

**NO.10 LINCOLN ROAD,
WELTON, WEST LINDSEY,
LINCOLNSHIRE.**

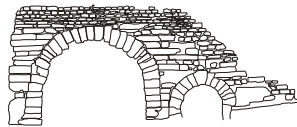
**HISTORIC BUILDING
SURVEY**

Site Code: WERD 11
NGR: TF 0109 7957
Planning Ref: 126997
LCCM Acc No: LCNCC 2011.91

Report prepared for
Mrs N Mant-Wood
By

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June 2011



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1.0 Summary

An historic standing building survey was undertaken at 10 Lincoln Road, Welton, West Lindsey, Lincolnshire, LN2 3JA on 31st May 2011 on behalf of Mrs N Mant-Wood. The works comprised the written description and photographic recording of 10 Lincoln Road and associated outbuildings making use of survey drawings independently commissioned by the client. The works were undertaken as defined by the Written Scheme of Investigation submitted by Midland Archaeological Services and approved by the Archaeological Advisor to West Lindsey District Council.

As well as the main building there are additional outbuildings, including a brick built store and stone built former stable/coach house.

2.0 Introduction

West Lindsey District Council has granted planning permission for internal and external alterations of No.10 Lincoln Road, Welton and its associated outbuildings, (ref: 126997). Permission is subject to conditions that a programme of historic building recording be undertaken prior to changes/alterations to the building.

Midland Archaeological Services was subsequently commissioned to undertake the works by John Rowan Architectural Services on behalf of their client Mrs N Mant-Wood. A written scheme of investigation was prepared by Midland Archaeological Services for an historic building survey and approved by Alexandra Thornton on behalf of the local planning authority.

The building recording was undertaken by Midland Archaeological Services on 31st May 2011. This document summarises the results of the building survey and historical research undertaken by Midland Archaeological Services. It has been prepared by Steve Williams in accordance with the agreed written scheme, relevant regional and national guidance.

3.0 Location and description

Welton is located 10.3km north-east of Lincoln and 17.7km south-west of Market Rasen in the administrative district of West Lindsey, the village is within a conservation area and the property has a Grade II Listing. The property is located 200m south of the historic core of Welton on the junction of Lincoln Road and Vicarage Lane (fig. 1, Appendix 3).



Fig.1 Site Location Scale 1: 25 000 (O.S. Copyright Licence no: 100049426)

4.0 Methodology

This document has been prepared in accordance with current best practice and with specific regard to *Understanding Historic Buildings: A guide to good recording Practice*¹.

Aims and Objectives

The aim of the project was to preserve, by record, the fabric and setting of the building complex prior to the approved alterations, by:

1. The production of an annotated drawn record
2. The production of a photographic archive
3. The production of a written narrative

Site Recording

The Photographic record was undertaken in 35mm format in both monochrome and, colour transparency. It included detailed shots of significant constructional elements and general photography placing the buildings in their existing landscape setting.

The drawn record was based on drawings supplied by the client. These were checked for dimensional accuracy and amended to record changes in fabric and

¹ English Heritage 2006a

constructional detail and to show phasing. These details were further described in accordance with standard architectural and constructional terminology.

Archive creation

On completion of fieldwork all photographic films were processed by a specialist laboratory and scanned at a resolution of 600dpi for selective inclusion within this report.

All field notes and drawings were checked for completeness and ordered into a documentary archive based on the requirements of the receiving museum². The basic archive includes:

1. Annotated site plans and elevations
2. 6no photographic registers
3. 8 no Floor-based recording pro-formas
4. Miscellaneous notes
5. The written scheme of investigation

A basic archival study was undertaken to elucidate information to place the building in its historical context and was undertaken broadly with regard to the *Standard and Guidance for Desk-based Assessment*³, although very little historical data was available.

This comprised the collection and analysis of published and archival material within a radius of 500m of the Site, with data from further afield included where considered relevant to establishing baseline conditions. Local, regional and national archives and collections were examined for relevant historical information, in published and unpublished sources, from the following sources:

- National Monuments Record
- Lincolnshire Archives
- www.magic.gov.uk
- www.heritagegateway.org.uk
- www.genuki.org.uk

5.0 Historical Context

Historical and topographical information relating to the settlement of Welton is lacking, while that which is available is sometimes ambiguous.

The earliest description of Welton village is in the Domesday Survey of 1086, and is recorded as *Wellestune* where it is stated that; Sweyn had twelve carucates of land rateable to gelt; the land is sixteen carucates, and in demesue there, there are six

² Lincolnshire County Council 2010 *Lincolnshire Archaeological Handbook*

³ Institute for Field Archaeologists 1994 *revised 2009*

canons of Lincoln who have five carucates, and forty-eight Sokemen and four bordars have there eleven carucates, and five mills worth 40s . Yearly, and one hundred and fifty acres of meadow, and forty acres of underwood. The annual value in King Edwards's time was 161. It is now 11., and istallaged at 40s it is three miles long and one mile broad-Soke (Williams, A. and Martin, G. H. (eds.), 1992).

The name of Welton is probably of Old English origins and meaning; farmstead by a spring or stream, OE *Wella* + *tūn* (Mills, 1993).

From the 11th Century onwards it was a relatively large settlement, being influenced by six prebendal manors founded soon after the Norman Conquest of 1066. (Heritage Gateway 2011).

A late 18th Century description of the village prior to its enclosure describes it as; Two blocks of small closes (the hedged old enclosure), surrounding the farmsteads, houses and cottages of the township of Welton and the hamlet of Ryland comprised almost all the old enclosures. Three other small enclosures existed. Two lay on the northern boundary of the parish abutting on Hackthorne Parish, the third was at the extreme eastward parish boundary. These old enclosures totalled a little under 120 acres. Three thousand six hundred and twenty-two acres, one road and twenty-six perches exclusive of the area of roads), were open fields, open meadows and permanent pastures (Elenor, C. and Rex, 1987).

Approximately 100m north/north/east of the site, adjacent to Lincoln Road significant Roman building foundations were recorded in 2007, while closer to the site at approximately 20m north/west foundations believed to pre-date the 19th Century were recorded during monitoring works in 2008 (Heritage Gateway).

It is evident that Welton has for the past two millennia been a focus for settlement activity and also one of an agrarian community since the 11th century AD.

6.0 Map Regression

Historical map evidence for Welton is limited, the earliest being an enclosure award of 1773. Fortunately this shows the plot of land on which No.10 now resides, although absent of any building structures, It also shows that the plot was slightly bigger than is shown on the contemporary Ordnance Survey map of the area and that it encompassed some of the area to the west now occupied by No.42.

At the time of the enclosure award the plot was in the possession of Broxholme Browne, while the two plots adjacent to the immediate south are in the possession of Dame Anne Crust. Later mapping including both the 1824 and 1904 Ordnance Survey one-inch (Old Series) shows that the layout is mostly consistent with that of the present (figs. 1, 2, 3, 4, 5), (ref 1773 Enclosure Award, Lincoln Archive).

7.0 Description

Setting

The setting of the building is primarily characterised by the existing site boundaries that enclose a garden to the rear of the property, while Vicarage Lane and No.42 are to the north/west, Lincoln Road to the east and No.12 to the immediate south (figs. 1,2).

The street scene to both the east and north/north/east elevations of the property is characterised by similar stone built buildings and modern infill buildings of brick.







Plate 4: No.10 looking south/east to the rear

Chronology and overview

This section summarises the observations of the fabric record illustrated in the figures 6-18.

East Elevation, Early 19th C.

The main building is constructed from coursed Limestone rubble with Lime pointing. The fenestration of this elevation is of a central opening with stone step, fitted with a heavy wooden frame and hung with a four panelled wooden door. Two wooden three light sliding sash windows are positioned either side of the door at ground level, two light sliding sashes mirror the below setting of windows at second storey height. Both the window openings and doorway have segmental arches of tapered brick in alternating buff and red, while the windows have painted stone sills. The roof is gabled and clad with pantiles and a two flue brick stack is integrated into each gable end (figs. 2, 7).

North Elevation, Early/Mid 19th C.

The North Elevation is dominated by the addition of a stable building which fronts both Lincoln Road and Vicarage lane. This is constructed in the same style and material as the main building, but with a single centrally located three light sliding sash window, this displays the same segmental brick arch type and sill as before but with the addition of matching brick jambs. The roof is hipped on a projection and is also clad with pantiles and finished with stone copings (figs. 2, 9).

Visible to the west over the stable/coach house roofline is the projection of a west facing outshut, Just below its north facing eaves is evidence of a blocked window opening, this has the same style segmental brick arch as seen in both the previous elevations.

South Elevation , Early/Mid 19th, Early/Mid 20th C.

This elevation is constructed in the same fashion as the previous two, and although it lacks any architectural details apart from the brick stack already mentioned. Saying this it is slightly more revealing of the development of this building over a period of approximately one hundred and forty years.

In this elevation the stone built outshut is clearly visible as a separate building phase and it is clear that along with the main structure it has at some point undergone an area of repair. The repair forms a long scar of brick infill leading from eaves level of the outshut and to the base of the chimney stack. The bricks used are very similar and match well to those of the stack; although it is not possible to accurately date this repair it is likely to have taken part during the late 19th-early 20th C.

The very obvious addition of a mid 20th C brick storey to the outshut is also clearly visible and can be seen to have been 'roughly' toothed into the existing structure. Constructed of modern brick in Flemish Bond pattern it has a flat felted roof (fig.10).

West Elevation, Early/Mid 19th, Early/Mid 20th C.

The west Elevation further confirms the 19th-20th C development of this building and its associated structures.

The outshut survives here to its original eaves level, something which is also evident in the observation of the North Elevation (see fig.9).

The entrance to the outshut is located centrally and set with a heavy wooden frame and a rough brick segmental arch, it is fitted with a four panel door, two of the panels being glass lights.

To each side of the entrance there is a wooden window, to the left a fixed casement window originally of nine panes, three now being blocked, above there is a wooden lintel. The remaining window to the immediate right is also fixed, of a more contemporary design and with a single opening overlight, it has a rough brick segmented arch which matches that of the door entrance (fig.8).

This latter window sits awkwardly in this elevation, with the area around it and that to the immediate right of the doorway being built of late 19th/early 20th Century brick and which appears to constitute an alteration or even repair to this area of the outshut (fig. 8).

To the left of the outshut is the stable building. Its entrance being of double span and off centre and fitted with a heavy wooden frame hung with a pair of planked and ledged gates.

Originally access could also be made into this building via a single entrance way located in its south facing wall and opposite the north elevation of the outshut. At some point during the 20th Century close board vertical planking and cement roofing sheet has bridged these two buildings to form an internal store area accessed via the stable/coach house building (figs. 14, 15).

Leading from the south/western corner of the outshut there are a series of brick built outbuildings.

