

Report 2908



nps archaeology

Archaeological Assessment of 2 Church Farm Cottages, Mill End, Gayton, Norfolk

Prepared for
Chalcroft Ltd
c/o Trundley Design Services
Salgate Barn
Tilney All Saints
King's Lynn
Norfolk
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NPS Archaeology

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Location:	2 Church Farm Cottages, Mill End, Gayton, Norfolk
District:	Borough Council of King's Lynn and West Norfolk
Planning Ref.:	n/a
Grid Ref.:	TF 7316 1926
OASIS Ref.:	117609
Client:	Chalcroft Ltd

Summary

An archaeological assessment was to have been conducted for Chalcroft Ltd via Trundley Design Services ahead of renovation at 2 Church Farm Cottages, Mill End, Gayton, a Grade II Listed Building. However, in the event the works had already begun by the time this assessment was undertaken, so the following report includes a review of the works and the impacts they have had on the building.

1.0 INTRODUCTION

It was the original intention that this report should provide an assessment of the likely impacts of renovations on the Grade II Listed Building at 2 Church Farm Cottages, Mill End, Gayton (Fig. 1). In the event the works had largely been carried out by the time that a site visit was made, so this report will outline the scope of the works and discuss the impacts they have had on the fabric and character of the building.

This work was conducted in accordance with a Project Design and Method Statement prepared by NPS Archaeology (Ref. NAU/BAU2908/NP). This work was commissioned by Trundley Design Services and funded by Chalcroft Ltd.

The results will enable decisions to be made by the Local Planning Authority about any mitigation required during the renovation works.

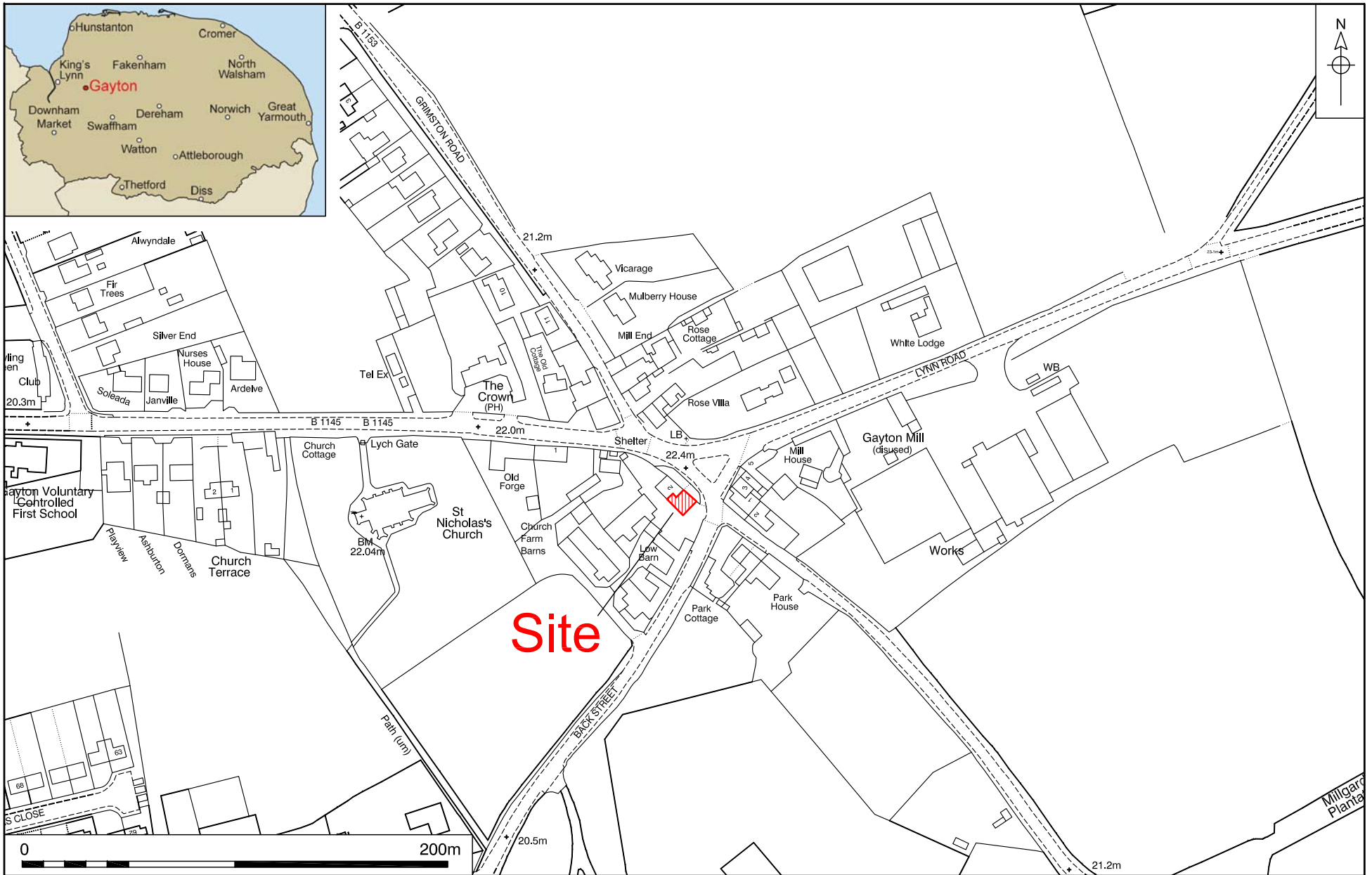
The site archive is currently held by NPS Archaeology and on completion of the project will be deposited with the Norfolk Museums and Archaeology Service (NMAS), following the relevant policies on archiving standards.

