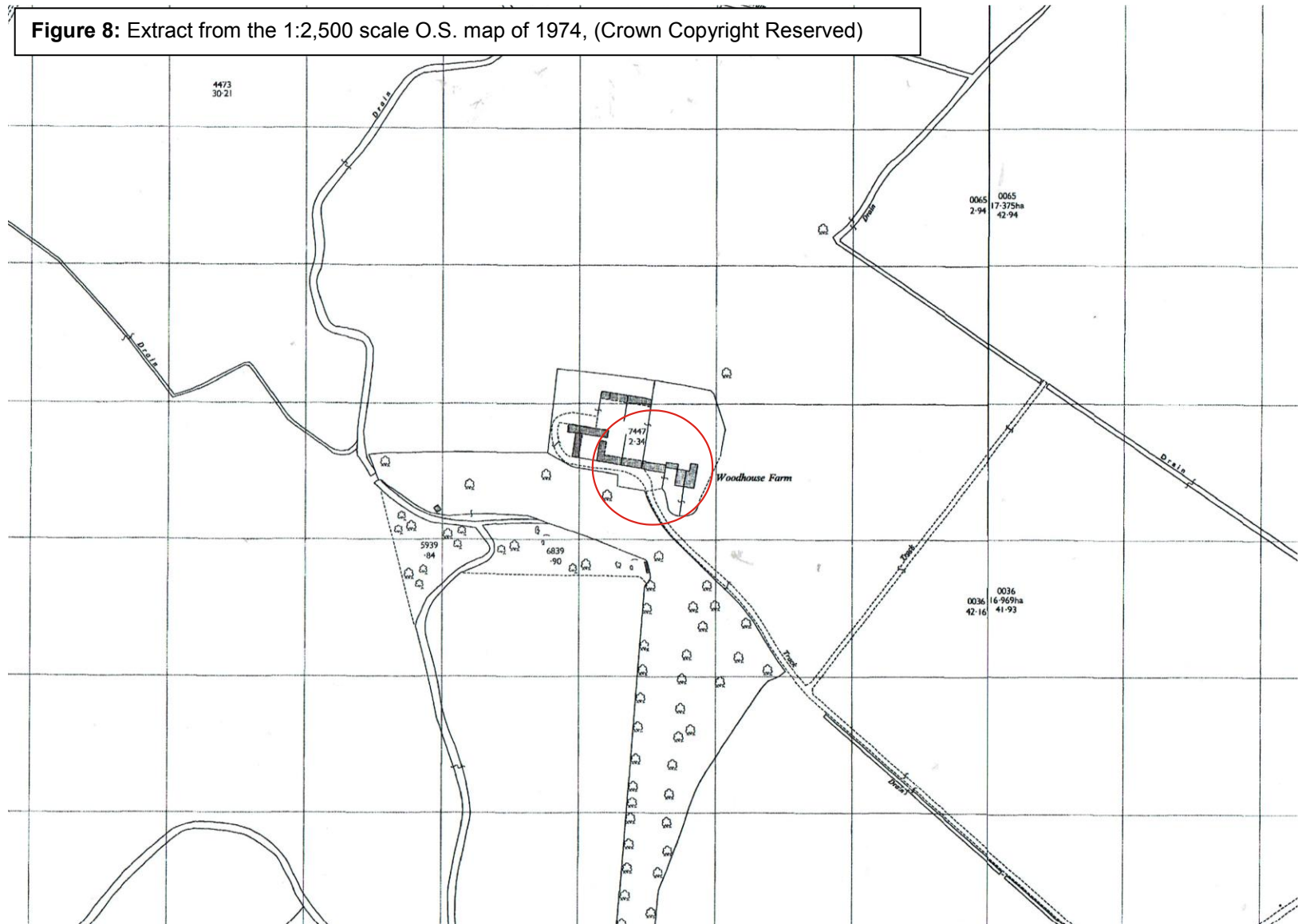


Figure 7: Extract from the Second Edition 25 inch to one mile scale O.S. map of 1904, map sheet no. Lincolnshire135.7

Figure 8: Extract from the 1:2,500 scale O.S. map of 1974, (Crown Copyright Reserved)



