



## HISTORIC BUILDING RECORDING

BRUFF FARM  
SOUTHFIELD ROAD  
NORTH KELSEY

SITE CODE: BFNK 13  
GRID REF: TA 0397 0049  
PLANNING: 127265  
ACCESSION NO: LCNCC 2013.135

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SEPTEMBER 2013

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## Summary

*A programme of historic building recording was undertaken on the 13<sup>th</sup> August 2013 at Bruff Farm, Southfield Road, North Kelsey, henceforth called the site. The works comprised the written description and photographic recording of the buildings, making use of survey drawings independently commissioned by the client. The works were conducted as defined by a brief produced by the Archaeological Advisor for West Lindsey District Council.*

### 1.0 Introduction

West Lindsey District Council has granted permission for alterations and the extension to an existing barn to form a new dwelling at Bruff Farm, Southfield Road, North Kelsey, planning ref: 127265.

Permission is subject to conditions, those relating to the historic environment being: 9, 10, 16, 17, and which MAS will satisfy in conjunction with the approved scheme of works.

The buildings are not listed, neither are they within a conservation area.

This document summarises the results of the historic building recording and the historical research undertaken. It has been prepared by the author in accordance with the agreed written scheme of investigation and relevant regional and national guidance.

### 2.0 Definition of Historic Building Recording

The definition of historic building recording is '*a programme of work intended to establish the character, history, dating, form and archaeological development of a specific building, structure, or complex and its setting, including its buried components on land or under water.*'<sup>1</sup>

### 3.0 Legislation

The National Planning policy Framework (NPPF 2012) states: *Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*<sup>2</sup>

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<sup>1</sup> Institute For Field Archaeologists 2008

<sup>2</sup> National Planning Policy Framework 2013

## 4.0 Location

North Kelsey is situated in the administrative district of West Lindsey, approximately 22km south-east of Scunthorpe and 40km north of Lincoln. The site is located to the immediate west of Southfield Rd, as it bends and heads north into North Kelsey, NGR TA 0397 0049 (figs. 1, 2 & 3). The proposed development area comprises of a collection of agricultural buildings around a U shaped crew yard with dispersed areas of hard standing and patches of overgrown grass/vegetation. The site lies at 17m AOD, while the underlying geology comprises of Amphill Clay Formation-Mudstone with superficial deposits of Head-clay, silt, sand and gravel.<sup>3</sup>



**Fig.1** Site Location Scale 1:12500 (O.S. Copyright Licence no: 100049426)

## 5.0 Methodology

This document has been prepared in accordance with current best practice and with specific regard to:

- National Policy Framework, 2012 (NPPF).
- Understanding Historic Buildings: A guide to good recording practice, English Heritage
- Institute for Archaeologists (IFA) Code of Conduct (2012)
- Standard and Guidance for Archaeological Standing Building Recording (Institute for Archaeologists, 2008)
- Management of Research projects in the Historic Environment

<sup>3</sup> British Geological Survey 1999

(MoRPHE, 2008).

- Lincolnshire Archaeological Handbook 2012

### ***Aims and Objectives***

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

1. The production of a 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 the elevations, interiors, significant constructional elements, and general photography placing the building in its existing landscape setting.

The drawn record was based upon drawings supplied by the client. These were checked for dimensional accuracy and amended to record architectural and constructional details where necessary. These details were further described in accordance with standard architectural and constructional terminology.

The building was inspected internally and externally where safe access was possible. Parts of the building contained stored materials which restricted access in places; the upper storey was not inspected due to unsafe access.

### ***Archive creation***

On completion of the 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 museum. The basic archive includes:

1. Annotated site plans and elevations
2. 2 no photographic registers
3. 7 no building recording pro-formas
4. The Written Scheme of Investigation
5. The Report

An archival study was undertaken to elucidate information to place the building in its historical context. This was undertaken broadly with regard to the *Standard and Guidance for Desk-Based Assessment*.<sup>4</sup>

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<sup>4</sup> Institute for Archaeologists 2011

This comprised the search 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. National, regional archives and collections were examined for relevant historical information, in published and unpublished sources, from the following sources:

- Lincolnshire Archives
- Lincolnshire Historic Environment Record (HER)
- [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)
- [www.listedbuildingsonline.co.uk](http://www.listedbuildingsonline.co.uk)
- [www.british-history.ac.uk](http://www.british-history.ac.uk)
- [www.genuki.org](http://www.genuki.org).

## 6.0 Archaeological and Historical Context

North Kelsey is first mentioned in the Domesday Survey of 1086 when it is known as *Chelsi*, *Nortchelese* and later in the twelve century as *sudkeleseia*. The name is believed to mean 'island, or dry ground in marsh of a man called *Cēol*'.<sup>5</sup>

Although there are no recorded archaeological site or artefacts located within the immediate area of the site, the archaeology of the North Kelsey area generally is diverse and spans several millennia.

Station Road has been interpreted as a Roman Road (53547), linking Ermine Street, and Caistor; although another theory is that, it was created due to enclosure in the post-medieval period. At Church View human burials (53546) dating to the Roman or perhaps post-medieval period were discovered along with Saxon pottery sherds (53549) during archaeological investigations in 1995. While less than 1km north-east of the site at North Kelsey Grange, Scheduled Monument No. 31617, fishponds are recorded and believed to date to the early 13<sup>th</sup> century and associated with a Gilbertine priory North of Ormsby.

## 7.0 Description

### **Setting**

The site is located to the immediate west of Southfield Rd, as it bends and heads north into North Kelsey, NGR TA 0397 0049 (figs. 1 & 2). The proposed development area comprises of a collection of agricultural buildings around a U shaped crew yard with dispersed areas of hard standing and patches of overgrown grass/vegetation

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<sup>5</sup> Mills, A.D. 1993

**Plate 1:** Site looking north-east.

## 8.0 Results

This section summarises the observations of the fabric record illustrated in the figures 3-9, plates 1-33.

The building ranges were each given a block number and each room was allocated a separate number for ease of reference. The room number is consecutive and identified by a prefix 'G', commencing with rooms in Block 1 and progressing through to Block 3. Rooms (G4, G7, G10-13) and the upper storey of G1 were not recorded due to unavailable and/or dangerous access.

### **Block 1**

The structure is constructed of (8 2/4" x 2 1/4" x 4") red brick in English Garden Wall bond with lime mortar, although some Portland cement repair is evident throughout. The roof comprises of a mix of hipped and gabled single pitch construction under clay pantiles with a dentilation course at eaves level.

### ***G 1 Threshing Barn (Figs. 3-9, Plates 2-5, 28-30)***

Exterior openings comprise of a double-span entrance located within the north-west elevation, this lies opposite a large single-span entrance forming an asymmetrical building with unequal bays. At ground level, several openings are present and located to the north-east of the double-span entrance, possibly added after the buildings initial construction to aid the use of threshing or feed preparation



machinery. Above these openings is a small fixed case single light rectangular window below a fixed casement window of four lights just below eaves level. To the right of this window a further four light fixed casement window is present which has been 'let in' to an earlier pitch-hole, the latter displaying bull nose brick detailing and limestone jamb blocks, a feature mirrored throughout the other openings of this building. Features to note within the south-east elevation are the two ventilators of geometric design located at eaves level, both of which have been constructed to look similar to the two intact pitch-holes further to the north-east within the granary area.

The inside of the building is rectangular in plan with a poured concrete floor, while some of the butt purlin King-Post construction roof survives. To the north-east a dividing gable is present and allows access to the adjoining granary at first floor level next door.

### ***G 2 Cart Store and Granary (Figs. 3-9, Plates 2, 10, 11, 30)***

This building is accessed via two double-span entrances fitted with timber doors but presumably these were once just two open fronted bays as evident in their decorative bull nose arched openings. Above these entrances is evidence of two pitch-holes giving access for loading/unloading into the granary building above, both openings now altered and partially filled in with two fixed case windows, one of three lights, the other of two with a top opener. These pitch-holes are mirrored within the south-east elevation of this building as already mentioned above.