The first of these is constructed of buff and red 19th-early 20th brick in Flemish Bond and using a pattern of horizontal/vertical banding in red brick. Its roof is corrugated concrete sheeting, while its entrance is set off centre to the left of its elevation, set with a heavy wooden frame and hung with a heavy planked and ledged door.

This building utilises the east/west stone boundary wall of this property for its south elevation, there is also evidence between this structure and the outshut of the remains of a east/west aligned stone wall, with further evidence of a north return stone wall seen internally, postulating the idea that this outbuilding is possibly a rebuild of an earlier structure.

Projecting west from the gable end of the above structure an extension has been built of red 20th century brick in English Garden Wall Bond, there is a single entrance set to the right within its west gable, its roof is of clay pantiles (figs. 8, 9, 15).

Interior

Dining Room

The dining room is accessed from the lobby entrance at the front of the property. The room is square in plan and with a low plastered ceiling, the floor is covered with Linoleum of unknown date, the skirting is plain in design. There is a central hearth within the north gable wall which is fitted with a mid/late 19th Century cast iron insert. The entrance door is that of four panel design and is fitted with a skeleton sprung latch, there are wooden shutters fitted to the window (fig.11).

Lounge

The lounge area is identical in plan to that of the previous room and is accessed both from the lobby entrance and that of the kitchen area. The lobby entrance within the north/east corner dominates this room and is constructed of panelled wood.

The central hearth within the southern gable is missing its insert and there are fitted cupboards both top and bottom either side of the chimney breast (fig. 12).

The floor like that of the previous room is covered in Linoleum and with plain skirting attached. The door from the lobby entrance is of the four panelled variety and fitted with a simple mortise lock, while the door to the kitchen area is planked and ledged with a thumb latch. The single window is fitted with wooden shutters.

One interesting aspect within this room is the axial beam running east/west along its length and which appears to be an original feature (fig.12).

Kitchen and Staircase

These two rooms are located to the rear of the building within the outshut extension (fig.13)

The kitchen is rectangular in plan and accessed by both the lounge door to the east and also a door opening west into the rear garden area. The ceiling height is similar in height to that of the previous two rooms and there is also an axial beam which is believed to date from the mid 1960's. The floor is once again covered with Linoleum (fig.13).

Accessed from this room and separating it from the pantry to the south is a narrow Kitewinder staircase with a small under cupboard which helps to create a small access passage to the pantry (fig.13).

Pantry

This room is square in plan, with a low ceiling height. Running along its north wall is a benched area with shelving above, while located central to these fixtures there is a blocked up window opening. The door which connects this room and the kitchen is planked and ledged in construction and fitted with a thumb catch. There is a small window within the west wall and which is fitted with wooden shutters (fig. 13).

Stable

Triangular in plan the stable building is accessed via a double span opening with bullnosed detailed brick jambs from the garden area to the west.

This building retains its brick floor and other fittings such as a disused copper within the north/west corner and also a wooden feed rack fixed high up on the east wall.

The roof is of hipped construction on a projection and comprises of a north/south axial beam with crown post and tied into the wall plates with heavy cross beams (fig.14).

Store

The covered store area is accessed from the stable via a connecting door to the north.

This room is rectangular in plan with a poured concrete floor and low pitched ceiling constructed of concrete sheet, the door is of planked ledged construction fitted with a thumb catch.

This area was originally a small outside space between the outshut and stable, a fact that is evident with the blocked window of the pantry (fig. 14).

Outbuildings

A rectangular building divided into two projects from the south/west corner of the outshut (fig. 15).

The larger of the pair is constructed from a mix of coursed Limestone rubble and brick. The interior of the gabled roof is built in the Collar rafter style. The door is of planked and ledged construction, hung with heavy strap hinges and fitted with a thumb catch. There is no access from this room internally into that to the west and it seems that this structure as a whole is possibly a re-build of an earlier one which had been partly built off of the east/west boundary wall of the property to the south (fig. 15).

Bedroom One

Square in plan this bedroom is located directly above the dining room area and accessed from a small landing area within the upper storey of the outshut.

The ceiling in this room is low, while a central hearth is located off centre within the chimney breast on the north wall and retains an early 19th Century cast iron hob grate. The floor boards are of pine and approximately 25” in width and appear to be contemporary with the room, the skirting is plain and the door is of planked and ledged construction and fitted with a thumb catch (fig. 16).

Bedroom Two

This bedroom mirrors the previous room in its size and plan.

The fireplace has been boarded over in this room, the area in part has been replaced with fitted cupboards, there is also a central heating boiler fitted within the right hand side of the chimney alcove.

The floor boards are the same as those noted within the previous bedroom, the door is of planked and ledged construction fitted with a thumb latch, while the skirting is plain (fig. 17).

Bedroom Three

The third bedroom is located within the south/west corner of the 1960's upper outshut extension and is rectangular in plan (fig. 18).

It is accessed from single entranceway leading from the small landing running north, the floor is of narrow 'modern' floorboards, while the door is of hollow construction (fig. 18).

Bathroom

The bathroom is located to the opposite end of the landing to the third bedroom and a step down from the landing thus giving this room an exceptional ceiling height in

excess of 8ft. This room is much the same as the third bedroom with identical flooring and door (fig. 18).

Landing and Stairwell

The small landing area would have originally been located within the outshut roof area but has now been afforded more room due to the 1960's upper storey extension (fig. 19)..

The stairs are steep and narrow and lit from a small fixed casement window (fig. 19).

8.0 Conclusions

The property at No.10 Lincoln Road dates between the first quarter of the 19th Century and the middle of the 20th Century and consists of four main phases of development.

The initial construction of the main body of the building during the first quarter of the 19th Century, with the addition of the outshut and stable building not soon after, possibly the second half of the 19th Century. Further development took place during the early part of the 20th century with the construction of the two outbuildings and finally during the 1960's with the addition of an upper storey to the outshut. There have also been minor additions and repairs most likely attributed to the early/mid 20th Century and evident in the covered store area and brick infill repair to the south elevation, as well as that adjacent to the right hand side to the rear doorway and various blocked in windows.

The buildings original form is typical of the vernacular architecture of the period, while its evolution and organic growth reflects changes in the income, status and circumstances of the properties occupants over several generations.

9.0 References

Brunskill, R W 1997 *House and Cottages of Britain*

Brunskill, R W 2000 *Vernacular Architecture an Illustrated Handbook*

Elenor, C. and. Russell, C., 1987 *Parliamentary Enclosure and New Lincolnshire Landscapes* Lincolnshire County Council Recreational Services-Libraries, Lincolnshire History Services No.10 1987

English Heritage 2006a *Historic Buildings: A guide to good recording Practice*

Institute for Field Archaeologists 1994 revised 2009 *Standard and Guidance for Archaeological Desk-based Assessment*

Lincolnshire County Council 2010 *Lincolnshire Archaeological Handbook*

Lloyd, N 1928 *A History of English Brickwork* (3rd Edition) the Antique Collectors' Club Ltd 2003

Mills, A. D., 1993, *English Place-Names*. Oxford University Press.

Williams, A. and Martin, G. H. (eds.), 1992, *Domesday Book: A Complete Translation*. Penguin Books, London.

10.0 Site archive

An archive of written, drawn and photographic elements is in preparation and will be deposited at The Collection Lincoln in the first full week of August 2011.

Access to it can be gained by quoting the L.C.C Museum accession number LCNCC 2011.91

Appendix 1: Written Scheme of Investigation

Contractor: Midland Archæological Services

Application: 126997

Site: 10 Lincoln Road, Welton, West Lindsey, Lincolnshire, LN2 3JA.

NGR: TF 0109 7957

Type: Scheme of Historic Building Recording

Date: 18th May 2011

Archive: The Collection

Site Code: WERD 11

Accession no: LCNCC 2011.91

Client: John Rowan Architectural Services



Fig. 1 Location Map (O.S. Copyright Licence no: 100049426)

1.0 Introduction

- 1.1 Midland Archaeological Services (MAS), have been commissioned by John Rowan Architectural Services to undertake a Scheme of Historic Building Recording for a property and associated buildings at 10 Lincoln Road, Welton, West Lindsey, Lincolnshire (TF 0109 7957).
- 1.2 West Lindsey District Council has granted permission to make external and internal alterations to No.10 Lincoln Road, a Grade II Listed Building and also the demolition of its associated outbuildings, planning ref: **126997**.
- 1.3 Permission is subject to conditions imposed by West Lindsey District Council that a Scheme of Historic Building Recording be undertaken in accordance with a written scheme of investigation and approved by the Local Planning Authority in writing. A copy of the Historic Building Recording report shall be submitted for approval by the Local Planning Authority prior to the above works being undertaken.

2.0 Location and Description

- 2.1 Welton is located 10.3km north-east of Lincoln and 17.7km south-west of market Rasen and is in the administrative district of West Lindsey. The property is located 200m south of the historic core of Welton on the junction of Lincoln Road and Vicarage Lane (fig. 1).

3.0 Archaeological/Historical background

- 3.1 Welton is first mentioned in the Domesday Survey of 1086 when it is described as *Welletone*, and which possibly means 'farmstead or village with a spring, from the Old English *wella* and *tūn* (Mills, A.D., 1993).
- 3.2 Approximately 100m north-north-east of the site, adjacent to Lincoln Road significant roman building foundations were recorded in 2007, while closer to the site 20m north-west foundations believed to pre-date the 19th century were recorded during monitoring works in 2008.

4.0 Aims and Objectives

- 4.1 The aim of this historic building recording is to preserve, by record, the fabric and setting of this building and its associated group of historic buildings prior to conversion and alterations.
- 4.2 This will be attained through the following objectives: to produce a full photographic record of the existing buildings and fabric, supplemented by a drawn and full written description.

5.0 Methodology

- 5.1 This document represents a *Written Scheme of Investigation* (WSI) and has been based on the guidelines set out in Planning Policy Statement 5 (Planning and The Historic Environment).

The Scheme of Historic Building Recording will be carried out in accordance with current best practice and the appropriate national and regional standards and guidelines, including:

Analysis and recording for the conservation and control of works to historic buildings (ALGAO 1997).

Code of Conduct (Institute of Field Archaeologists, 1994 as revised).

Guidelines for the Preparation of Excavation Archives for long term storage (UKIC 1990).

Lincolnshire Archaeological Handbook (Lincolnshire County Council, 2010)

Recording Historic Buildings. A descriptive Specification (RHCM(E), 1986)

Standard and Guidance for Archaeological Standing Building Recording (Institute of Field Archaeologists, 1994 as revised).

Understanding Historic Buildings: A guide to good practice (English Heritage, 2006).

- 5.2 The archaeological advisor to West Lindsey District Council will be given 10 days prior notice of when work is due to commence and will be free to visit the site by arrangement with the site archaeologist.
- 5.3 Prior to the start of any fieldwork an OASIS (Online Access to the Index of Archaeological Investigations) online record will be initiated.
- 5.4 Prior to the start of fieldwork an accession number will be obtained and a site code initiated/approved.
- 5.5 MAS shall inform the archaeological advisor to West Lindsey District Council verbally or in writing of completion of the historic building survey within three calendar days of such completion.