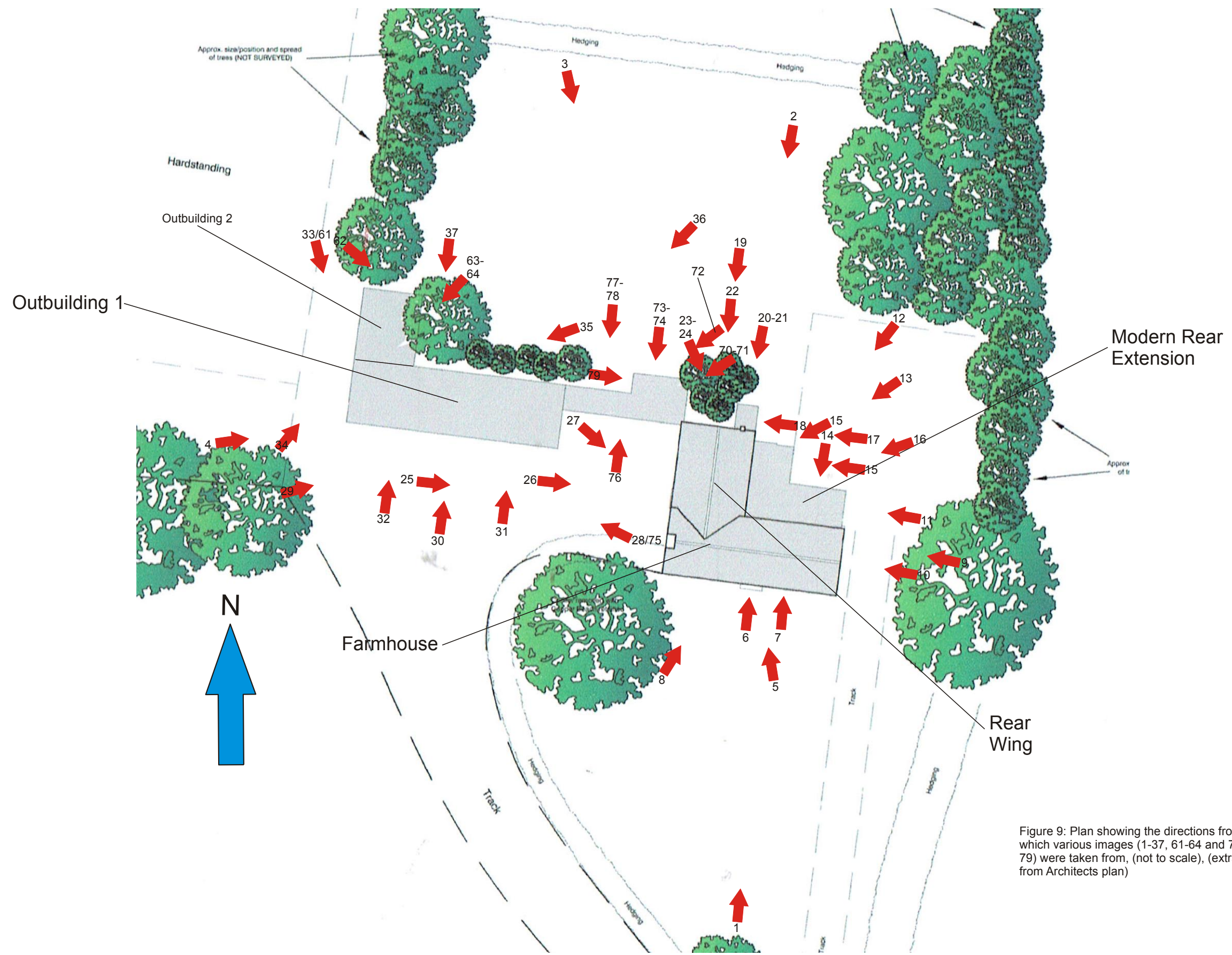


Figure 9: Plan showing the directions from which various images (1-37, 61-64 and 70-79) were taken from, (not to scale), (extract from Architects plan)