The interior of the cart store is square in plan with a poured concrete floor, while the ceiling area comprises of (8" x 2 2/4" x 8") machine cut joists spanning from a heavy axial beam supported upon two brick piers. To the far south-east corner, a loft access is present gaining access to the granary room above.

### ***G 3 Stable (Figs. 3-9, Plates 12, 13, 26)***

There are two large single entrances to this building, one square in design within the north-west elevation with no detailing and another within the south-east elevation with bull nose brick jambs set back from the face of the structure and incorporating a soldier course of headers forming the top of the opening. The north-west elevation also has evidence of a former pitch-hole which now houses a four light fixed casement window above the entrance.

Inside this room, it is rectangular in plan with a poured concrete floor and a simple gabled single pitched roof structure above. Along the wall, adjoining G2 is evidence of timbers which once supported an over-loft.

### ***G 7 (Figs. 3, 4, 5, 8, 9, 10, 11, Plates 2, 5)***

Not recorded

### ***G 8 Stable (Figs.3-9, Plates 19, 20, 27, 33)***

This building is very similar in design to G3, except that at some point in its history it had access leading from the south-west into G12 and which is now blocked.

Inside the building is rectangular in plan and with a poured concrete floor and although there is no direct evidence within the roof structure or walls of a former over-loft the altered pitch-hole within the north-west elevation would suggest so. The roof of this stable building is of the gabled single pitch type but with more modern corrugated roof sheeting present.

**G 9 (Figs. 3, 4, 5, 8, 9, 10, 11, 12, 13, Plates 2, 3,)**

Not recorded

**G 10 (Figs. 3, 4, 5, 8, 9, 10, 11, 12, 13, Plate 2,)**

Not recorded

**G 11 (Figs. 3, 4, 5, 8, 9, 10, 11, 12, 13, Plates 2, 5)**

Not recorded

**G 12 (Figs. 3, 4, 5, 8, 9, 10, 11, 12, 13, Plates 2, 5)**

Not recorded

**Block 2**

This structure is also constructed of (8 2/4" x 2 1/4" x 4") red brick in English Garden Wall bond with lime mortar, although some Portland cement repair is evident throughout. The roof consists of a pitched gabled roof under cement-corrugated sheets with a dentilation course at eaves level.

**G 4 Cart Store (Figs. 3-9, Plates 2, 6, 25)**

Only the north-east and north-west elevations were available for study, the latter having a double-span entrance, the roof is hipped under pantiles.

**G 5 Stable (Figs. 3-9, Plates 14-16, 25)**

This building is entered via two opposing large single entrances in the north-east elevation and south-west elevations. Either side of the south-west entrance is a blocked up entranceway, both with a segmented arch above of brick headers and the interior of the openings show jambs of bull nose bricks. The current entrance in this elevation is plain in style and appears to be a more recent addition.

The inside of the building is rectangular in plan and with a floor comprising of stable blocks. The roof structure consists of clasped purlins with supporting Queen posts. Within the north-east elevation, a large blocked single entrance with timber lintel is present.

### **G 6 Cart Store (Figs. 3-9, Plates 17, 18)**

The cart store originally had access via two double-span entrances within the south-west elevation, both of which have jambs formed from bull nose brick, although one of these openings, that towards the south-east is now blocked up. A further double-span but slightly plainer entrance leads from the north-east elevation to the paddock beyond.

Inside the building is rectangular in plan with a poured concrete floor, whilst the roof is of clasped purlin construction.

### **Block 3**

### **G 9 Stable (Figs. 3, 4, 5, 6, 8, 9, Plates 4, 5, 20, 31)**

This structure is also constructed of (8 2/4" x 2 1/4" x 4") red brick in English Garden Wall bond with lime mortar, although some Portland cement repair is evident throughout. The roof consists of a pitched gabled roof under cement-corrugated sheets.

Set within the south-west elevation are three square blocked in window openings and which are mirrored throughout the north-east elevation by three fixed casement windows, two of which consist of six lights each, the third being partially blocked in. The south-east elevation has evidence of a double-span entrance now blocked in and a medium sized rectangular fixed casement window with a single light is positioned to the left of the entrance. At the apex of the gable, there is a small square pitch-hole opening. Set within the north-west gable there is a large single entrance with a small square pitch-hole above towards the apex.

The interior was not available for study.

### **G 13 (Figs. 3, 4,)**

Not recorded

## **9.0 Map Regression**

A series of historical maps were studied for the purpose of this survey, these were: 1907 2<sup>nd</sup> edition Ordnance Survey, 1891 1<sup>st</sup> edition Ordnance Survey, a map of North Kelsey Town 1840 and a parish plan of North Kelsey dated 1866.

The two Ordnance Survey maps clearly show the range of buildings forming the crew yard at Bruff Farm much as they stand today, although both the 1840 and 1866 maps show the area as undeveloped and as an open field (figs. 10-13).

## **10.0 Discussion and Conclusions**

This group of buildings dates from the mid/late 19<sup>th</sup> century but with some alteration taking place throughout the early/mid 20<sup>th</sup> century.

This conclusion has been based upon the observations of the constructional elements, style and materials used, as well as the map and documentary evidence studied.

They represent a group of buildings, which include; threshing barn, stables, cart stores and granary.

The origins of this group of buildings lie within the second half of the 19<sup>th</sup> century, although it is difficult to be more precise due to the paucity of distinctive dateable architectural features. The lack of Bruff Farm on either the earlier maps available also suggests a late 19<sup>th</sup> century date.

This group of buildings was most likely constructed as a single unit along with the accompanying farmhouse, with G 3 and G 4 and Block 2 being added to Block 1 in a relatively short space of time. The addition of G 7, G 10, G 11, and G 12 were probably added sometime in the early 20<sup>th</sup> century, as they do not appear on the 2<sup>nd</sup> edition Ordnance Survey mapping of the site. One interesting aspect of these buildings is the rather late inclusion of a hand-threshing barn G 1, especially as this type of practice was being largely phased out and replaced by mechanical threshing from the mid 19<sup>th</sup> century.

Block 1 is in a poor state of preservation, retaining very little of its primary internal arrangements, fixtures or fittings but retaining its historical context with the main house. Block 2 is in a better state of preservation, although retains nothing of its original internal layout or fixtures and fittings. Block 3 is also in a poor state of preservation retaining none of its original internal layout or fixtures and fittings.

## 11.0 Acknowledgements

Midland Archaeological Services would like to thank Mrs Yvonne Coopland for this commission. Thanks also go to the staff at the Lincolnshire Archives for their help.

## 12.0 References

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

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

Institute for Archaeologists 2011 *Standard and Guidance for Archaeological Desk-based Assessment*

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#### Internet Sources

[www.british-history.ac.uk](http://www.british-history.ac.uk)

[www.britishlistedbuildings.co.uk](http://www.britishlistedbuildings.co.uk)

[www.genuki.org.uk](http://www.genuki.org.uk)

[www.heritagegateway.co.uk](http://www.heritagegateway.co.uk)

### 13.0 Site Archive

The site archive of written, drawn, and photographic elements is in preparation and will be deposited at Lincolnshire Archive Depository on the 11<sup>th</sup> October 2013. Access may be gained to it by quoting accession number (LCNCC: 2013.135).

