

**Historic Building Survey Report  
of  
The Stable Block,  
The Old Mill House, Donington on Bain, Lincolnshire**

This historic building survey has been prepared by Keystone Archaeology  
for Mr R. Osmond  
The Old Mill House, Welsdale Road, Donington on Bain,  
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Accession Code: LCNCC : 2016.177  
Planning Reference: N/042/02464/15  
Site Code: OMHS16

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## Executive Summary

The stable block belongs to a complex of buildings associated with the Donington on Bain Mill. Built as a flour mill in the 18<sup>th</sup> C, it sits on the site of former mills that likely date back to the 13<sup>th</sup>/14<sup>th</sup> C.

Most likely late 18<sup>th</sup> century in origin, it was originally constructed as a stable and has been partially rebuilt, repaired and extended during its lifetime.

More recently, it has undergone internal modifications to convert it to a cow shed and milking parlour but is now used as a general store.

## 1. Introduction

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- 1.1 Keystone Archaeology (hereafter KA) was instructed by Mr R Osmond, to undertake a historic building survey of the Stable Block at The Old Mill House, Donington on Bain, Lincolnshire.
- 1.2 The programme of standing building recording was carried out in accordance with the *Requirements and Guidelines listed in the updated Lincolnshire Archaeological Handbook*. The recording programme will adhere to guidelines set out within the Lincolnshire Archaeological Handbook, *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (Chartered Institute of Field Archaeologists, 2014) and standards defined by English Heritage/RCHME in *Understanding Historic Buildings – A guide to good recording practice* (English Heritage, 2016). It also follows recommendations from the Historic Environments Team at Lincolnshire County Council.
- 1.3 This historic building survey report and all associated documentation will be submitted to archive at The Collection, Lincoln. Feb 2017 is the date agreed for deposition under Museum Accession Number LCNCC : 2016.177.  
This report will also be submitted to OASIS.

## 2. Site Location & Description

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- 2.1 Donington on Bain is situated in the administrative district of East Lindsey in Lincolnshire, approximately 28km east-northeast of central Lincoln, 13.5km north of Horncastle and 10km west-southwest of Louth. Old Mill House is approximately 0.5km north-northwest of the village, centred on NGR TF 23332 83438.
- 2.2 Plans of this location can be found in figures 9 & 10 located in appendix II at the rear of the document.

## 3. Planning Background

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- 3.1 A planning application was submitted and approved by East Lindsey District Council for conversion of a traditional farm building to a holiday cottage. (Planning Reference no N/042/02464/15)
- 3.2 The planning consent stated, under condition no. 7, that 'prior to the commencement of any works on the development hereby permitted, a scheme of historic building recording must be submitted to and agreed in writing by the Local Planning Authority.'
- Reason: The building is one of a type which forms an important element of the landscape and historic fabric of the district and contains physical evidence of farming practices which have now largely disappeared. Since these internal details will be stripped out to allow the development this condition seeks to ensure appropriate historic recording for the public archive.
- 3.3 This condition is imposed in accordance with Section 12 of the National Planning Policy Framework (Department for Communities and Local Government 2012).

## 4. Architectural & Historical Background

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- 4.1 A search was carried out to a distance of 1km from the grid reference of the property using data held in the Lincolnshire Historic Environment Record and Archaeological Data Service. The earlier evidence encountered was prehistoric flint scatters as well as possible Roman activity in areas more central to the village core some 0.5km to the south.
- 4.2 Donington on Bain is first mentioned in the Domesday Survey of 1086 where land was held by Ivo Taillebois, a powerful Norman noble who possibly became High Sheriff of Lincolnshire just before 1086.
- At the time of the survey there were 6 carucates of land to the geld. Land for 8 ploughs where Ivo holds 3 ploughs. 28 sokemen and 6 bordars have 6 ploughs, with 240 acres of meadow and (most importantly) 2 mills.
- 4.3 At the time of the survey, Donington on Bain was called by its Old English name “Dunictune” meaning “the place” or “the settlement” on the hill.
- 4.4 Old Mill House dates back to the 18<sup>th</sup> C in its current form. The range of auxiliary buildings such as the Bakery (already converted to a holiday cottage) are likely contemporary, and this includes the original parts of the stable block, with the extension section likely slightly newer, dating to the early 19<sup>th</sup> C.

## 5. Methodology

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- 5.1 The works described below were based in the written scheme of investigation submitted for approval to ELDC. The survey was carried out by the author on Monday 31<sup>st</sup> October and Tuesday 1<sup>st</sup> November 2016 who conducted all elements of the survey.
- 5.2 The photographic element of the building survey was undertaken using a digital 21 Megapixel DSLR camera (Canon 5D mkII with a Canon 17-40mm L series lens). The weather was slightly misty but mostly sunny and bright, and light was generally good. The interior shots were generally conducted in a low light environment but this was compensated for. A tripod was used for all the photography. Photographs of architectural detail incorporated appropriate metric scales where possible, and all shots were located on scale plans of the buildings (Figure 2 and 3). A selection of the photographs is included in this report (Appendix 1), and a list of all shots taken is reproduced as Appendix 2 at the end of the report. The full photographic archive will be submitted to the Lincolnshire Archives with a copy of the report where it will be stored under Museum Accession Number LCCNC: 2010.110.
- 5.3 Photographs were taken of the following items:-
- All external elevations
  - All internal elevations including walls, floors etc.
  - All window and door openings
  - Selected architectural features such as brickwork, corbelling, arches, reused timbers and period fixtures and fittings.
  - The main dwelling and other surrounding buildings of which this stable block is a part.

- 5.4 All internal and external measurements were taken and recorded to inform the elevation and plan drawings.