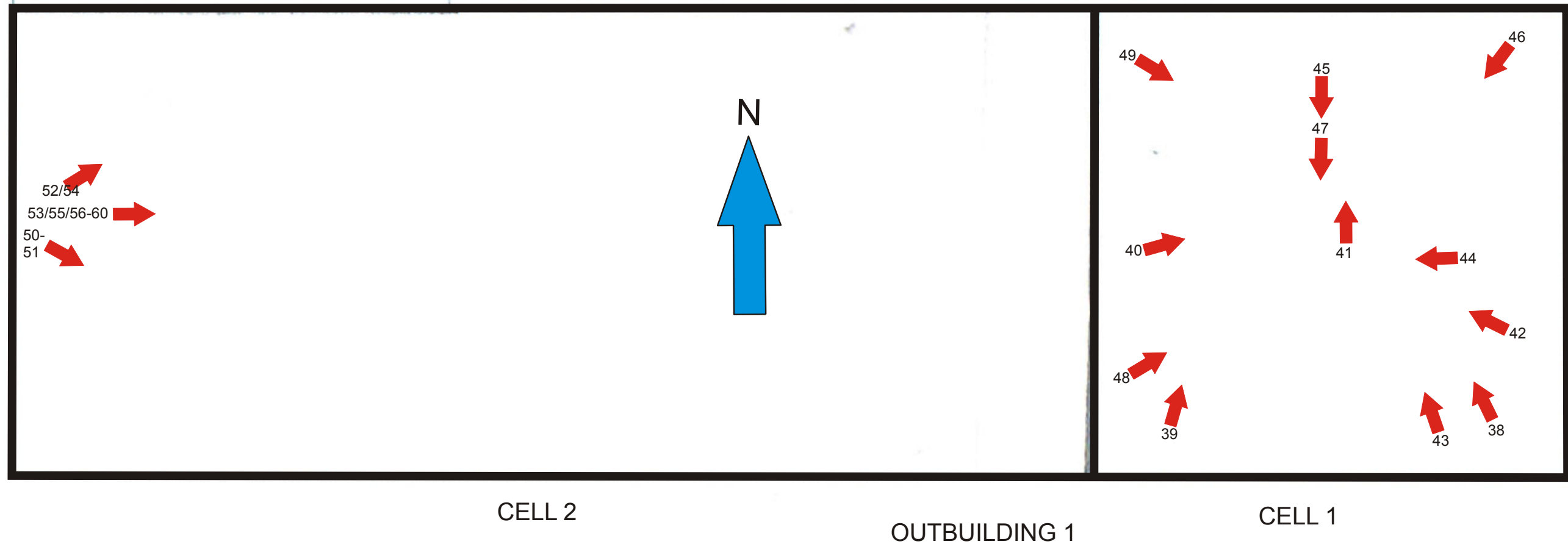


Figure 10: Plan showing the directions from which various images (38-60) were taken from, (not to scale), (extract from Architects plan)

