



Northamptonshire Archaeology

Archaeological building recording at Martins Farm, Crowland, South Holland, Lincolnshire



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**Northamptonshire
County Council**

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Report 11/157
July 2011



**NORTHAMPTONSHIRE COUNTY COUNCIL
NORTHAMPTONSHIRE ARCHAEOLOGY
JULY 2011**

**ARCHAEOLOGICAL BUILDING RECORDING
AT MARTINS FARM, CROWLAND,
SOUTH HOLLAND, LINCOLNSHIRE:
JULY 2011**

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QUALITY CONTROL

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OASIS REPORT FORM

PROJECT DETAILS		
Project name	Archaeological building recording at Martins Farm, Crowland, South Holland, Lincolnshire	
Short description	Building recording addressed a complex of barns at Martins Farm, Crowland, Lincolnshire. The group comprises a two storey brick barn extended by the addition of single storey additions in brick and other materials. These in turn have been subject to alteration and change. The earliest barn probably dates to the first half of the nineteenth-century with later additions.	
Project type	Building assessment	
Site status	None	
Previous work	None	
Current Land use	All buildings currently vacant/derelict awaiting renovation	
Future work	Proposed renovation and conversion to domestic accommodation	
Monument type/ period	Post-medieval	
Significant finds	No	
PROJECT LOCATION		
County	Lincolnshire	
Site address	Martins Farm Barns, Martins Road, Postland, Crowland, South Holland, Lincolnshire, PE6 0JU	
Study area	Farm buildings	
OS Easting & Northing	Centered on TF 2929 1368	
Height OD	c 3.20m above Ordnance Datum	
PROJECT CREATORS		
Organisation	Northamptonshire Archaeology (NA)	
Project brief originator	Louise Jennings, Lincolnshire County Council	
Project Design originator	Joe Prentice (NA)	
Director/Supervisor	Joe Prentice (NA)	
Project Manager	Steve Parry (NA)	
Sponsor or funding body	Ross Thain and Co architects	
PROJECT DATE		
Start date	July 2011	
End date	July 2011	
ARCHIVES	Location (Accession no.)	Content (eg pottery, animal bone etc)
Physical		None
Paper		
Digital		
BIBLIOGRAPHY		
Journal/monograph, published or forthcoming, or unpublished client report (NA report)		
Title	Archaeological building recording at Martins Farm, Crowland, South Holland, Lincolnshire	
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**ARCHAEOLOGICAL BUILDING RECORDING OF
BUILDINGS AT MARTINS FARM, CROWLAND,
SOUTH HOLLAND, LINCOLNSHIRE
JULY 2011**

Abstract

Building recording addressed a complex of barns at Martins Farm, Crowland, Lincolnshire. The group comprises a two storey brick barn which is the earliest phase and which has been extended by the addition of single storey additions in brick and other materials. These in turn have been subject to alteration and change. The earliest barn probably dates to the first half of the nineteenth-century with later additions. None retains any original fixtures or fittings.

1 INTRODUCTION

- 1.1 The farm lies to the north-east of Crowland in open countryside (NGR TF2929 1368; Fig 1). Currently the complex comprises separate modern domestic accommodation and a group of derelict farm buildings, some of which are the subject of the present survey (Fig 2).

The group of buildings which is the subject of this report lies to the west of Martins Road and to the north of a field of pasture whilst the other surrounding fields are cultivated. The farm buildings are not statutorily Listed but a request for their recording has been made in advance of proposed development (Planning Application ref: H02-0850-10) by Lincolnshire County Council.

- 1.2 A site visit was made in July 2011 to record the structure of the farm barns before any alterations were undertaken to determine, if possible, the dates of the structures and to record any evidence of former fixtures and fittings. The record conformed broadly to that of Level II of the English Heritage guidelines (EH 2006).
- 1.3 The underlying geology of the area comprises alluvium [superficial] over Kellaways Formation and Oxford Clay Formation [bedrock], (British Geological Survey 1974).
- 1.4 The museum confirmed site code PMFB11 has been allocated to the project for archive purposes along with Museum Accession Number LCNCC:2011.120. A Written Scheme of Investigation was prepared in response to the project Brief and approved on 05/07/2011.