6.0 Recording Techniques

- 6.1 A full written analysis of the group of agricultural buildings structure and layout shall be undertaken, supported when/if appropriate with detailed scaled drawings of unusual or unique constructional elements. A short history of the buildings and their setting will be compiled using easily available sources.
- 6.2 The information gained from the above analysis will enable a complete record of these buildings constructional history to be compiled, along with any additional alterations that have been employed since their initial date of construction. It will also inform to how this group of agricultural buildings have developed in relation to each other over the preceding years and give a general insight into the development of the buildings and practices within the county throughout the preceding century.
- 6.3 Recording will be undertaken on pro-forma record sheets, including:
- MAS Brickwork Recording Form
 - MAS Room-Based recording Form
 - MAS Building Survey Drawing Schedule
 - MAS Timber Recording sheet
 - MAS Building Survey Photographic Schedule
- 6.4 A full photographic survey shall be undertaken in 35mm monochrome and colour slide formats, supplemented by digital photography. It will include general shots of the site and detailed photography of room arrangement, elevations and constructional details such as window openings, all of which shall be linked to a phased floor plan. Fixtures and fittings, such as doors and window fenestration will also be subject to detailed photography and annotated and linked to a phased floor plan of the building. Photography will be undertaken both internally and externally. Photographic scales shall be used in all photographs when appropriate.
- 6.5 Drawings will include a scale floor plan and elevations which will be annotated with relevant details such as changes in build, coursing, and additions and phasing, it will also show directional arrows to indicate where photographs have been taken. Scales used for drawings will be at 1:10 and 1:20. Exterior elevations and floor plans already completed by the clients architect will be re-produced at either 1:100 or 1:50.
- 6.6 The written element will comprise both quantitative and qualitative data to cover physical descriptions and dimensions of the basic building fabric, layout and condition; together with an account of the setting of the building and its contribution to the local scene.

7.0 Report and Dissemination

- 7.1 A report presenting the photographic recording and supporting text will be prepared on the completion of site works and will consist of:

- a title page detailing site address, site code and accession number, NGR, author/originating body, client's name and address;
- the date of the record, name of the recorder;
- archive location;
- a full bibliography;
- full contents listing;
- note of any statutory designation (listing etc);
- a non-technical summary of the findings;
- a description of the historical background, including map regression;
- a description of the methodologies employed;
- supporting illustrations and text
- a consideration of the importance of the buildings present on the site in local, regional and national terms
- location plan 1:10 000 scale

7.2 Copies of the report will be sent in the first instance to the client for approval and then to the archaeological advisor to West Lindsey District Council.

7.3 Approved copies will be deposited with the HER and other public third-parties and will include licence for the HER and third parties to use the material for all purposes, reference and commercial included, on the understanding that MAS will be fully credited and that no charge will be levied for such use; not withstanding any privacy terms requested by the client.

8.0 Archive

8.1 The project archive will be prepared according to the recommendations in *Guidelines for the Preparation of Excavation Archives for long term storage* (UKIC 1990), *Standards in the Museum Care of Archaeological Collections* (Museums and Galleries Commission 1992) and *Management of Research Projects in the Historic Environment* (MoRPHE), (English Heritage, 2008).

8.2 The date for archive deposition with the County Historic Environment Record (HER) and the Lincolnshire Archive depository will be 1/8/11.

8.3 Upon completion of the fieldwork an OASIS (Online Access to the Index of Archaeological Investigations) form will be completed for the project. A print-out of the form will be included as an appendix to the final report.

8.4 Any digital files relating to the site will be saved in a compatible format for inclusion in the County Historic Environment Record.

9.0 Timetable and Personnel

- 9.1 The combined duration of site works and reporting are expected to take 24 person hours. It is anticipated that a first draft copy of the report will be available within 28 working days of completion of site works.
- 9.2 Steve Williams (Principal Archaeologist) will direct and undertake the project and also be first point of contact.

10.0 Contingency

- 10.1 Contingency has been sought that is relevant to the costs involved should unforeseen discoveries be made; this contingency has been approved by the client. No element of the contingency funding shall be used without permission of the client (following negotiations between the Client Company , Midland Archaeological Services and the archaeological advisor to West Lindsey District Council. The contingency will cover: extra person hours in relation to the fieldwork/reporting requirement of this project.

11.0 Health and Safety

- 11.1 It is the policy of Midland Archaeological Services to conform fully to the requirements of the Health & Safety at Work etc. Act (1974).

Health and Safety must take priority over archaeological requirements. It is essential that all projects be carried out in accordance with safe working practices and under a defined Health and Safety Policy. A Risk Assessment for the project will be prepared prior to the commencement of work and all relevant health and safety regulations will be adhered to.

12.0 Insurance

- 12.1 Midland Archæological Services holds the following insurance levels:

Public Liability	£5m
Professional Indemnity	£250 000
Employers Liability	£10m

References

Analysis and recording for the conservation and control of works to historic buildings (ALGAO 1997).

Code of Conduct (Institute of Field Archaeologists, 1994 as revised).

Guidelines for the Preparation of Excavation Archives for long term storage (UKIC 1990).

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Pevsner N. and Harris J., 1989, *The Buildings of England: Lincolnshire*. Butler & Tanner Ltd, Frome & London.

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Standard and Guidance for Archaeological Standing Building Recording (Institute of Field Archaeologists, 1994 as revised).

Understanding Historic Buildings: A guide to good practice (English Heritage, 2006).

Appendix 2: Oasis

OASIS ID: midlanda1-103565

Project details

Project name	10 Lincoln Road, Welton
Short description of the project	Historic Building Survey
Project dates	Start: 31-05-2011 End: 31-05-2011
Previous/future work	No / No
Any associated project reference codes	WERD 11 - Sitecode
Any associated project reference codes	LCNCC 2011.91 - Museum accession ID
Type of project	Building Recording
Site status	Listed Building
Current Land use	Other 2 - In use as a building
Monument type	COTTAGE Post Medieval
Significant Finds	NONE None
Significant Finds	NONE None
Methods & techniques	'Annotated Sketch','Measured Survey','Photographic Survey','Survey/Recording Of Fabric/Structure'
Prompt	Planning condition

Project location

Country	England
Site location	LINCOLNSHIRE WEST LINDSEY WELTON No.10 Lincoln Road

Postcode	LN2 3JA
Study area	210.00 Square metres
Site coordinates	TF 0109 7957 53.3031395081 -0.482831949156 53 18 11 N 000 28 58 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 19.00m Max: 20.00m

Project creators

Name of Organisation	Midland Archaeological Services
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Midland Archaeological Services
Project director/manager	S.L.W Williams
Project supervisor	S.L.W.Williams
Type of sponsor/funding body	Developer

Project archives

Physical Archive Exists?	No
Digital Archive Exists?	No
Digital Archive recipient	The Collection Lincoln
Digital Media available	'Survey','Text'
Paper Archive Exists?	No
Paper Archive recipient	The Collection Lincoln
Paper Media available	'Photograph','Plan','Unpublished Text'

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	No.10 Lincoln Road, Historic Building Survey
Author(s)/Editor(s)	S.L.W.Williams
Other bibliographic details	328/11
Date	2011
Issuer or publisher	MAS
Place of issue or publication	Lincolnshire
Description	Historic Building Survey report for a Grade II Listed Cottage
URL	www.midlandarchaeologicalservices.co.uk

Entered by	Steve Williams (steve@midlandarchaeologicalservices.co.uk)
Entered on	21 June 2011

Appendix 3: Listing Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: No name for this Entry

List Entry Number: 1064090

Location

10, LINCOLN ROAD

The building may lie within the boundary of more than one authority.

County: Lincolnshire

District: West Lindsey

District Type: District Authority

Parish: Welton

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 21-Jun-1985

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 196960

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

TF 07 NW WELTON LINCOLN ROAD

5/89 No. 10

G.V. II

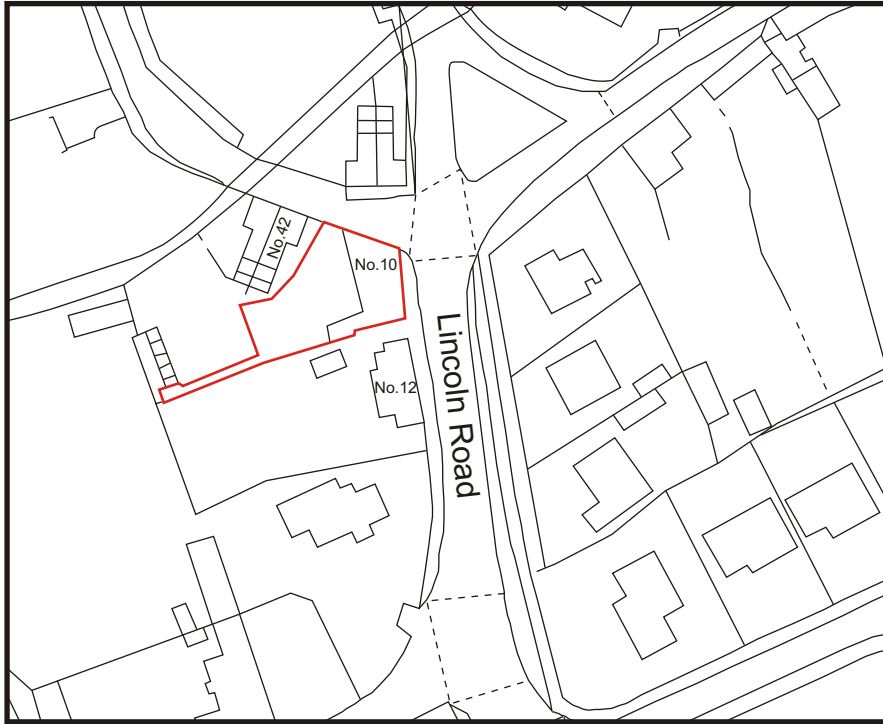
House. Early C19. Coursed limestone rubble with yellow brick dressings. Pantile roof with 2 yellow brick gable stacks. 2 storey, 3 bay front with slightly off centre half glazed door flanked by single 3 light glazing bar sliding sashes. To first floor are 2 similar 2 light sashes. All openings have splayed brick segmental heads. To the right is a lower hipped extension. Listed for group value only.

Listing NGR: TF0110779544

Selected Sources

Legacy Record - This information may be included in the List Entry Details.