Appendix 2: Colour Plates



**Plate 2:** Block 1 north-west elevation looking south-east.



**Plate 3:** Block 1 south-east facing elevation looking north.



**Plate 4:** Block 2 south-east facing elevation looking north-west.



**Plate 5:** Block 2 south-west elevation looking north.



**Plate 6:** Block 1 south-east elevation looking north-west.



**Plate 7:** G1 interior looking north-east.





**Plate 8:** G1 interior looking south-west.



**Plate 9:** G2 interior looking east.



**Plate 10:** G2 interior looking north.



**Plate 11:** G3 interior looking south-east.



**Plate 12:** G3 interior looking north-west.



**Plate 13:** G5 interior looking south-east.



**Plate 14:** G5 interior looking north-west.



**Plate 15:** G5 Roof structure looking north-west.



**Plate 16:** G6 interior looking north.



**Plate 17:** G6 roof structure looking south-east.



**Plate 18:** G8 interior looking north-west.



**Plate 19:** G8 interior looking south-east.





**Plate 20:** Access through wall towards farmhouse with G9 left and G8 right.



**Plate 21:** G13 pitch-holes looking north-west.



**Plate 22:** G5 blocked openings in south-west elevation looking north.



**Plate 23:** G5 blocked opening in north-east elevation interior view looking north-east.



**Plate 24:** G5 and G6 showing blocked openings in south-west facing.



**Plate 25:** G4/G3 north-west elevation showing altered pitch-hole looking south-east.



**Plate 26:** G8 showing opening in north-west elevation looking south-east.



**Plate 27:** G1 Altered pitch-hole in north-west elevation looking south-east.



**Plate 28:** G1 showing false pitch-holes ‘ventilators’ in south-east elevation.



**Plate 29:** G1 possible alteration in north-west elevation to facilitate treashing machinery looking south-east.



**Plate 30:** G13 altered pitch-holes in north-west elevation.



**Plate 31:** G9 north-east elevation looking south-west.





**Plate 32:** G8 blocked opening in north-west corner looking west.

## Appendix 2: Written Scheme of Investigation

**Contractor:** Midland Archæological Services  
**Application:** 127265  
**Site:** Bruff Farm, Southfield Road, North Kelsey.  
**NGR:** TA 0397 0049  
**Type:** Historic Building Recording.  
**Date:** 22<sup>nd</sup> July 2013  
**Archive:** The Collection  
**Site Code:** BFNK 13  
**Accession no:** LCNCC : 2013.135  
**Client:** Mrs.Y. Coopland



**Fig.1 Site Location** Scale 1:12500 (O.S. Copyright Licence no: 100049426)

## 1.0 Introduction

- 1.1 Midland Archaeological Services (MAS) have been commissioned by Mrs.Y.Coopland to undertake a programme of historic building recording at Bruff Farm, Southfield Road, North Kelsey, henceforth called the site.
- 1.2 West Lindsey District Council has granted permission for alterations and extension to an existing barn to form a new dwelling at Bruff Farm, Southfield Road, North Kelsey, planning ref: **127265**.
- 1.3 Permission is subject to conditions, those relating to the historic environment being: 9, 10, 16, 17 and which will be satisfied by MAS in conjunction with this scheme of works.
- 1.4 This document alone will NOT result in the discharge of the archaeological conditions attached to this application.

## 2.0 Location and Description

North Kelsey is situated in the administrative district of West Lindsey, approximately 22km south-east of Scunthorpe and 40km north of Lincoln. The site is located to the immediate west of Southfield Rd, as it bends and heads north into North Kelsey, NGR TA 0397 0049 (figs. 1 & 2). The proposed development area comprises of a collection of agricultural buildings around a U shaped crew yard with dispersed areas of hard standing and patches of overgrown grass/vegetation. The site lies at 17m AOD, while the underlying geology comprises of Ampthill Clay Formation-Mudstone with superficial deposits of Head-clay, silt, sand and gravel.<sup>1</sup>

## 3.0 Archaeological/Historical Background

- 3.1 North Kelsey is first mentioned in the Domesday Survey of 1086 when it is known as *Chelsi*, *Nortchelese* and later in the twelve century as *sudkeleseia*. The name is believed to mean 'island, or dry ground in marsh of a man called Cēol'.<sup>2</sup>

Although there are no recorded archaeological site or artefacts located within the immediate area of the site, the archaeology of the North Kelsey area generally is diverse and spans several millennia.

Station Road has been interpreted as a Roman Road (53547), linking Ermine Street and Caistor, although another theory is that it was created due to enclosure in the post-medieval period. At Church View human burials (53546) dating to the Roman or perhaps post-medieval period were discovered along with Saxon pottery sherds (53549) during archaeological investigations in 1995. While less than 1km north-east of the site at North Kelsey Grange, Scheduled Monument No. 31617, fishponds are recorded and

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<sup>1</sup> British Geological Survey 1999

<sup>2</sup> Mills, A.D. 1993

believed to date to the early 13<sup>th</sup> century and associated with a Gilbertine priory North of Ormsby.

#### 4.0 Aims and Objectives

4.1 The aim of this programme of historic building recording is to accurately record and interpret the structures prior to alteration/repair, thus preserving them by record.

4.2 This will be attained through the following objectives: to produce a fully detailed drawn and photographic record of the historic structures to be altered and supplemented by a full written description and interpretation.

#### 5.0 Definition of Historic Building Recording

The definition of historic building recording is '*a programme of work intended to establish the character, history, dating, form and archaeological development of a specific building, structure, or complex and its setting, including its buried components on land or under water.*'<sup>3</sup>

#### 6.0 Legislation and Policy

6.1 In March 2010, the government published *Planning Policy Statement 5: Planning for the Historic Environment*, providing guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets<sup>4</sup>.

6.2 PPS5 is supported by guidance in a document called; 'Historic Environment Planning Practice Guide' (HEPPG), also issued in March 2010.

6.3 PPS5 sets out the Government's objectives in paragraph 7 as being (in summary) to:

- Deliver sustainable development
- Conserve England's heritage assets in a manner appropriate to their significance
- Contribute to our knowledge and understanding of our past (this applies in particular to excavation of archaeological sites and to demolition of buildings).

Paragraph 7 of PPS5 recognizes that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The same paragraph also ensures that decisions are based on the

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<sup>3</sup> Institute For Field Archaeologists 2008

<sup>4</sup> *Planning Policy Statement 5: Planning for the Historic Environment* 2010

significance of the heritage asset-significance now being a key factor in the assessment of impacts on the historic environment.

6.4 Development management is addressed in Policies HE6 to HE12 of PPS5, beginning with the information requirements for applications for consent affecting heritage assets in Policy HE6. Paragraph HE6.1 indicates that in describing the significance of a heritage asset, the level of detail supplied by an applicant should be subject to two considerations.

- it should be proportionate to the importance of the heritage asset
- it should be no more than is sufficient to understand the potential impact on the significance of the heritage asset.

6.5 Heritage Assets are defined in Annexe 2 of PPS5 as: *a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the PPS) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.*

Annexe 2 defines Archaeological Interest as: *an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. These heritage assets are part of a record of the past that begins with traces of early humans and continues to be created and destroyed.*

A Designated Heritage Asset comprises a: *World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area. Significance is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic.*

6.6 In short, government policy provides a framework which:

- Has a presumption in favour of the conservation of designated heritage assets
- Protects the settings of designated heritage assets
- Takes into account the desirability of sustaining and enhancing the significance of heritage assets

- Requires applicants to provide proportionate information on heritage assets affected by their proposals and an assessment of the impact of the proposed development on the significance of heritage assets
- Accepts that where loss of whole or part of a heritage asset's significance is justified, provision must be made for the recording of assets and publication of the resulting evidence.

6.7 In considering any proposal for development, the planning authority will be mindful of the framework set by government policy, in this instance PPS5, by current Development Plan policy and by other material considerations.

6.8 National Planning policy Framework (NPPF 2012) superseded PPS5 in March 2012 and states: *Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*<sup>5</sup>

## 7.0 Methodology

7.1 This document is a written scheme of investigation (WSI) for a programme of archaeological works to be undertaken prior to development of the site area, these archaeological works shall include (historic building recording) It follows current and best practice and appropriate national guidance including:

- National Policy Framework, 2012 (NPPF).
- Institute for Archaeologists (IFA) Code of Conduct (2012)
- Institute for Archaeologist (IFA) Standards and Guidance for Archaeological Watching Briefs (2008).
- Management of Research projects in the Historic Environment (MoRPHE, 2008).
- Lincolnshire Archaeological Handbook (Lincolnshire County Council, 2012)
- Planning Policy Statement 5: Planning for the Historic Environment 2010

7.2 The Lincolnshire County Council Planning Archaeologist (LCCPA) will be given 14 days prior notice of when work is due to commence and will be free to visit the site by arrangement with the site archaeologist.