## 6. Results

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- 6.1 The building is divided into two sections. The northern most third was probably some form of stable or animal shelter in its original form. The southern larger two thirds of the structure was again likely to have been a stable, animal shelter, or feed store and latterly the dairy.
- 6.2 All the brickwork in both sections of the building is constructed in English Garden Wall Bond.
- 6.3 The north western elevation is entirely brick in construction with a clear joint or abutment line visible between the northernmost third and southern two thirds section. There are two doors and two window openings in this elevation
- 6.4 The doorway in the northern third is reinforced with a column of bricks on either side forming a slight internal return. These have been rounded off by hand exposing the 'reduced' centre (brick core) in an attempt to create the look of bullnosed bricks. Within the portal hangs a lower half stable type door. Next to the doorway is a small blocked in window with single brick segmental arch and wooden internal lintel.
- 6.5 The doorway in the southern section of the north western elevation was unremarkable and held a reproduction single piece reproduction stable type door. The largest window had a wooden lintel within the brick corbelling of the roofline, a hinged opening top light for ventilation (now absent) above a series of five glazed panels beneath. The smaller of the two windows in this north western elevation also had a wooden lintel within the brick corbelling, was non-opening and three small glazed panels.
- 6.6 The stone wall that forms the whole of the north eastern elevation of the building is of relatively rough construction and formed from rough blocks and large river rounded stones and cobbles of sizes ranging from 10cm to 70cm in length. Materials present within the wall included ironstone, limestone, flint cobbles, gritstone, chalk and bricks. There was some evidence of reuse. One of the largest gritstone blocks had a bearing hole in the centre and may have possibly been an old millstone fragment.
- 6.7 This north eastern elevation also shows two distinct phases of construction – northern third to southern two thirds. There is also evidence of rebuilding / repairs. The upper most section of the southern end of the building has bricks within a rebuild section next to the brick corbelling under the eaves. There is also evidence that the top 40cm of the eastern elevation at the northern end has been rebuilt as the stonework is now in two rough but distinct courses whereas the rest of this elevation is uncoursed.
- 6.8 Brick quoins are present at both corners of the eastern elevation and at both corners of the northern elevation and allude to a possible 18<sup>th</sup> C origin.

- 6.9 The south western end gable is of brick construction. It has a doorway in the western most side featuring a single brick segmental arch, wooden internal lintel and a modern stable type wooden door.  
Built in to the eastern side of the end gable is a post box beneath which can be found and ordnance survey benchmark carved into the brickwork. The height of this benchmark is 0.6m AGL and 69.6986m (229.3ft) ODN.
- 6.10 The north eastern elevation was constructed of stone to the roofline with brick above. The stone construction was the same as the south eastern elevation but contained a higher quantity of modern repointing and render. This elevation was partly obstructed by vegetation and construction debris making evaluation difficult.
- 6.11 The internal walls of the northern section of building are all stone in construction to roof level apart from the western elevation which is all brick. Both the end gable wall and the dividing wall are stone to roof height and brick above. The dividing wall is likely the original external wall to what would have been a smaller building.
- 6.12 Present in this northern section of the building is a large wooden feed trough fitted along the entirety of the south-easternmost wall. It is complete with the original ironwork rings to tie up animals.
- 6.13 The internal walls in the southern section match the exterior in construction but have universally been covered in a modern cement render to between 1.25 – 1.5m in height – presumably linked to the reuse of the building as a milking parlour in the 1950s.  
There is a central wall of brick construction to divide this southern section of the building into two roughly equal parts.  
A number of modern galvanised cattle dividers are present.
- 6.14 The floors in both sections of the building have been covered in a deep layer of concrete with a rusticated cross hatched surface for grip and a central gully present to facilitate the wash out / drainage of animal waste. At the point where the gullies reach the wall, a small hole has been knocked through with the removal of two bricks to form an exit for the waste. These small holes - one in each section of the building - have been reinforced with a thin slate lintel; likely a reused roof tile.
- 6.15 The top of the north western and south eastern elevations have brick corbelling and some of the earlier ironwork rainwater goods are still present.
- 6.16 The roof in this northern section is a hybrid structure with rough cut joists made from natural timbers still with the bark on. The joists are then tied to a central large section hanging beam with heavily corroded ironwork. The purlins are propped from the joists and additionally tied with collar tie beams. The rafters are semi dressed but still retain much of their naturalistic nature.  
The hanging beam and ridgeboard are properly dressed (but still rough sawn) and the collar ties and purlin props nearly all show signs of reuse with evident sockets from mortice joints.
- 6.17 The roof in the southern section of the building is a later collar tie design with crude joists, probably installed later to act as rafter ties and address roof sag and wall spread. The purlins are of a through design and are supported by a central partition wall. The purlins, rafters, ridgeboard and collar ties are all rough sawn timber and show no signs of reuse.
- 6.18 The roof was universally covered with handmade pantiles. Roof lights were present on the western pitch and comprised four small skylights of differing sizes, formed from clear glass pantiles.

## 7. Discussion & Conclusions

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- 7.1 The clear differences in roof construction methods, the abutment line in the western elevation, the different bricks used in each part and the differences in wall construction all provide good evidence to show the building was originally much smaller than it currently stands.
- 7.2 The age of the original construction is hard to pin point from the available architectural evidence. However, the very earliest map available, the 1789 Lordship map with enclosure details, shows a much smaller building in the location and whilst some maps of this age employed a little artistic licence, the other buildings depicted all show true to their current size and layout. Later maps from the mid and late 19thC all show the presence of a long thin building, the same as its current form.
- 7.3 There have been a number of extensions and modifications within the lifetime of the building. These would have started with its extension in the early 19<sup>th</sup> C and subsequent repairs have added different building materials and cements to the fabric of the building. The windows and doors have been changed at some point. The small window having been replaced with an even smaller one as evidenced by the infill brick courses beneath it. The doors, also replacements, have reused some of the earlier hinge fittings.
- 7.4 Internally the building has again undergone significant alteration. The floors have been heavily concreted in both sections, the walls in the southern section heavily rendered and the addition of the modern galvanised cattle dividers to convert to a milking parlour, all point to a post war / 1950s repurposing of the building.
- 7.5 With changes in modern farming practices, the use of these small scale vernacular buildings fell into decline and many were demolished. This stable block / milking parlour presents a good example of a locally significant type of farm buildings that is typical for the region.

## 8. Effectiveness of Methodology

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- 8.1 Given the high level of the owner's building material and possessions present within both sections of building and the limited access to the northern elevation due to health and safety concerns and vegetative covering, the methodology was appropriate and has allowed for a permanent record of the structure to be made prior to conversion.

## 9. Acknowledgements

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- 9.1 Keystone Archaeology would like to thank the owner Mr R Osmond for this commission and for assistance on the survey days in part emptying the building.