National Grid Reference: TF 01113 79581



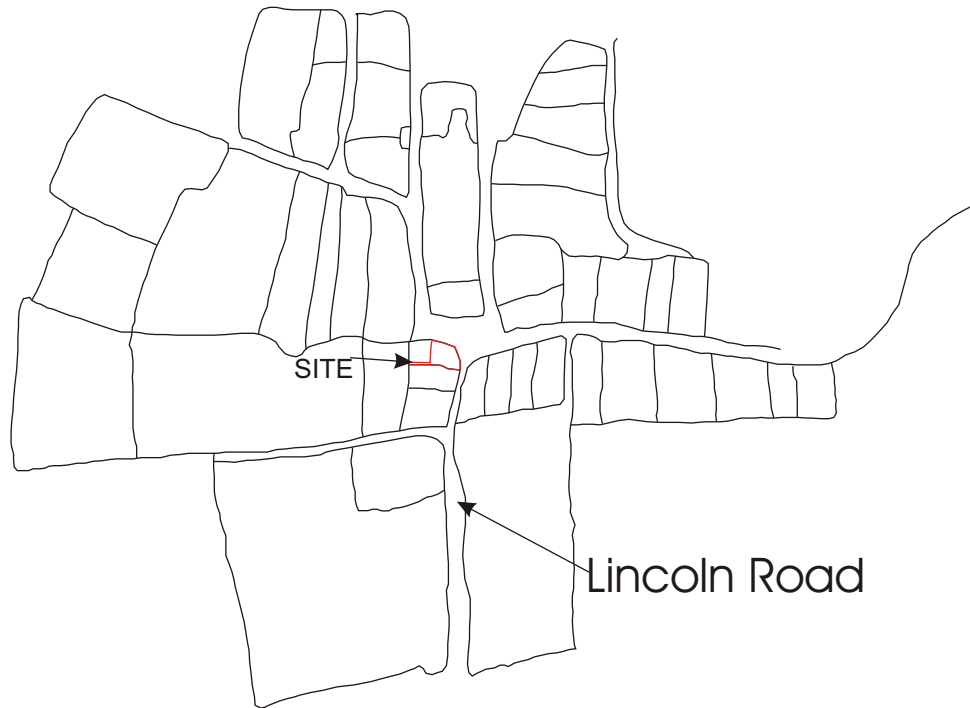
Site Location.

Scale 1:1250

FIG.2



1904 Ordnance Survey One-Inch



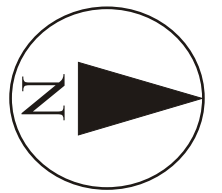
Enclosure Award Welton by Lincoln. Thomas Hogard & John Lodd 1773
(From Lincoln Archive)

FIG 5

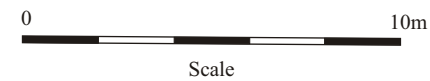


FIG. 6

East Elevation



- Early 19th C.
- Early/Mid 19th C.
- Early 20th C.
- Mid20th C.



East Elevation

The main structure of this building comprises of the East Elevation with a latter addition of a Stable building projecting from the north gable wall. **see above**

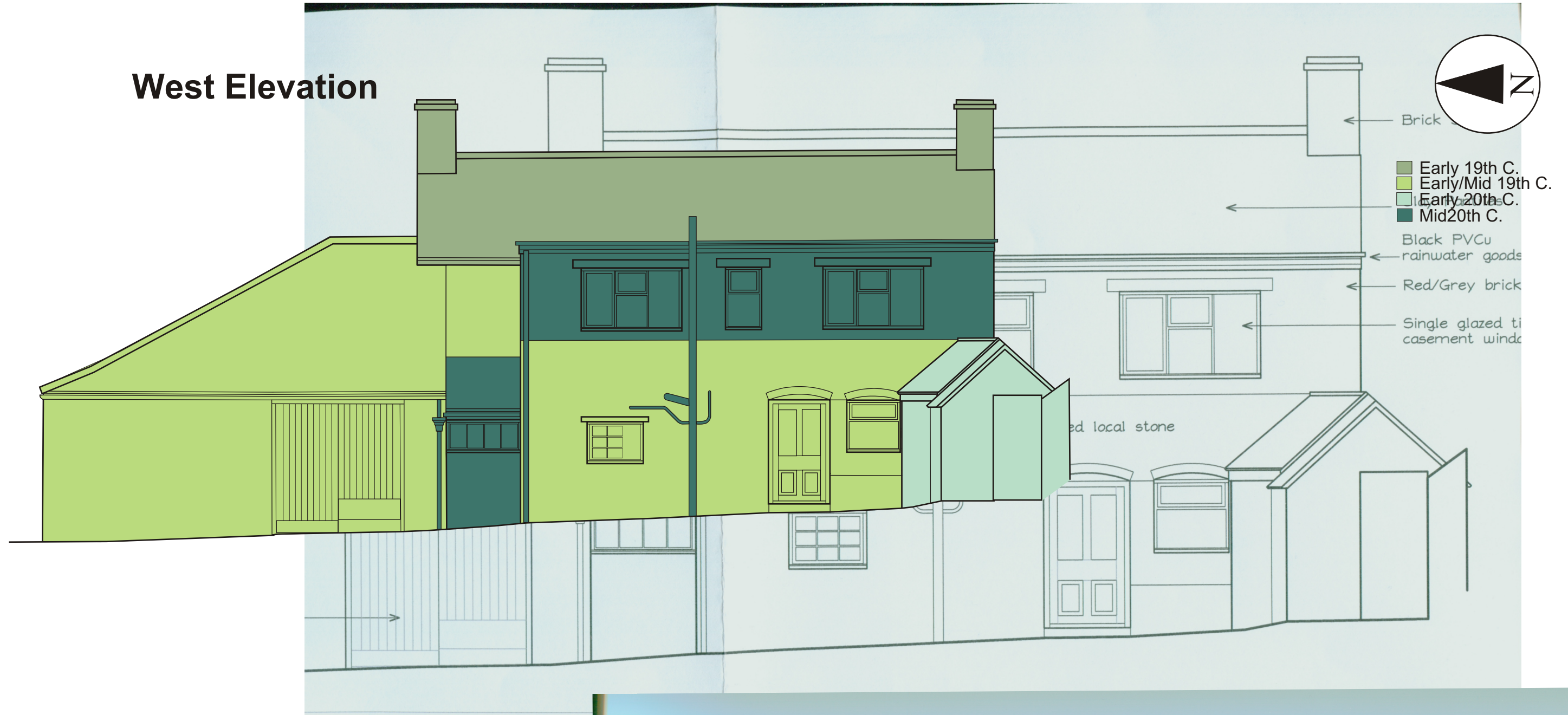
The construction is from randomly course Limestone rubble and jointed with Lime Mortar. There is some detailing in the form of segmented brick arches above each of the windows and also the doorway as well as a decorative stringer course of brick at eaves level. **see left**

The entranceway is set slightly off centre to the front of the building, there are two three-light sliding sash windows at ground floor level and two, two-light sliding sash windows at first storey level. **see left**

Each of the brick stacks have two terracotta chimney pots, probably late 19th or early-mid 20th Century.

FIG. 7

West Elevation



West Elevation

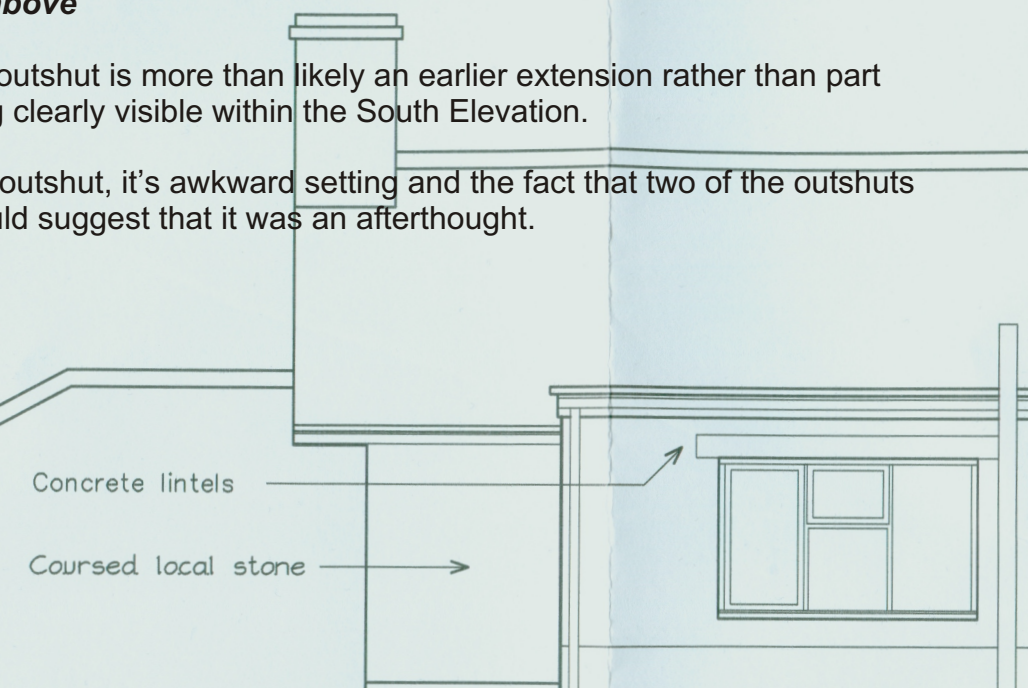
The West Elevation reveals much about the development of this building. Although there has been some major and minor alterations to the building's original design, much still remains of this 19th Century fabric. *see left*

The most obvious addition to the building is of course the 1960's upper storey extension in brick, understood to have been constructed during the mid 1960's, a period when other alterations were made to the building, such as the insertion of the axial beam in the kitchen, the creation of the covered store area between the house and stable and other minor alterations. *see left and above*

