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Historic Building Investigation and Test Pit Excavation

Axholme Priory, Low
Melwood Farm,
Owston Ferry,
North Lincolnshire

Client:

AS Thornton & Son

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Chris Wild

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Summary

Capstone Consulting Engineers Ltd has been appointed as the lead advisor by Low Melwood Farm (AS Thornton & Son) as part of an Historic England grant aided project in connection with the Axholme Priory site at Low Melwood Farm. The site (centred on NGR SE 80603 01947) comprises an agricultural building that retains fabric from both the monastic period and from its subsequent use as a house. This building is designated as a Grade II listed building (List Entry No 1373834), and also forms part of the Axholme Carthusian Priory and Post-Dissolution Garden Earthworks Scheduled Monument (List Entry No 1017487). In order to inform the urgent repair works, Historic England requested that an historic building investigation of the former Priory House, coupled with the excavation of four small trial pits, was undertaken. This work was undertaken by Salford Archaeology in November 2018.

The archaeological building survey and test pits revealed that the extant monument retains large amounts of information pertaining to the development of the building over a period of possibly in excess of 600 years. When read in conjunction with a relatively good documentary resource of historic descriptions of the complex, and the excellent results of an earlier geophysical survey, the fabric of the structure suggests that the building may have originally served as a chapel abutting the northern range of the Great Cloister, representing a building of some significance within the monastic complex.

The structure appears to have been expanded during its use within the priory, before being converted to a dwelling following the abandonment of a larger, grander manor house, presumably built as a remodelling of the Chapter House shortly after the dissolution of the monastery in 1539, a pattern repeated at monastic sites throughout the British Isles.

This new, relatively small house followed the modest seventeenth-century fashion of L-shaped rural houses, but was enlarged and updated in the following century to give the impression of a large Georgian double-pile house. The structure decayed in the early-twentieth century, eventually being partly demolished around 1960, when the upper floor was reduced, and timber and corrugated sheet buildings were added to the east and west sides of the structure for the storage of machinery and livestock. Although these have detracted from the visual impact of this important monument, this reuse of the building has ensured its survival to this point, and reduced the speed of decay significantly.

1. Introduction

1.1 Planning Background

AS Thornton & Son has obtained grant funding from Historic England to carry out urgent remedial works to a building that incorporates historic fabric of the former Priory House associated with Axholme Priory, or Charterhouse, North Lincolnshire (centred on NGR SE 80603 01947). The origins of the building are not entirely clear, although it was a farmhouse in the 17th century and was adapted in the later 20th century for agricultural purposes as part of Low Melwood Farm. Whilst the building remains in use, several of the walls contain significant cracks, raising concerns about its structural integrity.

The structure is afforded statutory protection as a Grade II listed building (List Entry No 1373834), and also forms part of the Axholme Carthusian Priory and Post-Dissolution Garden Earthworks Scheduled Monument (List Entry No 1017487). In order to inform the urgent repair works, Historic England requested that an historic building investigation of the former Priory House, coupled with the excavation of four small trial pits, was undertaken. The historic building investigation was commensurate with an Historic England Level 3 survey, and was targeted on the agricultural building that incorporates fabric of the former Priory House, and also assessed ruinous masonry and features associated with the post-Dissolution garden within 3m of the building (Plates 1 and 2).



Plate 1: Location of the former Priory House and area of archaeological investigation

An archaeological survey brief, prepared by Capstone Consulting Engineers outlined the methodology for the historic building recording commensurate with an Historic England Level 3-type survey, and the excavation of four test pits.

The brief for archaeological services required:

- (i) Undertake desk-based assessment of existing site records and information and collate a holistic site record.
- (ii) Assess and record standing structures and ruinous masonry within 3 m of the scheduled building.
- (iii) Allow for excavating and reporting on 4m² of test pit excavation, in coordination with requirements of structural engineer; to be undertaken in accordance with a Written Scheme of Investigation, to be separately approved by Historic England Inspector of Ancient Monuments. Information gained to be incorporated in an overall site evaluation record.
- (iv) Collate all existing information/prior archaeological recording work to form an accurate and holistic overview of the site as understood to date. Copies of the report in hard copy and electronic format to be provided to Historic England. To provide full written and illustrated Archaeological Building Record suitable for submission to local and national archives, in digital and 2no. hard copies.

In November 2018, Salford Archaeology was commissioned by Dooley Associates to prepare a Written Scheme of Investigation (WSI) for an historic building investigation, commensurate with a Historic England Level 3-type survey, coupled with the excavation of four small trial pits. The work was also undertaken the same month.

2. The Setting

2.1 Location

Axholme Farm lies within the hamlet of Low Melwood, approximately 1.5km to the north of the village of Owston Ferry, North Lincolnshire (Fig 1). The site (centred at SE 80648 01967), lies on flat ground to the east of Low Melwood Farm (Plate 2), approximately 8m above Ordnance Datum. The study area comprises a single-storey stone structure, with late lean-to additions.



Plate 2: Recent aerial view of the Low Melwood Farm complex from the south, with the study area outlined in red, and the moat defining the former Axholme Priory visible to the south-east

2.2 Topography and Geology

The underlying bedrock geology is Mercia Mudstone. Although superficial deposits have been recorded in the immediate vicinity, the site lies on the fringes of the historic Isle of Axholme, which is formed of Quaternary clay (Hemingbrough Glaciolacustrine), silts, gravels, and sands (www.bgs.ac.uk).

3. Historical Background

3.1 Introduction

The Carthusian Order is a Catholic religious order of enclosed monastics, which was founded by Bruno of Cologne in 1084. The name is derived from the Chartreuse Mountains in the French Alps, where Saint Bruno built his first hermitage; the English name for a Carthusian monastery, 'charterhouse', is derived from the same source. Typically, a Carthusian monastery comprised a small community of hermits based on the model of the 4th-century Lauras of Palestine, and consisted of numerous individual cells built around a cloister, with each cell accessed from a long corridor (Plate 3). Each charterhouse was headed by a prior, and was populated by two types of monks: the choir monks, referred to as hermits; and the lay brothers, reflecting a division of labour in providing for the material needs of the monastery and the monks.

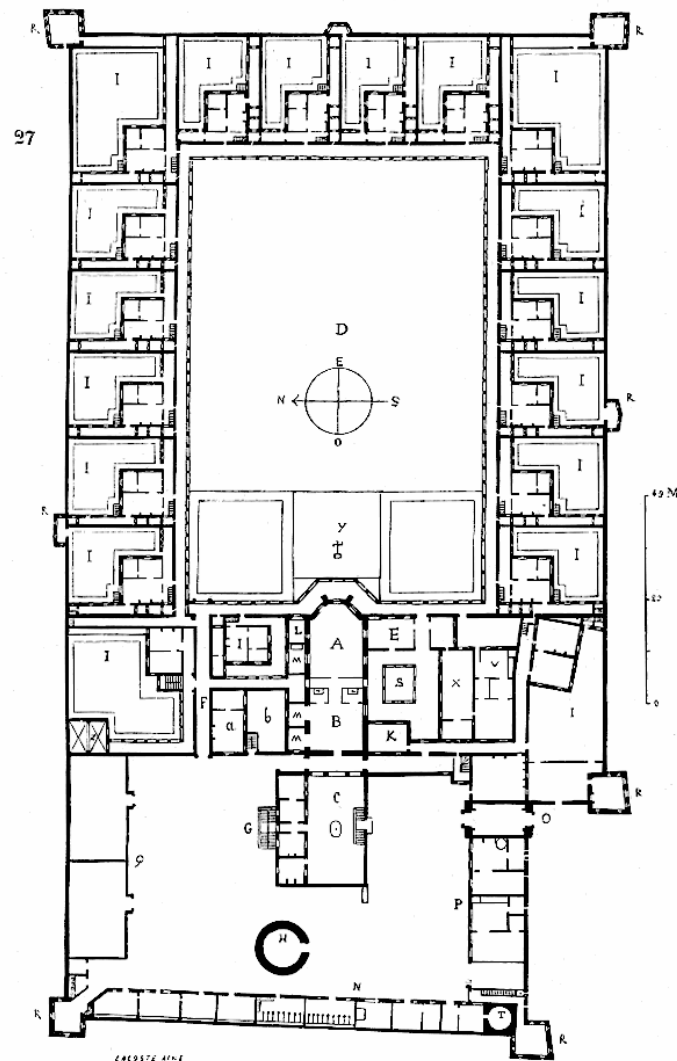


Plate 3: Plan of a typical Carthusian priory with individual cells around the cloister, drawn by Eugène Viollet-le-Duc in 1856, and based on the priory at Clermont

Only ten medieval Carthusian houses were established in England, the first being founded by King Henry II in 1181 at Witham Friary in Somerset, with a second established at Hinton, also in Somerset, in 1232. The third Charterhouse built in Britain was Beauvale Priory (1343), the remains of which survive at Beauvale in Nottinghamshire. The other charterhouses in England were founded in London (1370), St. Anne's near Coventry (1381), Kingston upon Hull (1377), Axholme (1395/6), Mount Grace (1398) in Yorkshire, and Shene near London (1414). The single Carthusian Priory in Scotland, at Perth, was also founded during the early 15th century.

3.2 Axholme Priory

The Carthusian monastery of Axholme was established in 1395 or 1396 by Thomas Mowbray, Earl of Nottingham and later Duke of Norfolk (Page 1906, 158-60), although initial construction of the charterhouse appears to have been in 1397-8. It was thus broadly contemporary with Mount Grace Priory in North Yorkshire (Plate 4), and formed part of a small group of monasteries in Britain that were established during the period between the Black Death (1349-50) and the Reformation, at a time when the popularity of other religious houses was waning. Axholme Priory is thought to have been centred on the site of a 12th-century Premonstratensian chapel, which according to a papal bull of 1398 'was called anciently the Priory of the Wood'.

In 1401, Axholme Priory was deprived of the greater part of its endowment due to the actions of Pope Boniface IX and King Henry IV, although this was restored to Axholme in 1415. It is thus likely that the priory complement was restricted initially to a prior, a maximum of 12 monks and a number of lay brothers, in accordance with the earlier statutes of the order (Page 1906, 158-60). Axholme was finally incorporated into the Carthusian Order in 1432, and in 1447 new building work was started to accommodate more monks. The charterhouse was recorded to be flourishing, although there were not enough cells for all the monks in 1449, and buildings begun 'with wondrous skill and great cost' were still unfinished (*ibid*). Each of the cells was essentially a small house, almost certainly of two stories, with a small garden.

The site of Axholme Charterhouse occupies an approximately square moated island, measuring some 148m across, encompassed on at least three sides by a c 10m wide moat. This moated island formed the inner court of the charterhouse, and contains well-preserved earthworks of the priory cloister, and the building that is the subject of the present study. Further earthworks to the east, north and north-west of the moated island probably represent the remains of the outer court of the charterhouse.

3.3 Post-dissolution use of the site

The priory was suppressed during the Dissolution in June 1538, although the number of monks at Axholme had declined by that date, and there were no more than 12 in residence. The buildings were granted to Mr John Candish of West Butterwick, and a contemporary account of around 1539 by John Leland stated that " He turned the same into a goodly manor house" (Fletcher and Pote (eds) 1745, 39).

Geophysical survey of the site has identified wall lines and floor levels within the island all around the present farmhouse (Plate 4), probably representing the foundations of the church, chapterhouse, and refectory, together with the post-Dissolution manor house. The inner court is also likely to contain the charterhouse's cemetery, the cloister garth, together with the remains of the manor house's gardens described by Abraham de la Pryme in the late 17th century (Jackson (ed) 1870). These include linear banks forming raised walkways and a small prospect mound in the south-east corner of the island. The full extent of the outer court is not known, and no outer precinct boundary has been identified, but it is believed that it was more extensive than the currently surviving remains. Overall, significant remains of the priory complex will be preserved below ground level across much of the moated island, together with important evidence for the post-Dissolution use of the site, including early garden remains.



Plate 4: Results of geophysical survey of Axholme Charterhouse complex

Pryme's diary of 1697 describes the complex he visited several times in his youth, as:

'a great and most stately building, of many stories high; all of huge squared stone, and wholly built upon vaults and arches, under which he passed a great way. All was huge stone staircases, huge pillars, long entries, with doors on each side leading into opposite rooms. I remember the dining room also: it was at the end of one of the entries: in it were long oak tables; it was lighted by great church windows, much beautified with painted glass. The outside of the house was ornamented by semi-arches, jetting from the wall, borne by chancelled columns, and the top was covered

with lead. The doors were huge and strong, and ascended by a great number of steps; and places were made through the turrets to defend the house. The whole was encompassed by a huge ditch or moat. There was also the finest gardens and orchards I ever saw; but now I believe there are none of these things ; for about ten years since, all or most part being in a ruinous state, the house was pulled down, and a less one erected on its site' (Jackson (ed) 1870, 174).

However, this house was recorded as 'ruinous' a decade before Pryme's account was written, in 1688. William Stonehouse, writing in 1837, suggested that the manor house

'formed a very small part of the revenues, being not more than about two hundred acres, such a dwelling, as it passed from one person to another and became "ruinous and decayed," was found to be a great incumbrance on so small an estate; it was therefore pulled down, and a smaller one erected out of the materials, more suitable to the circumstances of the present owner. Low Melwood, in 1652, became the property of Mr. John Dillingham, from whom it descended to his granddaughters and co-heiresses, Francisca Maria and Mary. Francisca Maria, the wife of William Knight, resided at the house until the day of her death, when her moiety became the property of the family of Pindar, whether by purchase or otherwise I cannot tell; and the late Mr. Thomas Pindar left it along with his other estates to the present owner Earl Beauchamp. The other part descended to Dillingham's other daughter Mary, the wife of George Gibson, of Doncaster; then to her eldest son John, who devised it to his brother George, who sold it to Henry Broadhead, Esq. who devised it by will to his nephew Theodore Henry Brickman, who afterwards assumed the name of Broadhead; and his son sold it to a person of the name of Cooper, who having to raise the purchase-money by mortgage of the property, soon afterwards gave it up to Mr. Maltby, of Coats, the mortgagee, who left it by will to two of his friends, Mr Lister and Mr Skill. Mr Lister purchased the share of Mr Skill, and at this time resides in the house at Low Melwood.'

Thus Stonehouse suggested that the original manor house was demolished and replaced by a smaller house prior to 1652, almost certainly the extant structure. However, the listed building description attributes a 15th- or 16th-century date of construction, strongly suggesting that it represented a remodelled monastic building, which had further remodelling in the late 16th-century, partial rebuilding in the 1680s and remodelling in the mid-19th century.

The earliest depiction of the site is that drawn by Stonehouse in 1837 (Plate 5), which had an accompanying description:

'The moat still remains almost entire, and encloses a space of not less than about eight acres. Within a few years the steeple of the Chapel was standing, and was used as a dove-cote. It was demolished, with some other remains, by one of those casual proprietors, who managed to obtain possession of a part of this property for a few years. Another.... dug up a great many of the foundations, which were very extensive. The original building was of brick, coyned with great ashlar stones, many of which are still to be seen in the farming buildings which have been erected of late years; and part

of the great window sills, and other large carved stones, may be found in many of the cheese presses, horsing blocks, and door stones in the parish. The cellars of the present house, the kitchen doorway, the pantry and dairy, are part of the original building. There is a stone pillar of immense thickness in one of the cellars, which probably supported some of those lofty arches which Pryme has mentioned.’

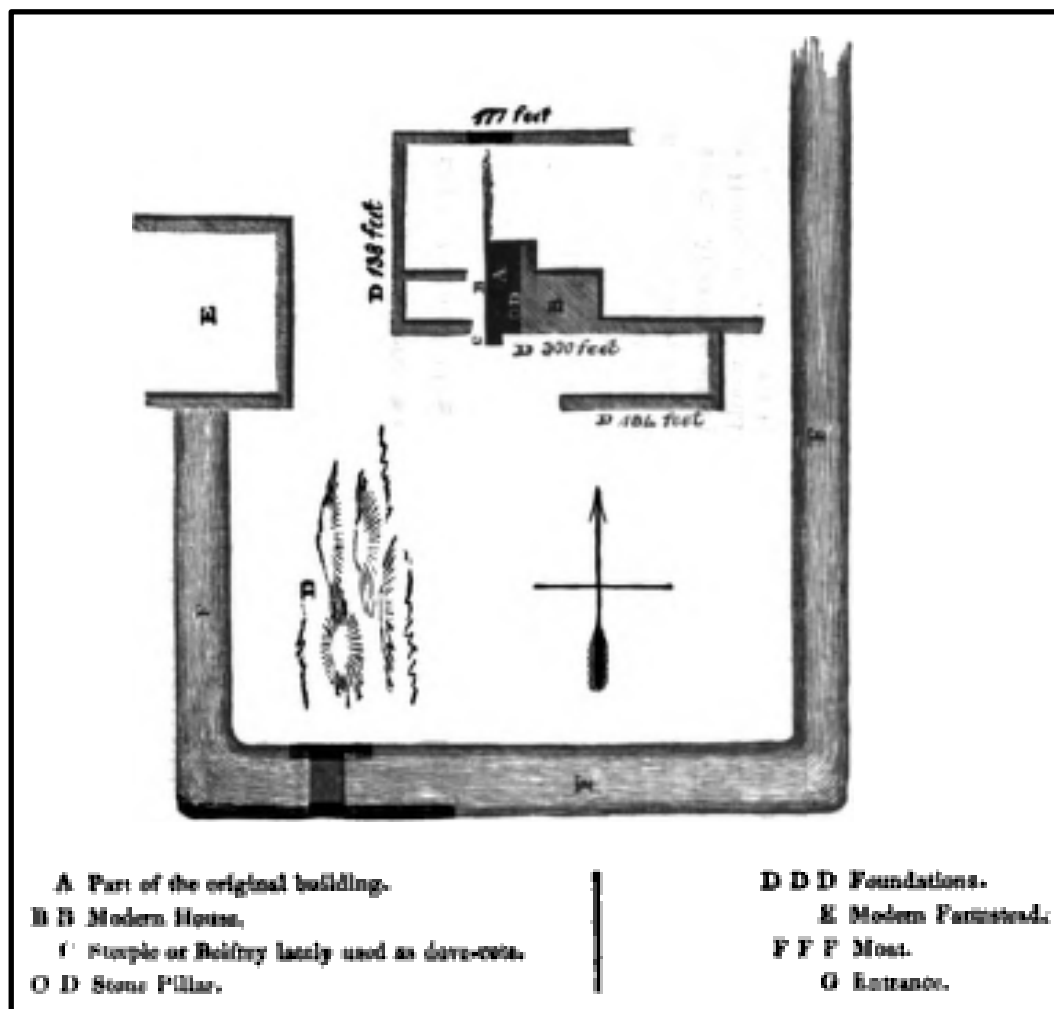


Plate 5: Stonehouse's illustration of the remains of Axholme Charterhouse complex, 1837

Stonehouse clearly depicts the extant farm building as the house referred to in the text, and furthermore marks the western part as 'part of the original building', with a 'stone pillar' surviving internally. It is also noteworthy that the chapel steeple, which had been converted into a dove-cote by 1837, was located at the south-western corner of the extant house (Plate 5), suggesting that it was formerly the chapel.