## 10. References

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Brunskill, R.W. (2000) *Vernacular Architecture. An Illustrated Handbook*, Faber and Faber, London

ClfA (2014) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*

ClfA (2014) *Standard and guidance for the collection, documentation, conservation and research of archaeological materials*

ClfA (2014) *Code of conduct*

EH (2016) *Understanding Historic Buildings – A guide to good recording practice*

EH (2015) *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide*

Keystone Archaeology (2014) *Field Recording Manual*

Lincolnshire County Council (2016) *Lincolnshire Archaeological Handbook*

Lincolnshire County Council (2012) *Guidelines for Deposition of Archives with [the] City and County Museum*

## 11. Appendix I: Historical Maps



Figure 1 – Donington on Bain Lordship Mill (Lordship Map with enclosure details - 1789)

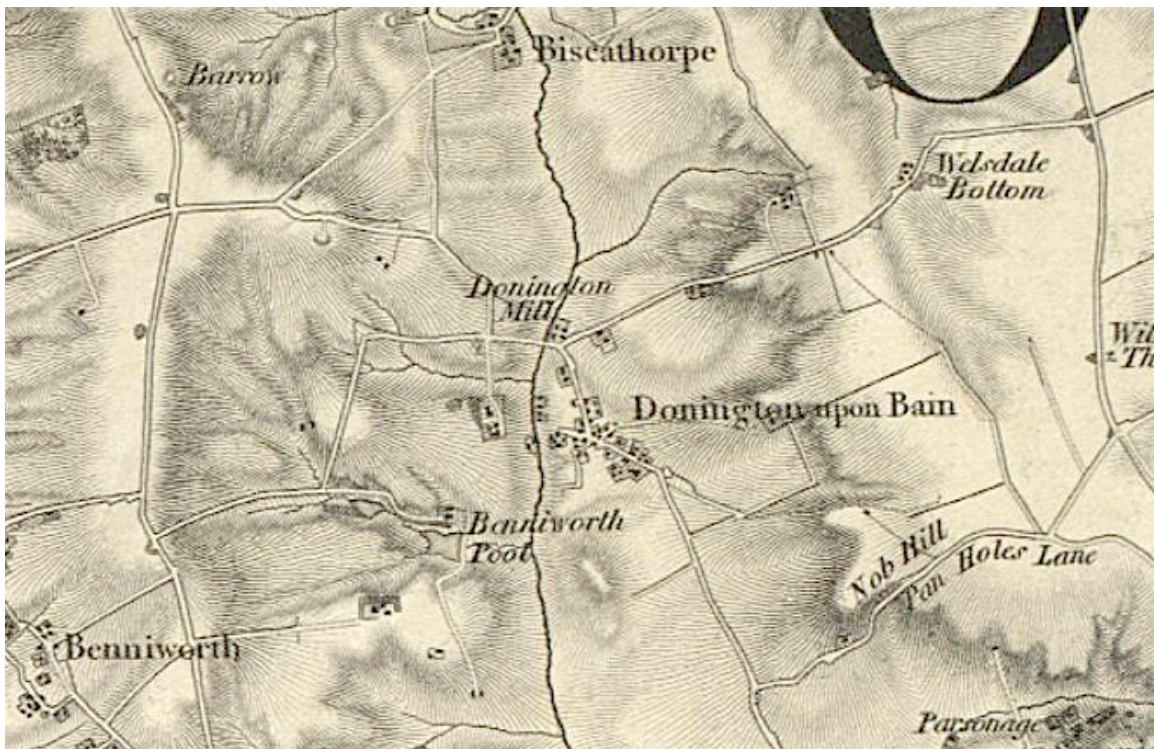


Figure 2 - Donington on Bain Mill (Ordnance Survey 1<sup>st</sup> series 1856)



Figure 3 – Donington on Bain Mill (Ordnance Survey 25inch 1887)



Figure 4 – Donington on Bain Mill (Ordnance Survey 6inch 1887)

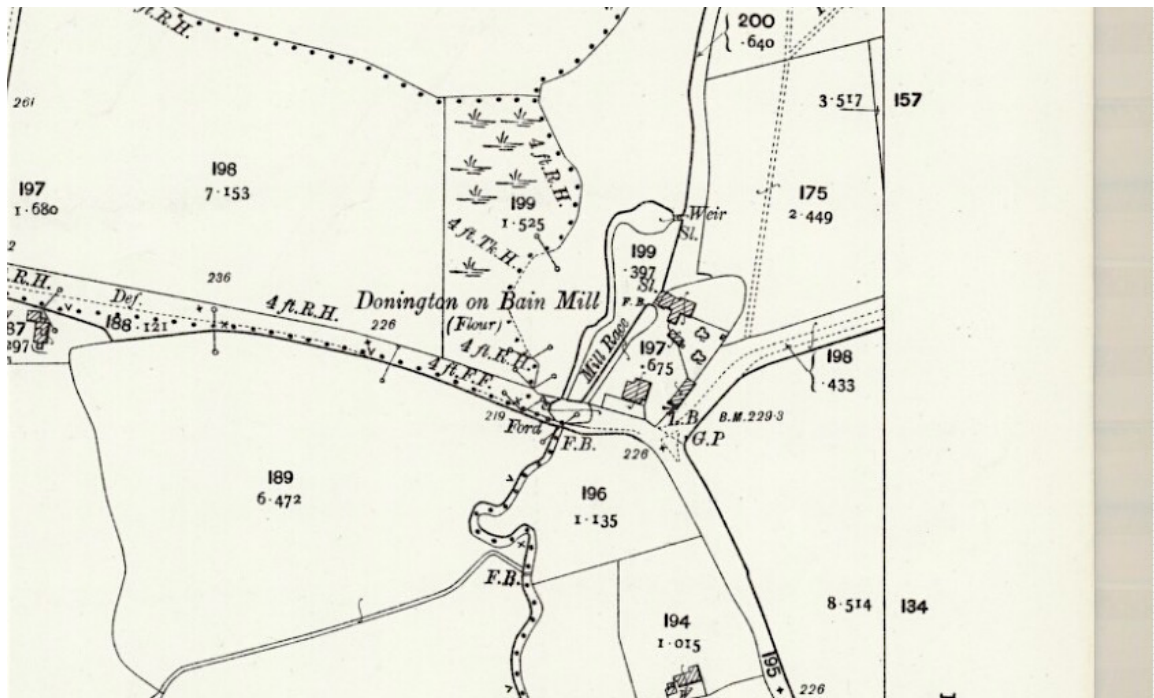


Figure 5 – Donington on Bain Mill (Ordnance Survey 25inch 1905)