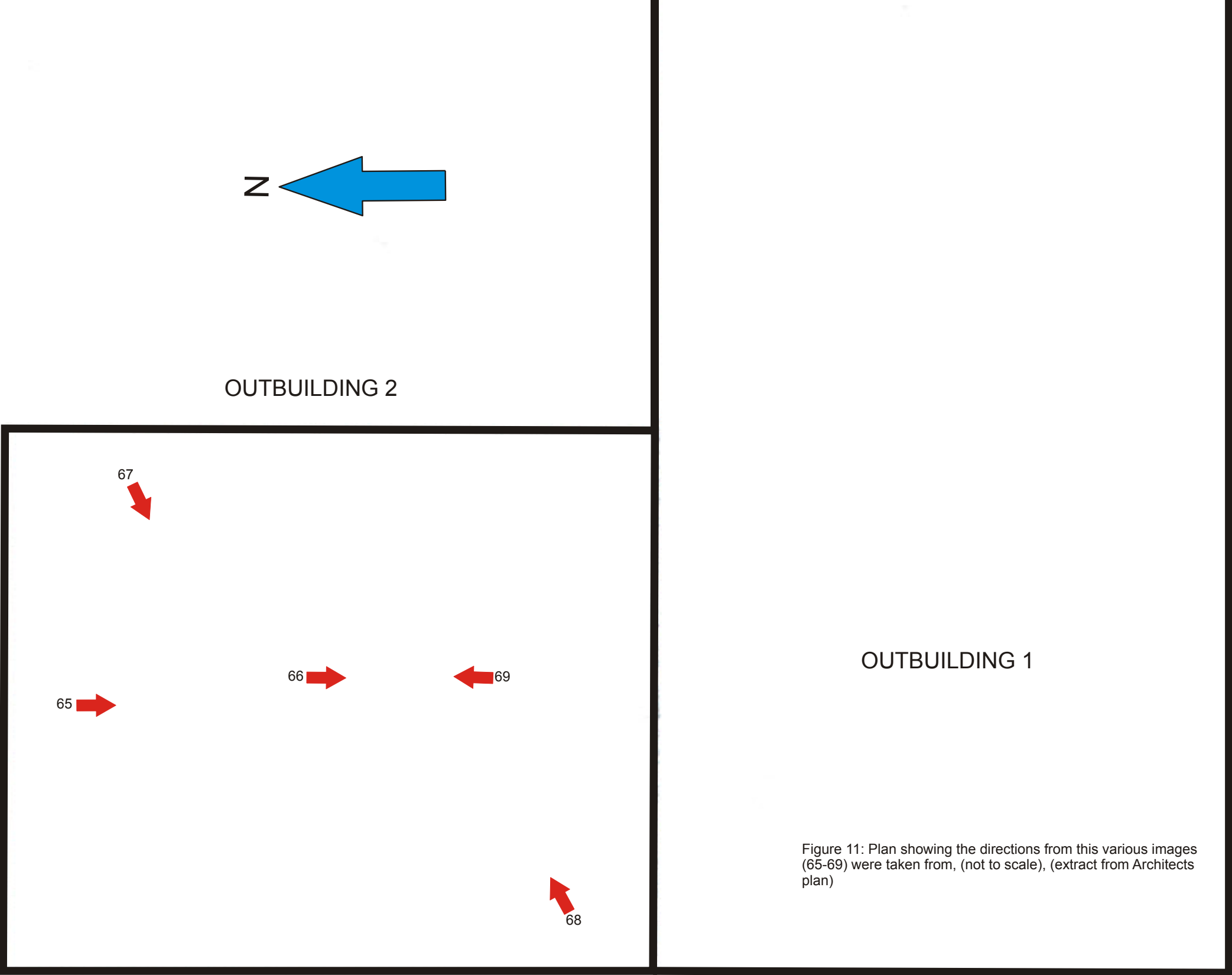


Figure 11: Plan showing the directions from this various images (65-69) were taken from, (not to scale), (extract from Architects plan)