2.0 LOCATION AND TOPOGRAPHY

Number 2 Church Farm Cottages is located within the historic core of Gayton on the west side of the staggered crossroads where the B1145 Lynn Road, Grimston Road and Back Lane meet (Fig. 1).

3.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Church Farm Cottages were originally one farmhouse (Church Farm) that has been split into two dwellings. They form part of a group of post-medieval and early modern buildings that surround the crossroads and that are now protected as Listed Buildings. As well as the cottages these structures include, The Crown Public House (Norfolk Historic Environment Record (NHER) number MNF33844), Gayton Mill (NHER MNF5271), Mill House (NHER MNF51846) and Hall Farm and farmhouse (NHER MNF11786).



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Figure 1. Site location. Scale 1:2500

The cottages lie just to the east of the medieval St Nicholas' Church (NHER MNF3770), which is of mostly 14th-century date although, there is evidence to suggest that there may have been an earlier (Saxon?) church on the same site.

4.0 METHODOLOGY

The objective of this assessment was to determine as far as reasonably possible the survival of historic architectural features and the likely impacts of the proposed renovation on those features.

The assessment includes a review of known information about the building and its position within the village of Gayton and a site visit to inspect the building itself.

5.0 RESULTS

5.1 The development of the building

The building consists of a three-bedroom house, which occupies the south-east end of Church Farm farmhouse, which has been divided into two houses. Church Farm farmhouse is an 18th-century brick built house under a pantile roof (a description of the building is available in the English Heritage *List of Buildings of Historical and Architectural Interest* (<http://list.english-heritage.org.uk/results.aspx?index=51>) and is not repeated here). The following descriptions concentrate on those areas of the house that will be affected by the proposals.

5.2 The downstairs

5.2.1 The kitchen

The kitchen occupies part of the back extension and is a large room with a double height ceiling and exposed roof beams. The former north-west wall of the kitchen had been replaced by the time of the site visit, but it was reported to have been of tongue-and-groove construction.

5.2.2 The new boiler room

The new boiler room will be inserted in a small cupboard, which is currently a pantry, opposite the kitchen. The pantry had been formed by the insertion of block walls that also form an adjacent WC and bathroom.

5.2.3 The new airing cupboard

The airing cupboard is being built into an existing large recess and little or no alteration, beside the addition of a new stud wall and door, is required.

5.3 The upstairs

5.3.1 Bedrooms 1 and 2

Bedrooms 1 and 2 were formed by splitting a single large bedroom into two by the insertion of a stud wall. This stud wall will be removed during the current alterations and the size of Bedroom 1 will be reduced to allow for the enlargement of Bedroom 2.