The earliest detailed Ordnance Survey mapping for the area, the 25" edition of 1886 (Plate 6), still shows many of the features depicted by Stonehouse 50 years earlier. The moat is tree-lined, but survives to three sides, and many of the foundation walls adjacent to the present building are also retained at this time. The house itself is depicted as an L-shaped structure, with two projections on the southern side, the western of which appears to represent the dove-cote (Plate 6).

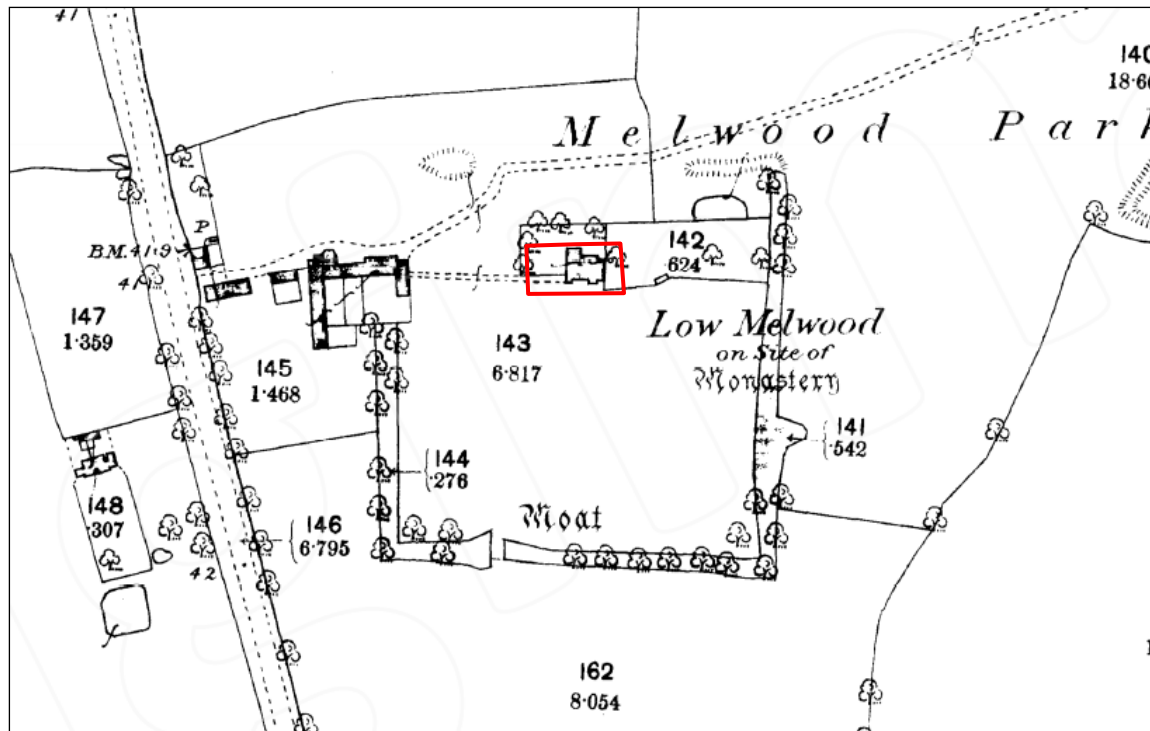


Plate 6: The study area superimposed on an extract from the Ordnance Survey map of 1886

By 1907, these two projections have been removed, and the building sits within a single large rectangular boundary depicted as an orchard. The moat is still named, and of similar dimensions to those shown in 1886. No detailed mid-twentieth century mapping exists, the editions of 1922, 1948, and 1956 all being of 6" : 1 mile scale. All depict the moat, with those of 1948-50 and 1956 appearing to show the house as two detached elements, possibly demonstrating its abandonment and decay. The 25" edition of 1972 shows the site in greater detail (Plate 7), with the L-shaped structure having the late extensions to the north-east and south-east sides. That to the west is included within the main structure, as it shares a common roof following the reduction in height of the building. This map has a detailed depiction of the moat, which is not named for the first time. The short northern return, previously shown as an earthwork and forming part of the orchard boundary has disappeared, along with the orchard, and the western arm of the moat appears to have been ploughed out at its northern end, being retained only as a dry ditch to the south, and to its return to the entrance in its southern side (Plate 7). The remainder of the southern and eastern sides are also shown as a ditch, but the solid outline suggests that it may still have retained water at this time.

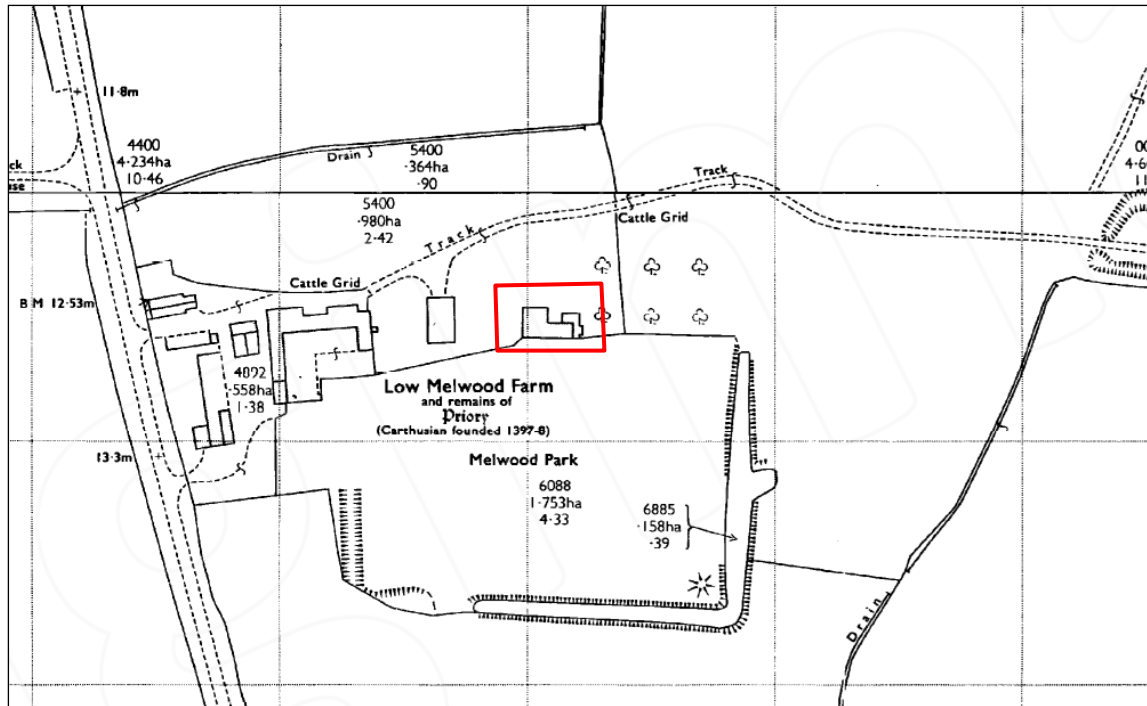


Plate 7: The study area superimposed on an extract from the Ordnance Survey map of 1972

The building was painted by renowned local painter Karl Wood in the mid-twentieth century (Plate 8). This shows the front, western elevation of the two-storey house, complete with a carved stone shield of the Mowbray family, placed above the entrance door. Wood, born in Derbyshire in 1888, lived and worked in nearby Gainsborough, and specialised in painting windmills, attempting to catalogue every surviving windmill in the country in the 1930s. Wood succeeded in painting almost 1,400 of an estimated 1,650, during a series of tours by train and bicycle (Shaw 2007). However, given the locality of Low Melwood to his studios in Gainsborough, the house could have been painted at any time before his arrest and imprisonment in 1951, after which time he became a recluse and produced no further work before his death in 1958.



Plate 8: Painting by Karl Wood, undertaken prior to 1951

In 2014, an archaeological watching brief was maintained during the removal of 13 stanchions of a former silage clamp at Melwood Farm, within the moated island of the former priory and some 40m to the west-south-west of the present study area. No significant archaeological features or deposits were revealed during the watching brief, with buried deposits seemingly being associated largely with levelling or landscaping during the post-medieval or early modern periods, although a few residual finds of medieval date were recovered (Allen Archaeology 2014).

4. Historic Building Investigation

4.1 Introduction

The programme of historic building investigation undertaken at Low Melwood Farm, Owston Ferry was carried out to Historic England Level 3 standard (Historic England 2016). The site comprised a single building, originally of two storeys with a partial cellar, later being converted into an agricultural building (Plates 9 and 10), and with the addition of several extensions in the mid and late-twentieth century. The majority of the building retains a lime-based render finish to the exterior, but where this has deteriorated, the structure can be seen to be of hand-made brick construction, with stone dressings (Plates 9 and 10). The present roof is of mid to late-twentieth century date, and comprises several single-pitch corrugated cementitious asbestos sheet elements (Plates 9 and 10).



Plate 9: Extant building complex within the study area from the north-west



Plate 10: Extant building complex within the study area from the north-west

4.2 External Description

Western façade: the western elevation represented the original façade of the structure, facing towards the farm complex to the west. Although this frontage still forms the principal access into the structure, the original external elevation was latterly obscured behind a tall, single-storey extension built of corrugated cementitious asbestos sheets attached to a simple timber frame (Fig 2; Plate 11).



Plate 11: Twentieth-century addition to the western façade of the original structure

Southern elevation: the southern elevation faced into the Great Cloister of the priory complex and survives to the greatest extent (Plate 10). At its western end, the facade comprises corrugated cementitious asbestos sheeting which formed a continuation of the Western elevation dating to the mid-twentieth century. The remainder of the wall is a brick construction with stone dressings. all bricks are slender and handmade measuring $8\frac{7}{8} \times 2\frac{1}{8} \times 4\frac{3}{8}$ " (0.23 x 0.05 x 0.11m) and bonded in a pale lime mortar. Much of the façade is obscured by render and the wall has openings at differing heights along its length demonstrating the complex multi-phase nature of the structure (Plate 10). The west end of the earlier structure has squared, pale-yellowish quoins projecting through the greyish render in alternate courses, with larger stepped coins visible only in outline (Plate 12). Within the quoined return, and placed 1.1m above present ground level, is the end block of chamfered offset plinth of 0.12m width, running along the western facade.



Plate 12: Western element of the southern facade

1.35m from its western end, the wall has a vertical butt joint, with the offset coursing visible at the lowest 1.2 m where the render has fallen away (Plate 12). A further 0.85m to the east, and placed 1.6 m above present ground level, a recessed panel of 1.4 m width and 0.1 m depth rises to the angled wall head, above a projecting three-piece chamfered stone sill. This is infilled with rendered brickwork, similar to that of the wall face, and retains a rectangular cast-iron vent in its upper part. Although this appears to be a blocked window, the vent relates to an internal fireplace, and with the panel almost certainly representing a blind window within the two-storey post-monastic house.

To the east of this aperture and level with its eastern jamb, a chamfered plinth runs along the remainder of the entire elevation (Plates 10 and 12). At its western end this is situated 0.43m above present ground level and runs horizontally across the façade, to a height of 0.83m above ground level at the eastern end of the structure, where the ground falls away (Plate 10). It is of brick construction below a single chamfered-sandstone course, although the render gives the appearance of fully stone construction of the plinth (Plate 13). It is punctuated 4' (1.22m) from its western end by a doorway with deeply-chamfered sandstone jams to a shallow three centred arch (Plate 13). The doorway is of 1.0m internal width and is exposed to a height of only 1.5 m above present ground level. The rendered blocking incorporates a stone panel containing a carved stone coat of arms relating to the Mowbray family (Plate 13). This was formerly placed centrally above the doorway in the western facade of the two-storey post-monastic house (Plate 8), and was removed to this location following the removal of the upper floor in the mid-twentieth century.



Plate 13: Detail of decorative doorway in the southern façade, latterly housing the Mowbray coat of arms

Placed 2.5m to the east of the doorway, an 18” (0.45m) wide aperture has a similar chamfered surround to the doorway, although with a flat arch lintel (Plate 14). The plinth of the façade rises above this opening, which appears to have formed a small window. A double-doorway directly above has a concrete sill which formed part of an inserted floor, the door itself probably representing the infilling of a window in the former house. A similar doorway, also placed within a full-height aperture was located 3.2 m to the east, towards the eastern end of the facade.



Plate 14: Eastern element of the southern façade, with blocked window partially below present ground level

The eastern 10.6m of the elevation survives to a level height of 3.2 m above plinth level. The western 6.5m however, have a gently sloping pitch of similar height at its western edge, but rising 0.8m at the junction between the western and central bays of the façade (Plate 10).

Eastern elevation: the majority of the eastern facade is obscured by mid-twentieth century structures, comprising a large barn to the north and a single-storey lean-to to the south (Fig 2; Plate 15). Both are of cementitious corrugated asbestos sheet construction. Part of the brick wall of the earlier structure is visible above the single-pitched lean-to roof of the southern extension which is also of corrugated sheeting. This exposed wall is of similar brick to the south wall and again is coursed in irregular bonding, comprising both headers and stretchers within a single course (Plate 16). The head of the wall has been reduced in height, and slopes at an angle of 5° from south up towards the north (Plate). A patch of very rough facework to the wall of approximately 3' (0.91 m) width, and around 4m from the southern return of the wall possibly represents the infilling of a first-floor window (Plate).



Plate 15: Corrugated sheet timber framed sheds to the east of the brick-built structure



Plate 16: Eastern elevation above the single-storey cart shed

Northern elevation: the northern façade of the structure is stepped, with the western 10.1 m projecting 5.45m beyond the central section of 5.7m width, and with a 7.65m section to the east, projecting 4m to the north of central section (Fig 2; Plate 9). As with the southern façade, the western 3.5m represents the mid-twentieth century extension of timber framing, covered with vertically set cementitious asbestos sheeting (Plate 17). The brick structure to the east has a 6" (0.15m) wide plinth, with a flat sandstone offset formed from the upper of the stepped, dressed sandstone quoins that continue in smaller size on the return of the elevation above (Plate 17). Much of the elevation is obscured by render, but where this has fallen away, the form of brick construction appears similar to that of the other external elevations. At the eastern end of this section of wall, the southward return has similar quoins to the west side, but without the offset plinth at the base (Plate 18). This survives to a height of only 3.05m above present external ground level, having been replaced with brickwork during the rebuilding of this corner, almost certainly when the present roof was added in the mid-twentieth century (Plate 18).



Plate 17: Western section of the north elevation, with large quoins forming the plinth at the western edge



Plate 18: Eastern return of the west section of the north wall, with stepped quoins but no plinth

The right-angled return of this wall to the south, has no render, but had some repointing undertaken and rebuilding of the wall head almost certainly in the mid-twentieth century (Plate 19). The wall had a narrow aperture towards its northern end, of approximately 2' (0.61m) width, although only the southern jamb survives intact below a flat brick lintel (Plates 18 and 20). The northern jamb is ragged, and the aperture is infilled to a single-skin depth with modern twentieth century, machine made brick (Plate 20). At the southern end of the wall, adjacent to the return to the north-facing central section, a further blocked doorway is visible at the raised ground-floor level of the post-monastic house, approximately 1.3m above present external ground level (Plate 21). This 3'6" (1.07m) wide aperture had a shallow segmentally arched head, with render still surviving on the jambs which were cut through the brickwork of the existing wall. On the southern side of the doorway, this render obscures the return, which has slightly misaligned coursing below the aperture, where the north/south aligned element butts the earlier wall at its southern end (Plate 21). The render also forms the western jamb of a further aperture, which was formerly a picture window in the central part of the wall, and placed at the same height (Plate 21). This has a higher basket-arched lintel, with the aperture being significantly wider than that in the southward return at 1.65m. A further doorway was placed 1.02m from the eastern end of the central section of the north wall, again at ground-

floor level within the post-monastic house (Plates 19 and 22). This was of only 3' (0.91m) width and again had rendered jambs below a very shallow arched lintel (Plate 22). This door afforded access between the main house and an extension (G5) within this northern re-entrant (Fig 2). All three apertures at this level were blocked with irregular handmade brick, bonded in a grey cement-based mortar, probably representing a repointing when the building was reduced in height.