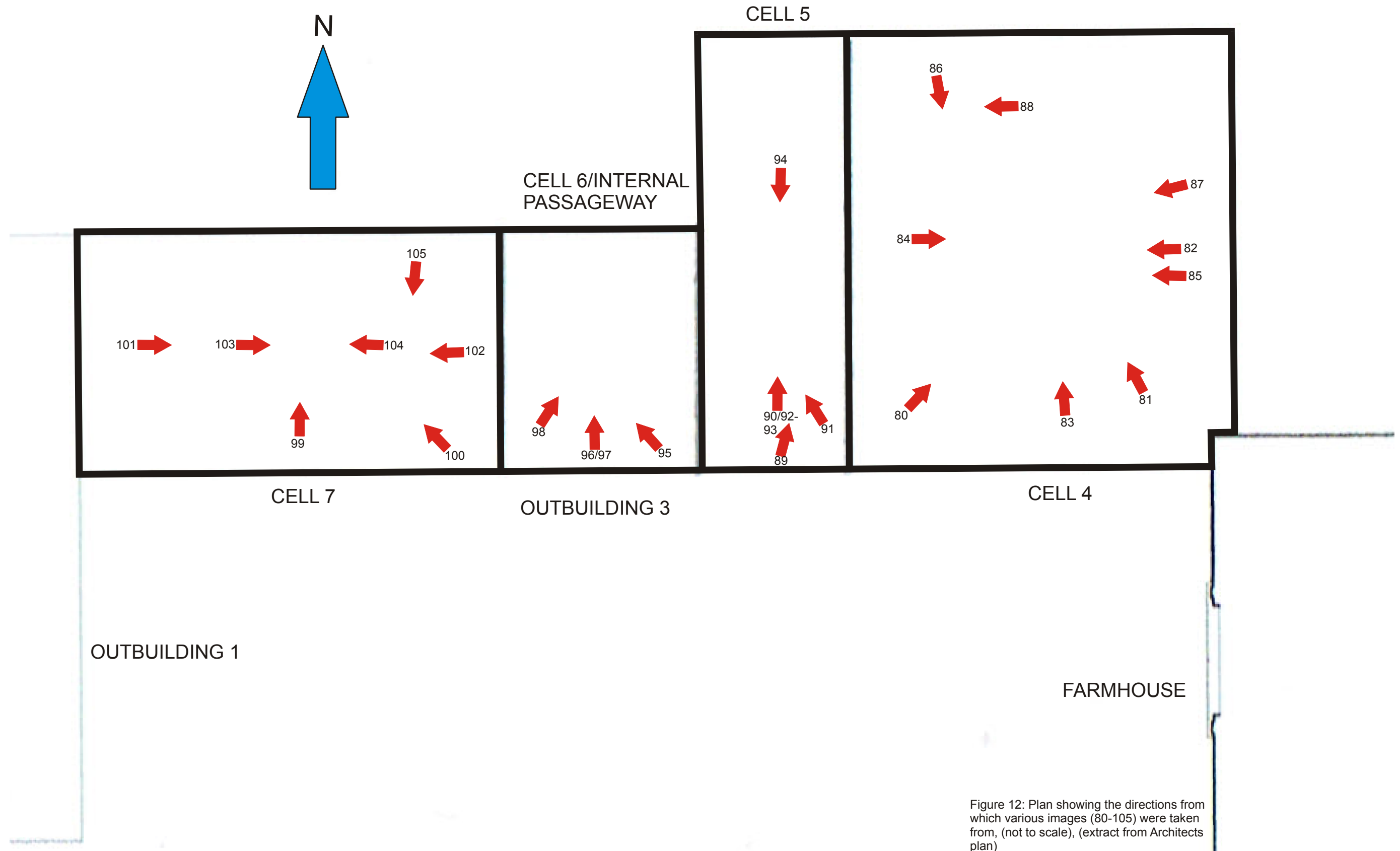


Figure 12: Plan showing the directions from which various images (80-105) were taken from, (not to scale), (extract from Architects plan)

Appendix 1: OASIS Summary Sheet

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Versions

View	Version	Completed by	Email	Date
View 1	1	Neville Hall	nhallarchaeologicalservices@gmail.com	7 March 2018

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
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Appendix 2: Specification

**Specification for Historic Building Recording
at Woodhouse Farm, Hurn Road,
Holbeach, Lincolnshire.**

Prepared for Mr. & Mrs. Taylor

National Grid Reference: TF 3777 2636
Planning Reference: H09-0589-17
Site Code: WHFO18
Accession Number: LCNCC: 2018.21

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

February 2018

S. Non-technical summary

- S1 *A scheme of works comprising historic building recording is required in advance of the proposed demolition of the existing farmhouse, outbuilding and garage and the erection of a replacement dwelling and detached garage at Woodhouse Farm, Hurn Road, Holbeach, Lincolnshire.*
- S2 *From the map regression undertaken, it was clear that this farmstead at Woodhouse Farm incorporating the Farmhouse and attached range of outbuildings to the west are clearly of mid-late 19th century origin. The specific objectives of the historic building recording will be to provide an historical background to the farm buildings as an aid to their interpretation and on this basis to provide a full photographic, drawn and written record of same prior to the proposed demolition 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 demolition works at the site. The structure, ground plans, external elevations and internal details will be recorded in writing, graphically and photographically.*
- S4 ***The site was visited on the 20th of January. The Farmhouse has been derelict for around thirty years will all entrances and window openings boarded up. Access was gained to the ground floor interior of the building. The floor boards were rotten and interspersed with large holes leading to a drop of about 1m. The first floor and roof spaces of the farmhouse were inaccessible owing the connecting stairwell being in a dangerous condition. Overall, it is considered that for health and safety reasons, that the interior of the farmhouse is in far too dangerous a condition to be able to safely compile a record of such.***
- S5 *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 1-3]

- 1.1 The development site at Woodhouse Farm is situated at the north-western end of a farm trackway, which in turns leads off from the western frontage of the Hurn Road. The development site is situated at National Grid Reference TF 3777 2636, and at a height of approximately 3mAOD. The development site is situated within the modern civil parish of Holbeach, administrative district of South Holland, county of Lincolnshire.
- 1.2 The development site is located within a flat and a relatively low-lying area of the Lincolnshire Fens.