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<sup>5</sup> National Planning Policy Framework 2013

- 7.3 Prior to the start of any fieldwork an OASIS (Online Access to the Index of Archaeological Investigations) online record will be initiated.
- 7.4 An accession number and a site code for the project has been initiated and approved.
- 7.5 MAS shall inform the LCCPA verbally or in writing of completion of the archaeological works within three calendar days of such completion.

## 8.0 Recording Techniques

- 8.1 A full written description and analysis of the buildings and layout shall be undertaken, supported by an existing ground plan linked to photographs of all external elevations, roof structure and historic internal features. A history of the buildings and their setting will be compiled using easily available sources.
- 8.2 The information gained from the above analysis will enable a complete record of this group of buildings development to be compiled, along with any additional alterations that have been employed since their initial date of construction.
- 8.3 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
- 8.4 A full photographic survey shall be undertaken in 35mm monochrome and colour slide format 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.
- 8.5 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 from. Exterior elevations and floor plans already completed by the clients architect will be re-produced at 1:100.
- 8.6 The written element will comprise of a description of the building fabric, layout and condition; together with an account of the setting of the building and its contribution to the local scene.

## 9.0 Report and Dissemination

9.1 A report presenting the survey 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
- 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 earthworks on the site in local, regional and national terms
- location plan 1:10 000 scale
- plan showing the historic building recording photographs and the direction from which they were taken 1:100.
- A plan showing the development of the building 1:100.

9.2 Draft copies of the report will be sent in the first instance to the client for approval and then to the LCCPA.

9.3 Approved copies x2 will be deposited with the HER, a further x2 copies will also be deposited with the Lincolnshire Archive and further copies with other public third-parties if appropriate and will include licence for the use of 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.

## 10.0 Archive

10.1 The project archive will be prepared according to the recommendations in *Guidelines for the Preparation of Excavation Archives for long term storage*,<sup>6</sup> *Standards in the Museum Care of Archaeological Collections*<sup>7</sup> and *Management of Research Projects in the Historic Environment*.<sup>8</sup>

10.2 The date for archive deposition with the Lincolnshire Archive Depository will

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<sup>6</sup> Guidelines for the Preparation of Excavation Archives for long term storage (UKIC 1990)

<sup>7</sup> *Standards in the Museum Care of Archaeological Collections* (Museums and Galleries Commission 1992)

<sup>8</sup> *Management of Research Projects in the Historic Environment* (MoRPHE)



be the first full week of October 2013.

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

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

## 11.0 Timetable and Personnel

11.1 The duration of on-site works, research, and reporting is expected to take approximately 24 person hours. It is anticipated that a first draft copy of the report will be available within 30 working days of completion of site works.

11.2 Steve Williams (*Principal Archaeologist*) will direct, manage the project and conduct the fieldwork and also be first point of contact, (Steve Williams: 01526 321 966 or 07748 961 742).

## 12.0 Contingency

12.1 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, LCCPA and Midland Archaeological Services). The contingency will cover extra person hours and post-excavation costs in relation to the fieldwork/reporting requirement of this project.

## 13.0 Health and Safety

13.1 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.

## 14.0 Insurance

14.1 Midland Archaeological 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).

BGS 1999 Market Rasen, Sheet 102. 1:50 000 Solid and Drift Edition, British Geological Survey, Keyworth.

*Code of Conduct* (Institute of Field Archaeologists, 2008).

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

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

Health and safety at work act 1974.

Institute for Field Archaeologists 2008 *as revised Standard and Guidance for Archaeological Standing Building Recording*

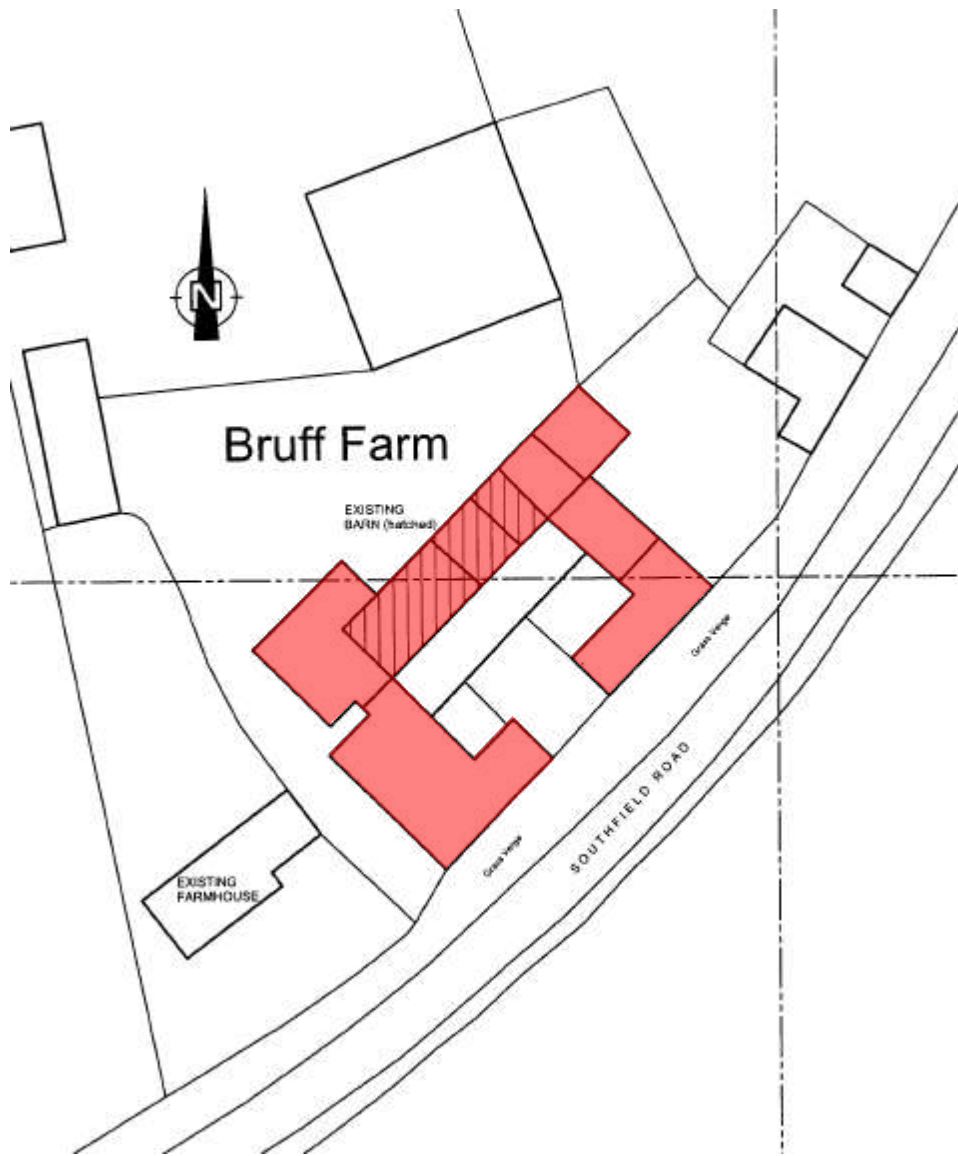
Institute for Field Archaeologists 2011 *as revised Standard and Guidance for Archaeological Desk-based Assessment*

*Lincolnshire Archaeological Handbook* (Lincolnshire County Council, 2012)

*Management of Research Projects in the Historic Environment* (MoRPHE), (English Heritage, 2008).