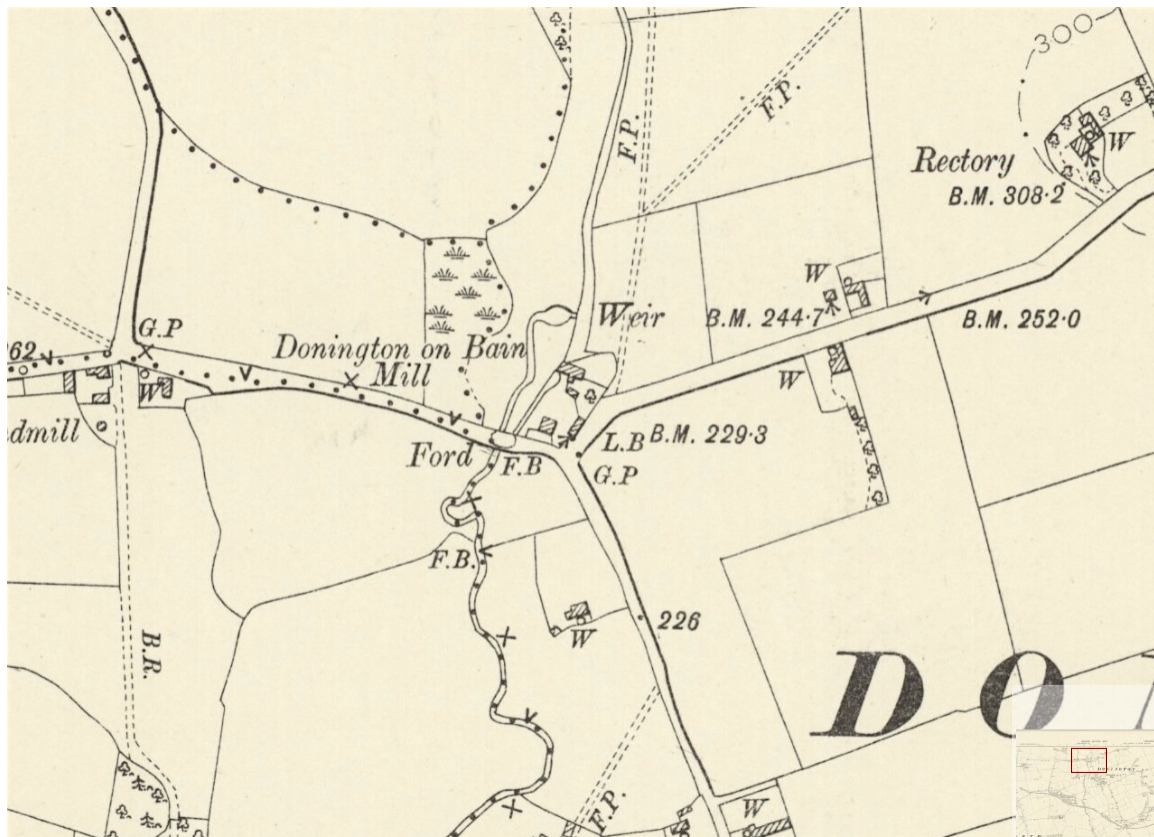


Figure 6 – Donington on Bain Mill (Ordnance Survey 6inch 1907)



Figure 7 – Donington on Bain Mill (Conveyancing Map 1917)



Figure 8 - Donington on Bain Mill (Ordnance Survey 6inch 1947)

## 12. Appendix II: Location Plans

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Figure 9 – Donington on Bain location plan.



Figure 10 – Location plan of Old Mill House in relation to Donington on Bain village.

## 13. Appendix III: Colour Plates

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Plate 1 (shot 2) – North eastern and north western elevations, looking south.



Plate 2 (shot 3) – Northern end of the north western elevation, looking south east.





Plate 3 (shot 4) – Central section of north western elevation showing extension join, looking south east.



Plate 4 (shot 5) – Southern two thirds of the north western elevation, looking south east.



Plate 4 (shot 8) – North western elevation, looking south east. This shows slope of ground NE to SW.



Plate 5 (shot 11) – North western and south western elevations, looking east.



Plate 6 (shot 12) – South western elevation, looking north east.



Plate 8 (shot 13) - South western elevation, looking north east.



Plate 9 (shot 15) – South western and south eastern elevations, looking north.



Plate 10 (shot 17) – Southern end of the south eastern elevation, looking north west.



Plate 11 (shot 18) – Central section of south eastern elevation, looking north west.



Plate 12 (shot 20) – Northern end of the south eastern elevation, looking north west.



Plate 13 (shot 22) – Entire south eastern elevation, looking north west.



Plate 14 (shot 23) – South eastern and north eastern elevations, looking west.



Plate 15 (shot 25) – North eastern elevation looking west south west.



Plate 16 (shot 26) – North eastern elevation looking south west.



Plate 17 (shot 30) – North eastern elevation, looking south.



Plate 18 (shot 31) – Interior of southern section, looking south west.





Plate 19 (shot 32) – Interior of southern section, looking north east.



Plate 20 (shot 33) – Interior roof detail of southern section, looking north east.



Plate 21 (shot 34)– Interior of southern section showing galvanised cattle dividers, looking south west.



Plate 22 (shot 35) – Interior of southern section showing modern concrete floor with gully, looking north.



Plate 23 (shot 36) – Exterior gully opening in southern section of north western elevation, looking south east.



Plate 24 (shot 37) – Interior of northern section, looking north east.



Plate 25 (shot 38) – Interior roof detail of northern section, looking north east.



Plate 26 (shot 39) – Interior roof detail of northern section, looking south west.



Plate 27 (shot 41) – Interior of northern section showing feed trough, looking south east.



Plate 28 (shot 43) – Feed trough detail with iron rings in northern section, looking south.