2 OBJECTIVES AND METHODOLOGY

- 2.1 The general objectives of the recording were:
- To provide a full and extensive photographic record of all of the buildings internally and externally, including all roof structures, doors, windows and any other original or historic features. All photographs were cross referenced to an existing plan (provided by the architect and checked on-site for accuracy) and the photographs supplemented by a detailed text.

- To pay particular interest to recording the windows, carpenters marks and any surviving machinery, feed boxes and any other fixtures or fittings which might indicate former uses (and where possible dates) of separate areas of the buildings.
 - To provide phased plans showing the chronological development of this group.
- 2.2 This was to be followed by a written report detailing the findings of the survey and the submission of the complete archive to the museum. The drawn record was based upon the architect's plans as produced for the current owner.
- 2.3 All works were conducted in accordance with the English Heritage procedural document, *The Management of Research Projects on the Historic Environment* (EH 2006b, revised 2009) and the Institute for Archaeologists *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (IfA revised 2008).

3 **DESK-BASED ASSESSMENT** by Angela Warner

- 3.1 A visit was made to the Lincolnshire Record Office on 19 July 2011. Indexes for both Postland and Crowland were checked, but no relevant information was found relating to Martins Farm. The sources checked were:

Plans and maps

Places

Names

Holland County Council deposited record

Crowland Parish Council deposited records

Crowland Parish deposited records Library Index

Library Computerised Catalogue online catalogue (Lincs to the past)

- 3.2 Documents ordered and inspected were:

Misc Dep 182/4. Sale particulars 1927-doesn't include Martins Farm

Misc Dep 133/4-duplicate of 182/4

Misc Dep 133/2. Sales particulars 1940-for St. James Farm

Misc Dep 233/35. Sales particulars-for Postland House farm

2 Hawley/7/2/2-Plan of land and Parishes of Whaplode. Not relevant

Enclosure Award with Drainage Acts 1801-1823. Not relevant, does not include Postland

None included Martins Farm.

- 3.3 The Ordnance Survey Maps for Lincolnshire are not available for copying at the Record Office and are only available online at www.lincstothepast.com. A search for Postland found some annotated maps but they are not early or relevant. The earliest map which shows the farm is the 1888 Ordnance Survey map which shows the group of farm barns which are the focus of the present survey along with the farmhouse to the north, the row of barns along Martins Road with a perpendicular range connected to the north and a further group of barns to the west (Fig 3, copyright www.old-maps.co.uk). This layout, of barns and associated stock yards remains essentially un-altered until the 1975 version when the two farm cottages to the south have been built and the farmhouse demolished

and replaced by the present, smaller house (Fig 4). The barns appear to remain in their entirety at this date, and this is the last available Ordnance Survey map so it must be that any loss of buildings happened after this date.

- 3.4 A search of the Lincolnshire HER did not reveal any information relevant to the buildings which are the subject of this survey apart from a series of photographs of some exteriors and interiors (HER Number 25634). These were simply captioned 'Martins Farm' but provide no further information.
- 3.5 A search of the 1841 and 1851 census indicates that the farm may have been known by a different name at that time. However the Enumerators were often not local and many properties (pre-house numbers and street names) are just titled "Postland". Without knowing the occupant's name, it would be extremely time consuming to cross reference and find census details and would likely be of little reward if found since they would not have any relevance to the farm buildings or indicate when they were built.
- 3.6 In summary, no evidence was found which helps to determine or date the early development of the site since by the time of the First Edition Ordnance Survey map the complex is shown complete. All that can therefore be said is that it pre-dates 1888 and has subsequently been altered and reduced.

4 BUILDING ASSESSMENT by Joe Prentice

- 4.1 Whilst all parts of the building were available it was apparent that the site had not been maintained for a number of years and some areas had been left un-cleaned of fodder and manure since last occupied by livestock and had also been used to store disused items of domestic and farming implements as well as general rubbish. The buildings were also heavily infested with pigeons which had clearly been present for a while and large quantities of excrement, live and dead birds and dismembered animals (thought to be remains of barn owl prey) were present throughout. Given the Health and Safety concerns with particular concern regarding psittacosis no items within the buildings were removed to facilitate inspection of areas covered with rubbish or animal debris or faeces.

The complex was given an arbitrary numbering sequence for ease of reference during recording and for the written report and the various sections of the complex are described in chronological order with the earliest phase first. Where former uses could be determined they have been attributed.