*Planning Policy Statement 5: Planning for the Historic Environment* 2010

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



**Fig.2** Site  
Location Plan  
1:1250

## Appendix 3: Oasis

**OASIS ID: midlanda1-159170****Project details**

Project name	Bruff Farm Southfield Road North Kelsey
Short description of the project	Historic Building Recording
Project dates	Start: 13-08-2013 End: 13-08-2013
Previous/future work	No / Not known
Any associated project reference codes	127265 - Planning Application No.
Any associated project reference codes	BFNK 13 - Sitecode
Type of project	Building Recording
Site status	None
Current Land use	Other 2 - In use as a building
Monument type	FARM BUILDINGS Post Medieval
Monument type	FARM BUILDINGS Modern
Significant Finds	NONE None
Significant Finds	NONE None
Methods & techniques	"Annotated Sketch","Photographic Survey","Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

**Project location**

Country	England
Site location	LINCOLNSHIRE WEST LINDSEY NORTH KELSEY Bruff Farm
Postcode	LN7 6PU
Study area	40.00 Square metres
Site coordinates	TA 0397 0049 53 0 53 29 26 N 000 25 57 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 16.00m Max: 17.00m

**Project creators**

Name of Organisation	Midland Archaeological Services
Project brief originator	Local Planning Authority (with/without advice from

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	County/District Archaeologist)
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

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#### Project archives

Physical Archive Exists?	No
Physical Archive recipient	The Collection Lincoln
Digital Archive Exists?	No
Digital Archive recipient	The Collection Lincoln
Paper Archive Exists?	No
Paper Archive recipient	The Collection Lincoln
Paper Media available	"Report"

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#### Project bibliography 1

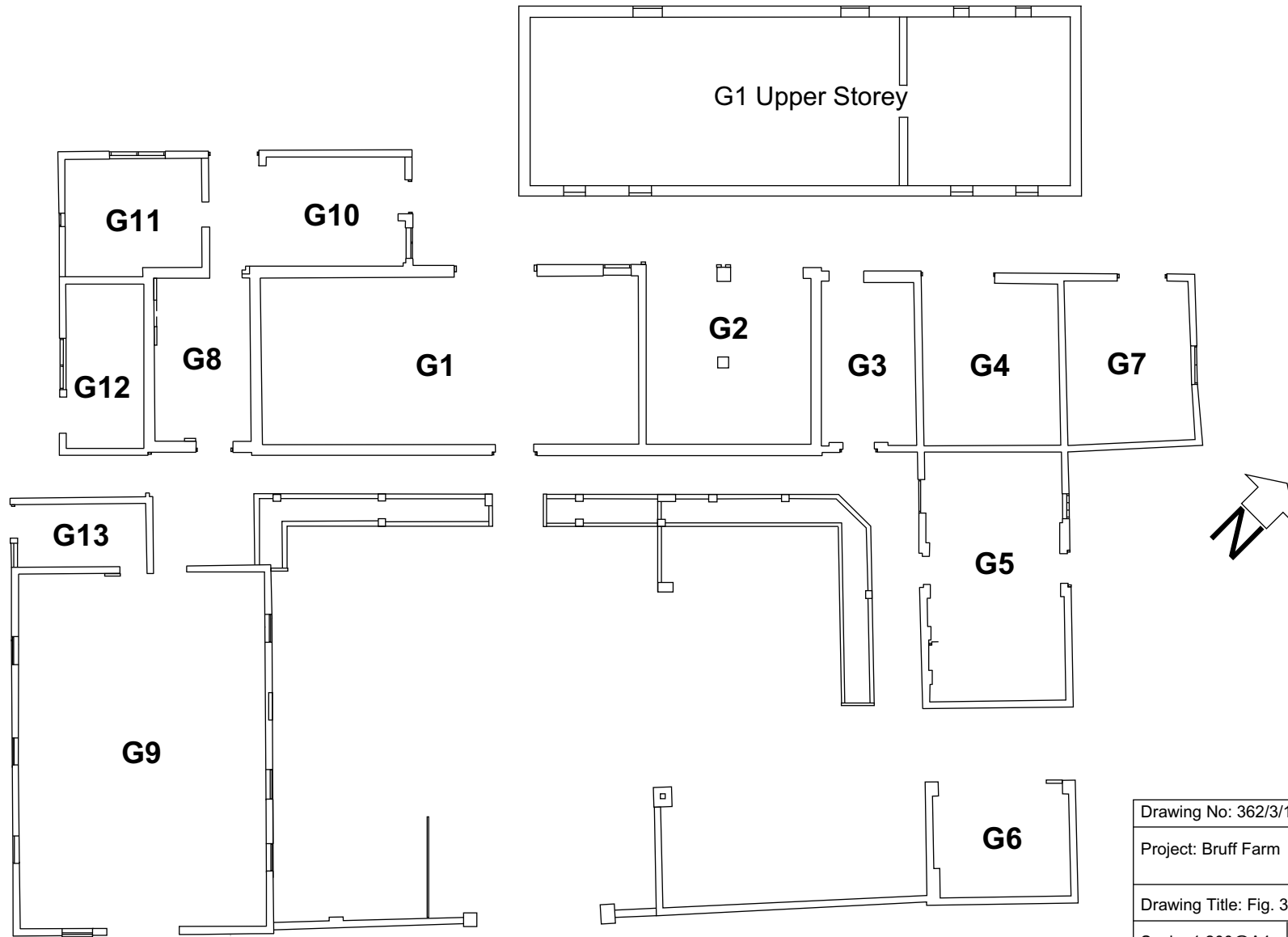
Publication type	Grey literature (unpublished document/manuscript)
Title	Bruff Farm Southfield Road North Kelsey
Author(s)/Editor(s)	S.Williams
Other bibliographic details	MAS 362/13
Date	2013
Issuer or publisher	Midland Archaeological Services
Place of issue or publication	Midland Archaeological Services Lincolnshire
Description	Historic building recording of farm buildings prior to their redevelopment.

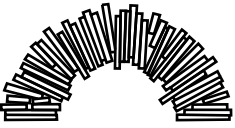
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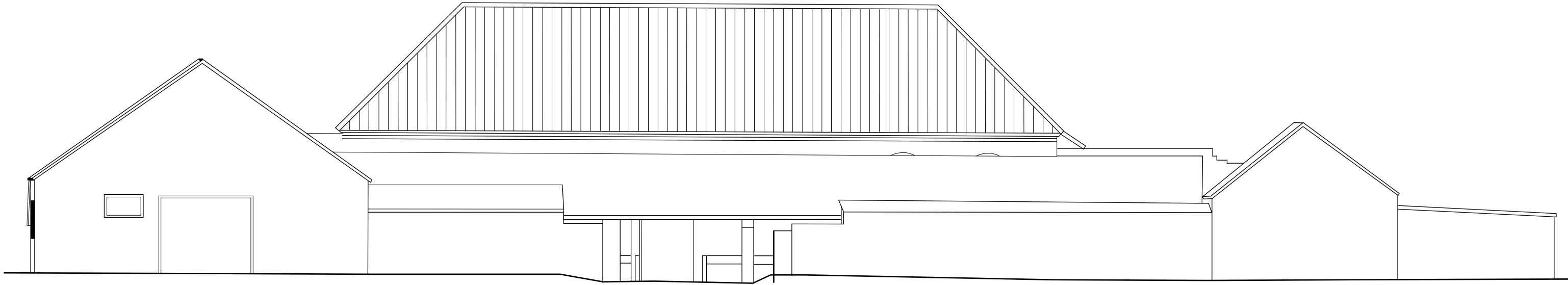
Entered by	steve williams (steve@midarch.co.uk)
Entered on	16 September 2013



Drawing No: 362/2/13		
Project: Bruff Farm		
Drawing Title: Fig. 2: Site Location Plan		
Scale: 1:100@A4	Site Code: BFNK 13	
Drn SLW	Chk	Date 01/08/2013
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		 MIDLAND ARCHAEOLOGICAL SERVICES




Drawing No: 362/3/13		
Project: Bruff Farm		
Drawing Title: Fig. 3: Buildings Plan.		
Scale: 1:200@A4	Site Code: BFNK 13	
Drn SLW	Chk	Date 01/08/2013
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		 MIDLAND ARCHAEOLOGICAL SERVICES