Plate 19: Recessed central section of the northern façade



Plate 20: Blocked ragged doorway at the north end of the return of the west section of the north wall



Plate 21: Blocked doorway and picture window at the return of the central section of the north wall



Plate 22: Blocked doorway between Rooms G3 and G5

In the centre of this section of the north wall, a blocked aperture at present ground level represents part of an earlier phase of the structure, forming a doorway of 3'6" (1.07m) width (Fig 2; Plate 19). Its brick blocking is almost entirely obscured by render, as is the pale sandstone lintel, but the chamfered jambs are visible, and appear to comprise both sandstone and limestone elements.

The central section of wall originally had a southward return, placed 0.2m from its present northward return, and marked by a row of stepped quoins, similar to those elsewhere (Plate 22). The building was extended to the east subsequently, and although much of this narrow part of the central section of the elevation is obscured by render, the lower part of the wall does show mismatched coursing to the earlier structure to the east of the quoined return (Plate 22).

The northward return of the north elevation is similarly obscured by render at its junction with the extended central element of the wall, although the lowest 0.75m above present external ground level is exposed, and again reveals that the coursing is mismatched where the later northward return butts the earlier phase of wall at its southern end (Fig 2). This elevation is also of handmade brick, and although largely obscured by render, an exposed area at the base of the wall reveals it to be constructed of slightly wider bricks of 2¾" (0.07m) thickness and probably in English Garden Wall bond. Horizontal scars within the render on the wall face demonstrate that the wall was internal to the building, with horizontal scarring denoting the position of horizontal rails for internal plaster panelling, and also the line of the ceiling (Plate 19). At its head, the wall has been remodelled as a stepped gable with oversailing concrete slab copings, dating to the extensive remodelling of the building in the mid-twentieth century (Plate 19). This wall is shorter than that on the western side of the central recess, measuring only 3.25m in length (Fig 2). Its northern end is ragged on the western side, where it originally had a westward return, which survives as a short stub of wall of up to 1.4m height above present ground level (Plates 19 and 23). This is of full brick thickness, forming a contemporary return of the north/south aligned section of wall, and erected in five-stretcher English Garden Wall bond (Plate 23). It has been truncated in both height and length, with the majority of the wall head being capped with a sloping sandstone flag, that butts a dressed block that appears to have formed the base of a column, with part of a possible worn torus surviving above the squared plinth (Plate 23). This almost certainly forms part of the remodelling of the wall following its reduction in height and length, and has a small adjacent patch of machine-made brick infilling a void to allow its placement at the end of the extant wall stub (Plate 23).



Plate 23: Reduced stub of wall of the extension to the northern side of the post-monastic house (G5)

The eastern end of the north wall comprises the side of a large mid-twentieth century barn, constructed using timber framing behind a covering of vertically-set cementitious asbestos sheeting (Fig 2; Plate 15). This projects 3' (0.91m) beyond the extant brick structure, the gap being infilled with aluminium corrugated sheeting (Plate 23), presumably representing a repair of the earlier cement panels.

4.3 Internal Description

Western extension (G8): the room immediately inside the main double-door entrances in the main western facade is entirely contained within the twentieth century timber framed, cementitious asbestos panelled extension to the building (Fig 2; Plate 11). It has a loose rough earth floor, with salvaged architectural fragments from the priory buildings collected in a large unsorted pile at the southern end of the room. Its eastern wall formed the principal external elevation of the brick-built structure, although it has been heavily remodelled following the reduction in height of the building and the addition of the extension (Plates 24 and 25). The present arrangement of the wall comprises three sections framing two wide full-height apertures, spanned only by timber framing associated with the extension (Plates 24 and 25).



Plate 24: Southern and central sections of the east wall of Room G8



Plate 25: Northern section of the east wall of Room G8

The southern of the three elements of surviving brick wall is of 2.40m length and has a plinth projecting 6" (0.15m) from the wall face 0.90m above present ground level (Plate 24). This forms a continuation of that on the south wall, and is similarly capped with chamfered sandstone. The wall above is rendered but has projecting rusticated quoins at its southern extent (Plate 26), unlike those of the north external wall, which are flush with the wall face. Below the plinth, brickwork is exposed with heavy lime mortar pointing making identification of any bond difficult, although it would appear to be a simple stretcher bond (Plate 26). The southern end of this part of the wall comprises more headers, however, possibly representing survival of original brickwork adjacent to flush sandstone quoins within the plinth. The Wood painting of the mid-twentieth century (Plate 8) clearly depicts a window below this plinth in this part of the western facade, demonstrating that the majority of the brickwork below the plinth represents an infilling of the former window, almost certainly using brickwork taken from elsewhere within the structure.



Plate 26: Southern part of the east wall of Room G8, with refaced brickwork and rusticated quoins

The central section of the east wall of Room G8 is substantially wider in the southern part of its base than the section to the south, measuring 2'6" (0.76m) in width below the chamfered offset plinth. However, the northern 4' (1.21m) of the central section, to the north of the cross wall between rooms G1 and G2 (Fig) is of more similar width to the extant wall sections to the north and south, measuring 2' (0.61m) thickness including the plinth.

The wall above the plinth terminates with a rendered door jamb 0.90m from the southern end of the upstanding section of wall (Plate 27), and representing the northern jamb of the main ground floor entrance door of the post-monastic house. This is clearly depicted on the Wood painting (Plate 8), offset slightly to the south of centre within the facade, and accessed by a short flight of stone steps.



Plate 27: Rendered door jamb for the entrance into the post-monastic house

A sandstone block forming the stub of the upstanding wall at its southern end is dressed to form a stopped chamfer, and almost certainly represented the upper part of the north jamb of a window or doorway, immediately below the lintel (Plate 28). Given its position directly below the entrance doorway of the post monastic house, this aperture must have related the earlier use of the structure, and not to the cellar window show on the Wood painting (Plate 8).



Plate 28: Moulded sandstone block forming part of window jamb at cellar level

The majority of the central section of wall was rendered, continuing below plinth level on the northern side, but with exposed narrow brick to the south, into which the dressed sandstone block was set (Plate 28).

The northern section of the east wall of Room G8 is of similar construction to the central part, being of narrow construction above the plinth. It also has rusticated quoins to the almost entirely rendered wall face above the plinth (Plate 29), with the flush quoins and narrow brickwork visible below (Plate 29). Its southern end has a vertical edge, the upper element of which formed the northern jamb of a ground floor window within the post-monastic house, with a rebate in the wall face marking the position of the removed lintel (Plate 25).



Plate 29: Rusticated quoins above plinth and flush quoins below

South-western room (G1): the south-western room of the brick structure (G1), represented the western part of what appears to have originally been an open-plan rectangular building of one large storey height (Fig 3). The internal face of the west wall, which formed the external wall of the building until the addition of the timber-framed extension in the mid-twentieth century, was less-heavily rendered than the external face, and appeared to comprise three phases of construction (Plate 30). The lower left part of the wall stepped 6" (0.15m) proud of the wall face above (Plate 30), and represents the line of the original internal face of the wall, matching the line of the inner face of the wall to the north (Fig 3). This is of narrow hand-made brick construction, bonded in a pale lime-based mortar with many charcoal and lime inclusions, differing markedly from the wall to the rear, which is bonded in a cement-based mortar (Plate 30). The ragged wall steps steeply to floor level, where it has the stub of what appears to be a sandstone plinth on its internal face (Fig 2; Plate 30). The wall adjacent to this original section represents a mid-twentieth century rebuild almost certainly associated with the construction of the outshut to the west period this represents the lower 1.2 to 1.5m of the inner face of the wall and the entirety of the southern door jamb to the adjoining room. Above this, the wall

face is of small handmade bricks bonded in pale lime-based mortar, probably dating to the construction of the post- monastic house. Part of the wall retains a smooth fine white plaster finish, probably contemporary with the upper wall (Plate 30).



Plate 30: Inner face of the south end of the west wall, Room G1

This phase of the west wall has a short return of only 0.1m length, into the south wall, where it has a vertical butt joint (Plate 31). This is overlain by later rebuilding at the lowest 0.7 m of the wall which obscures all but a single course of what appears to be a return of the original element of the west wall (Plate 31). This appears continuous into the main body of the internal face of the south wall, although this too has been remodelled in several areas. 1.4 m from its western end, the wall has a 0.8m wide, 0.35m deep rebate which appears to have formed a window within the original construction. It has a rendered handmade brick reveal on its western side (Plate 31), and is blocked with similar, probably

reused brick, flush with the outer face of a moulded sandstone surround. This forms the entire eastern jamb, suggesting that to the west was replaced by the extant brickwork, and has a stepped quoin internal face and a deep chamfer to a shallow three-pointed chamfered arch lintel (Plate 32).



Plate 31: Junction of west and south walls, Room G1



Plate 32: Moulded sandstone surround of narrow aperture in south wall, Room G1

The brickwork to the east of this window appears to form a single phase, contemporary with the window, and strongly suggesting that the external rebate in this position represented a blind window within the post-monastic house (Figs 2-5; Plate 33). An area of approximately 1.1m width to the immediate east of the window is heavily sooted above ground-floor floor level within the post-monastic house (Plate 33). This represents the rear of a chimney breast, forming a fireplace flue that was removed subsequently. The chimney stack above this position is shown on the Wood painting of the mid-twentieth century (Plate 8), suggesting that the fireplace may have survived until the upper storey was removed.



Plate 33: South elevation of Room G1, with sooting to left of blocked window

To the east of the former fireplace flue, the upper part of the wall, which represented a ground floor room within the post-monastic house, retains a significant quantity of wall plaster, which returns onto the east wall (Plates 33 and 34). This has a 0.2m deep alcove, also rendered, which latterly appeared to house shelves within the ground floor room of the house prior to its remodelling (Plate 34). The render stops at the raised floor level of the post-monastic house (Plate 34), with exposed brickwork continuing below. This was heavily obscured at the time of the survey, but the concrete render blocking of the decorative doorway, visible on the external face (Plate 13), can clearly be seen. This doorway had an adjacent doorway in the east wall of Room G1, although this was also blocked subsequently, and was covered with concrete render below ground floor level,

above which the wall is obscured by fine white plaster, forming a continuation of that on the south wall (Plate 34).



Plate 34: Alcove at the east end of the south wall, Room G1, with blocked doorway obscured by farm machinery

The east wall represents a partition wall, probably inserted during the remodelling to form the post-monastic house. It is rendered from 1.4m above the present rough earth floor level, the flat base of the render denoting the position of the top of the skirting at ground floor level of the post-monastic house. A dado rail survives 2' (0.61m) above this level, with elements of white and darkish-green paint surviving above and below the rail (Plate 35). The southern 4'3" (1.30m) of the wall does not have either the dado rail, nor the remnant of green wall paint, demonstrating that it has been refaced, probably in the mid-twentieth century, when the upper floor was removed and the wall head rebuilt to accommodate the corrugated sheet roof presently *in situ* (Plate 35). At the lowest part of the wall, this refacing represents the infilling of a probable cellar entrance within the post-monastic house (Figs 5 and 6). To the north of the blocked doorway, the brickwork of the lower level of the wall is exposed, revealing narrow, irregular, hand-made bricks (Plate 35).



Plate 35: East elevation of room G1

The present doorway, placed approximately 1m above present floor level, is offset slightly to the north of centre in the east wall (Fig 2; Plate 35), and formed part of the construction of the post-monastic house. It is presently accessed by a short flight of six timber stairs, which although they appear to be a temporary insertion, are likely to represent the partial re-use of the stair from the post-monastic house, with the stain for a central carpet runner clearly visible on the timber risers (Plate 35). To the north of the doorway, four blocked floor joist sockets for the timber floor within Room G1 of the post-monastic house are clearly visible (Figs 2 and 5; Plate 35).

The north wall of Room G1 is similarly divided, with the upper part being plastered and painted, whilst the lower element has exposed narrow brickwork (Plate 36). The junction with the east wall is only visible within two courses, as the wall below is obscured by the brick and render blocking of a round-headed aperture of 3'6" (1.07m) width (Fig 2; Plates 36 and 37). This represents an opening below floor level within the post-monastic house, almost certainly providing communication between the two cellars in the western part of the house (Fig 5). It is unlikely that it represented an external doorway within the earliest structure, given that original doorways survive at either end of the wall (Figs 2 and 3). This is obscured by render infilling and farm machinery within Room G1 (Plate 36), and is described where it is more readily accessible within Room G2.



Plate 36: North elevation of Room G1



Plate 37: Detail of blocked doorway at east end of north wall, Room G1

In the centre of the elevation, a blocked 3' (0.91m) wide aperture spans the cellar and floor levels of the post-monastic house (Plates 36 and 38), showing it to represent an earlier feature. What appears to be a flush timber sill more probably represents part of the blocking, being of only the width of the aperture above, rather than projecting to either side, and being placed above its base (Plate 38). The timber itself appears re-used, having a groove for wattles or staves in its exposed face, demonstrating that it previously formed part of a timber-framed wall (Plate 38). The brickwork within the blocking of this aperture, which probably represented a high window within the original structure, is similar to that of the original wall, but with mismatched coursing, consistent with the aperture being blocked when the structure was extended to the north. Although the outline of the window can be seen as a crack in the wall plaster of the post-monastic house (Plate 38), this appears to represent a structural flaw, with the blocking certainly predating the conversion of the structure to a house.



Plate 38: Blocked window spanning floor levels within the post monastic house, Room G1

North-western room (G2): this room formed part of the front, western, façade of the post-monastic house, but appears to have represented an extension on the northern side of the original structure (Fig 4). The west wall has been described externally within the western extension (G8), and is internally mostly obscured with plaster (Plate 39). As in Room G1 to the south, the upper part of the wall, above the level of the post-monastic house skirting boards, is plastered, and has remnants of dark green wall paint, which also covers the dado rail. Below this, the wall is of narrow handmade brick, bonded in a pale lime mortar. The southern 1.3m of the lower part of the wall is obscured by grey, cement-based render (Plate 39). This represents the infilling and repair of the wall adjacent to the cellar window,

clearly depicted on the Wood painting of the mid-twentieth century (Plate 8). Above this, several infilled floor joist sockets were observed (Plate 40). At the northern end of the wall, a stub of the wider monastic-period wall survives for a length of 0.43m. It projects 0.11m from the inner wall face, aligning with the wider wall sections within Room G1 to the south, and survives to a height of 1.15m above the present rough earth floor (Fig 2; Plate 40).



Plate 39: Junction of west and north elevations, Room G2



Plate 40: Lower part of west wall, with projecting stub and infilled window, Room G2

The north wall represents a return of the west wall, and has good survival of the painted plaster and dado rail within the ground floor room of the post-monastic house (Plates 39 and 41). This is interrupted in the centre of the elevation by the remains of a chimney breast and fireplace (Figs 2 and 5; Plates 41 and 42). This is 5'10" (1.77m) wide externally, and projects up to 0.35m into the room, where two timber planks have been inserted into the two-brick thickness walls forming the chimney breast (Fig 5; Plate 42). The internal hearth was of 2'7" (0.80m) width, with the heavily-sooted brick flue narrowing to 1'8" (0.51m) for the majority of its height before splaying near the top of the elevation (Plates 41 and 42). This feature represents an insertion at the time of the remodelling of the structure into a post-monastic house, with the chimney stack above being visible on Wood's mid-twentieth century painting (Plate 8).



Plate 41: North elevation, Room G2, with central fireplace



Plate 42: Detail of fireplace cheeks and flue, Room G2

To the east of the fireplace, the wall is rendered below the level of the ground floor painted plaster, although this appears to represent a repair, rather than the blocking of any feature. This render, and the painted plaster above, return onto the east elevation, although much of the plaster has been lost on this wall (Plate 43). Despite this lack of preservation, elements of a decorative saw-toothed cornice do survive at the top of the wall for much of its length (Plates 43 and 44), giving an insight into the relatively high status of the post-monastic dwelling.



Plate 43: East elevation of Room G2



Plate 44: Detail of decorative plaster cornice, Room G2

At the southern end of the wall, the painted plaster respects the rendered surround of a blocked doorway, which would have led into Room G5, prior to its demolition (Fig 6; Plate 45). The 3'4" (1.01m) doorway was 7' (2.13m) tall, and had a smooth render surround, being blocked subsequently with much larger handmade bricks than those within the surrounding wall face (Plate 45).



Plate 45: Blocked doorway into Room G5, east wall, Room G2

A further blocked opening, placed below ground floor level within the post-monastic house, represented an external doorway in the extended structure (Fig 6; Plate 43). This 3'7" (1.09m) wide aperture is blocked with what appear to be refractory fire bricks, and appears to have had a flat internal lintel, presumably of timber (Plate 43). On the southern side of this doorway, four blocked joist sockets are visible within the wall face (Plate 43).

The south wall represented the best-preserved survival of painted plaster within the western rooms of the post-monastic house (Plate 46). This included saw-toothed detailing to the cornice where the room survived to original ceiling height at its eastern end (Plate 46). Below the skirting level of the post-monastic house, much of the wall was obscured by a large storage pile of timber, but features were visible to either side. To the east, the modern brick blocking of the doorway from Room G1 was visible, blocked flush with the wall face, whilst to the west, the earlier doorway was blocked to form a 6" (0.15m) deep, 3'7" (1.09m) wide alcove (Fig 2; Plate 47). This was rendered, although its partial deterioration revealed brick jambs, and brickwork within the uneven lintel (Plate 47).



Plate 46: South wall of Room G2, with large timber pile obscuring central area



Plate 47:

Central room (G3): the southern part of the structure comprises three brick-built rooms, flanked by late timber stud extensions (Fig 2). This room represents the central of these rooms, and formed the eastern part of the monastic structure. Unlike the rooms to the west, it retains the floor level of the post-monastic house, although the present floor is of concrete, and probably set slightly below the level of the earlier floor. As elsewhere, the height of the ceiling has been reduced, with some rebuilding of the wall heads to carry the gently sloping cementitious asbestos corrugated sheet roof, for which large-scantling timbers have also been inserted into the upper parts of each wall (Plate 48).