4.2 The two storey barn: ground floor

A rectangular barn aligned almost exactly north-south along its long axis built of red brick bonded in Flemish bond laid in lime mortar. The average size of the bricks is 235-250mm x 65-70mm x 105-120mm which displays an unusually wide range of sizes, and they also display a wide range of colour from orange-red to dark purple red. The roof and rainwater goods comprise corrugated asbestos.

4.3 Room 1

A ground floor room at the north end of the two storey barn built of red brick bonded in lime mortar laid in Flemish bond (Fig 5). It is entered via a double width doorway in the west wall which currently has two corrugated iron sliding doors fitted to a horizontal rail set above the door lintel (Plate 1). Both the door opening and sliding doors are secondary, the lintel is made of concrete and the jambs have been re-built in what appears to be Fletton brick, though this is not certain since the walls are thickly painted. This large doorway must replace an earlier, narrower, doorway since there is no, nor has there ever been, another doorway into this room, and centrally placed above the present

opening is a timber framed overdoor double light which presumably survives from the original doorway. To the south of the door is a lamp niche in the west wall, it has a simple arched top and is an original feature (Plate 2). To the south of that is a window, formerly giving light from the west, but now permitting only borrowed light from Room 7 (see below, section 4.11). The window retains the two bottom sections of an eight light window with simple chamfer moulded glazing bars; no glass remains and the upper section has been boarded over.

The south wall of the room is built in English garden wall bond (seen only from the south side where it is unpainted) and has no openings. That this wall is not an original feature as can be seen from the other (south) side where movement between this and the west wall allows visual inspection to determine that the south wall has been added, but not bonded to, the west wall. A further confirmation that the south wall is later comes from the fact that the west wall retains a layer of limewash on its surface and the south wall is built over this surface decoration as well as the different type of bonding. Two pairs of vertical parallel timber battens are fixed onto the wall surface which correspond with empty sockets in the floor to their north. These appear to have held timber travises which remain in the room *ex situ* and provided stall division (Plate 4). They are not original features as the heel post ends are set within the modern concrete floor.

The east wall contains two windows, the southern of which may be a later insertion. It has no lintel but is boarded on both jambs, sill and soffit by painted pine boards, the opening divided into two equal parts by a single vertical bar; no glazing remains. The northern window is set lower in the wall and appears to be original, fitted with a two over three light sash retaining quadrant sash ovolo glazing bars but no glass.

The north wall is plain with a single, centrally positioned window, probably secondary. It retains no glazing bars and has been boarded over externally.

The floor of the entire room is of concrete. The ceiling is supported on two transverse beams (aligned east-west) painted white which support joists and then floorboards, the latter not painted. At each end of the transverse beams are incised simple carpenters marks made with flat chisels; they indicate I, II, III and IIII (Fig 5, Plate 3). The beams' lower edges have simple chamfers with run-out stops in some places, but none in others which might indicate that they are re-used and have been cut off short of the chamfer stop to fit the width of the room. At the south-west corner of the room the two westernmost joists are shallower, and therefore support a lower floor than the remainder of the ceiling. They are supported by two beams set through the west wall with chamfered east ends (Plate 4). These beams, which are now truncated where they project through the west side of the west wall, formerly supported an external platform which gave access to the upper floor (see below, section 4.12).

All walls are painted white above a lower black band of bituminous paint, typical of a scheme for livestock. There is a double pier machine mounting towards the north end of the room made of breeze block, whilst above this two modern metal pipes have been crudely cut through the floorboards of the room above (see below, section 4.8). These pipes presumably fed grain from the first floor into a grinding machine mounted on the breeze blocks, but this is entirely modern and has no relevance to the room's original use which is unclear.

4.4 **Room 2**

The central room on the ground floor of the two storey barn is entered from the west via a tall doorway fitted with an overdoor light (Fig 5, see Plate 14). The doorway has a segmentally arched top and is fitted with a timber (probably pine) frame painted blue/grey. It currently retains no door which originally appears to have been hinged on

the north jamb where a single pintle remains. The overdoor is presumed to have been glazed originally but currently only retains fragments of diagonally placed slats which would have provided minimal light but some ventilation.