2. Planning background [Figure 4]

- 2.1 This document comprises a Specification or a written scheme of works for historic building recording at Woodhouse Farm, Hurn Road, Holbeach, Lincolnshire (Planning Reference: H09-0589-17).

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..
- 3.2 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.

- 3.3 The earliest map consulted comprised an extract from the tithe map for the parish of Holbeach of 1839 (Archive ref: D88). This map shows the approximate location of Woodhouse Farm and does not feature the current farmstead and outbuildings at Woodhouse Farm. This forms **Figure 5**.

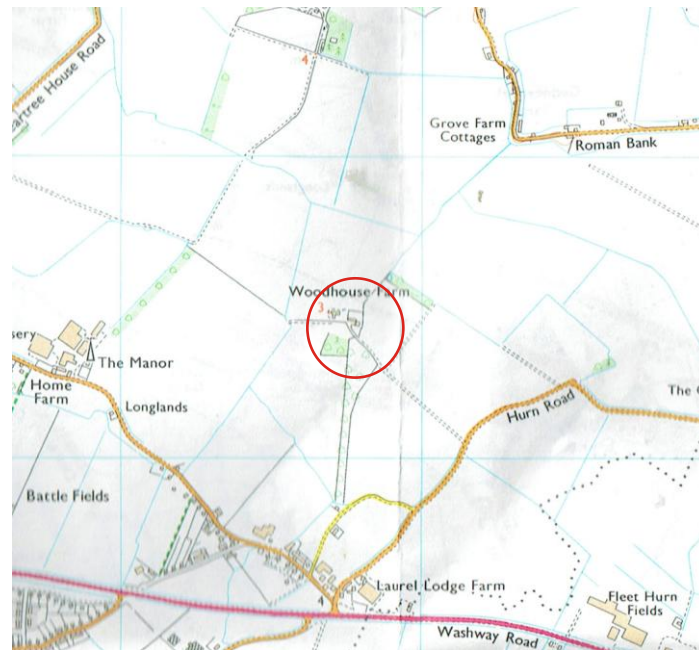


Figure 1: Site location at scale 1:25,000. The site is shown encircled in red. (O.S. copyright licence number 100048723)

- 3.4 An extract from the First Edition 25 inch to one mile scale O.S. map of 1888 comprises **Figure 6**. This map shows the Woodhouse Farmhouse with a linear range of outbuildings attached to the western side of the farmhouse. This linear range is in turn attached to a further three-sided range of further outbuildings further to the west that are arranged around a central courtyard. Further farm outbuildings comprising an 'L'-shaped range and a further linear range to the north of this are also shown.
- 3.5 An extract from the Second First Edition 25 inch to one mile scale O.S. map of 1904 forms **Figure 7**. This map shows the same layout to the site as was featured on the map of 1888, and shows that no change took place to this site layout between 1888 and 1904.
- 3.6 An extract from the 1:2,500 scale O.S map of 1974 comprises **Figure 8** and shows the farmhouse, with the linear range of outbuildings attached to its western end. The three sided range of outbuildings to the west are also featured as is the second linear range of outbuildings to the rear. The intervening 'L'-shaped range of outbuildings to the rear has gone by this time.
- 3.7 **Figure 2** features the current layout of the development site. Major changes had taken place to this layout since 1974. The linear range attached to the western side of the farmhouse has shortened in length. To the east of this, the three-sided range around the central courtyard has been reduced to a two-sided range. The linear range of outbuildings to the rear has gone by the present time.