Plate 48: Room G3, looking north, with inserted corrugated sheet roof

As with the rooms to the west, the majority of the walls are rendered (Plates 48 and 49), with dark green paint surviving on all but the southern wall, where two patches of maroon paint survive (Plate 48). Where exposed, original brickwork within the walls is similar to elsewhere, comprising narrow handmade brick, laid in irregular coursing (Plate).



Plate 49: South elevation of Room G3, with scar for stairs and maroon-coloured plaster

To the north of the doorway into Room G1 to the west, the rendered west wall has a moulded timber picture rail, placed at door lintel height (Plate 50). A simpler rail was placed at the bottom of the wall, immediately above the skirting board, which possibly survives, in part, beneath render to the north of the doorway (Plate 50). To the south of the door, the bottom rail survives for a short distance, where a vertical joint in the plaster suggests a refacing to the south (Plate 50). At the upper part of the wall, the brickwork is exposed, revealing a misalignment of coursing to the south wall, and providing firm evidence that the cross wall represents an insertion into the original structure (Plate 51). At the base of the southern end of the west wall is a recess formed within a blocked door head, rising only to what would have been top of skirting level further along the wall (Plate 52). This probably represents an entry into the cellar of the post-monastic house, especially given that evidence for a stair to the upper floor survives within the fabric of the adjacent south wall (Plates 49 and 51). This comprises two parallel render scars, both at approximately 45°, and representing the attachment of a timber stair to the wall. The upper scar almost certainly represents that for the wall string, with its raised height above floor level strongly suggesting a quarter turn along the west wall.



Plate 50: West wall of Room G3, with picture rail to north of door into Room G1



Plate 51: Misaligned brickwork at junction of south and west walls, with scar for stairs, Room G3



Plate 52: Rebate of former door head of stairs into cellar, Room G3

The stairs rise above a full-height opening in the south wall, possibly explaining the need for a quarter-turn stair in order to rise above the aperture. This presently houses a pair of very modern double planked doors, although these are placed within an earlier frame which had three square lights above the doorway (Plate 49). It is however, highly probable that the opening originally housed a tall sash window within a recessed bay in the later layout of the post-monastic house.

The east wall formed a return of the south wall, and represented the external wall of the original monastic structure. The southern end has lost its render, exposing the narrow handmade bricks, and clearly demonstrating that the present doorway into the extension (G4) is an inserted feature (Fig 5; Plate 53).



Plate 53: East elevation, Room G3, with inserted door and removed chimney breast

Within the centre of the wall is a recessed panel (Plate 53). This represents the remains of a removed fireplace and chimney breast, the stub of both cheek walls surviving to a height of up to three courses above present floor level (Plates 53 and 54). The splay of the southern flue matches that within the north wall of Room G2, with the rear of the flue having been completely rebuilt in modern machine-made brick. To the north of the removed chimney breast, the wall is completely plastered, retaining some traces of dark green paint, and a short stub of picture rail (Plate 53).



Plate 54: Remnants of fireplace cheeks in east wall, Room G3

The north wall is fully rendered, with blocked apertures at either end (Fig 2), and retains traces of dark green paint above both, and a picture rail between (Plate 48). The western aperture is partially blocked to form an alcove and has a tall round-headed arch above (Plate 48). This appears to have formed a window in the earliest phase of the post-monastic house, prior to the addition of a further room (G5) on its northern side. Rather than remodel the window into a wide doorway, it was partially blocked to form an alcove on its southern side, with a standard doorway being inserted at the east end of the wall. This strongly suggests that the new extension was of much lower status than the southern room, reflected in its relatively small size compared to the earlier rooms (Fig 6).

Eastern room (G4): the eastern of the main structural rooms represents an extension to the monastic structure, almost certainly dating to the remodelling to a post-monastic house, and probably forming a single-storey outshut at the rear of the property (Fig 5). It is of similar overall appearance to Room G3 to the west, although the rendered walls have slight traces of a pale bluish-green paint, rather than the darker green seen elsewhere (Plate 55). The east wall is entirely rendered, with no visible apertures (Plate 55), the only notable feature being the separation of its return to the south wall, which has latterly been tied together with steel straps (Plate 56). The north wall is similarly rendered, but has the scar for north/south aligned ceiling joists at wall head height (Plate 55). These are not reciprocated in the south wall, which has been reduced in height to accommodate the present gently-sloping corrugated roof (Plate 57). The wall retains a central double door, similar to that in Room G3 to the west, and presumably representing a tall window bay in

the original construction of the post-monastic house. This too retains an earlier door frame, but with only a single large rectangular fanlight above (Plate 57).



Plate 55: Room G4, looking north-east



Plate 56: Modern wall ties across junction of east and south walls, Room G4



Plate 57: South elevation of Room G4

The west wall has the doorway to the main part of the house at its southern end, and the blocked fireplace back in the centre (Plate 58). It is possible that the hearth was originally back-to-back, and that there was a chimney breast and fireplace placed centrally in the west wall of Room G4, prior to its removal and blocking concurrently with that in Room G3.



Plate 58: West elevation of Room G4, with inserted doorway and removed and blocked chimney breast

The floor in Room G4 is continuous from Room G3 to the west, but retains 6" (0.15m) square quarry tiles (Plate 55). These represent a replacement to what was probably a timber floor within the post-monastic structure, but do suggest the use of the room as a kitchen, which may represent a continuation of its original role.

Demolished northern room (G5): this room represented a narrow rectangular extension to the post monastic house, but has been demolished. It is described within the external descriptions above.

Barn (G6): this twentieth-century structure represents a lean-to on the northern side of the post-monastic house, dating to its reduction in height and conversion to an agricultural building. It comprises large-scantling vertical posts carrying slender horizontal timber rails, onto which corrugated cementitious asbestos sheeting is nailed (Plate 59). The roof is of single pitch, falling from south to north, and is of similar sheeting carried on two wall plates and two slender purlins, all supported by three shallow, simple half-trusses, each with two vertical posts (Plates 59 and 60). The structure, which appears to have always been a barn, has a large double-door at its eastern end, spanning the full width of the elevation, and comprising corrugated sheets on a timber frame with steel gusset plates (Plate 15). Narrow vertical wall scars within the brickwork of the earlier structure in its west and south walls (Plate 60) represent keying for single-skin brick partitions, forming a 10 x 6' (3.05 x 1.83m) structure, probably a loose box.



Plate 59: General view of twentieth-century barn, looking west



Plate 60: Detail of roof truss and vertical wall scars for internal walls, G6

Eastern shed (G7): this smaller shed butts the external wall of Room G4 to the west, and the southern side of barn G6, with which it is probably contemporary. It is of similar timber and corrugated sheet construction to the barn, with a single-pitch roof, falling from west to east (Plates 15 and 16). Its significantly lower frontage has wide double doors, which unlike the barn, are of timber plank construction (Plate 15). The roof is carried on a lower wall plate and two purlins, carried on trusses in the south gable and in two intermediate positions (Fig 2; Plate 61). These differ slightly from those within the barn (G6), having angled braces, rather than vertical posts.



Plate 61: Detail of truss within cart shed G7

A blocked aperture, low in the external brick face of Room G4 was of approximately 2' (0.61m) width, and was blocked with machine-made and possible refractory bricks (Plate 62). Given its size, and lack of access below present floor level on the opposite face of the wall, it is currently thought to represent a keeping hole, cut into the wall of the earlier structure, and infilled when it was converted to a cart shed.



Plate 62: Blocked possible keeping hole within cart shed G7

4.4 Test Pit Descriptions

Four test pits, each measuring 0.6x0.6m were excavated manually, adjacent to the structure (Fig 2).

Trench 1: the placement of this trench was based on structural defects evident in the external south wall of the building (Fig 2) and was positioned to establish the extent of fractures that appeared to continue below the ground level of the structure.

The trench was excavated to a maximum depth of 0.80m and was placed against the south elevation below an existing door opening and adjacent to a rebated rectilinear feature with the wall face (Plate 63). Following the removal of the turf a compacted demolition layer was removed to a maximum depth of 0.80m, and comprised made ground of friable grey/brown sandy clay. The removal of the material against the wall face revealed the continuation of the western jamb of the aperture, to a dressed stone sill, apparently matching the lintel above (Plate 63). Three courses below the feature, which represented a blocked window into the lower storey of the building, an angled stone was revealed at the base of the trench (Plate 64). Given the small nature of the test pit, it was not entirely clear whether the stone represented an *in-situ* partial survival of a plinth to the original lower level of the building, or was related to the window above, but small fillet stones

demonstrated that it was bonded to the wall, rather than representing part of the backfill (Plate 64).



Plate 63: Detail of window exposed in wall face within Trench 1



Plate 64: Detailed of angled stone in base of Trench 1

Several unstratified finds including glass, ceramic sherds of eighteenth and nineteenth-century date, and building materials which had probably been sourced from previously demolished structures on the site were recovered from the test pit.

Trench 2: this test pit was placed against the north external wall of Room G2, as close as practicable to a vertical crack in the external wall face (Fig 2). Demolition material, similar to that observed within Trench 1 was revealed to a depth of 0.30m, at which level, a very compact orangey-brown clay layer was encountered. Although natural in appearance, further excavation revealed it to represent a 0.10m thick lens of redeposited clay, presumably upcast locally and forming part of ground levelling deposits. It overlay a dark greyish-black, sandy clay layer friable deposit that contained ceramic sherds of eighteenth and nineteenth century date, as well as glass and brick fragments, suggesting that the ground was levelled following the construction of the post-monastic house. The pit was excavated to the maximum depth of 0.8m, where a flat, angular slab of limestone appeared mortared to the external wall face (Plate 65), possibly suggesting the partial survival of a surface or path around the outside of the building.



Plate 65: Flat stone at base of Trench 2, possibly forming a path or floor

Trench 3: this test pit was placed against the southern elevation, immediately below a major structural crack in the wall, 3m to the east of Trench 1 (Fig 2). The fill of the trench comprised a single fill of friable grey/brown sandy clay, consistent with that of Trench 1, 3m to the west. Similar ceramic sherds of eighteenth and nineteenth-century date, glass and fragments of building materials were also revealed, but no structural remains were observed within this test pit. The wall crack above continued down the wall face for the full depth of the trench, but was only shallow, and had very degraded facing bricks on its western side (Plate 66).



Plate 66: Detail of trench 3, showing deterioration of wall face

Trench 4: the position of the fourth test pit was moved to the return of the western part of the north wall, as it's intended position was beneath a large pile of architectural fragments (Fig 2; Plate 67). The test pit was excavated in an L-shape, around the return of the elevation, and measured 0.60 x 0.60 x 0.80m along its longest north/south axis (Plate 67). Excavation revealed similar backfill/make up material to that observed in the other three test pits, but no evidence for the redeposited clay layer revealed in Trench 2 was observed. Several fragments of unglazed clay drain pipe were observed, placed around the corner of the building at a depth of 0.50m below present ground level, and apparently set within a rough unbonded brick floor (Plate 67). The pipes appeared to represent at least two phases of drainage, presumably laid to prevent water intrusion causing any subsidence on a supporting corner of the structure. The drains consisted of handmade rounded clay pipe measuring 10-12mm diameter running east/west, and a half round clay drain partially covered by flat stone capping. The majority of the capping stones had been removed subsequently to accommodate a later north/south aligned circular clay drain, also measuring 10-12mm in diameter.



Plate 67: Detail of L-shaped Trench 4, with in-situ ceramic drain pipes

5. Discussion

5.1 Introduction

The archaeological investigation has revealed that the extant building is a multi-phase structure, almost certainly retaining fabric relating to the Carthusian Charterhouse, founded at the end of the fourteenth century, but principally surviving as a ruinous post-monastic house, latterly converted and extended as an agricultural outbuilding. The structure has been designated to four constructional phases, which can be broadly ascribed to general historic periods, rather than definitive dates, which cannot be defined by either the structural remains of the historic background.

5.2 Phase 1: The earlier monastic period

The earliest fabric dates to a monastic structure erected on the northern edge of the large Carthusian Priory, established in 1395-6. Pryme's seventeenth-century account describes a great manor house, all of ashlar stone, with grand staircases and vaulted ceilings (Jackson (ed) 1870, 174), and is clearly referring to a different larger structure than that present. It is likely that the extant building was remodelled to form the more modest replacement house referred to at the end of Pryme's description, and almost certainly dating to the second half of the seventeenth century.

The original form of the structure, prior to this remodelling, appears to have been an open-plan, east/west aligned rectangular structure, and of a tall single-storey height (Fig 3). The results of the geophysical survey (Plate 4) are somewhat unclear within this area, unsurprising given the remodelling and demolition undertaken, but do suggest that the structure lay within the cloisters quadrangle, and that the north range represented the communal area of the priory including the modest church/chapel, with the individual cells to the east, south and west. The placement of this range does not seem fixed within the Carthusian doctrine; Clermont, in France, has this range on the western side (Plate 3), whereas the earliest English examples at Witham and Hinton placed the church to the north, as at Axholme, whilst the earlier site at Beauvale has the church to the east, and the broadly contemporary priory at Mount Grace, has the chapel to the south.

Ground level for this structure was significantly lower than the present level, with a doorway and window in the south wall being partially obscured by the raised external ground level. Given the position of the window sill revealed in Trench 2, it is likely that the original external level was at least 1m lower than present levels.

The extant cross wall within the structure represents an insertion, and Stonehouse's account of the site describes and locates in plan form (Plate 5) a large stone column, presumably supporting a vaulted roof, and which would have been redundant if the original build included a wall in this position. The plan also shows the position of a steeple

against the south-western corner of the structure, further suggesting its possible use as a chapel. An unclear butt joint within the brickwork of the external face of the south elevation in this position almost certainly relates to the bonding of this structure to the extant building.

Much of this early fabric is obscured, not only by the rise in ground level, but also by later remodelling, and the sealing of the lower part of the eastern cell beneath a concrete floor. However, it appears that the building had two doors in its north wall, one placed towards the eastern end, and one at the western end of the wall (Fig 3). A further more elaborate doorway was placed in the south wall, offset slightly to the west of centre (Fig 3). The south wall also had a small window at ground floor level opposite the doorway, whilst higher-level windows were placed in the western part of the room in the north and south walls (Fig 3), suggesting a tall open space within the structure. In the west wall, a moulded stone jamb at present ground level is placed directly below the position of the doorway in the post-monastic house, clearly demonstrating it to be of an earlier phase. It is unclear whether this represents the northern jamb of a wide nave window, or a smaller, more modest window or doorway.

The tall, open-plan, single-storey layout of the structure is consistent with its potential use as a chapel within the priory, as those associated with the Carthusian order were often much smaller and simpler than those of the more established orders.

5.3 *Phase 2: The later monastic/early post-monastic period*

It is unclear when the second phase of construction was undertaken, but it clearly predated the construction of the large two-storey post-monastic house. It comprised the addition of a square extension to the northern side of the building, placed flush with the western façade, and of slightly greater than half the width of the original structure (Fig 4). This created an L-shaped building, and although this was of similar plan form and size to the individual monastic cells that typify the order, the results of the geophysical survey show that the open quadrant that formed a courtyard or garden to each cell, face onto, rather than away from, the cloisters (Plate 4). It is unlikely that a possible, chapel would be converted into a monk's cells, but it may have been adapted to a relatively high-status dwelling. In such an instance, it is likely that the internal cross wall would have been inserted into the existing structure to create smaller rooms, although there is no evidence to substantiate this at this stage.

Access to the extension was provided through the existing doorway at the west end of the north wall (Fig 4), and the adjacent window was blocked, no longer affording light into the main building. An alternative window was probably placed in the west wall, possibly matching that to the south, but no evidence for this survives above ground level. A blocked doorway at the north end of the east wall of the extension may have provided external access directly into the extension, although its plain external appearance suggests that it more probably formed access into the cellar of the later house.

Given the modest size of the structure, even after the extension on its northern side, it is unlikely that this represents the modest replacement of the grand manor house referred to by Pryme in the second half of the seventeenth century. It is more plausible that the extension represents a monastic period adaption of the probable chapel, possibly as a more private side chapel, as it did not form an open transept or aisle to the main structure.

5.4 *Phase 3: the post-monastic house*

This phase represents the major remodelling and expansion of the earlier structure into a comfortable post-medieval residence. The phase is divided into two parts (Figs 5 and 6), representing two episodes of enlargement. This appears to have begun in the second half of the seventeenth century, with the addition of an extension to the eastern end of the south range (Fig 5). This appear to have formed an outshut to the rear of the property, and was probably associated with the addition of a second storey, the roof of which would have been continuous above the new outshut. The internal partition between Rooms G1 and G2 probably also dates from this period, with the present doorway certainly relating to the raising of internal ground floor level at this time. This was probably undertaken in response to a rise in external ground floor level associated with the demolition of the majority of monastic buildings and the creation of ornamental gardens associated with the larger manor house of the previous century. This L-shaped plan form, and the use of single-storey outshuts grew in popularity from the mid-seventeenth century, consistent with the suggested date of remodelling around 1680 within the Listed Building designation.

Externally, the new building replicated the modest architectural styling of the earlier structure, with the inclusion of a sandstone plinth which represented ground floor level within the remodelled property. An external stair would have been required to reach the raised front door, and windows were incorporated into the cellar below, and to the ground floor level of all rooms of the ground floor, the central room of the south range having an ornate picture window in the north wall (Fig 5). Each of the three earlier rooms also had a fireplace inserted (Fig 5), and although no physical evidence for a fireplace within the eastern room was visible, it is likely that this room represented a kitchen, so it is almost certain that a fireplace would have been placed back-to-back with that in the adjacent room.