Plate 29 (shot 44) – Interior of northern section showing blocked in window, looking west.



Plate 30 (shot 45) – Interior of northern section showing reinforced brick door pillars, looking north west.



Plate 31 (shot 46) – Exterior of southern section showing missing upper ventilation casement in large window, looking south.



Plate 32 (shot 47) – Settlement at join between northern and southern sections, looking south.



Plate 33 (shot 48) – Exterior of southern section of north western elevation showing modern light fitting, iron rainwater fittings and reused drainage pipe set into wall assumingly for ventilation, looking east.



Plate 34 (shot 50) – Main dwelling (old mill house) and store, looking west north west.





Plate 35 (shot 49) – Exterior of old mill house, looking north west.



Plate 36 (shot 51) – Exterior of store located between main house and bakery, looking south west.



Plate 37 (shot 9) – Eastern elevation of converted bakery, looking west.



Plate 38 (shot 10) – Eastern and northern elevations of converted bakery, looking south west.

## 14. Appendix IV: Photographic Archive List

Shot No.	Facing	Description
1	SW	Exterior NW elevation
2	S	Exterior NE & NW elevation
3	SW	Exterior NW elevation
4	SW	Exterior NW elevation
5	SW	Exterior NW elevation
6	SW	Exterior NW elevation
7	SW	Exterior NW elevation
8	SW	Exterior NW elevation
9	W	Converted bakery exterior E elevation
10	SW	Converted bakery exterior E & N elevation
11	ESE	Exterior NW & SW elevation
12	NE	Exterior SW elevation
13	NE	Exterior SW elevation
14	ESE	Exterior NW & SW elevation
15	N	Exterior SW & SE elevation
16	NNW	Exterior SW & SE elevation
17	NW	Exterior SE elevation
18	NW	Exterior SE elevation
19	NW	Exterior SE elevation
20	NW	Exterior SE elevation
21	NW	Exterior SE elevation
22	NW	Exterior SE elevation
23	SSW	Exterior SE & NE elevation
24	SSW	Exterior SE & NE elevation
25	SSW	Exterior SE & NE elevation
26	SSW	Exterior SE & NE elevation
27	SW	Corbelled brick eaves line on exterior SE elevation
28	SW	Exterior NE elevation
29	SW	Exterior NE elevation
30	S	Exterior NE & NW elevation
31	SW	Interior southern section.
32	NE	Interior southern section.
33	NE	Interior southern section – roof detail.
34	S	Interior southern section – cattle divider.
35	NW	Interior southern section – floor gully.
36	SE	Exterior southern section on NW elevation – floor gully exit.
37	NE	Interior northern section.
38	NE	Interior northern section – roof detail.
39	SW	Interior northern section – roof detail.
40	SW	Interior northern section.
41	SE	Interior northern section – feed trough.
42	S	Interior northern section – feed trough.
43	S	Interior northern section – feed trough.
44	W	Interior northern section – blocked in window.
45	NNW	Interior northern section – rounded brick pillars in doorway.
46	S	Exterior southern section – window detail
47	S	Exterior NW elevation – extension join line

48	NE	Exterior NW elevation – modern lighting fitment, iron rainwater fitments & reused glazed drainage pipe for ventilation.
49	W	Old Mill House – external elevations
50	W	Old Mill House & Store – external elevations
51	SW	Store – external elevation
52	NE	Old Mill House – external elevations
53	NE	Old Mill House & Store – external elevations
54	SE	Old Mill House – external elevations
55	SE	Old Mill House – external elevations