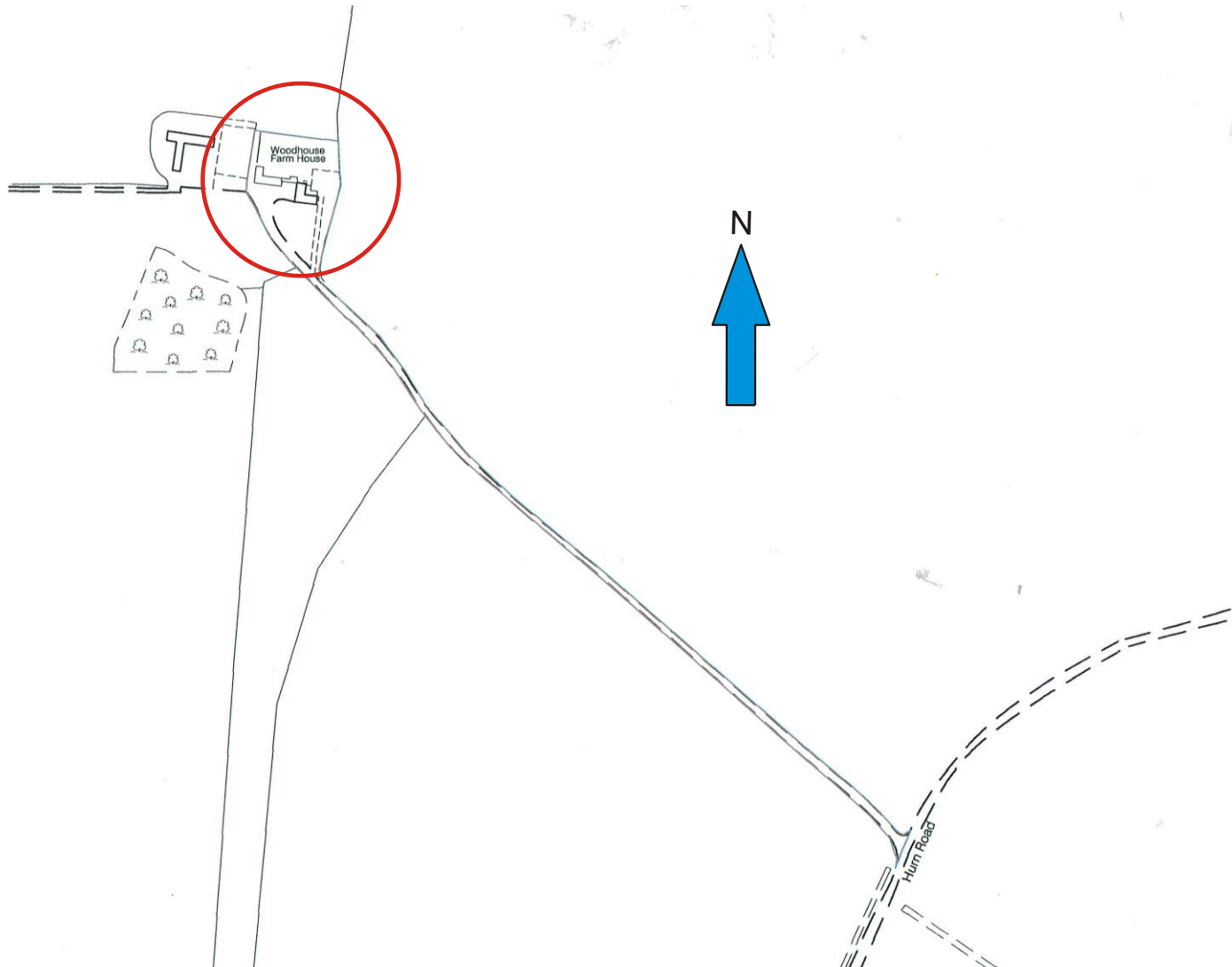


Figure 2: Site location at an original scale of 1:2,500 at A3, (not to scale), (extract from Architects plan)



Figure 4: Block plan showing the proposed layout of the development site at an original scale of 1:200 at A1, (not to scale), (extract from Architects plan)

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 farmhouse and outbuildings at Woodhouse Farm, Hurn Road, Holbeach, Lincolnshire will be to undertake this work prior to any demolition 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 farmhouse and outbuildings at Woodhouse Farm, Hurn Road, Holbeach, Lincolnshire.

4.3 From the map regression undertaken, it was clear that this farmstead at Woodhouse Farm incorporating the Farmhouse and attached range of outbuildings to the west are clearly of mid-late 19th century origin. The specific objectives of the historic building recording will be to provide an historical background to the farm buildings as an aid to their interpretation and on this basis to provide a full photographic, drawn and written record of same prior to the proposed demolition 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 prior to any demolition 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 Chartered Institute of Field Archaeologists (CHIfA) standards.

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 farmhouse and outbuildings at Woodhouse Farm, Hurn Road, Holbeach, 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:0

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 have been estimated at up to one day fieldwork/site attendance and up to four 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 South Holland 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 August 2018.

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), South Holland 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, 2017).
- 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 days fieldwork/site attendance and up to three 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.