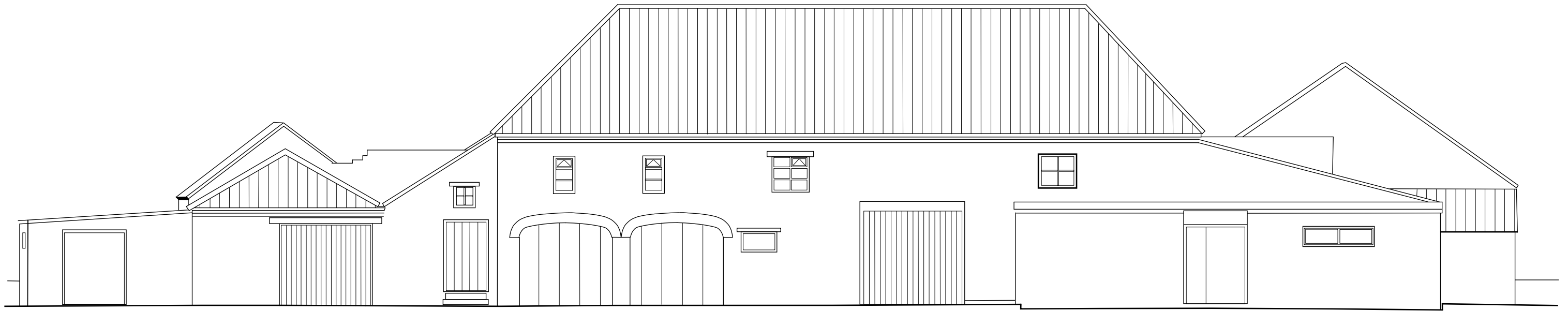
South East Elevation



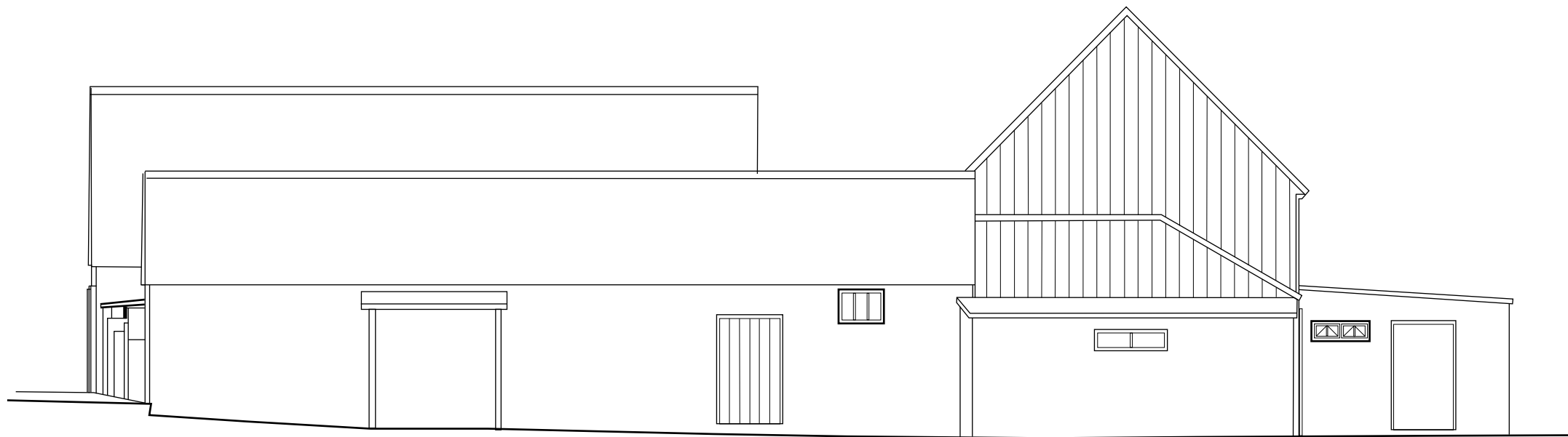
South West Elevation

Drawing No: 362/4/13		
Project: Bruff Farm		
Drawing Title: Fig. 4: South East & South West Elevations.		
Scale: 1:100@A3	Site Code: BFNK 13	
Drn SLW	Chk	Date 01/08/2013
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		 MIDLAND ARCHAEOLOGICAL SERVICES



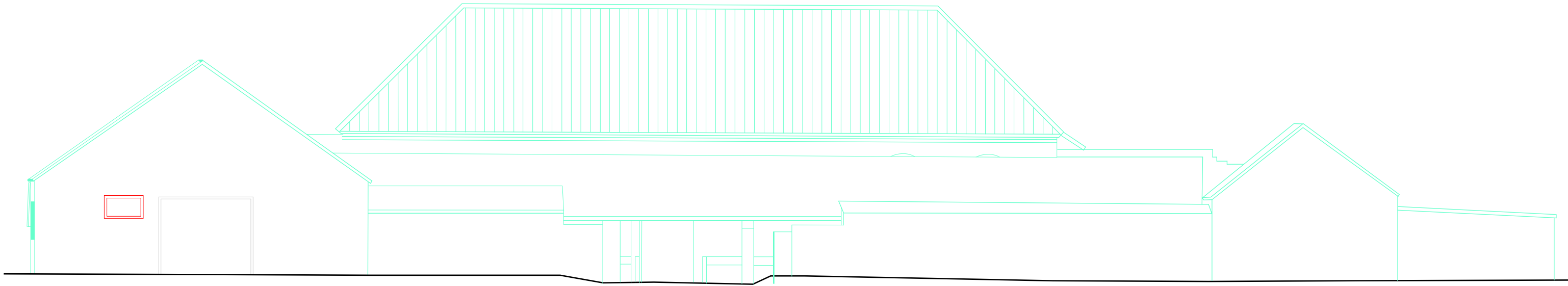


North West Elevation

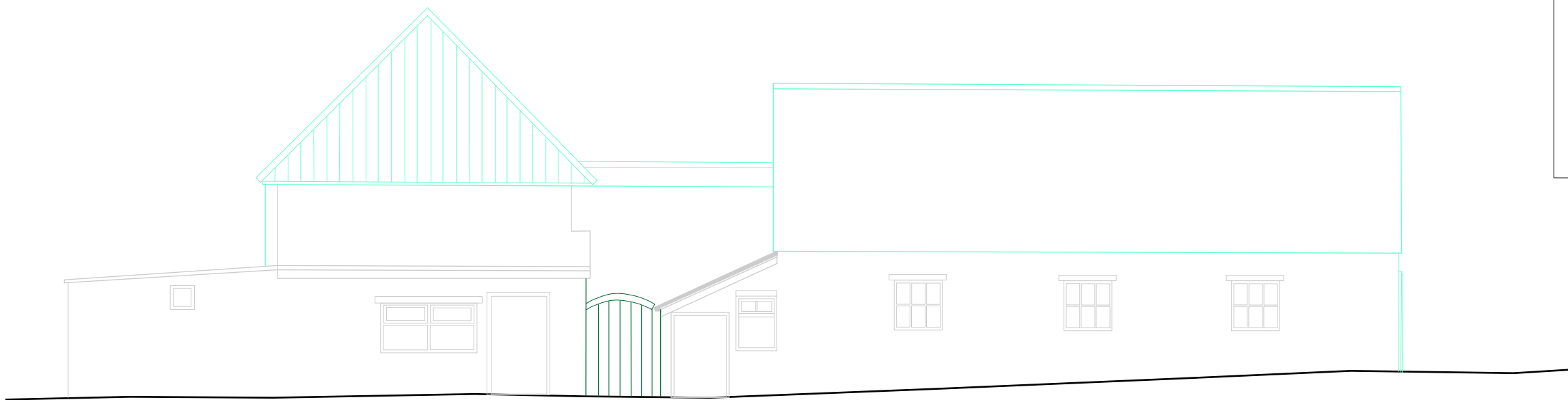


North East Elevation





Drawing No: 362/5/13		
Project: Bruff Farm		
Drawing Title: Fig. 5:North West & North East Elevations.		
Scale: 1:100@A3	Site Code: BFNK 13	
Drn SLW	Chk	Date 01/08/2013
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		
		 MIDLAND ARCHAEOLOGICAL SERVICES