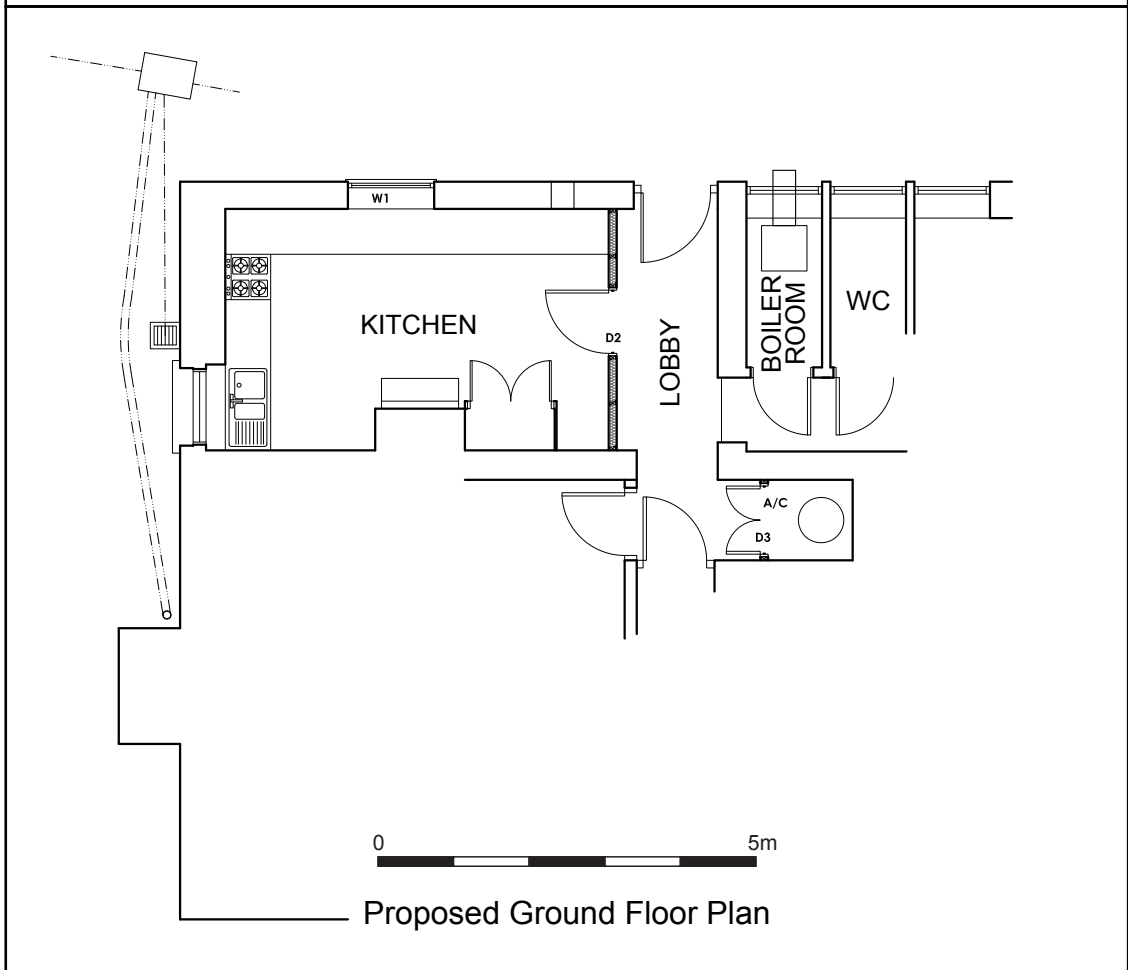
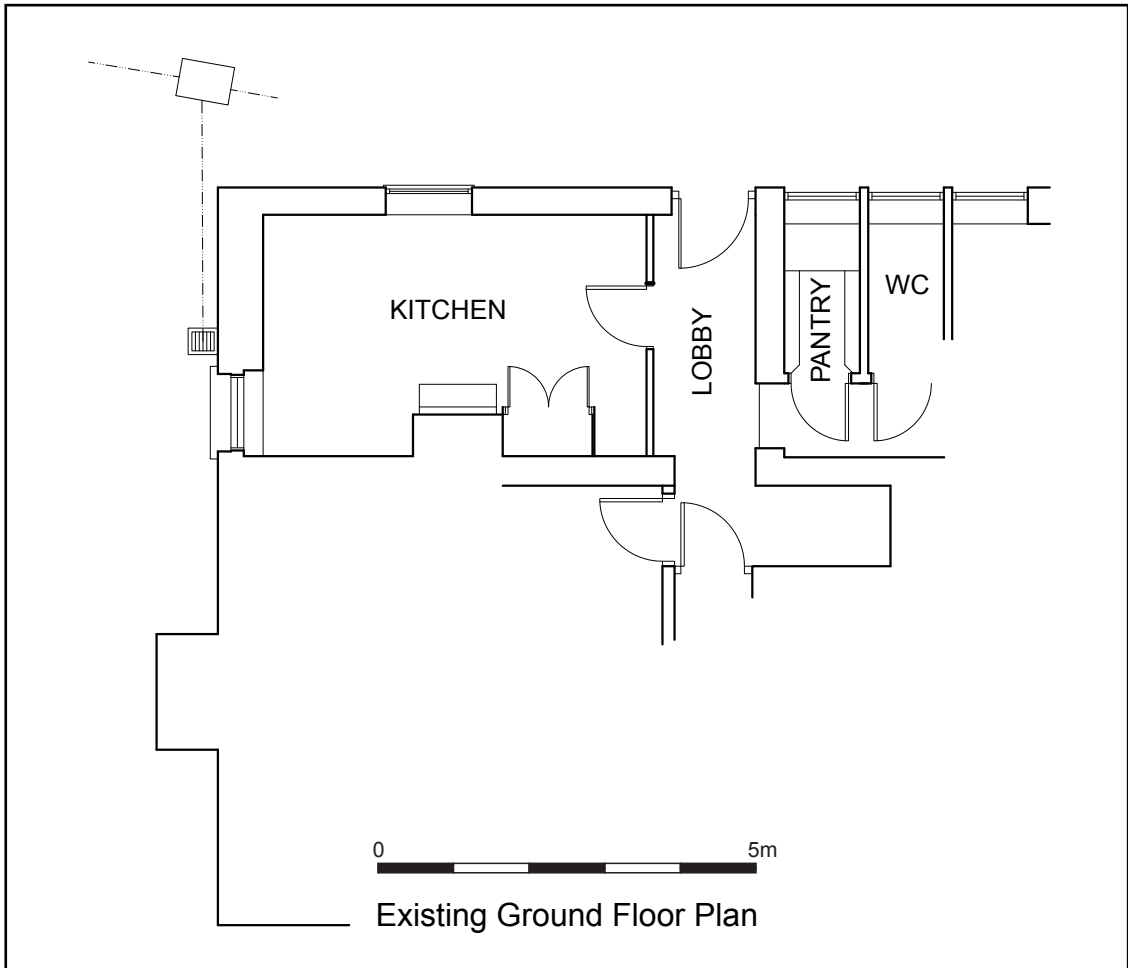