The second element of this phase (Phase 3b) included the addition of a smaller room into the re-entrant angle on the north side of the structure (Fig 6). This involved the insertion of doorways at internal ground floor level in the rooms to either side, and the blocking of the picture window in the north wall of Room G3 (Fig 6). The purpose of the extension is unclear, and is unlikely connected to food preparation, such as a buttery or pantry, as it had no connection to the rear room of the main house, which is presumed to have been the kitchen. It appears instead, to represent a small private study, or possibly library, and would undoubtedly have had a bedroom above, possibly forming the principal reason for its construction. There is no evidence for a chimney flue in any of the extant walls,

suggesting that this would have been placed on the north wall, probably in a central location.

It is highly likely that the remnant of internal decoration also date to around this period, probably in the second half of the eighteenth century, when the extension appears to have given the impression of a Georgian double pile house, which became fashionable from the mid-eighteenth century. The tall vertical openings of the southern façade would have housed vertical sash windows, and similar fenestration is depicted in Karl Wood's painting of the mid-twentieth century (Plate 8). These features are also extremely likely to date to this remodelling, being extremely rarely used in the late-seventeenth century, but gaining popularity in the early Georgian period from the second decade of the following century, and well into the nineteenth century.

5.5 Phase 4: conversion to agricultural outbuilding

This final phase followed neglect of the property in the first half of the twentieth century, leading to the abandonment of the house, and its apparent partial collapse. Woods painting of the 1930s or 1940s appears to show significant damage to the rear of the roof, and several patches of missing render in the principal façade (Plate 8). Some time after 1958, the upper storey of the building was removed, and all external apertures were either blocked or remodelled, with the Mowbray coat of arms, which had previously been displayed above the front door, were relocated into the blocking of the decorative doorway in the south elevation (Plate). The building was re-roofed with shallow-pitched corrugated tile, and large storage extensions were added to the eastern and western sides of the building (Fig 7), to accommodate machinery, and in the case of the barn to the north-east (G6), possibly livestock.

The fabric of the building has continued to deteriorate, with the collapse of wall plaster, and the emergence of large cracks within many of the brick walls. However, some remedial repairs have been undertaken more recently, to ensure the survival of this important historic structure.

Conclusion

The conclusion drawn by the archaeological building survey and test pits is that the extant monument retains large amounts of information pertaining to the development of the building over a period of possibly in excess of 600 years. When read in conjunction with a relatively good documentary resource of historic descriptions of the complex, and the excellent results of the geophysical survey, the fabric of the structure suggests that the building may have originally served as a chapel abutting the northern range of the main cloisters, representing a building of some significance within the monastic complex.

The later remodelling into a dwelling retains good physical evidence for an L-shaped plan form, typical of the late-seventeenth century, with associated internal improvements of fireplaces and timber floors. Further alterations, probably around a century later reflect the importance of architectural fashion to the rural community, with a large-scale

remodelling having been undertaken to present the house in the latest Georgian style. Again, fabric within the building survives to clearly demonstrate this evolution of the structure.

The mid-twentieth century loss of a large proportion of the building certainly reduces its significance and impact, but does provide good physical evidence for the decline of the rural economy after both world wars, and the need to modernise farming practices and their greater mechanisation from the 1950s

Recommendations

Although the building in its present condition has revealed much information about its history and development, significant further information is undoubtedly concealed behind wall plaster and built up ground levels. The test pit excavations have revealed that not only has ground level been raised significantly from original levels within the vicinity of the structure, but also that *in-situ* fabric relating to the post-monastic use of the site survives within this made ground.

Accordingly, it is recommended that careful archaeological monitoring work, and episodes of further fabric recording are undertaken during works to stabilise the monument. It is also recommended that any below-ground works are mitigated by archaeological excavation or recording.

6. Archive

6.1 Archive

The results of the archaeological investigation form the basis of a full archive that has been prepared to professional standards, in accordance with current Historic England guidelines, the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990), and current CIfA standards and guidance for the creation, compilation, transportation and deposition of archaeological archive. The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the CIfA in that organisation's code of conduct.

The documentary and digital archive generated from the historic building investigation is currently in the possession of Salford Archaeology. A copy of this report will be submitted to the Lincolnshire Historic Environment Record in digital and hard copy formats. A digital copy of the report will be publicly available on the Archaeological Data Service (ADS) website.

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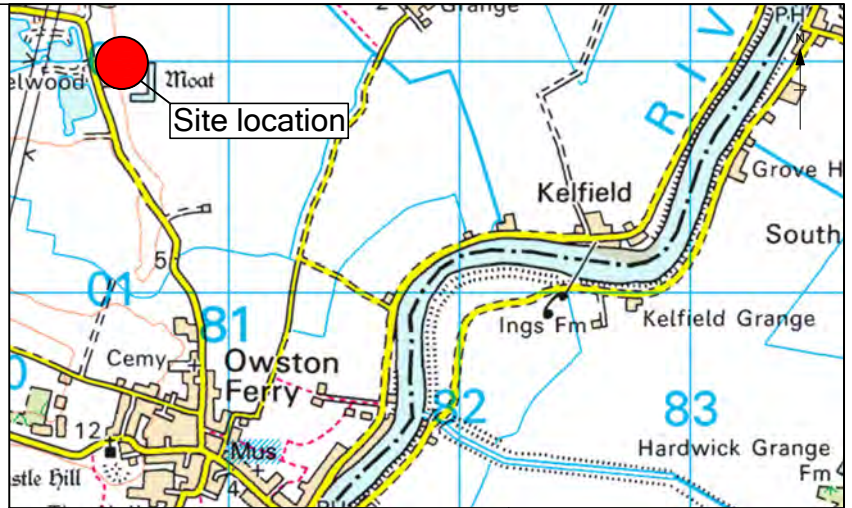
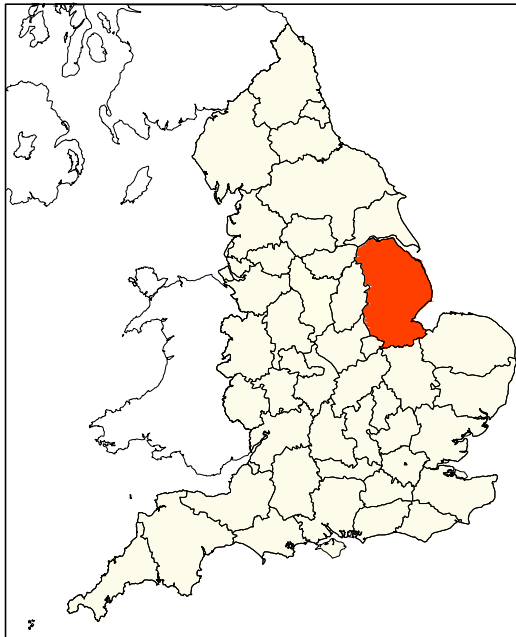
Acknowledgements

Salford Archaeology would like to thank Pat Thornton, of Low Melwood Farm, for commissioning and supporting the historic building investigation, and to John Ruddy of Capstone Consulting Engineers for preparation of the brief and support during the fieldwork. Salford Archaeology would also like to thank Tim Allen for providing monitoring support and advice through Historic England.

The historic building investigation was undertaken by Chris Wild, who also compiled the technical report and accompanying illustrations. Test pit excavation was undertaken by Andy Coutts. The project was managed by Chris Wild.

Appendix 1: Illustrations

- Figure 1: Site location plan
- Figure 2: Ground-floor plan with test pit locations
- Figure 3: Plan of Phase 1 structure
- Figure 4: Plan of Phase 2 structure
- Figure 5: Plan of Phase 3a structure
- Figure 6: Plan of Phase 3b structure
- Figure 7: Plan of Phase 4 structure

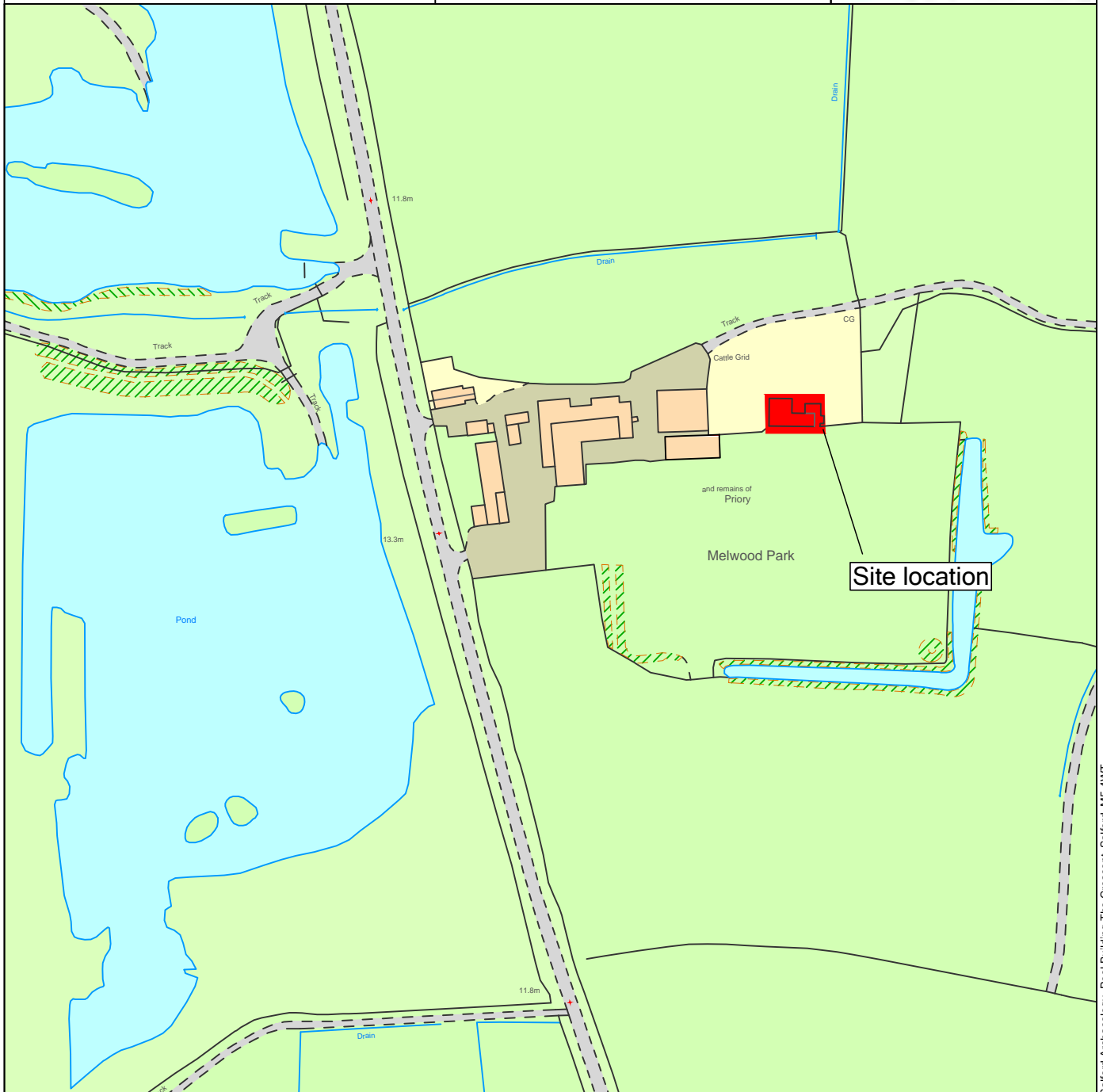


Low Melwood Farm

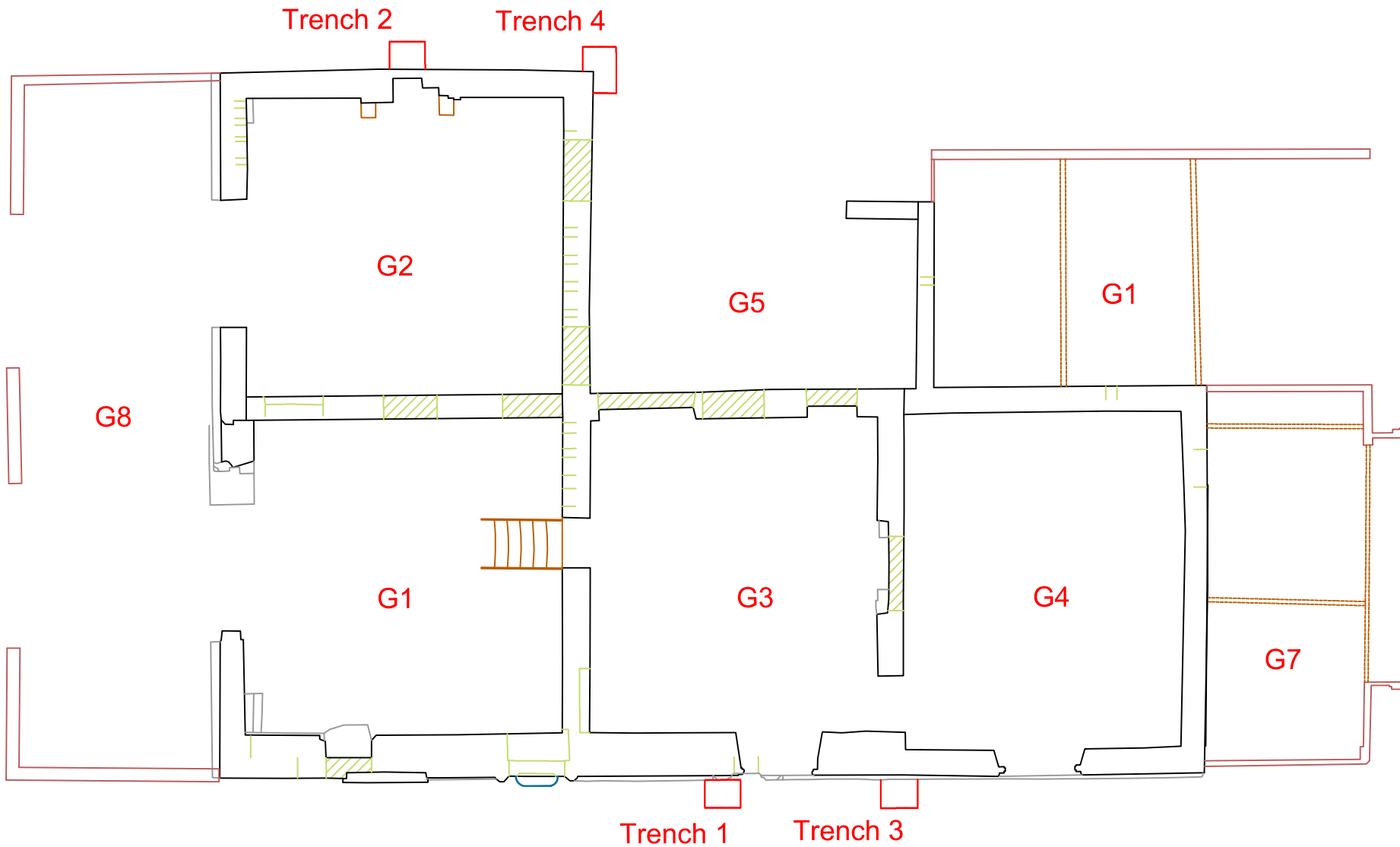
Site location



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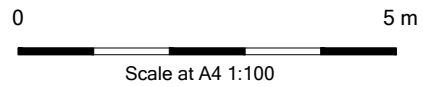
Salford Archaeology, Peel Building, The Crescent, Salford, M5 4WT



Title: Figure 2: Ground floor plan with test pit locations






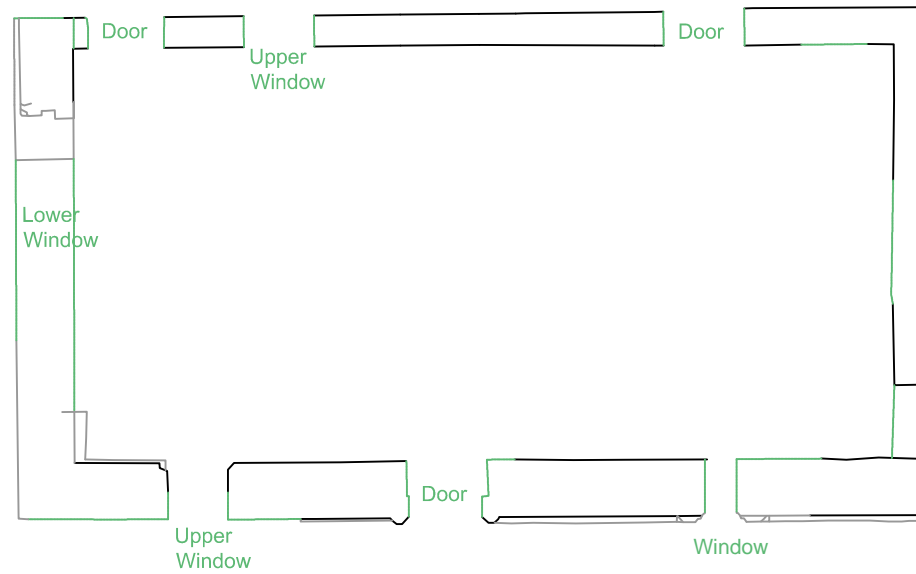
Key:	
	Brick/stone wall
	Corrugated sheet wall
	Plinth
	Blocking
	Timber
	Overhead timber
	Metal