# 15. Appendix V: Drawings

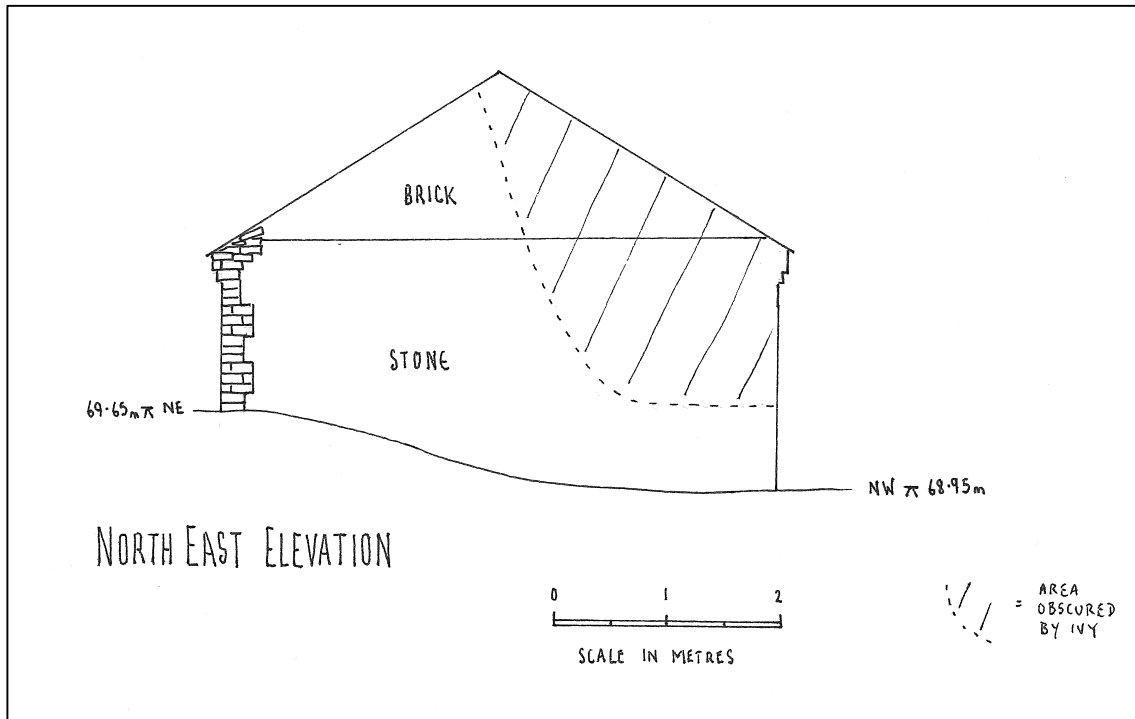


Figure 11 – North Eastern Elevation

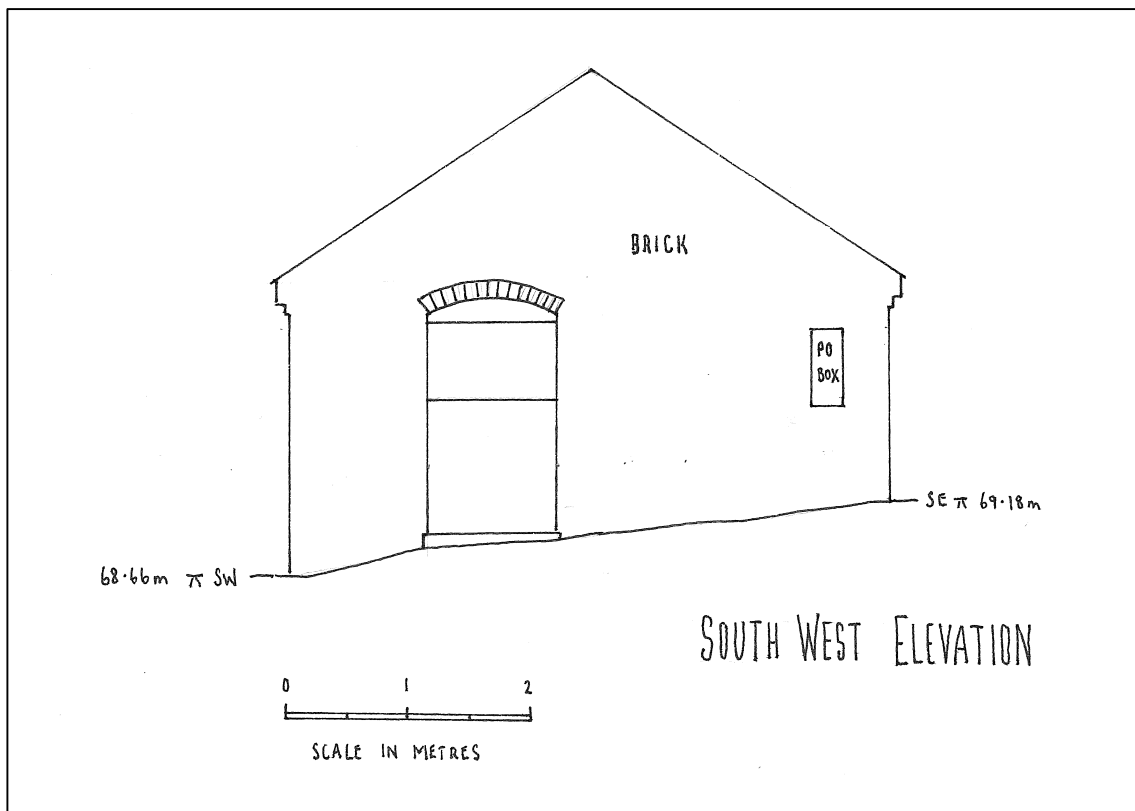


Figure 12 – South Western Elevation

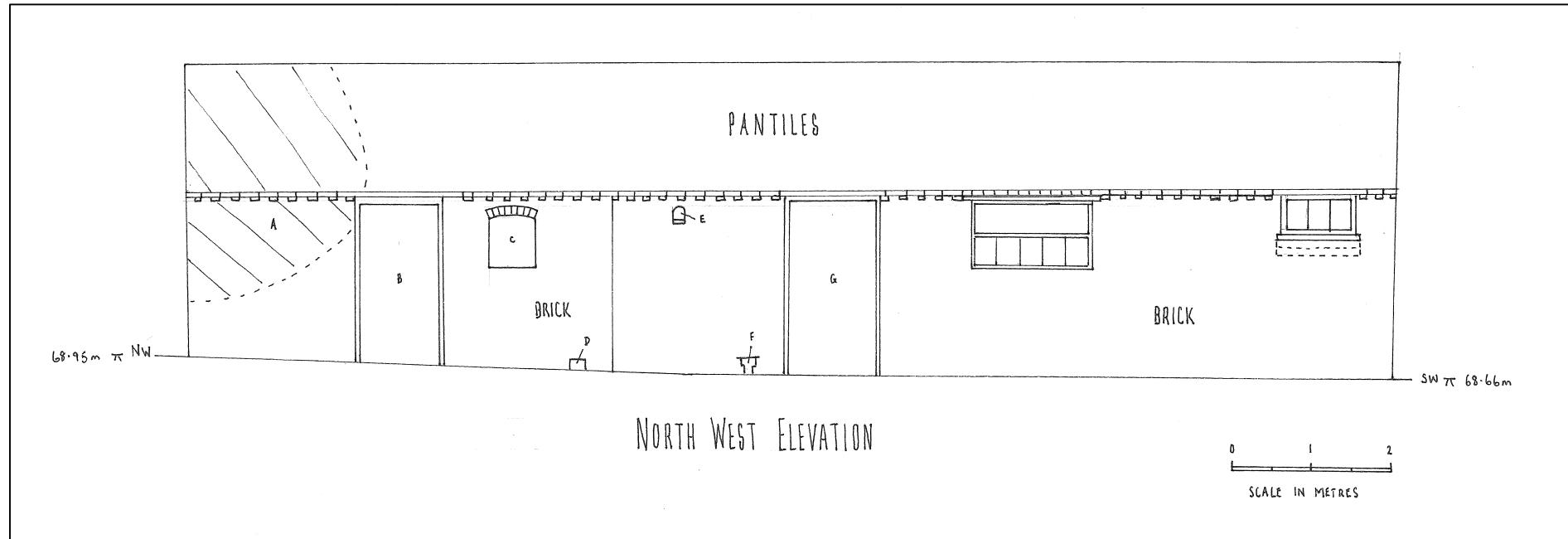


Figure 13 – North Western Elevation

Key

- A – Area obscured by vegetation (ivy)
- B – Doorway (northern section)
- C – Blocked in window
- D – Gully exit (from northern section)
- E – Drainage pipe
- F – Gully exit (from southern section)
- G – Doorway (southern section)