Figure 2. Proposed alterations. Scale 1:100
 (from drawing 11-142-01)

5.3.2 The landing area

The landing area was also originally part of the single large bedroom and has been formed as a result of the creation of Bedrooms 1 and 2.

6.0 LIKELY IMPACTS OF THE RENOVATION WORKS

6.1 Scope of the alterations

The alterations for the building are limited and confined to the interior of the building.

6.1.1 Internal alterations

The internal works are to include the installation of a new kitchen and boiler and a new airing cupboard downstairs and the insertion of a new en-suite bathroom and larger bedroom upstairs.

The works downstairs will require the removal of the existing north-west wall of the kitchen and the addition of new partition walls and doors to form a new airing cupboard in the hall.

Upstairs the works will include the removal of the existing wall between Bedroom 1 and Bedroom 2 and the construction of a new wall to allow for an enlarged Bedroom 2. An *en suite* bathroom will also be constructed in the south-east corner of Bedroom 1. There will also be some minor works to the loft access area.

6.1.2 External alterations

Externally there will be some very small alterations, which will include the blocking of the existing vent and the insertion of a new one in the rear wall, a new roof vent and a new soil and vent pipe down the south-east gable wall. The rear kitchen window is also to be replaced. It is also intended to put a vent from the new *en suite* bathroom in Bedroom 1 through the south-east gable wall.

The new soil pipe will be connected by a short length of foul drainage to connect with the existing sewer.

6.2 The impacts on the interior

The impacts of the proposals on the interior will be the removal of existing walls in the kitchen and between the two bedrooms, which will affect the fabric of the building and the upstairs layout.

None of the walls to be removed are structural, although they are key walls within the current layout. The kitchen wall was constructed from tongue-and-groove and the bedroom walls were stud walls and all will be replaced by new stud walls.

The removal and rebuilding of the kitchen wall will have little impact on the interior of the building as it maintains the existing downstairs layout (Plate 1).