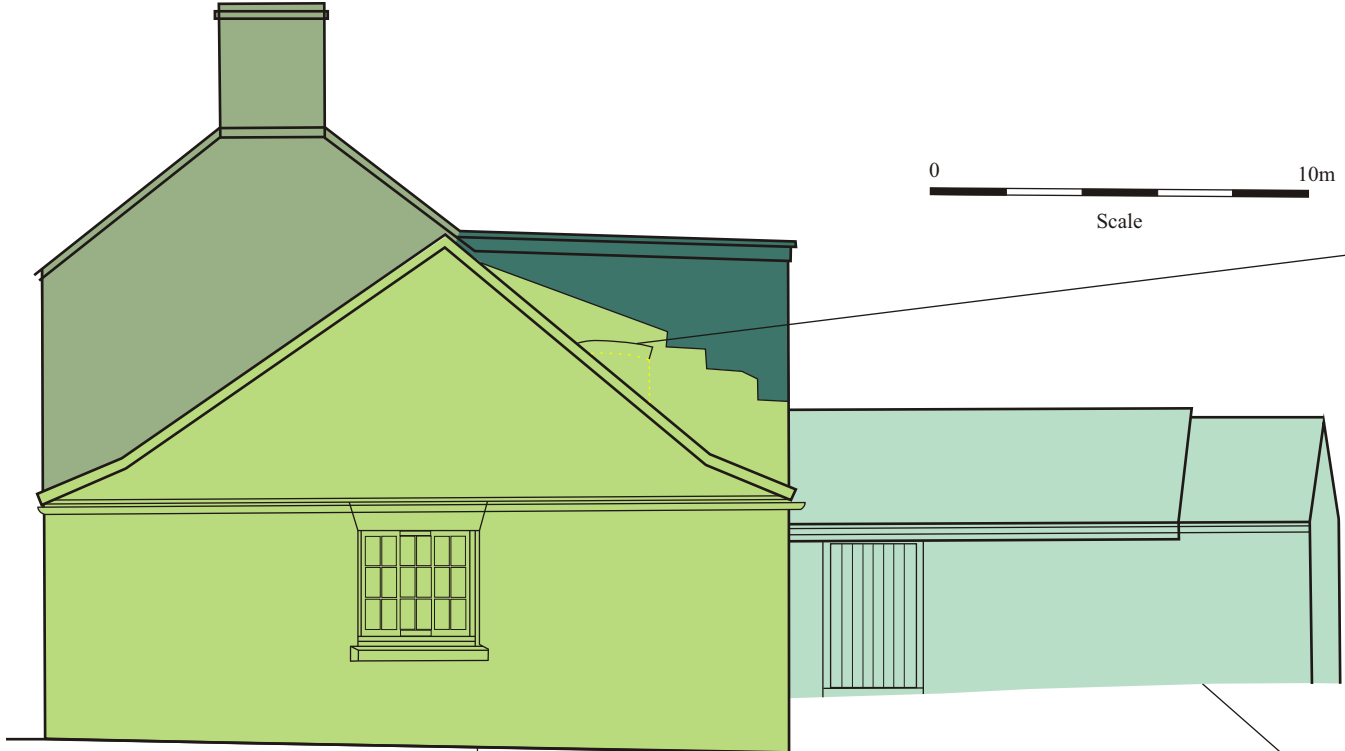
The earlier additions are also clearly evident, the outshut is more than likely an earlier extension rather than part of the original design of the building, its join being clearly visible within the South Elevation.

The stable is believed to be slightly later than the outshut, its awkward setting and the fact that two of the outshut's windows immediately face onto it to the north would suggest that it was an afterthought.

FIG. 8



North Elevation



- Early 19th C.
- Early/Mid 19th C.
- Early 20th C.
- Mid 20th C.



North Elevation

The overlooking 'blocked' upper window to the outshut, blocked with brick identical to the 1960's extension. *see above right*

The outbuildings leading from the south/west corner of the outshut, with the remains of a possible former stone structure to the immediate left of the door. *see right*

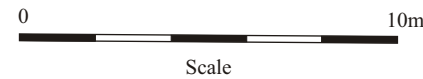
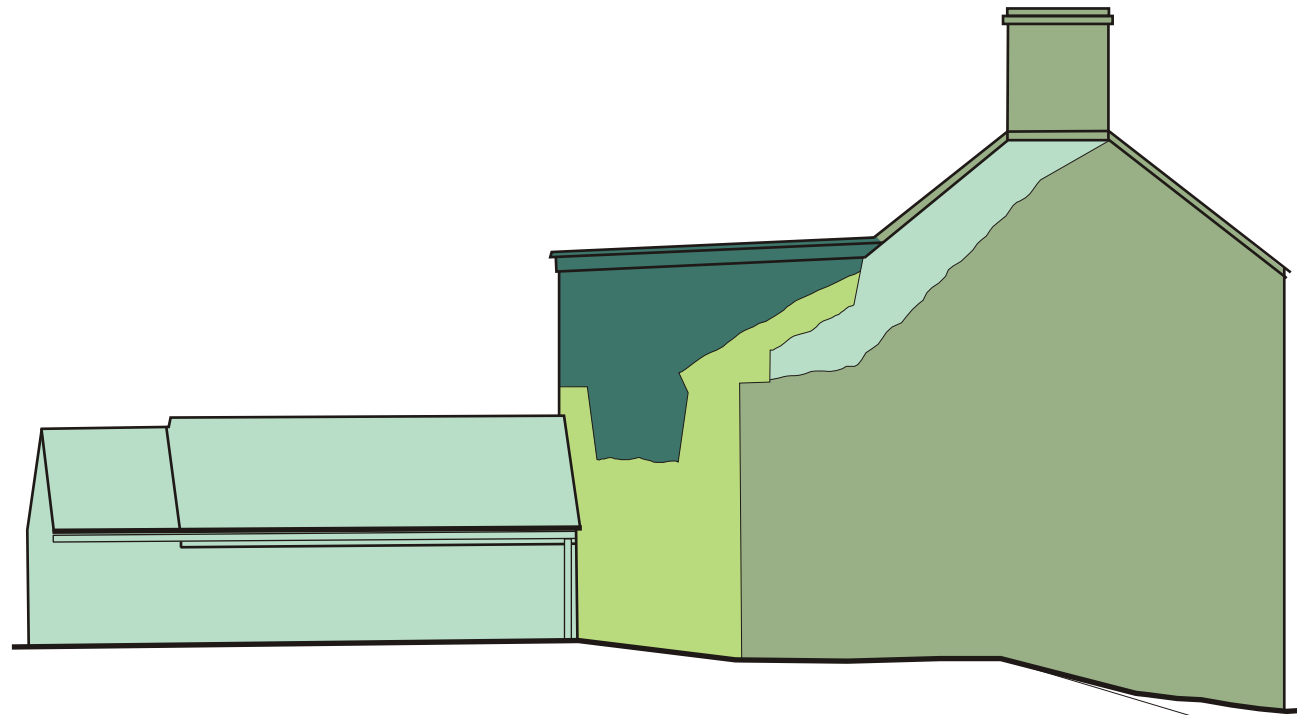


FIG. 9

South Elevation



- Early 19th C.
- Early/Mid 19th C.
- Early 20th C.
- Mid20th C.



The alteration and repair to the building can be further identified with this elevation.

The differentiating build line of the rear of the main structure with that of the outshut 'extension' is clearly illustrated. *see above and right*

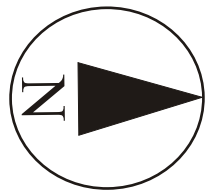
The brick repair running up at eaves level within the gable of the original structure, interestingly has part of a stringer course towards the middle of it, in a different brick, although it is unclear to why this should be. *see right*

The south facing stone wall of the outbuilding can just be made out projecting slightly south of No.10 and could possibly be an earlier outbuilding or structure, *see right*

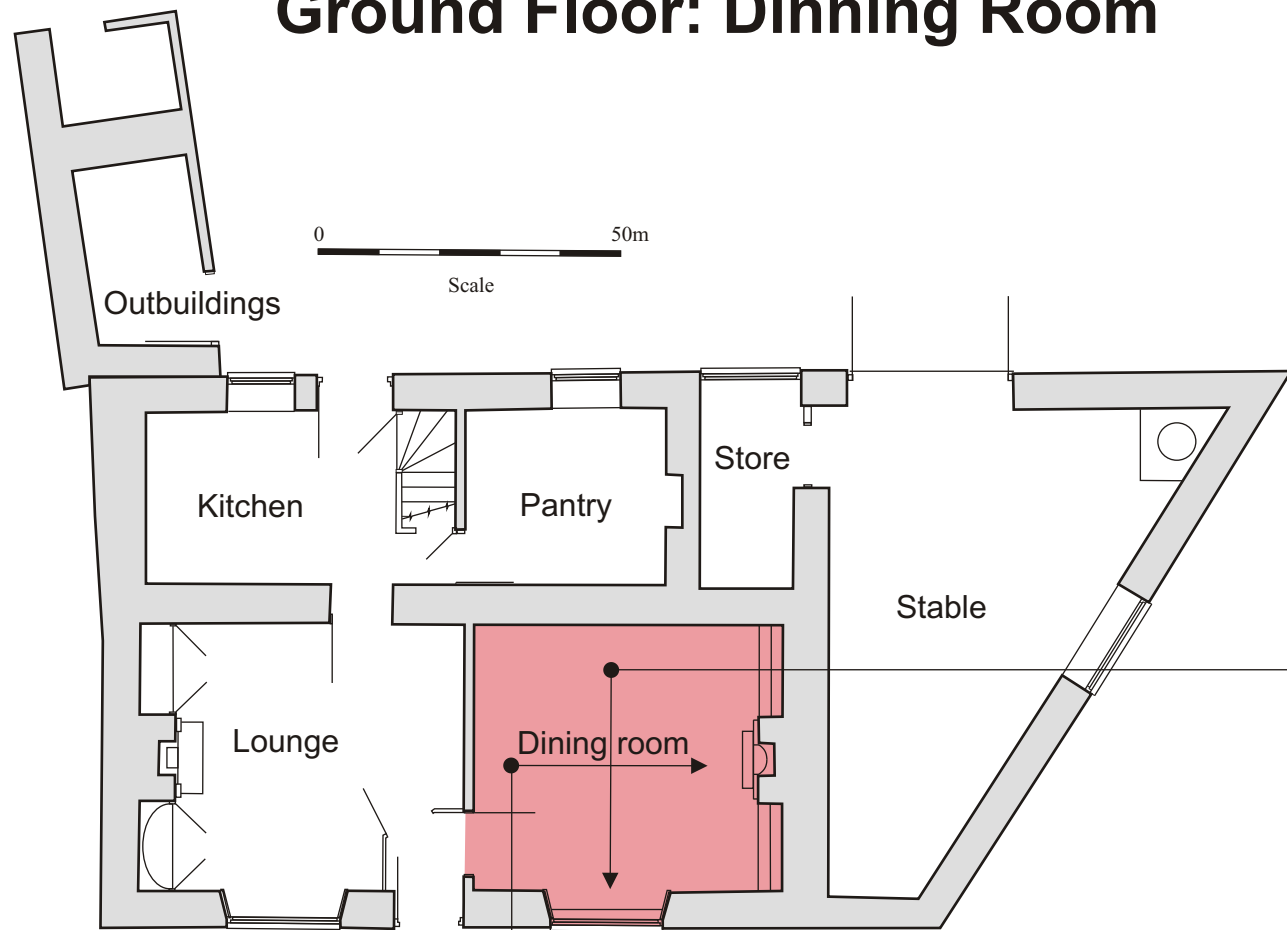
Note: Access was limited to this elevation