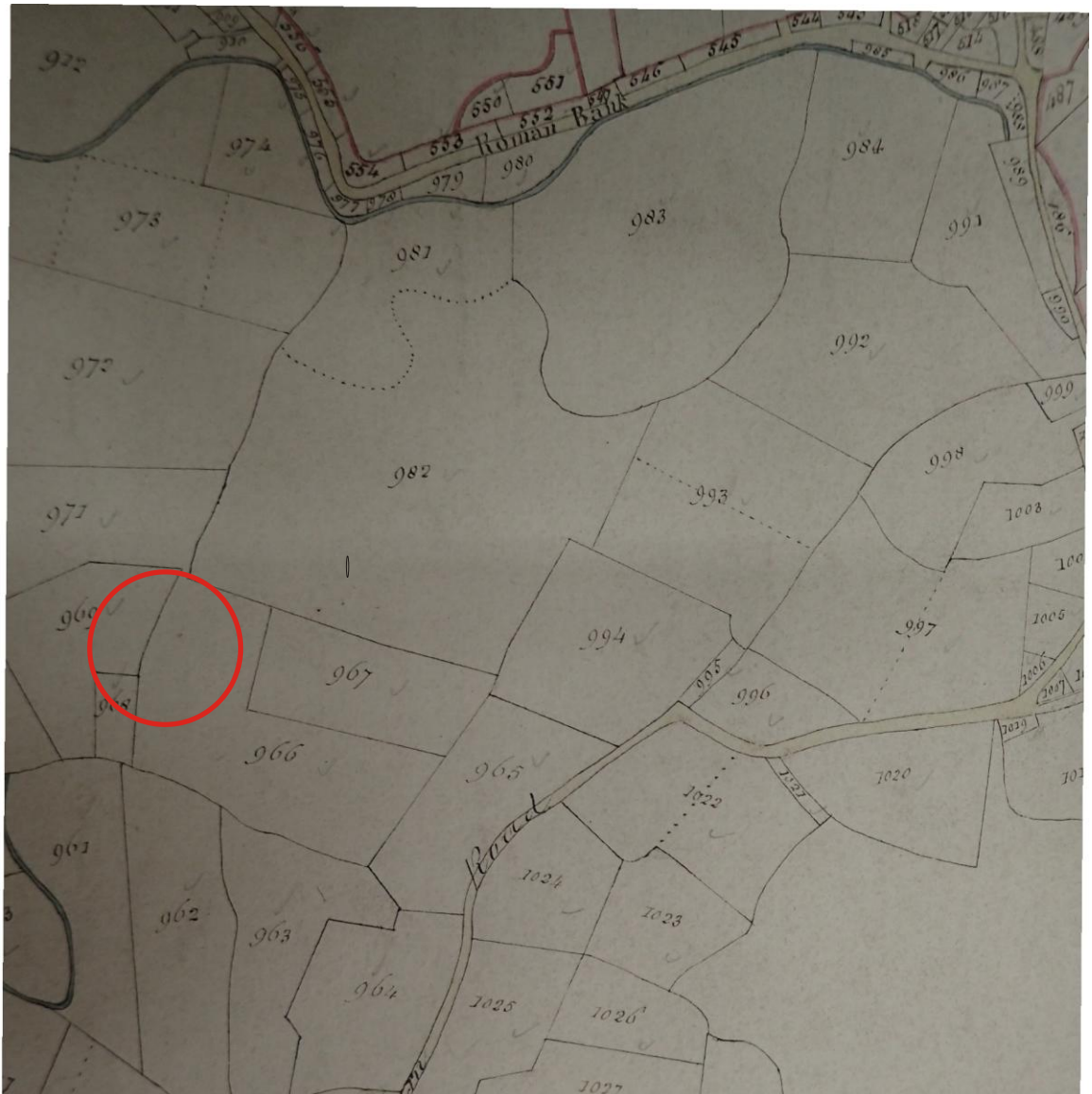


Figure 5: Extract from the tithe map for the parish of Holbeach of 1839

01/26/20



Figure 6: Extract from the First Edition 25 inch to one mile scale O.S. map of 1888



Figure 7: Extract from the Second Edition 25 inch to one mile scale O.S. map of 1904

Figure 8: Extract from the 1:2,500 scale O.S. map of 1974,. (Crown Copyright Reserved)