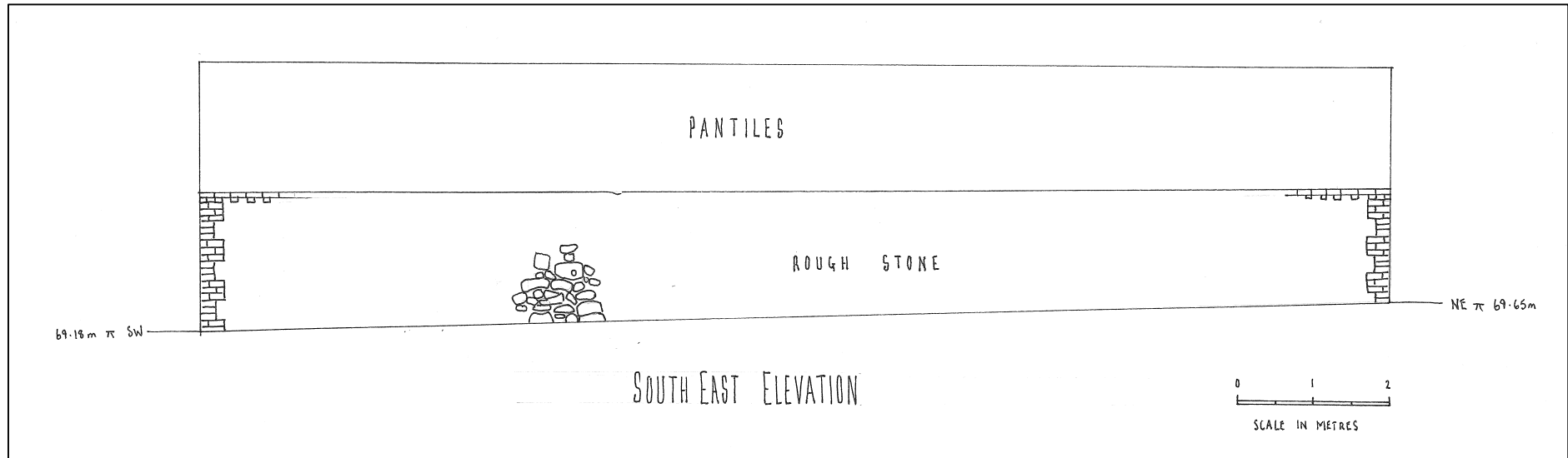


Figure 14 – South Eastern Elevation

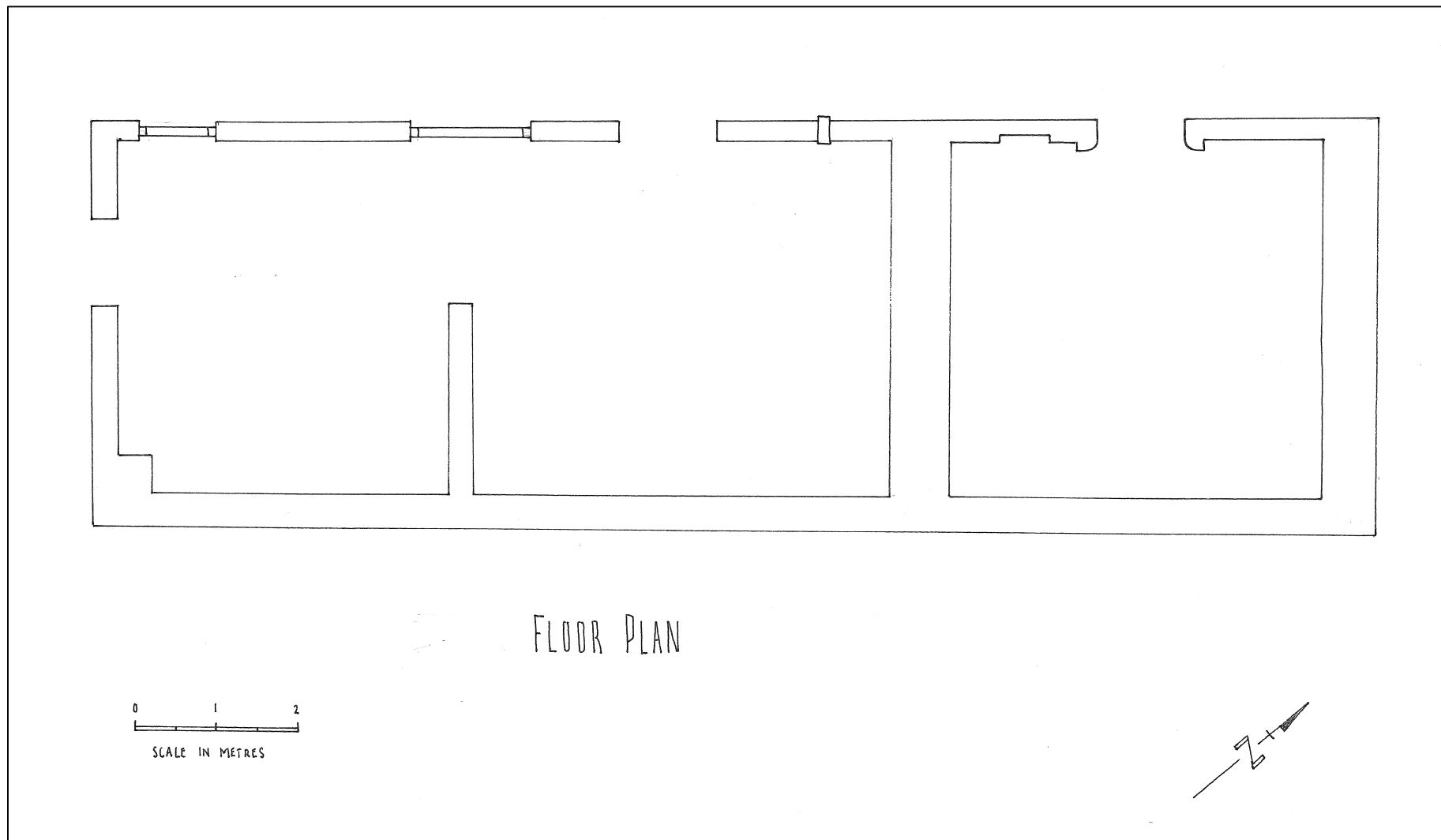


Figure 15 – Stable block floor plan.