South Elevation

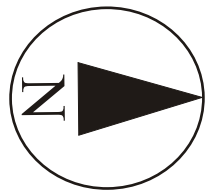


Ground Floor: Dinning Room

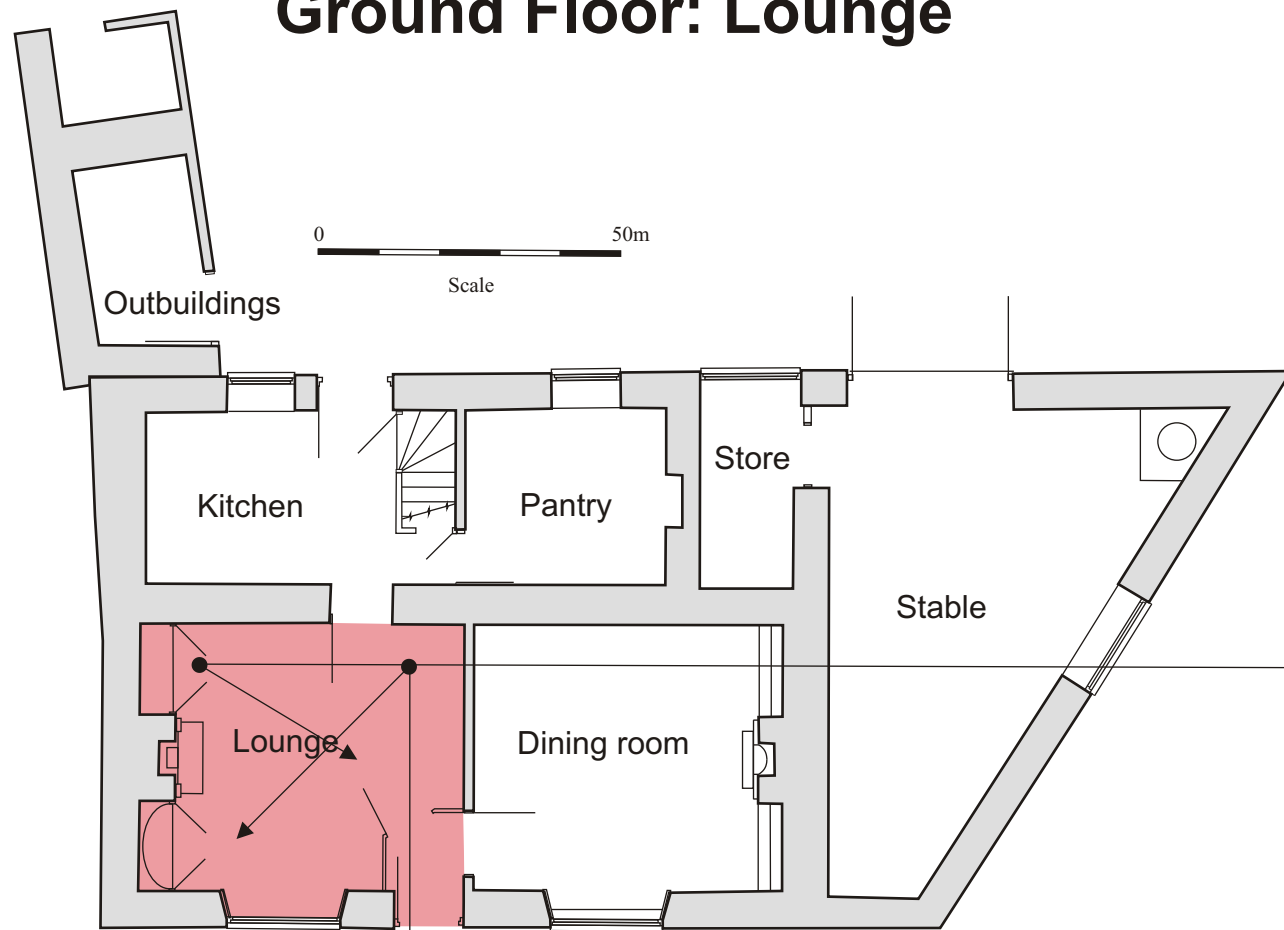


The dinning room is accessed via the lobby entrance to the front of the house, it is square in plan with a low plastered ceiling, while the floor is covered in Linoleum and fitted with plain skirting. There is a single hearth situated within the north gable wall and fitted with a mid/late 19th Century cast iron insert. The entrance door is of the four panelled variety and is fitted with a skeleton spring latch, there are wooden shutters fitted to the windows. **see left and above**

FIG. 11



Ground Floor: Lounge



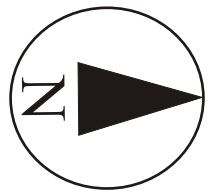
The lounge area is opposite that of the dining room and is accessed from the front lobby entrance and the kitchen area. **see top left**

The room is identical in plan to that of the dining room but with the addition of a wooden panelled lobby entrance within the north/east corner of the room. **see top**

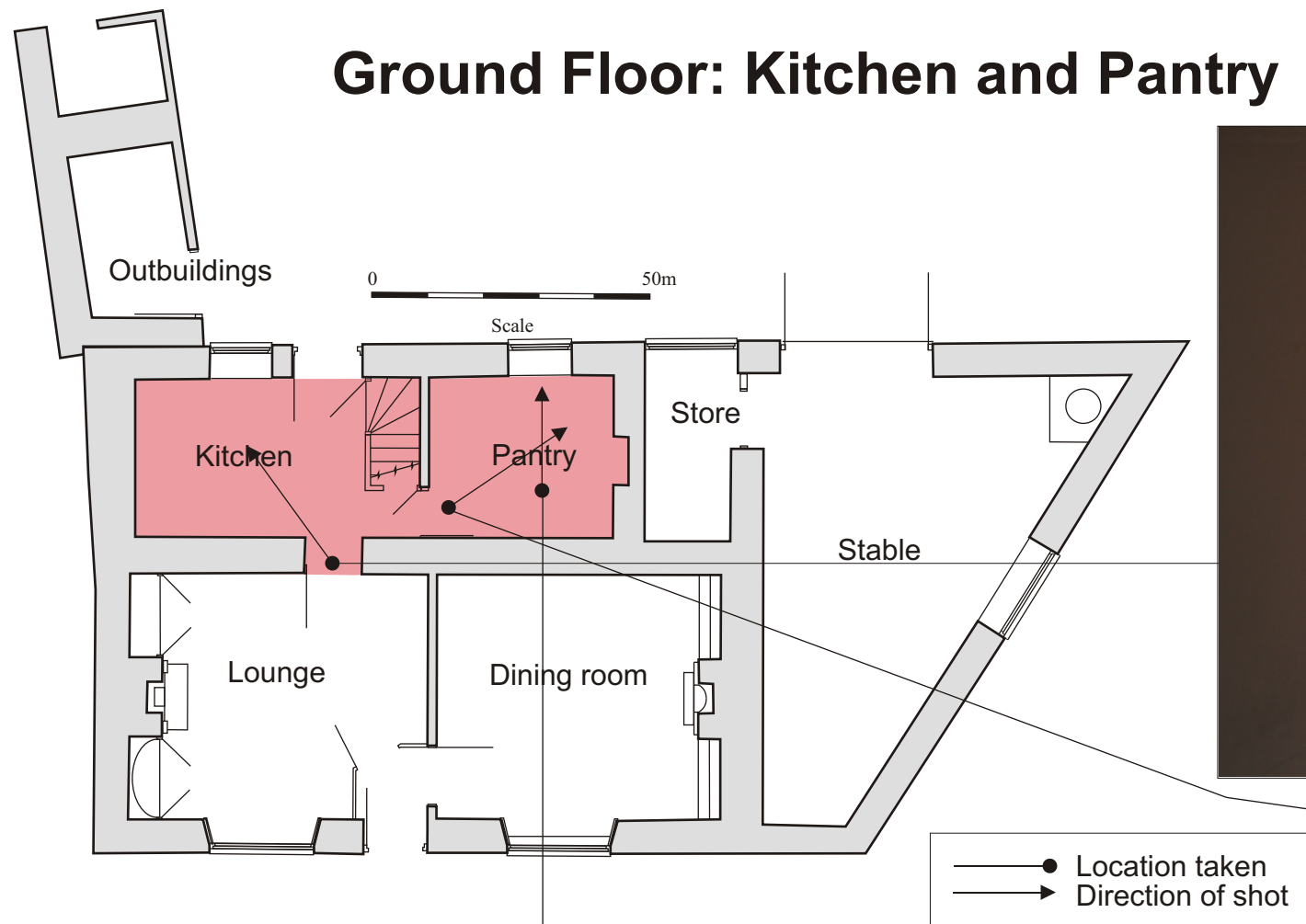
A hearth is present in the south gable wall, although its insert is missing, there are fitted cupboards both top and bottom either side. **see left**

The floor is covered with Linoleum, while the skirting is plain. The access door to the lobby entrance is four panelled and fitted with a simple mortice lock, while the door to the kitchen is of planked and ledged construction and fitted with a thumb latch, the single window is fitted with a pair of wooden shutters. Running east/west central to the room is an axial beam which appears to be original. **see top and left**

FIG. 12



Ground Floor: Kitchen and Pantry



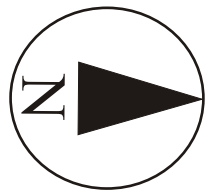
The kitchen and pantry are situated to the rear of the building within the outshut extension. **see top left.**

The kitchen is rectangular in plan and accessed by both the lounge to the east and a door opening onto the garden area to the west. The ceiling height reflects that of the two previous rooms and there is an east/west axial beam fitted, although not original as its was inserted during the improvements undertaken to this property during the 1960's. The floor is covered with Linoleum tiles, while the skirting is plain. **see top**