Above, and slightly to the north of the ground floor doorway, the lower and southern part of the first floor original hayloft door can be seen, now cut across by the inserted sloping roof of a later extension (see below, section 4.12 and Plate 14). Below the original hayloft door can be seen two cut-off horizontal beams which projected through the west wall, the east ends of which remain *in situ* in Room 1 (see above, section 4.3)

The north wall has previously been described and is the south side of the inserted brick wall dividing this space from Room 1. The east wall retains a single window set beneath an oak lintel but retains no glazing bars or glass and is currently boarded over. The south wall divides this space from the room to the south, Room 3; this too is an inserted wall and similar evidence for this can be most clearly seen from the south side where the dividing wall has parted from the outer, east wall against which it is built but not bonded. The wall contains horizontal bonding timbers laid between courses which are laid in English garden wall bond. Into these horizontal timbers are set two rows of gently curving oak pegs which appear by their size and shape to be saddle racks.

The west wall contains a lamp niche identical in size and construction to that in Room 1.

The floor is partly concrete and partly earth. The ceiling contains a single chamfered transverse beam like the two in Room 1 with carpenters marks V and IV cut into the ends.

A pine staircase has been fitted into this small room against the north wall; it is of simple dogleg form rising from the west to a half landing placed against the east wall before returning and rising to the first floor level (Fig 5, Plate 5). Constructed of plain, unpainted pine, the staircase comprises treads, but no risers, the underside of the lower section being boarded beneath, the upper section un-boarded. There is a pine door at the ground floor end made of vertical planks, it is ledged but not braced and hung on simple iron strap hinges on the north jamb. An oak rim lock with decorated iron straps is fitted to the inner face, this is a secondary feature since a large, but now lockless, keyhole exists above it (Plate 6).

There is nothing to indicate what this room, when part of the formerly undivided space was used for, and only the window, doorway and lamp niche remain as original features.

4.5 **Room 3**

Located at the southern end of the two storey barn, this room has been created by the insertion of the brick wall which divides it from Room 2 (Fig 5). Currently accessible from secondary doorways in the east and south walls, this room was originally accessed via a door in the west wall which remains in outline, but has been blocked. The current doorway in the east wall is fitted with a two part, ledged and braced, stable door hung on a pink painted timber frame which contains an over door light, now boarded over (Plate 7).

The interior of Room 3 was entirely unlit at the time of survey, and even with the benefit of torches and the doors open, little detail could be observed since the floor was covered in a layer of decomposed grain and dirt, pigeon faeces and bodies and abandoned farm equipment. It is thought that the floor is made of brick with some tile towards the north end.

Spanning the ceiling are two transverse beams, the northernmost retains carpenters marks VII and VIII, the southern beam has no marks. Both are chamfered with run-out stops and are painted white, as are the joists.

The original door in the west wall is set beneath a shallow segmental arch with a rebated outer face which would have received the door; the inner (east) jambs are formed with bullnose bricks. The second opening to the north retains its original hinged door suggesting that it was a hatch and not a window, but quite why it is placed so high in the wall is not entirely clear although it is assumed it is so that if used to load fodder into the room, its position near the ceiling would have allowed the room to be filled from above by loading the material in from the outside.

The door in the south wall leads into Room 4, within the single storey extension. The door in that opening is a simple vertically planked door, ledged but not braced. It is set within a chopped-through opening, the west jamb crudely finished with no attempt to face-off the cut bricks although the east jamb has been re-built with bullnose bricks. To the east of the door a faint outline in the heavily painted brickwork suggests that there was a window here before the later range was added to the south; it cannot be seen from the south side.

4.6 **The two storey barn: First floor**

4.7 **Room 11**

Accessed via the timber staircase this room occupies the southern part of the upper floor, although originally this level appears to have been a single open space (Fig 6). There is a window in each east and west wall, both of the same size originally although the western example has been reduced in height when the lean-to roof of the later extension on the west side was added since the roof of that building rises above the original sill height. There is no glazing present in this opening, and the frame is clearly secondary since it was added after the reduction in size; the east window similarly retains no glazing configuration and therefore it is not clear how these windows were originally furnished.