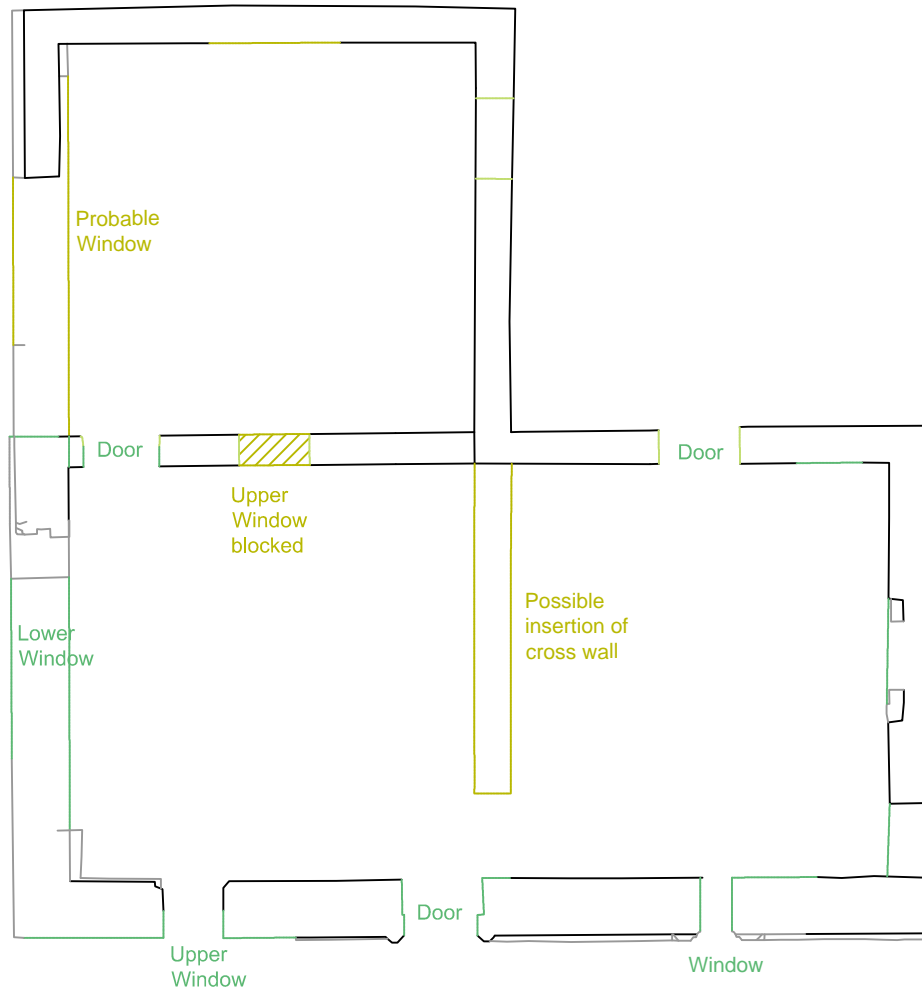


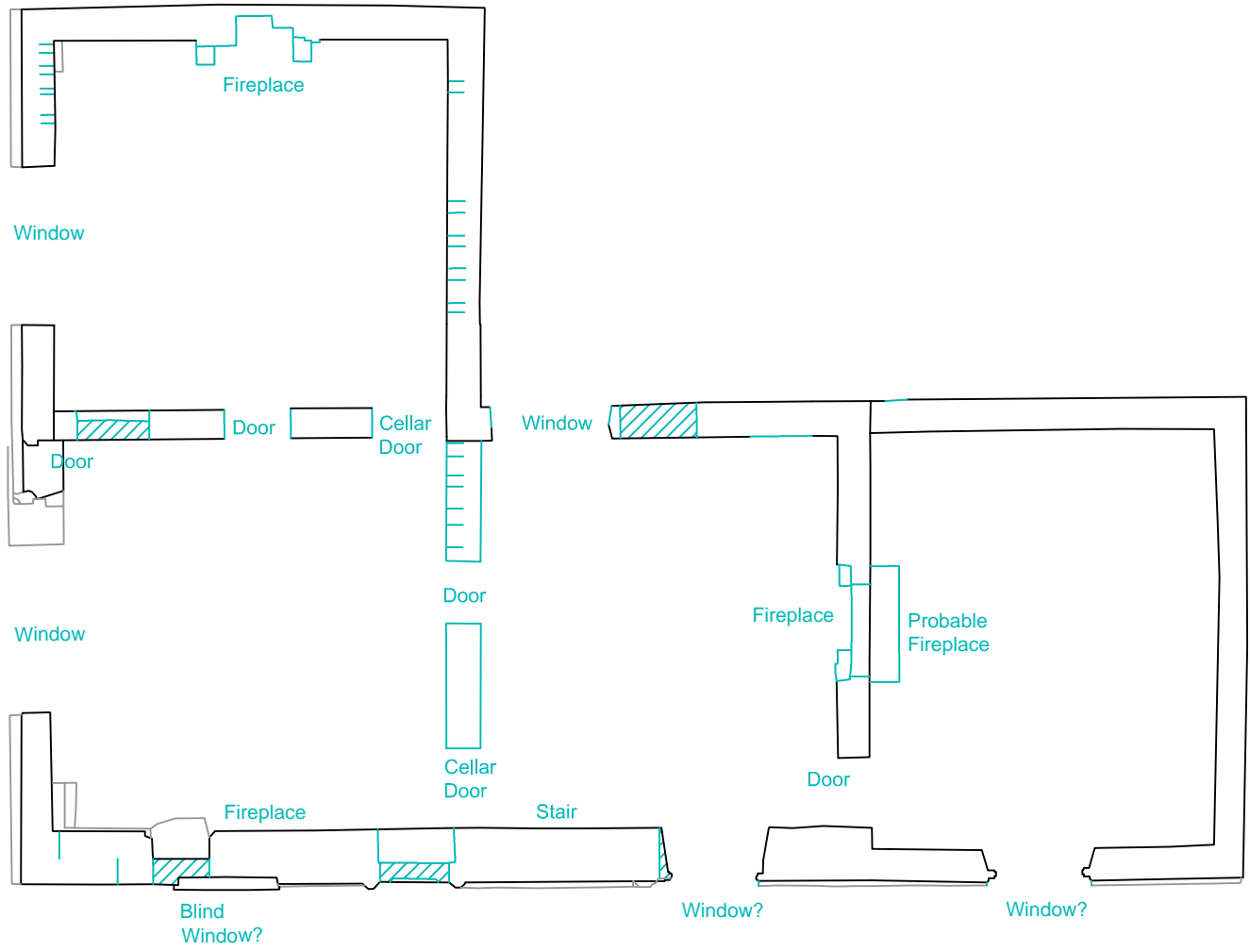
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Figure 2: Plan of Phase 1 structure

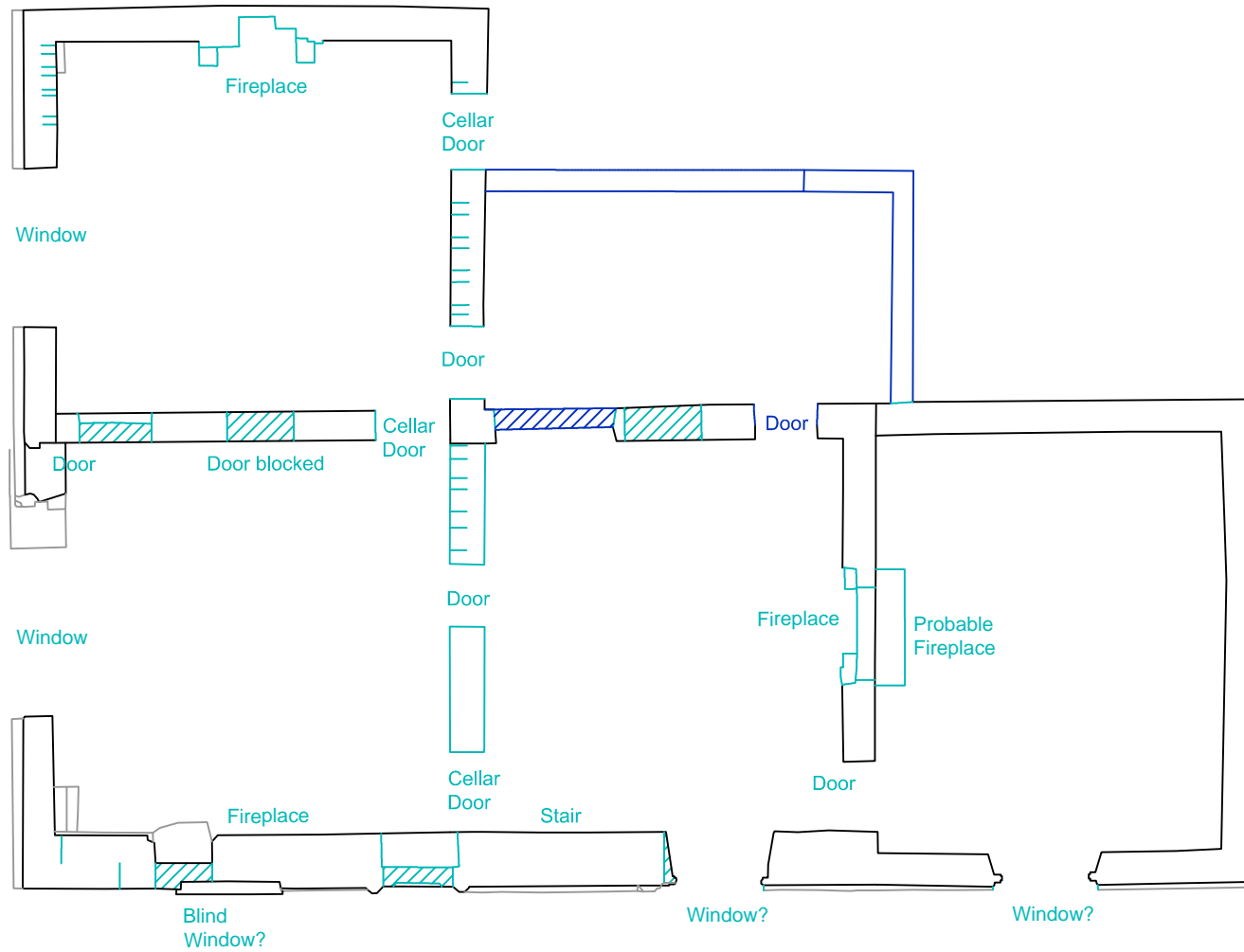


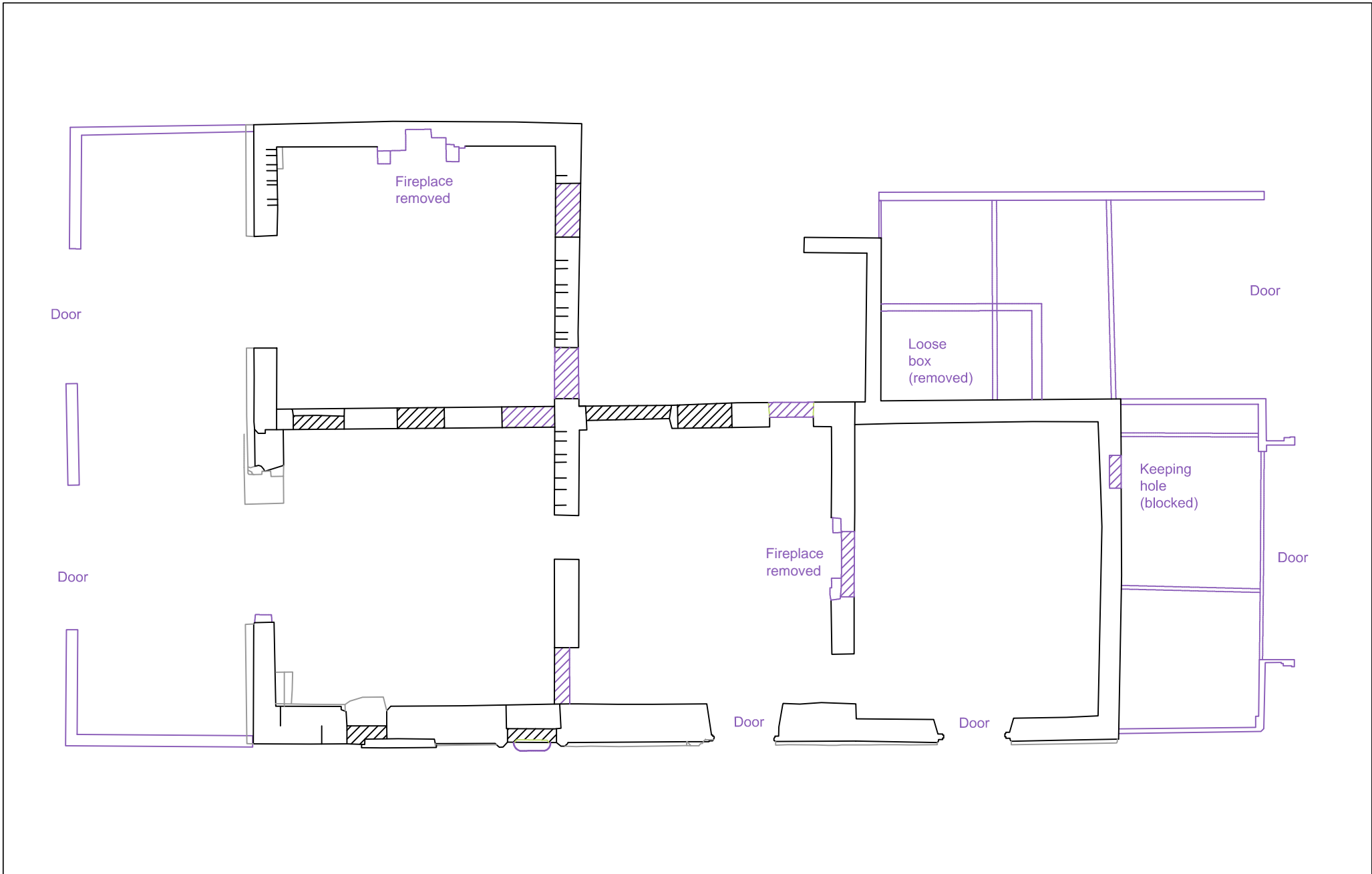
- Key:
-  Phase 1 wall
 -  Plinth
 -  Phase 1 conjectural











Appendix 2: Written Scheme of Investigation



Axholme Priory,
Low Melwood Farm,
Ouston Ferry,
North Lincolnshire

**Written Scheme of Investigation for an Historic Building
Investigation**





Project Name:	Axholme Priory, Low Melwood Farm, Ouston Ferry
Project Code:	ELCA 1238
Site Location:	The study area lies immediately to the east of Low Melwood Farm and to the north of Ouston Ferry, North Lincolnshire
National Grid Reference:	SE 80603 01947
List Entry Nos:	Scheduled Monument 1017487 Grade II Listed Building 1373834
Document Title:	Axholme Priory, Low Melwood Farm, Ouston Ferry: Historic Building Investigation
Document Type:	Written Scheme of Investigation
Version:	Version 1.0
Prepared for:	AS Thornton & Son
Contact:	Ian Miller, Salford Archaeology, Centre for Applied Archaeology, University of Salford, Peel Building, Salford, Greater Manchester, M5 4WT
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Date:	21 st November 2018	

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1. Introduction

1.1 Background to the Project

1.1.1 AS Thornton & Son has obtained grant funding from Historic England to carry out urgent remedial works to a building that incorporates historic fabric of the former Priory House associated with Axholme Priory, or Charterhouse, North Lincolnshire (centred on NGR SE 80603 01947). The origins of the building are not entirely clear, although it was a farmhouse in the 17th century and was adapted in the later 20th century for agricultural purposes as part of Low Melwood Farm. Whilst the building remains in use, several of the walls contain significant cracks, raising concerns about its structural integrity.

1.1.2 The structure is afforded statutory protection as a Grade II listed building (List Entry No 1373834), and also forms part of the Axholme Carthusian Priory and Post-Dissolution Garden Earthworks Scheduled Monument (List Entry No 1017487). The listed building description reads:

‘Former farmhouse, incorporating remains of Carthusian Priory and later houses; now farm outbuilding. C15-C16 origins, remodelled as house in later C16, partly rebuilt in 1680s, rebuilt in mid C19; partly demolished, lowered to single storey and converted to storehouse in 1960s. Brick, largely rendered and pebble-dashed, with limestone ashlar dressings. Corrugated iron roof. L-shaped on plan: 2-room west wing (former house front) and 3-room south wing. Single storey with basement. Quoins. South side, in 2 builds, has slightly advanced section to right with chamfered plinth incorporating blocked ashlar square-headed basement opening and blocked C16 basket-arched chamfered door containing good ashlar relief tablet bearing Mowbray arms and mantled helm, reset in 1960s from above former west front door. Two C20 enlarged ground-floor openings to right with double board doors; blocked opening to left section with reused medieval ashlar mullion for sill. West side, obscured by C20 addition of no special interest, has remains of plinth, large inserted C20 openings. Interior. Ground-floor level approximately 1 metre above ground level, ground floor removed to west wing, cellar infilled to central south room, tiled floor to east room. South-west room contains blocked opening beneath chamfered segmental-pointed ashlar arch. Rooms contain traces of former late C18 - early C19 interior (arched alcove, fragments of plaster cornice). The height of the ground floor, and earlier descriptions of the house, including reference to a stone pillar in the cellar, suggest that the building may incorporate a former medieval undercroft. Stands within a large moated enclosure. Excavations within the enclosure in 1968 revealed late medieval brick wall foundations. Low Melwood or Axholme Priory was founded in 1397-8 and dissolved in 1538.’

1.1.3 In order to inform the urgent repair works, Historic England has requested that an historic building investigation of the former Priory House, coupled with the excavation of four small trial pits, is undertaken. The historic building investigation will be commensurate with an Historic England Level 3 survey, which will be targeted on the agricultural building that incorporates fabric of the former Priory House, but will also assess and record any standing structures, ruinous masonry and features associated with the post-Dissolution garden within 3m of the building (Plates 1 and 2).