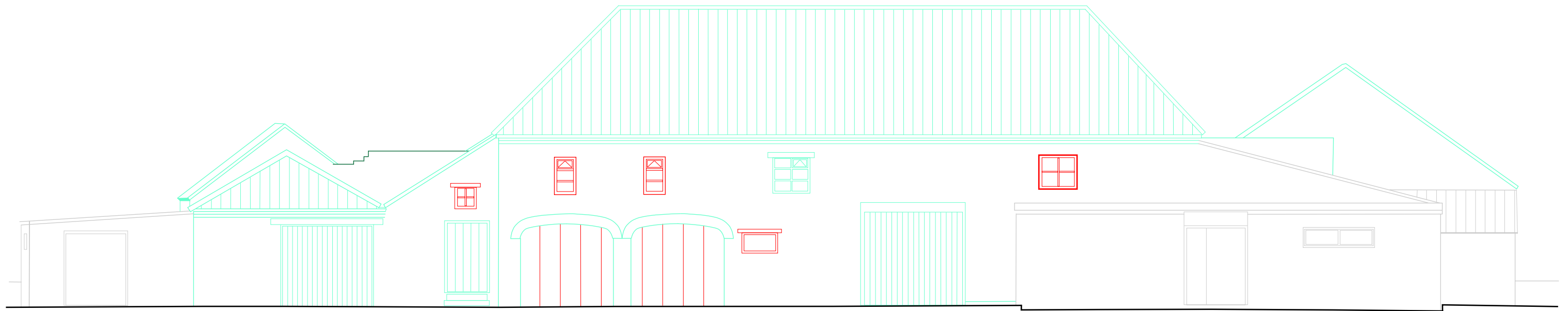
South East Elevation



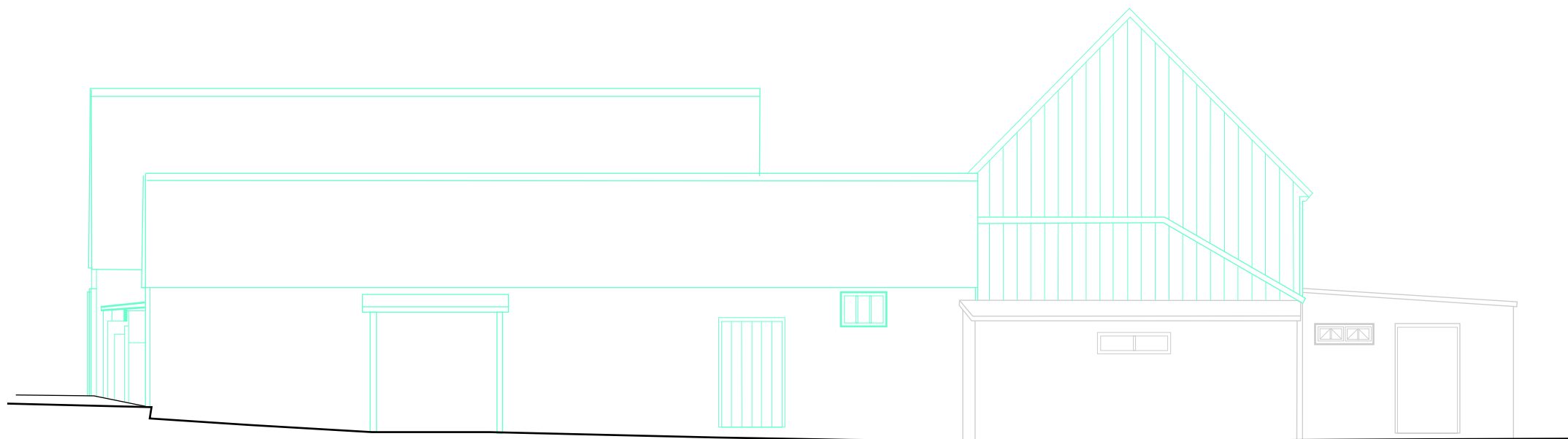
South West Elevation

	Mid 19th Century
	Late 19th Century
	20th Century
	Not Recorded

Drawing No: 362/6/13		
Project: Bruff Farm		
Drawing Title: Fig. 6:South East & South West Elevations Phased.		
Scale: 1:100@A3	Site Code: BFNK 13	
Drn SLW	Chk	Date 01/08/2013
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		




North West Elevation



North East Elevation

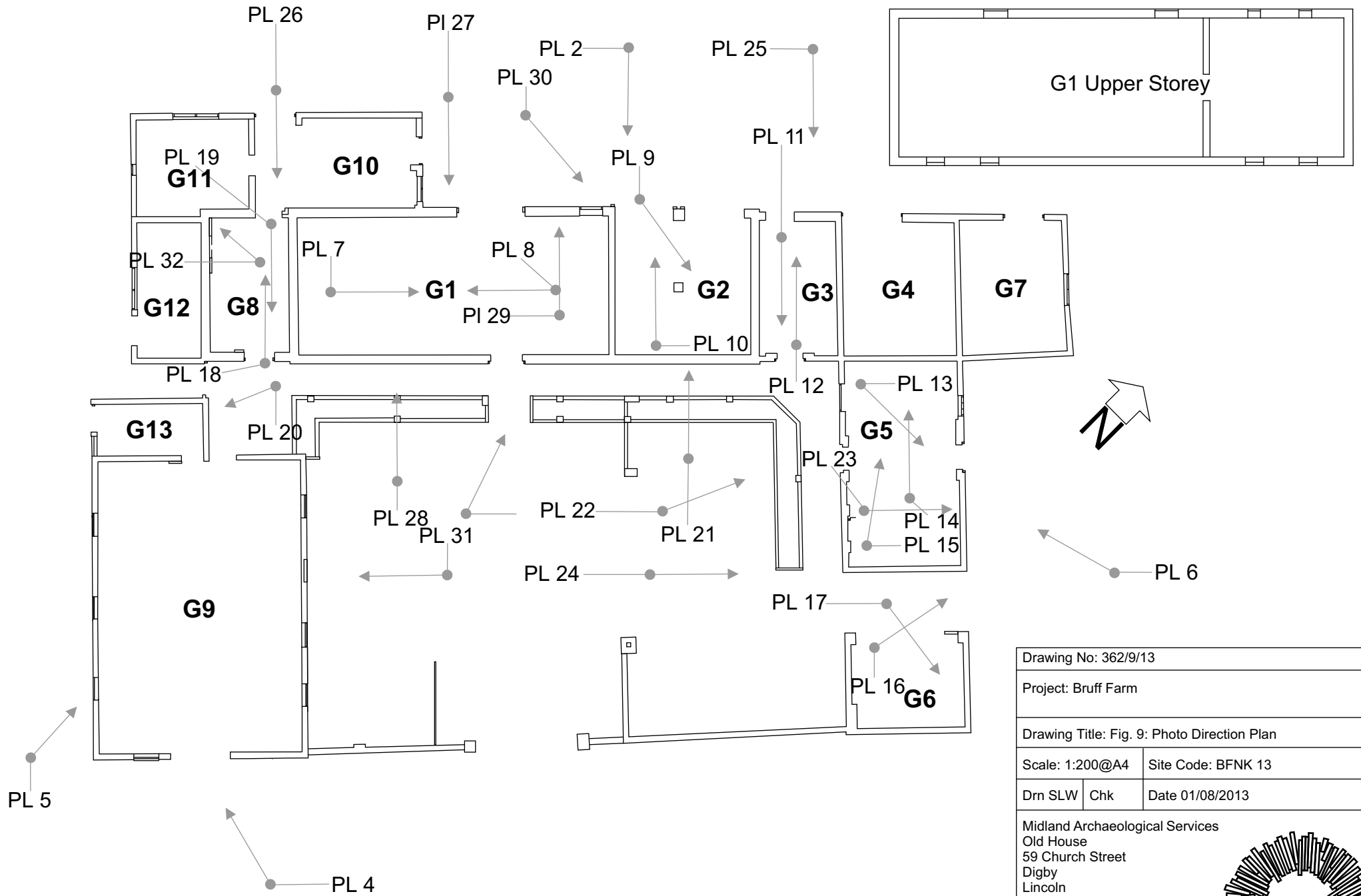
<span style="color: cyan;">■</span>	Mid 19th Century
<span style="color: darkgreen;">■</span>	Late 19th Century
<span style="color: red;">■</span>	20th Century
<span style="color: grey;">■</span>	Not Recorded