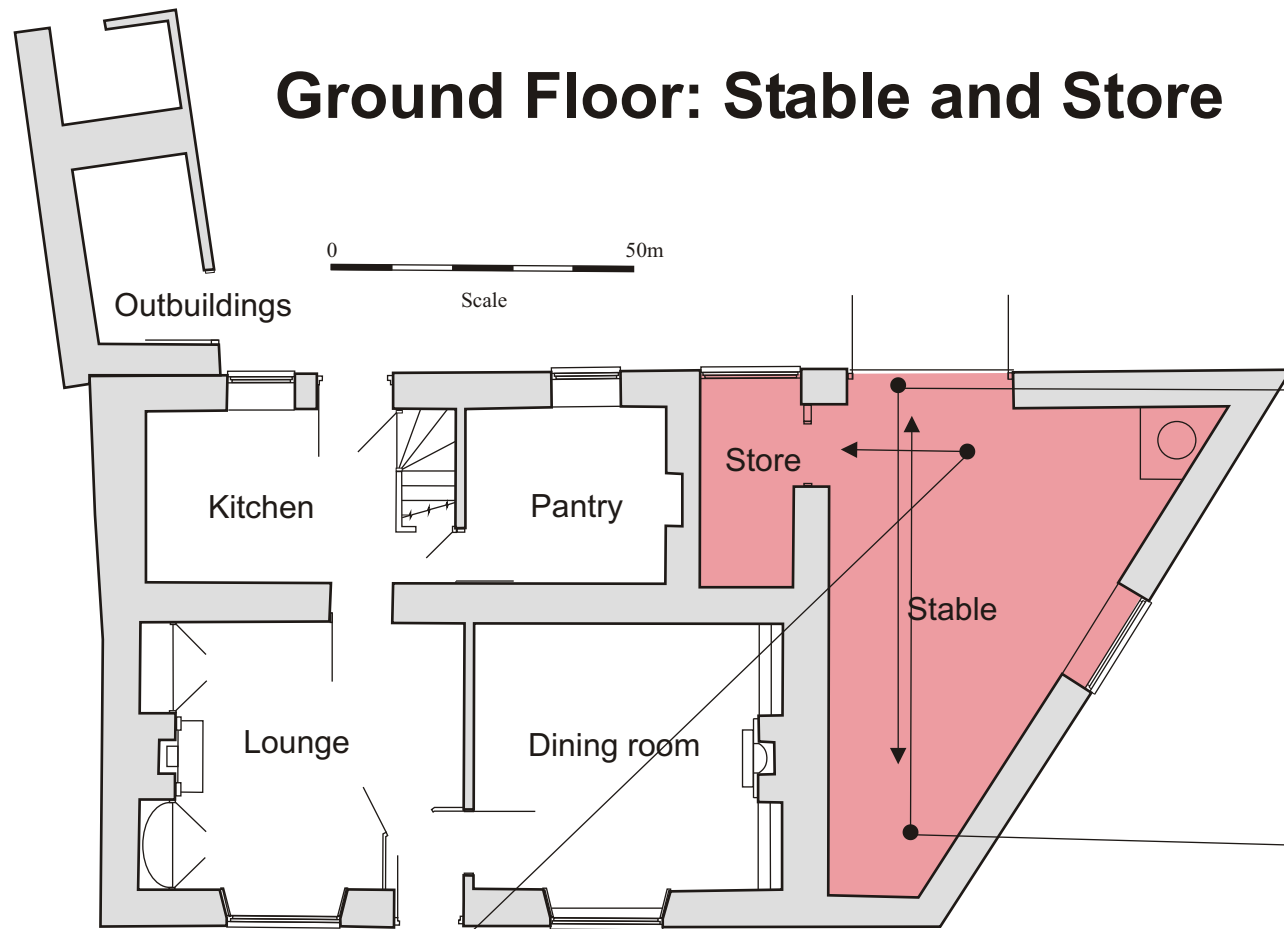
Accessed from this room and separating it from the pantry to the south is a narrow Kitewinder staircase with a small cupboard underneath and which creates a small access passage to the pantry.

The pantry is square in plan with a low ceiling and Linolium covered floor. Along the north wall there is benching with shelving above, while central to these fixtures there is a blocked up window opening. The door connecting this room and the kitchen is of the planked and ledged style and fitted with a thumb latch, while the small window located in the west wall is fitted with a wooden shutter. **see top and left**

FIG. 13



Ground Floor: Stable and Store



● Location taken
→ Direction of shot

The stable is roughly triangular in plan and accessed from the garden to the west. **see top**

The floor is of brick, while the roof is of hipped construction on a projection and comprises of a north/south axial beam with crown post, tied into the wall plates with heavy cross beams. **see right**

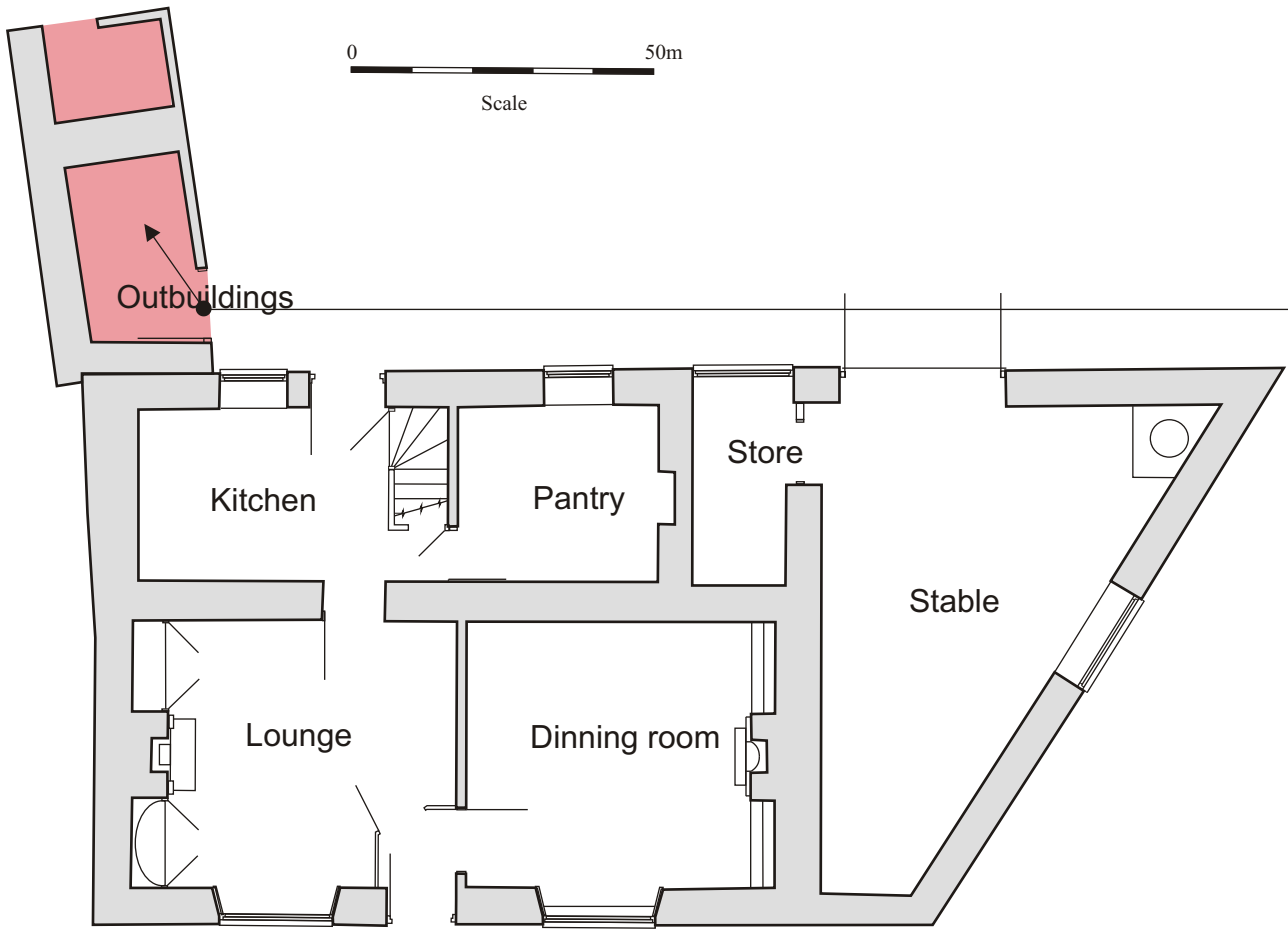
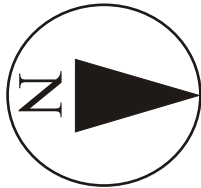
There is a disused copper situated within the north/west corner and a feed rack mounted high up on the east wall. **see top right and bottom right**

The entranceway is built with bullnose detailed brick jambs, while just to the left of this entrance is a small covered store area. **see above and left**

The store area is oblong in plan with a concrete floor and low pitched ceiling of concrete board, the door into this store is of the planked ledge type fitted with a thumb latch. This area was originally a small outside space between the outshut and stable building, a fact that is evident with the now blocked window within the pantry next door. **see left and top left**

FIG. 14

Ground Floor: Outbuildings



● Location taken
 → Direction of shot

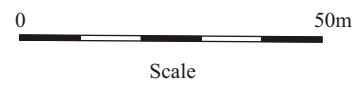
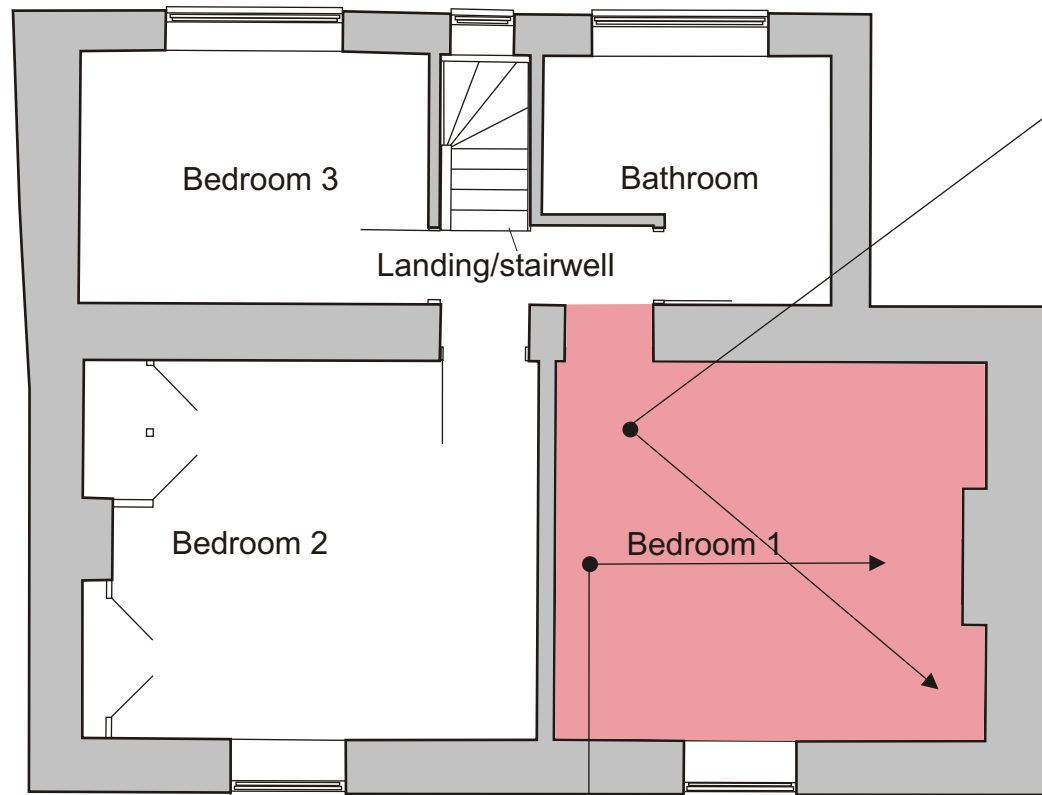
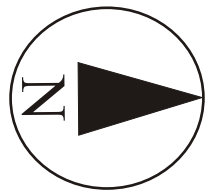
The outbuildings to the rear of the property form an oblong range of two room projecting awkwardly off of the south/west corner of the outshut. **see top left**