Plate 1: Location of the former Priory House and area of archaeological investigation



Plate 2: Aerial view of Low Melwood Farm and the former Priory House

1.1.6 This Written Scheme of Investigation (WSI) allows for an historic building investigation, commensurate with a Historic England Level 3-type survey, coupled with the excavation of four small trial pits. This WSI has been prepared by Ian Miller, Assistant Director at Salford Archaeology, on behalf of AS Thornton & Son.

1.2 Purpose of the Document

1.2.1 An Archaeological Written Scheme of Investigation (WSI) is a comprehensive document detailing the requirements and methodological approaches of a programme of archaeological works. It is defined by Historic England as:

‘Where development will lead to the loss of a material part of the significance of a heritage asset, policy HE12.3 requires local planning authorities to ensure that developers take advantage of the opportunity to advance our understanding of the past before the asset or the relevant part is irretrievably lost. As this is the only opportunity to do this it is important that:

- 1: Any investigation is carried out to professional standards and to an appropriate level of detail proportionate to the assets likely significance, by an organisation or individual with appropriate expertise;
2. The resultant records, artefacts and samples are analysed and, where necessary, conserved;
- 3: The understanding gained is made publically available;
- 4: An archive is created, and deposited for future research.’

1.3 Historical Background

1.3.1 The Carthusian Order is a Catholic religious order of enclosed monastics, which was founded by Bruno of Cologne in 1084. The name is derived from the Chartreuse Mountains in the French Alps, where Saint Bruno built his first hermitage; the English name for a Carthusian monastery, ‘charterhouse’, is derived from the same source. Typically, a Carthusian monastery comprised a small community of hermits based on the model of the 4th-century Laurus of Palestine, and consisted of numerous individual cells built around a cloister, with each cell accessed from a long corridor (Plate 3). Each charterhouse was headed by a prior, and was populated by two types of monks: the choir monks, referred to as hermits; and the lay brothers, reflecting a division of labour in providing for the material needs of the monastery and the monks.

1.3.2 Axholme Priory or Charterhouse is one of the ten medieval Carthusian houses in England, the first being founded by King Henry II in 1181 at Witham Friary in Somerset, with a second established at Hinton, also in Somerset, in 1232. The third Charterhouse built in Britain was Beauvale Priory (1343), the remains of which survive at Beauvale in Nottinghamshire. The others charterhouses in England were founded in London (1370), St. Anne's near Coventry (1381), Kingston upon Hull (1377) and Mount Grace (1398) in Yorkshire, and Shene near London (1414). The single Carthusian Priory in Scotland, at Perth, was also founded during the early 15th century.

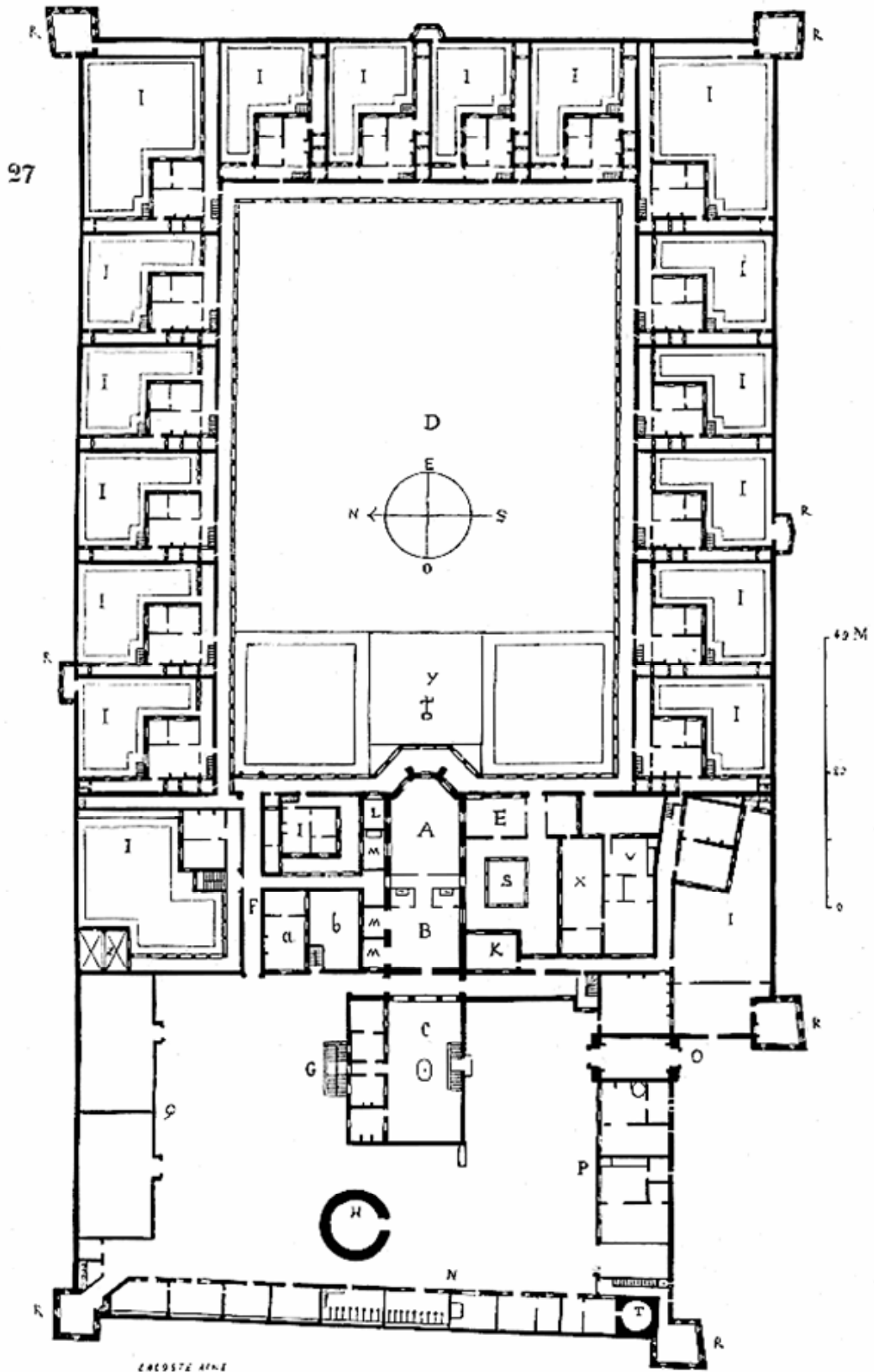


Plate 3: Plan of a typical Carthusian priory with individual cells around the cloister, drawn by Eugène Viollet-le-Duc in 1856, and based on the priory at Clermont



Plate 4: Mount Grace Priory in North Yorkshire is the best preserved charterhouse in England
(John Armagh <https://commons.wikimedia.org/w/index.php?curid=28345591>)

- 1.3.3 The Carthusian monastery of Axholme was established in 1395 or 1396 by Thomas Mowbray, Earl of Nottingham and later Duke of Norfolk (Page 1906, 158-60), although initial construction of the charterhouse appears to have been in 1397-8. It was thus broadly contemporary with Mount Grace Priory in North Yorkshire (Plate 4), and formed part of a small group of monasteries in Britain that were established during the period between the Black Death (1349-50) and the Reformation, at a time when the popularity of other religious houses was waning. Axholme Priory is thought to have been centred on the site of a 12th-century Premonstratensian chapel, which according to a papal bull of 1398 'was called anciently the Priory of the Wood'.
- 1.3.4 In 1401, Axholme Priory was deprived of the greater part of its endowment due to the actions of Pope Boniface IX and King Henry IV, although this was restored to Axholme in 1415. It is thus likely that the priory complement was restricted initially to a prior, a maximum of 12 monks and a number of lay brothers, in accordance with the earlier statutes of the order (Page 1906, 158-60). Axholme was finally incorporated into the Carthusian Order in 1432, and in 1447 new building work was started to accommodate more monks. The charterhouse was recorded to be flourishing, although there were not enough cells for all the monks in 1449, and buildings begun 'with wondrous skill and great cost' were still unfinished (*ibid*). Each of the cells was essentially a small house, almost certainly of two stories, with a small garden.
- 1.3.5 The site of Axholme Charterhouse occupies an approximately square moated island, measuring some 148m across, encompassed on at least three sides by a c 10m wide moat. This moated island formed the inner court of the charterhouse, and contains well-preserved earthworks of the priory cloister, and the building that is the subject of the present study. Further earthworks to the east, north and north-west of the moated island probably represent the remains of the outer court of the charterhouse.
- 1.3.6 The priory was suppressed during the Dissolution in June 1538, although the number of monks at Axholme had declined by that date, and there were no more than 12 in residence. The buildings were converted subsequently by John Candysse into a manor house surrounded by gardens and orchards. However, this house was recorded as 'ruinous' by 1688, and it was eventually replaced by a smaller house, which is shown on 19th-century Ordnance Survey mapping, together with the building in the study area.

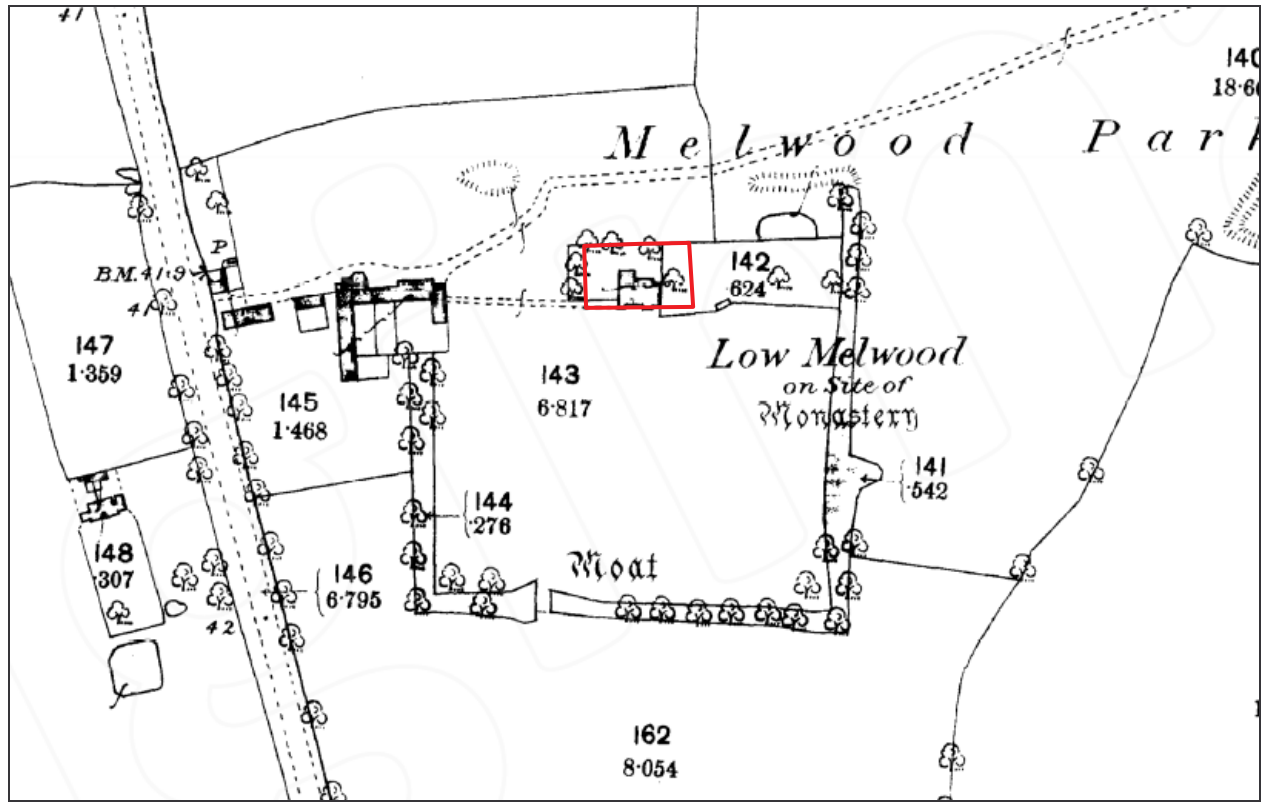


Plate 5: The study area superimposed on an extract from the Ordnance Survey map of 1886

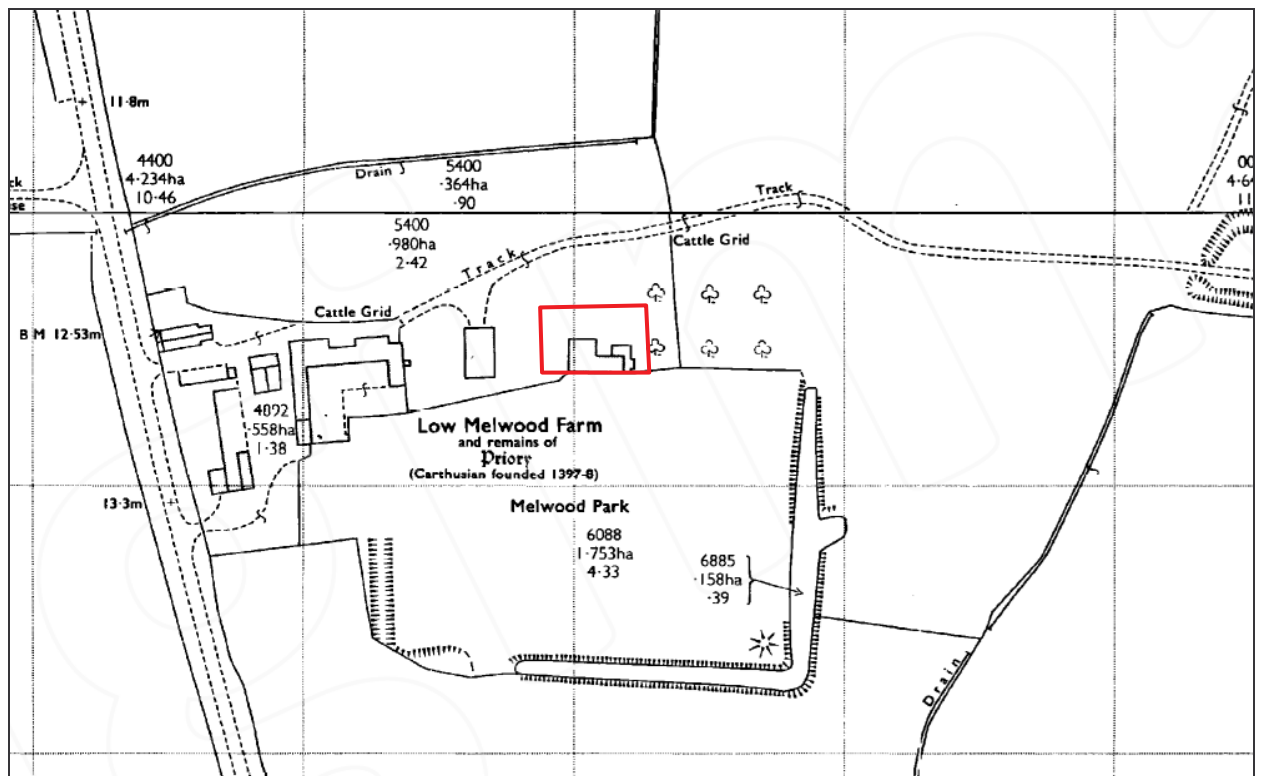


Plate 6: The study area superimposed on an extract from the Ordnance Survey map of 1972



- 1.3.7 It is uncertain precisely when the building in the study area was erected, although the listed building description attributes a 15th- or 16th-century date, with late 16th-century remodelling, partial rebuilding in the 1680s and remodelling in the mid-19th century. The sequence of Ordnance Survey mapping for the area also indicate further remodelling in the second half of the 20th century, with the erection of the present farm structures and the removal of boundary features to the north and east (Plate 6). The surviving structure incorporates a carved stone shield of the Mowbray family.
- 1.3.8 Geophysical survey of the site has identified wall lines and floor levels within the island all around the present farmhouse, probably representing the foundations of the church, chapterhouse, and refectory, together with the post-Dissolution manor house. The inner court is also likely to contain the charterhouse's cemetery, the cloister garth, together with the remains of the manor house's gardens described by Abraham de la Pryme in the late 17th century. These include linear banks forming raised walkways and a small prospect mound in the south-east corner of the island. The full extent of the outer court is not known, and no outer precinct boundary has been identified, but it is believed that it was more extensive than the currently surviving remains. Overall, significant remains of the priory complex will be preserved below ground level across much of the moated island, together with important evidence for the post-Dissolution use of the site, including early garden remains.
- 1.3.9 In 2014, an archaeological watching brief was maintained during the removal of 13 stanchions of a former silage clamp at Melwood Farm, within the moated island of the former priory and some 40m to the west-south-west of the present study area. No significant archaeological features or deposits were revealed during the watching brief, with buried deposits seemingly being associated largely with levelling or landscaping during the post-medieval or early modern periods, although a few residual finds of medieval date were recovered (Allen Archaeology 2014).

2. Aims and Objectives

2.1 Academic Aims

2.1.1 The main aim of the historic building investigation will be to provide a detailed archaeological record of the standing structure, elucidate any evidence for its developmental phases, and provide an understanding of its significance. The aim of the trial pits is to establish whether there is any physical evidence for earlier buildings or features of archaeological interest beneath the foundations of the extant structure.

2.1.2 Further archaeological study of monasteries has been highlighted in the East Midlands Historic Environment Research Framework (Knight *et al* 2012), and the updated research agenda for the medieval period raises the following research question:

7.5 Religion

Para 7.5.2: 'Can we discern significant differences in the planning, economy and landscape impact of the different monastic orders'.