Drawing No: 362/7/13		
Project: Bruff Farm		
Drawing Title: Fig.7: North West & North East Elevations Phased.		
Scale: 1:100@A3	Site Code: BFNK 13	
Drn SLW	Chk	Date 01/08/2013
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		 MIDLAND ARCHAEOLOGICAL SERVICES

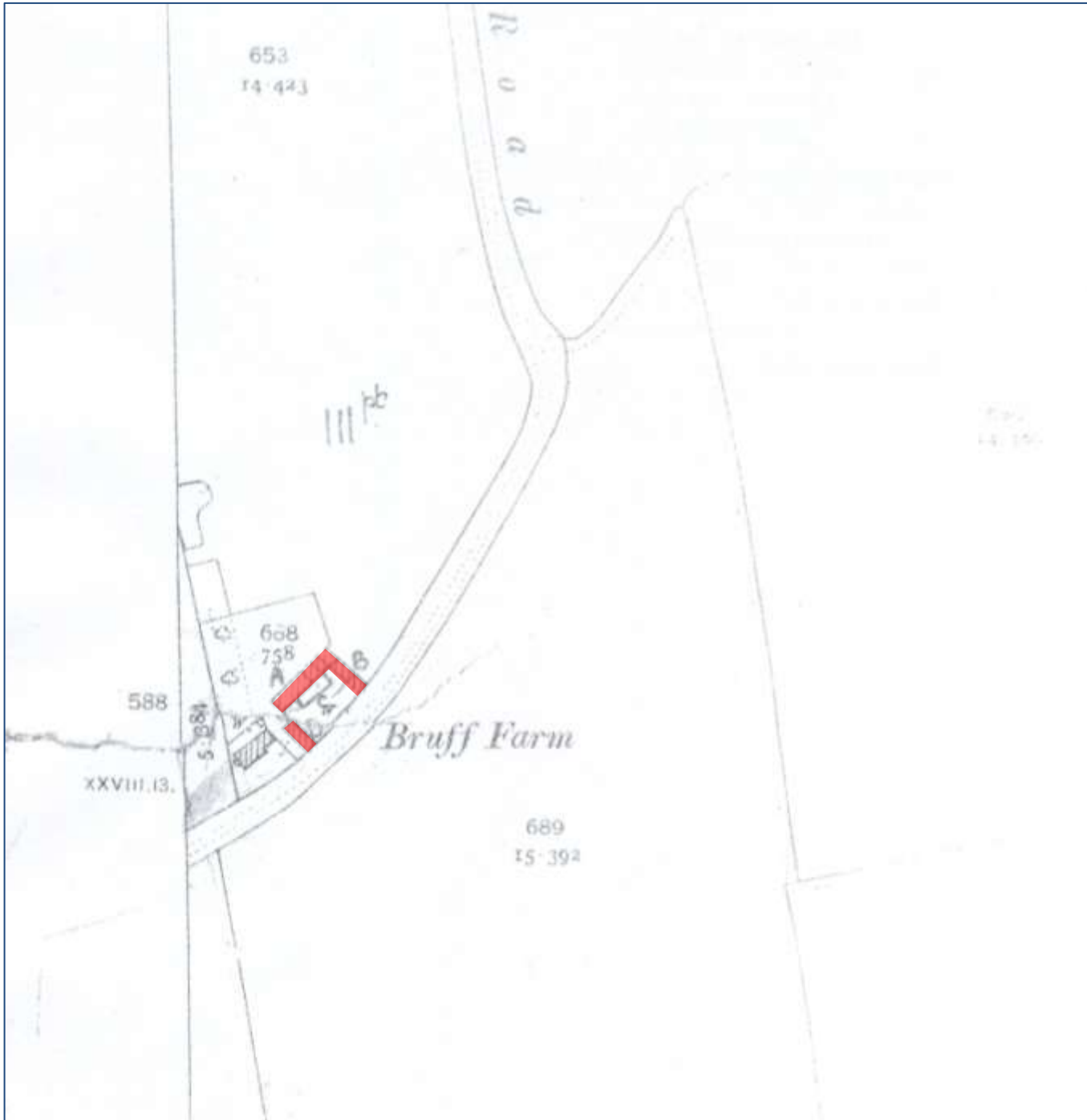
- Mid 19th Century
- Late 19th Century
- 20th Century
- Not Recorded



Drawing No: 362/8/13		
Project: Bruff Farm		
Drawing Title: Fig. 8: Phased Plan of Buildings.		
Scale: 1:200@A4	Site Code: BFNK 13	
Drn SLW	Chk	Date 01/08/2013
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		



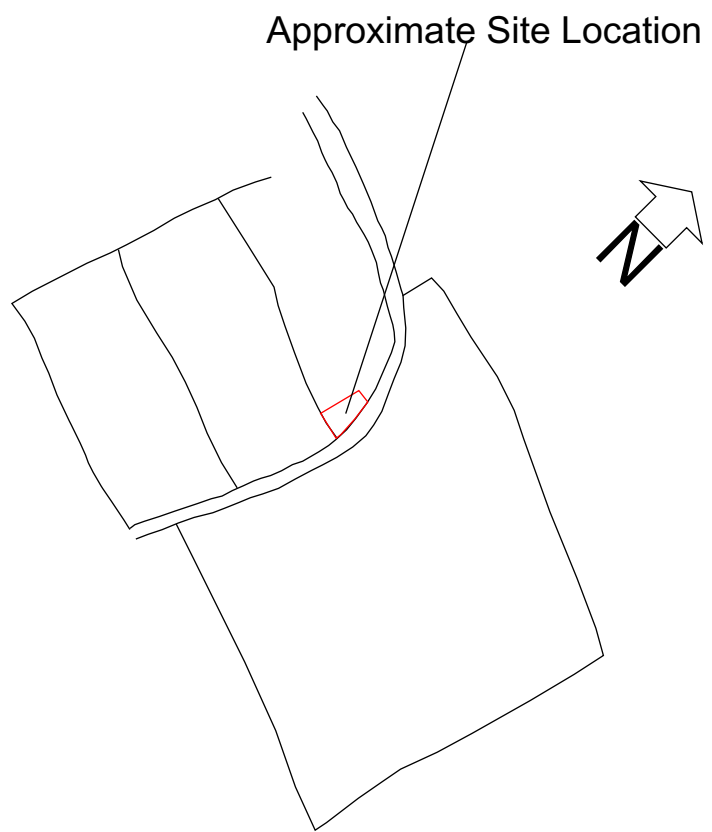
Drawing No: 362/9/13		
Project: Bruff Farm		
Drawing Title: Fig. 9: Photo Direction Plan		
Scale: 1:200@A4	Site Code: BFNK 13	
Drn SLW	Chk	Date 01/08/2013
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		



**Fig.10:** 1907 2<sup>nd</sup> edition Ordnance Survey 6"




Fig.11: 1891 1st edition Ordnance Survey 6"



**Fig. 12**



**Fig.13**

Drawing No: 362/12/13		
Project: Bruff Farm		
Drawing Title: Fig. 12: Map of North Kelsey Town 1840. 13: Plan of Whole Parish, North Kelsey County of Lincoln 1866.		
Scale: 1:200@A4	Site Code: BFNK 13	
Drn SLW	Chk	Date 01/08/2013
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		 MIDLAND ARCHAEOLOGICAL SERVICES