The main room of this group is built from a mix of coursed Limestone rubble and brick , while the interior of the gabled roof is built in the Collar rafter style roof . The door is of planked and ledged construction, hung with heavy strap hinges and fitted with a thumb latch. There is no access via this room into that beyond and it would appear that this structure is a re-build of an earlier one which had been built partly off of the east/west boundary wall to the south. **see top right**

Note: Access into the room beyond was not possible

FIG. 15

Ground Floor: Bedroom One

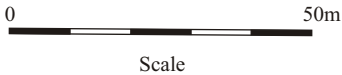
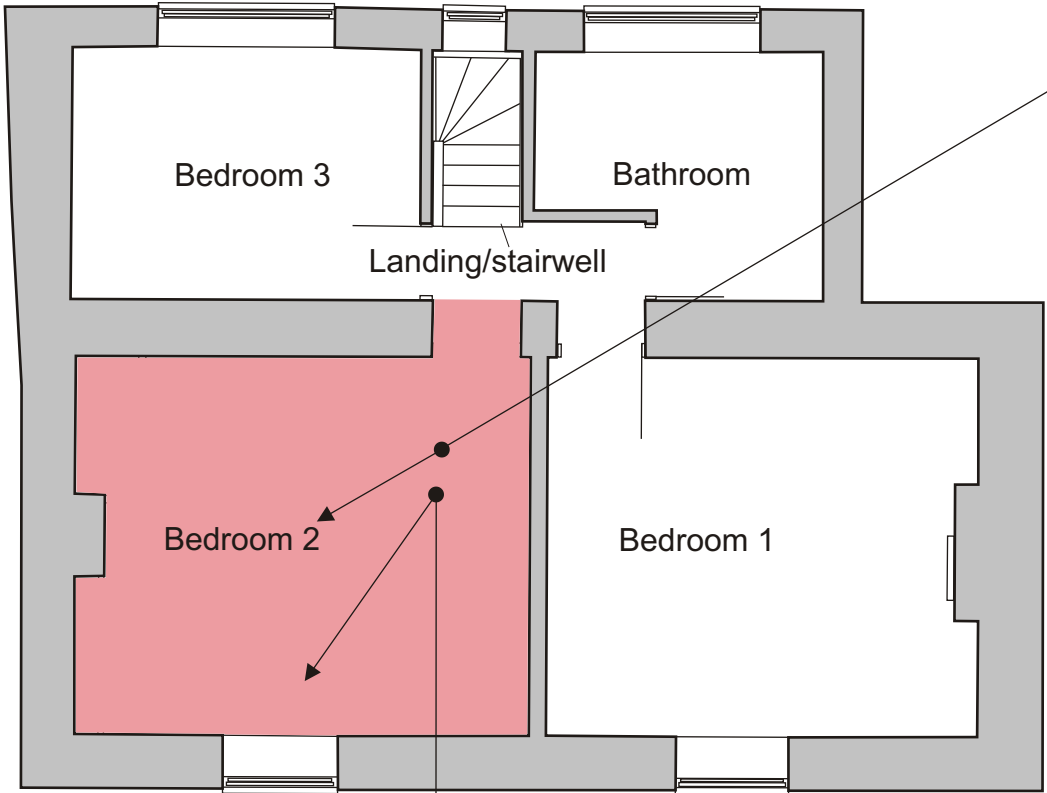
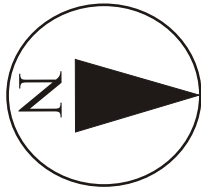


Bedroom One is square in plan, located directly above the dining room and accessed from a small landing within the upper storey of the outshut. **see top left**

The ceiling is relatively low, while there is a hearth located off centre within the chimney breast on the north wall and retains an early 19th Century cast iron hob grate. The floor boards are of pine and approx 25" in width and appear to be contemporary this room. **see left**

FIG. 16

Ground Floor: Bedroom Two



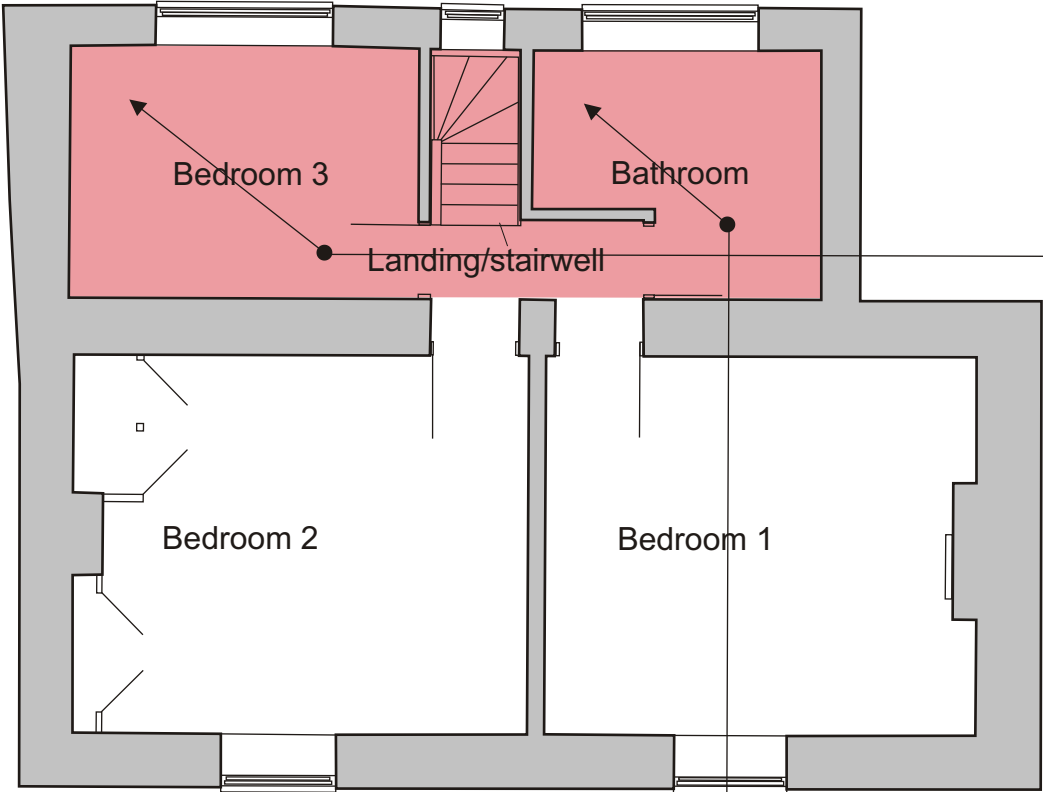
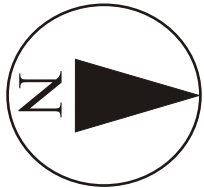
Bedroom Two mirrors that of Bedroom One. **see top left**

The fireplace has been boarded over in this room, the area in part being replaced with fitted cupboards, there are cupboards within the left side alcove and a central heating boiler to the right. **see bottom left and above.**

The floor boards in this room are also 25" in width and are most likely contemporary, the door is of planked and ledged construction with a thumb latch, while the skirting is plain.

FIG. 17

Ground Floor: Bedroom Two and Bathroom



0 50m
Scale



● Location taken
➔ Direction of shot



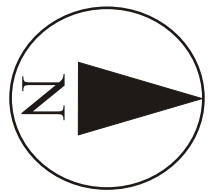
Bedroom Three is located within the south/west corner of the property and is part of a 1960's upper storey extension to the outshut. **see top left**

The room is rectangular in plan with a single entranceway accessed from a small landing to the north, the floor is of narrow pine boards, while the door is of hollow construction. **see above**

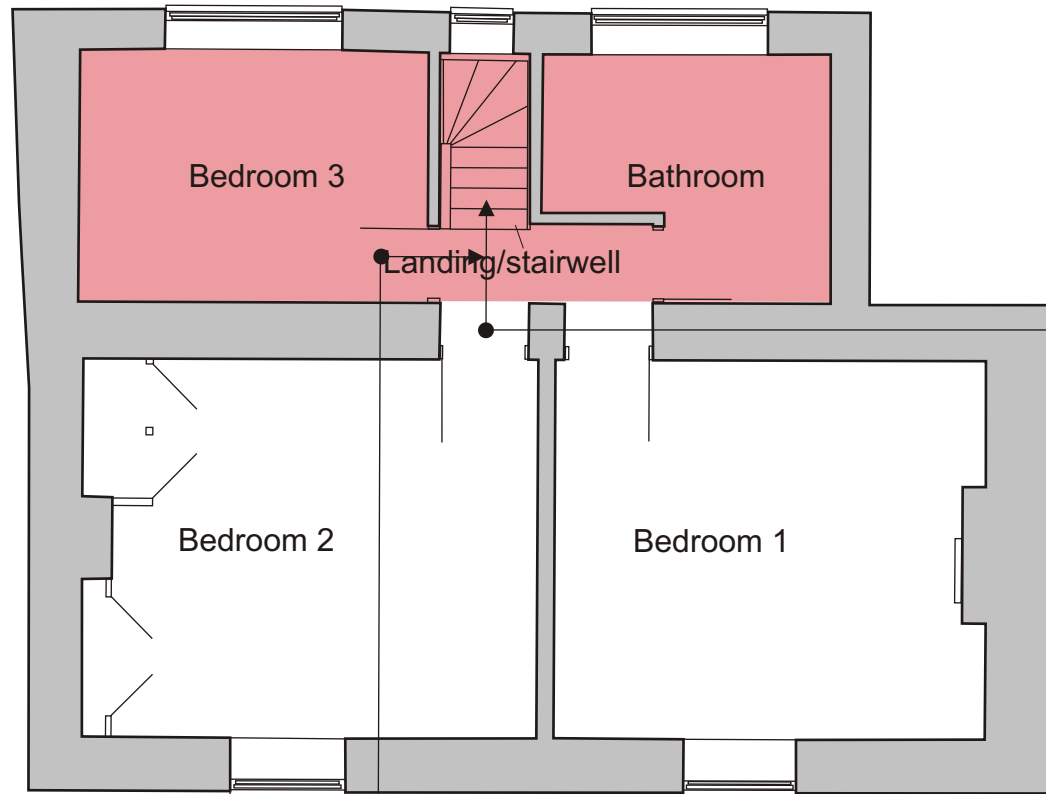
The bathroom is located to the opposite end of the corridor and positioned a step down from the landing thus giving this room a ceiling height in excess of 8ft. This room is much the same as the third bedroom with narrow pine boards and a door of hollow construction. **see left**

FIG. 18

Ground Floor: Landing and Stairwell



0 50m
Scale



● Location taken
➔ Direction of shot

A small narrow landing stepped down from the two front bedrooms connects the third bedroom and bathroom and is accessed via the ground storey by a narrow Kitewinder staircase. **see above**

The landing would have originally been located in a space that would have been located in a space that would have been part of the internal eaves space of the outshut but has now been afforded more room due to the 60's extension. **see left**

The stairwell is lit from a small fixed casement window. **see above**

FIG. 19