2.2 Objectives

2.2.1 The principal objectives of the archaeological investigation are:

- to carry out an archaeological survey commensurate with an Historic England Level 3-type historic building investigation of the former Priory House;
- to establish the presence or absence of any buried remains of archaeological interest beneath or adjacent to the foundations of the extant structure, and particularly any substantial foundations that may be contributing to differential loading and resultant cracks in the building;
- to establish whether there is any below-ground evidence for the development of the site as a Carthusian priory, its expansion and abandonment in the 16th century, and subsequent remodelling as a manor house and associated gardens;
- to establish the presence or absence of any standing structures, ruinous masonry and features associated with the post-Dissolution garden within 3m of the building;
- to undertake an appropriate level of historical research and desk-based assessment of existing site records and information to collate a holistic site record;
- to present the results of the historic building investigation in a fully illustrated report;
- to produce an archive for the project;
- to make the results of the work publically available.

3. Method Statement

3.1 Research

3.1.1 A programme of desk-based research will be undertaken in tandem with the fieldwork. The research will comprise an assessment of existing site records, together with research of available primary and secondary sources to enable a holistic site record to be compiled.

3.2 Historic Building Investigation

3.2.1 The Historic Building Investigation will be conducted following the ClfA Standards and guidance for archaeological building surveys (updated December 2014), and will be commensurate with a Historic England Level 3-type survey (Historic England 2016).

3.2.2 *Photographic Archive:* a comprehensive photographic archive for the building will be produced utilising a high-resolution digital camera. All frames, excluding general contextual views, will incorporate a graduated metric scale. A plan showing the view point directions will be produced, together with a full photographic index. The archive will comprise the following:

- the external appearance and setting of the building, including a mixture of general shots and detailed views taken from perpendicular and oblique angles;
- general shots of the surrounding landscape;
- the general appearance of principal rooms and circulation areas;
- any external or internal detail, structural or architectural, which is relevant to the design, development and use of the building, and which does not show adequately on general photographs;
- any internal detailed views of features of especial architectural interest, fixtures and fittings, or fabric detail relevant to phasing the building.

3.2.3 *Site Drawings:* measured survey plans and elevations of the building will be produced utilising a combination of laser scanning, rectified photography, a reflectorless electronic distance meter (REDM), and manual survey techniques. The resultant data will then be used as the basis of CAD drawings, which will be included within the final report.

3.2.4 *Written Description:* a description of the building will be maintained Historic England Level 3 standard, as appropriate. The records will be essentially descriptive and provide a systematic account of the origin, development and use of the buildings, which will include a description of the plan, form, fabric, function, age and development sequence. The written description will comprise:

- an account of the building's past and present use, with the evidence for the interpretation;
- an account of the key architectural features, fixtures and fittings within the building, and their purpose;
- a discussion of the relative significance of the building within the priory complex.

3.3 Trial Pits

3.3.1 Four small trial pits will be excavated manually in accordance with the requirements of the project structural engineer and the objectives outlined above. It is proposed that these will be placed against the exterior wall of the building in the approximate position shown in Plate 7, although their precise location will be determined after an inspection of the building and by on-site conditions (eg location of agricultural machinery / items stored in the area). In addition to the archaeological interests and objectives, it is intended that the trial pits will enable the wall foundation and the bearing strata to be inspected by the structural engineer. Each of the trial pits will measure at least 600 x 600mm, and will be excavated to the foundation course of the wall, or to a maximum depth of 800mm.

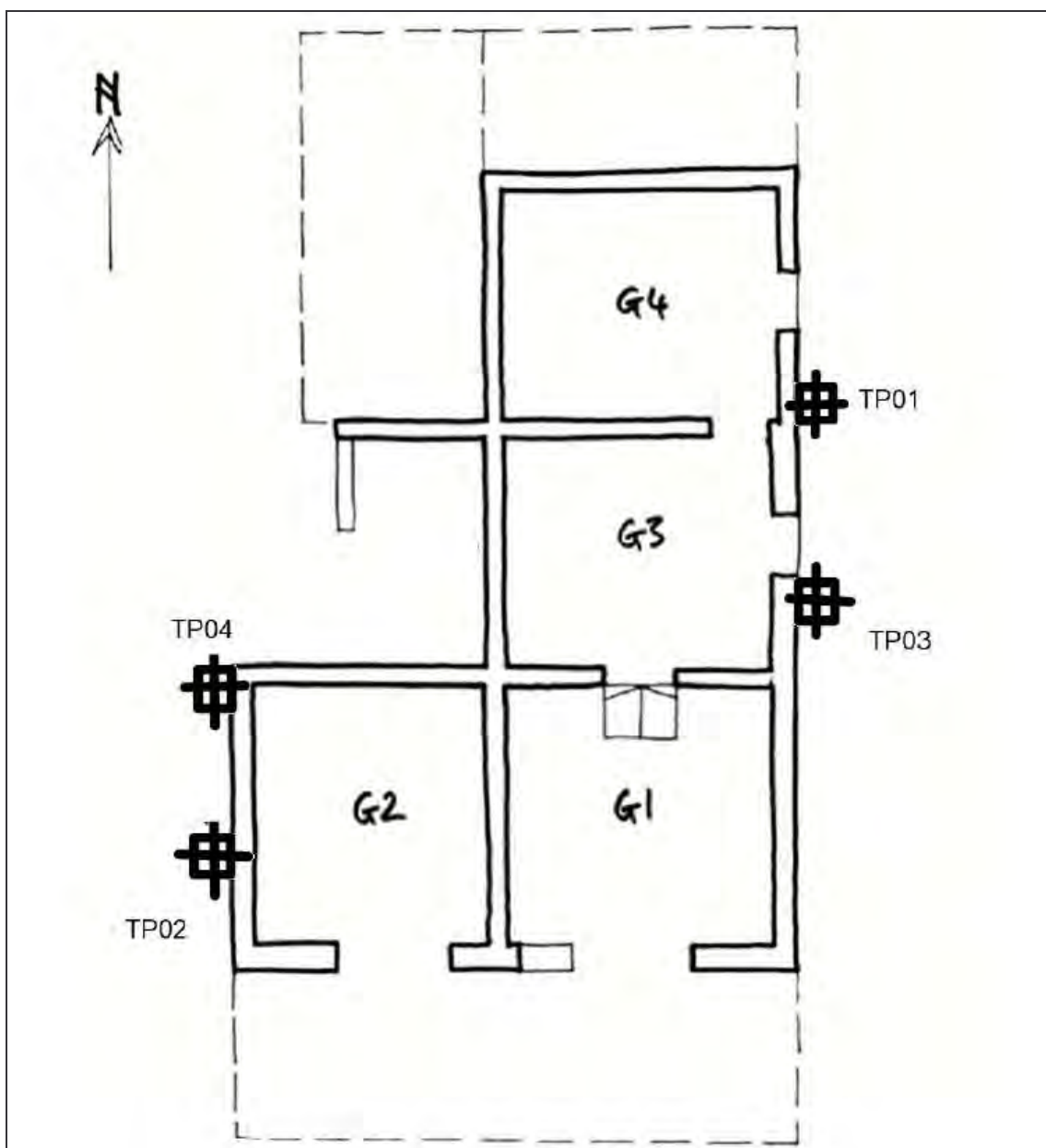


Plate 7: Proposed location of the four trial pits (supplied by Capstone Consulting Engineers)

- 3.3.2 **General Methodology:** all archaeological excavation shall be conducted following the ClfA Standards and Guidance for archaeological field evaluation. Prior to the commencement of any excavation works, the location of the trial pits will be laid out accurately with respect to the Ordnance Survey national grid. The position of the trial pits will then be scanned for any live services using a cable avoidance tool. All excavation will be carried out manually, and will be undertaken by trained professional archaeologists.
- 3.3.3 **Context Recording:** a unique text-number site code will be created prior to the commencement of the programme of works. Separate contexts should be recorded individually on *pro-forma* context sheets and, where necessary, incorporated into a Harris matrix. Any hand-drawn plans and sections will be recorded on drawing sheets at an appropriate scale of 1:10, 1:20, or 1:50, depending on the complexity of the data and features encountered. All drawings will be individually identified and cross-referenced, contexts enumerated and features annotated with OD level information.
- 3.3.4 **Photographic Archive:** a digital photographic archive will be produced utilising high-resolution digital cameras. All frames, excluding general contextual views, will incorporate a graduated metric scale.
- 3.3.5 **Planning:** a 'site location plan' indicating the site north and based on the current Ordnance Survey 1:1250 map (reproduced with the permission of the Controller of HMSO) will be prepared. This is to be supplemented by a plan of each trial pit at 1:200 (or 1:100), which will show the location of the areas investigated in relation to the building and National Grid.
- 3.3.6 The precise location of all archaeological remains / structures encountered will be surveyed by EDM tacheometry using a total station linked to a pen computer data logger. This process will generate scaled plans within AutoCAD, which will then be subject to manual survey enhancement. The drawings will be generated at an accuracy appropriate to the final output scale. All information will be tied in to Ordnance Datum. All plan drawings will be geo-referenced based on the Ordnance Survey National Grid.
- 3.3.7 **Human remains:** human remains are not expected to be present, but if they are found they will, if possible, be left *in-situ* covered and protected. The removal of human remains will only take place in compliance with environmental health regulations and following discussions with, and with the approval of, the Ministry of Justice. If human remains are identified, the Ministry of Justice and curator will be informed immediately. An osteoarchaeologist will be available to give advice on site.
- 3.3.8 **Finds Policy:** all finds will be collected and handled following the guidance set out in the ClfA guidance for archaeological materials. Unstratified material will not be kept unless it is of exceptional intrinsic interest. Material discarded as a consequence of this policy will be described and quantified in the field.

3.4 Health and Safety

3.4.1 Full regard will be given to all constraints during the course of the project, and all relevant Health and Safety legislation, CDM, COSHH regulations and codes of practice will be respected. The University of Salford provides a Health and Safety Statement for all projects and maintains a Safety Policy. Salford Archaeology is advised on its Health and Safety matters by the University of Salford, who provide ongoing advice on health and safety matters to all departments in the organisation. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Federation of Archaeological Employers and Managers (FAME), and in accordance with current legislation, including:

- The Health and Safety at Work Act (1974);
- Management of Health and Safety at Work Regulations (1999);
- The Construction (Design and Management) Regulations (2015);
- The Control of Asbestos Regulations (2006);
- Construction (Health, Safety and Welfare) Regulations (1996);
- The Health and Safety (Miscellaneous Amendments) Regulations (2002);
- The Control of Substances Hazardous to Health Regulations (2002);
- The Health and Safety (First-Aid) Regulations (1981);
- The Regulatory Reform (Fire Safety) Order (2005);
- The Provision and Use of Work Equipment Regulations (1998);
- Lifting Operations and Lifting Equipment Regulations (1998).

3.4.2 A risk assessment will be produced by the archaeological contractor and submitted to the Client prior to the commencement of any on-site works. Once approved this WSI will be used for the purposes of a method statement. All Salford Archaeology staff associated with the project will be given a copy of the method statement and the risk assessment prior to the beginning of the works and will be required to read both documents.

3.4.3 **Personal Protective Equipment (PPE):** all staff will wear PPE at appropriate times dictated as by the groundworks contractor e. All Salford Archaeology staff are supplied with the following PPE:

- Safety Helmets (EN397);
- Ear Defenders (EN 352-3);
- Safety spectacles (EN166);
- Goggles (Chemical BSEN 166 Type 3);
- Dust masks plain and valved (EN149 2001);
- Disposable overalls (Type 5/6 disposable EN340);
- Hi-visibility vests (EN471);
- Gloves Nitrile and latex disposable, PVC, EN374;
- Safety footwear - steel toecap and mid-sole boots and Wellingtons EN345-47.



4. Other Matters

- 4.1 **Project Monitoring:** the aims of monitoring are to ensure that the archaeological works are undertaken within the limits set by the Written Scheme of Investigation, and to the satisfaction of the local planning authority. Monitoring will be carried out by the Inspector of Ancient Monuments for Historic England.
- 4.2 Salford Archaeology will notify Historic England of any discoveries of archaeological significance so that site visits can be made, as necessary. Any changes to this agreed WSI will only be made in consultation with the Client, Historic England and the Project Structural Engineer.
- 4.3 **Working Hours:** normal working hours are variable between 7.30 am and 6.00 pm, Monday to Friday. It is not normal practice for the University of Salford staff to be asked to work weekends or bank holidays, and should the Client require such time to be worked during the course of a project a contract variation to cover additional costs will be necessary.
- 4.4 **Insurance:** the University of Salford has professional indemnity to a value of £50,000,000, employer's liability cover to a value of £50,000,000 and public liability to a value of £50,000,000. Written details of insurance cover can be provided if required.

5. Report and Archive

- 5.1 **Report:** a draft copy of a final report will be submitted for comment to the Client, Historic England and the Structural Engineer within four working weeks of the completion of the fieldwork. This will present the results obtained from the historic building investigation, historical research and trial pit excavation, and will include:
- a title page detailing site address, NGR, author/originating body, client's name and address;
 - full content's listing;
 - a non-technical summary of the findings of the building survey;
 - an account of the historical development of Priory House;
 - a description of the methodologies used during the fieldwork;
 - a description of the findings of the fieldwork;
 - detailed plans and elevation drawings of the building;
 - appropriate photographs of specific archaeological features;
 - interpretation of the features, fixtures and fittings identified and their context within the priory complex;
 - a consideration of the importance of the building present on the site in local, regional and national terms;
 - a catalogue of archive items, including a list of photographs, and details of the final deposition of the project archive.
- 5.2 **Archive:** the results of the archaeological investigation will form the basis of a full archive to professional standards, in accordance with current ClfA guidelines (updated 2014). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation's code of conduct. As part of the archiving process, the on-line OASIS (On-line Access to Index of Archaeological Investigations) form will be completed.
- 5.3 The initial results of the survey will be the site archive, which will be organised so as to be compatible with the other archaeological archives produced in the North Lincolnshire area. All drawn records to be transferred to and stored in digital format, in systems which are easily accessible.



5.4 The archaeological archive will consist of the following:

- Digital material created from written, drawn or photographed original records;
- Indexes to the drawings;
- Indexes to the photographic archive;
- All born digital material;
- The final project report;
- A list of contents of the archive.

5.5 It is likely that a large element of the project archive will be in digital format. It would thus be appropriate to deposit a copy of the archive generated from the archaeological investigation with the Archaeological Data Service (ADS), through ADS-Easy. Any records that are created in hard copy during the course of the project will be scanned and added to this digital archive.

5.6 **Dissemination:** as a minimum, the information will be finally disseminated through the deposition of the final report with the Lincolnshire Historic Environment Record; an Adobe Acrobat pdf copy of the report will also be supplied. Hard copies of the report will also be forwarded to Historic England.



6. Timetable

- 6.1 The historic building investigation will take a two-week period to complete on site.
- 6.2 The trial pits will take a two-day period to excavate, record and backfill.
- 6.3 A draft report will be submitted to the Client for comment within four weeks of completion of the fieldwork.
- 6.4 The project archive will be deposited with the receiving museum (where applicable) within six months of completion of the final report.



7. Staffing Proposals

- 7.1 The historic building investigation will be undertaken by **Chris Wild BSc** (Historic Buildings Project Manager, Salford Archaeology), who specialises in historic building recording, and to whom all correspondence should be addressed. Chris has more than 24 years' continuous experience as a professional archaeologist working across Great Britain, and with projects undertaken in Turkey, France, and Ireland. His major role has been specialised in the recording and analysis of historic buildings of a wide range of types and periods, including medieval castles, manor houses, and farm complexes, early-post medieval housing, and vernacular, industrial, domestic and military structures from the 18th century to the present date. This role has including a variety of levels of recording and instrument survey work, with extensive experience of Total Station survey, Reflectorless Total Station survey using the TheoLT AutoCAD interface, 3-dimensional laser survey, and GPS survey, and the manipulation of this data to produce report quality drawings via three-dimensional CAD packages, and in creating 3-dimensional models of historic structures using both data recorded during fieldwork and historical sources.
- 7.2 Chris will be assisted in the excavation of the trial pits by at least one Archaeologist, who will have appropriate professional experience. This is likely to be **Andy Coutts**, who has more than 10 years' archaeological experience, having excavated numerous sites of all periods, and directed a large number of community-led excavations.

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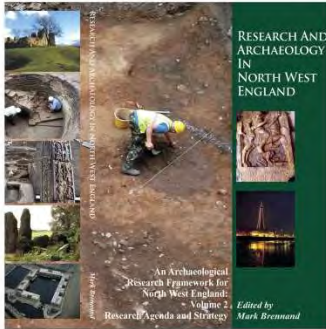
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MANCHESTER



CONSULTANCY



DESK BASED ASSESMENTS



WATCHING BRIEF & EVALUATION



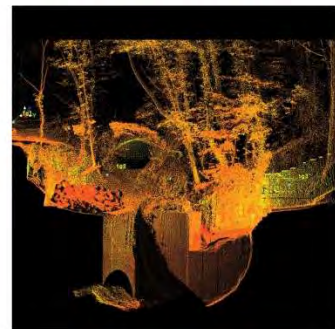
EXCAVATION



BUILDING SURVEY



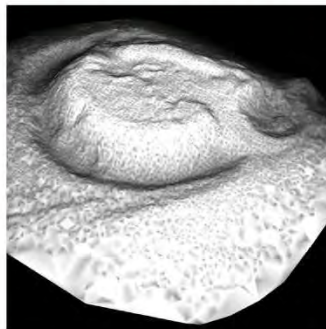
3D LASER SCANNING



COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



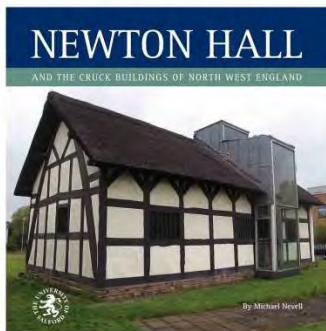
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