The walls are otherwise plain and limewashed. The pine roof comprises principal trusses of queen post construction with raking struts and collars, the collars scarfed into the principal rafters with bare-faced dovetails, nailed and not pegged (Plate 8). None of the roof joints bear carpenters marks. The upper ends of the raking struts have simple birdsmouth joints, the lower ends which could not be seen from below are assumed to be socketed into the tops of the tie beams. Each external end of the tie beam has original iron straps connecting them to the wall plate. Between each principal truss are two intermediate secondary rafters which rest on the upper surface of the purlins which in turn rest on the upper edge of the collars. None are jointed but simply lie on the upper surface. The roof is currently covered with corrugated sheeting and no laths remain to indicate whether the roof was originally covered with tiles or slates (the spacing of such laths would indicate which was the case). The floor is boarded with pine planks.

The former hayloft door is located to the west of the present staircase and retains in its upper portion a three light window, unglazed now, with one section boarded over; there is a simple timber sill. The glazing bars are simply chamfered. The lower part retains a small door with timber sliding draw bolt (Plate 9). The north side of the original opening has been crudely filled with brickwork where it has been narrowed after reduction and removal of the external balcony, made necessary by the addition of the lean-to on the western side. The lintel to the opening contains a crudely cut mortice on the south side, perhaps for a door jamb, although there is no corresponding mortice on the north side. Painted across the lintel, and only partly discernible beneath later limewash is a name

which seems to be S Sei--- Paintor [sic] 1827. The latter part of the first name cannot be made out, and the spelling of the second suggests that even if it could be read, it may be a phonetic spelling. The date indicates that in 1827 some of the building was painted, perhaps in the grey-blue paint used to write the name, and that the building must have existed at that date (it seems unlikely that the lintel is re-used although this cannot be absolutely discounted).

Room 11 is divided from Room 12 which occupies the northern part of this floor by a timber screen wall (Fig 6, Plate 8). This screen wall is simply made from vertical and horizontal framework with pine planks fixed to the northern side by nails. There is a door at the west end allowing access between the two parts of this floor. The door is vertically planked, ledged but not braced hung on simple strap hinges. It has no handle, just a single ring which presumably fitted over a staple in the east door frame.

4.8 **Room 12**

Located at the north end of the first floor divided from Room 11 by the previously described timber partition (Fig 6, Plate 8). The room has two windows, the western identical to those described in Room 11, although that in the east wall has had its segmental arch removed and a flat lintel of Fletton bricks inserted in its place. Half of the opening is fitted with a timber shutter, the other retains a single sheet of fixed glass; neither are original since they are fitted to the reduced window opening. The wall, floor and ceiling are as in Room 11 since the whole roof is of the same date and construction.

The only feature within the room is a wooden hopper, made from re-used pine planks, which comprises a rectangular receptacle for presumably grains which was then fed through two metal pipes to the room below [Room 1], (Plate 10). This hopper and the stand for the grinding machine beneath are of twentieth-century date and do not relate to the buildings original use.

4.9 **The brick lean-to on the west side of the two storey barn**

This comprises a further single storey addition to the two storey barn (Fig 5, Plate 11). The bricks display an unusually wide range of sizes (205-230mm x 55-65mm x 100-110mm). These are approximately the same size as those used in the construction of the two storey range, and the forms of the window openings are also similar which may suggest that this lean-to pre-dates the southern hipped range. None of the walls are bonded to the west wall of the first phase barn, nor do the courses consistently match. The roof is covered with corrugated asbestos.

4.10 **Room 6**

An open sided hovel, perhaps originally for machinery rather than livestock (Fig 5, Plate 12). The north wall is plain and the east end is simply butted, but not bonded, to the west face of the two storey range. The west side is almost entirely taken up with a wide entrance which retains no evidence to suggest that it was fitted with a door; the north corner has been re-built in Fletton (or common) brick. A single, pine, beam spans the entrance and supports the lower ends of the rafters which are otherwise supported on a single purlin. The internal walls are painted black at lower levels and white above. The double sliding door in the east wall affording access into Room 1 has previously been described.

The south wall contains a single door at the east end leading into the adjacent room, Room 2. This door comprises a vertically planked, ledged but not braced door with an iron drop latch.

The floor of this room is concrete.

4.11 Room 7

Located to the south of Room 6, this room lies within the lean-to addition (Fig 5). Entered via the doorway previously described, there is a single window in the west wall which retains a pine frame but no indication of former glazing; the window frame is set beneath a segmental brick arch. A window in the east wall (which was formerly the west external wall of the two storey barn) now affords only borrowed light into that space. The walls are painted white throughout with no black band at lower level.

The floor is of concrete and the roof is the same as in Room 6.