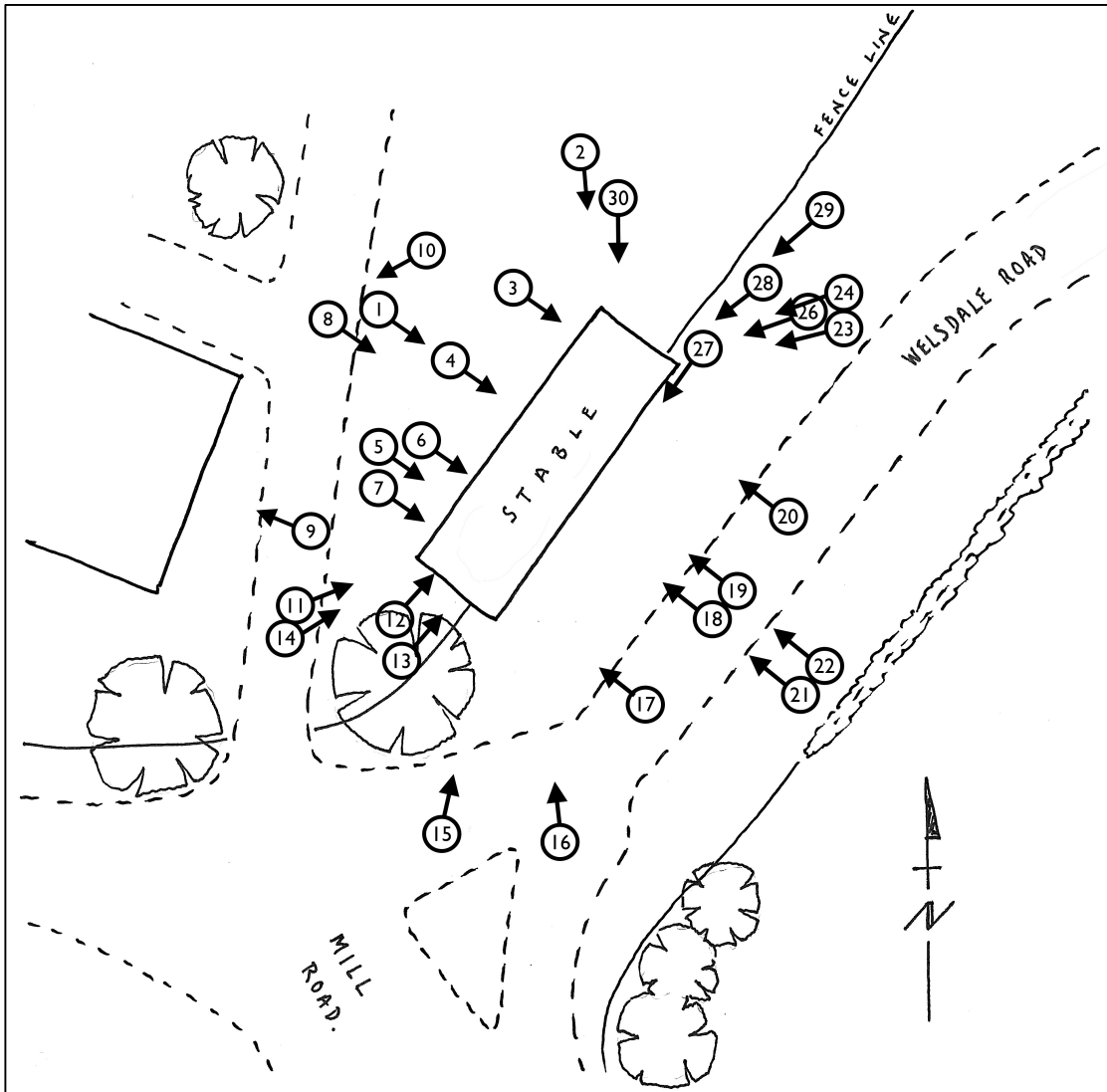


Figure 15 – Stable block location showing orientation and direction of photos

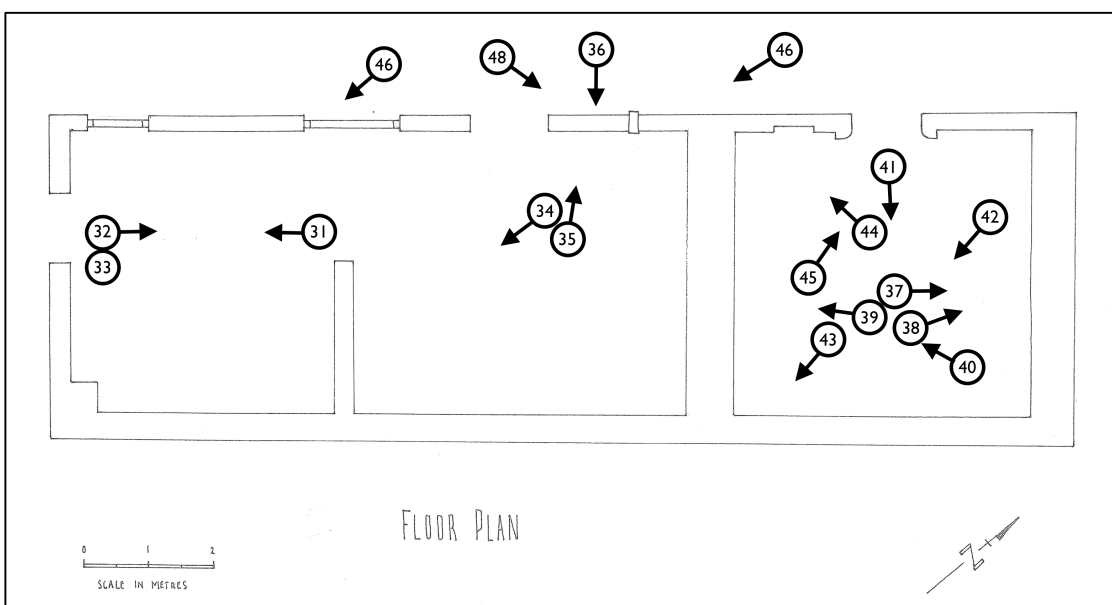


Figure 16 – Stable block floor plan showing direction of photos.