The impacts are perhaps greater upstairs where the new wall between Bedrooms 1 and 2 is constructed halfway along the chimney breast and has been constructed over the existing wooden fire surround and mantelpiece (Plates 2 and 3).



Plate 1. The new stud and plasterboard north-east wall in the kitchen.



Plate 2. Bedroom 2 showing the repositioned wall splitting the chimney breast and fireplace.



Plate 3. Half of the upstairs chimney breast and fireplace in the new *en suite* bathroom of Bedroom 1.

6.3 The impacts on the exterior

The impacts on the exterior of the building will be the creation of the new boiler vent through the rear wall, a new roof tile vent in the sloping kitchen roof and the addition of the new bathroom vent and new soil pipe on the south-east gable.

The new boiler vent will be located low-down in the wall to the left (north-west) of the back door and will replace the existing vent on the south-east side of the door. The existing vent will be infilled to match the surrounding wall.

The new roof tile vent will be positioned towards the south-east end of the kitchen roof and will consist of a low square vent through the existing pantile roof.

The new soil and vent pipe will be placed just to the south-west of the projecting chimney on the south-east gable wall. The proposed pipe is to be white PVC in order to camouflage it against the white painted exterior and it has been located to hide it behind the chimney (Plate 4).

The proposed new bathroom vent will be cut through the brickwork of the south-east gable wall to the north-east of the chimney stack at first floor level (Plate 5). Its location will be visible, although it will be a white plastic vent and at upper floor level, so it should be fairly unobtrusive.



Plate 4. The south-east gable wall showing the location of the proposed new soil pipe



Plate 5. The south-east gable wall showing the location of the proposed new vent

None of these additions or changes will have any significant impact on the exterior of the building and the main elevation, which is the front of the house, will be completely unaltered.

The connection of the new soil pipe and existing sewer will require the excavation of a narrow trench, c.7m in length, to insert the new length of 100mm foul drainage. This connection will run from the foot of the projecting chimney around the kitchen drain to join with the existing sewer just outside the south-west corner of the building. The drain may impact on any surviving below ground archaeological remains, although as the area already has services running through it is possible that any remains may have already been disturbed.

7.0 CONCLUSIONS

The proposals are fairly limited, although some will have a limited impact on the existing fabric of the building. Three walls are to be removed and rebuilt inside the building, the south-east wall of the kitchen, the wall between Bedrooms 1 and 2 and the upstairs landing wall. A new boiler is to be installed downstairs and a new *en suite* bathroom built upstairs.

The removal and rebuilding of the kitchen wall has had no significant impact as the wall it replaced was of no great architectural value and it has been rebuilt in the same position, so the layout and proportions have been maintained.

The repositioning of the wall between Bedrooms 1 and 2 and the construction of an *en suite* bathroom in Bedroom 1 have greater implications because they have affected the layout of the upstairs rooms, although that layout itself was a modern development. The removal of the existing wall was of no consequence as it was a modern stud wall, but the replacement wall has been relocated midway along the chimney breast, reducing the size of Bedroom 1 and enlarging Bedroom 2. This has split the principal architectural feature in the room (the chimney and its wooden surround and mantelpiece) in half, with only the bisected feature in Bedroom 2 visible as the part in Bedroom 1 is located within the proposed new *en suite* bathroom.

However, the new walls are plasterboard stud walls, so the changes are reversible if required. Therefore, it is considered that the proposals will have no long-term impact on the interior of the building.

Externally the works are even less intrusive, with a soil and vent pipe from the new *en suite* bathroom added to the south-east gable wall, a new roof tile vent, and a replacement boiler vent in the rear wall. The rear UPVC kitchen window will also be replaced, for a more sympathetic sash-style window.

The addition of the new soil pipe and bathroom vent are the most significant of the external works, but it is intended to locate the pipe as close to the projecting chimney stack as possible and for the both additions to be of white PVC, thereby minimising any visual impact. The other changes will be on the rear elevation and will have no significant impact on the building or its appearance.

A short length of foul drainage will also be required to connect the new soil pipe and the existing sewer. It is not thought that this will have any impact.

Overall, it is considered that the proposals will have no significant impact on the building and the internal changes will be largely reversible.

Acknowledgements

The author would like to thank Trundley Design Services who commissioned this report on behalf of Chalcroft Ltd who funded it.

David Dobson produced the drawings and prepared the report which was edited by Jayne Bown.

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