The only fixtures within the room are two rows of timber pegs fixed to horizontal boards (Plate 13). The row on the south wall is fixed to the brickwork above a horizontal timber built into the wall as a tie and retains most of the pegs though where they are missing round nails have been added in their place. A shorter board is fixed to the north wall and retains only four pegs; here the horizontal board is fixed to a corresponding tie timber built into the brick wall. The room is otherwise devoid of fittings apart from a free-standing, modern work bench and modern refuse.

4.12 Room 8

A narrow room which effectively forms a lobby to the room which contains the stairs to the upper floor of the two storey barn (Fig 5, Plates 11 and 14). Entered via a doorway in the west wall beneath a segmental brick arch; the room has no window and currently benefits from light through a corrugated opaque polythene roof panel in the roof. The current door is vertically planked, ledged but not braced, with no glazing within it, so it is unclear how light was formerly admitted to this space since the roof panel is clearly modern, set within the corrugated asbestos sheeting.

The roof timbers are as in Rooms 6 and 7 and the floor is of concrete. It contains no fixtures or fittings apart from modern wire nails in both north and south walls along with a plank nailed to the north wall. The floor is strewn with modern refuse.

The door leading into Room 2 has previously been described, the lower edge of the former hayloft door and truncated beams which formerly supported the external balcony to the same can be seen in the upper left of Plate 14.

4.13 Room 9

Located at the southern end of the lean-to, this is the largest room in this range (Fig 5, Plate 11). It has two doorways in the west wall, a single pedestrian door at the south end set beneath a segmental brick arch, and a second, double-door opening at the north end, now covered by a later extension built of Fletton brick. The pedestrian door is fitted with a two leaf, stable door, the upper leaf hung on modern strap hinges, the lower on possibly nineteenth-century strap hinges; both the upper and lower leaves are now fixed together by metal bars screwed to the outer surface so that they do not now open independently. The extension to the double door appears to have been added to accommodate a long vehicle. No lintel is visible to the original opening, but it is assumed to be timber. The two double doors set within the extended section may be the earlier doors re-positioned in the extended opening which is original, the southern jamb thickened to form an internal strengthening buttress.

The remainder of the room is bare of fixtures or fittings. The floor is of concrete and the roof here comprises two tie beams, their east ends set in the west wall of the two storey barn, the west ends resting on the top of the west wall of the lean-to (Plate 15). Both have two raking struts which support purlins; all of the timberwork is painted white.

The south wall of the room is plain, the east wall (the outer face of the west wall of the two storey barn) retains the blocked doorway and hayloft hatch to Room 3, previously described.

4.14 **Single storey addition, south end of two storey barn**

- 4.15 A red brick rectangular single storey range added against the south gable end of the two storey barn (Fig 5, Plate 16). The bricks are laid in English garden wall bond in lime mortar and the range has two doors in the west wall and three windows. The average brick size is 225mm x 70mm x 115mm with a much more consistent size and colour than those used in the two storey barn and west lean-to. This range is butted against, but not bonded to, the two storey range and the course heights do not match. The south elevation is plain and the east elevation has a single door with, equally spaced along the facade, three square stone ventilation blocks with circular openings carved into them. The roof is hipped at the south end and covered with blue slate with blue engineering clay ridge tiles. The building comprises two separate rooms.

4.16 **Room 4**

The northern of the two rooms is entered via a door in the west and east walls, although only the western door could be opened at the time of the site visit (Fig 5). The door is set beneath a flat arch of rubbed brick and is fitted with a two-part stable door, each leaf ledged but not braced, hung on two strap hinges with modern iron bolts. On either side, symmetrically placed, are two round arched windows, the arches formed of rubbed brick, the sill of York stone (Plate 17). Within the outer arch, which lies flush with the external wall plane, is a smaller, rebated arch which contains a cast iron window of two parts; the upper is glazed with wired glass, the lower part contains a standard slatted ventilation arrangement, common in nineteenth-century farm buildings (Wade Martins 2002). Sometimes known as hit-and-miss windows, these were widely used, (made in either timber or iron) and introduced when livestock was increasingly housed for longer periods during the winter months (an almost identical example is illustrated in Wade Martins p187 on another Lincolnshire farm). This cast iron example probably dates to the 1880s.

The interior jambs of the door have bullnose bricks on their corners. This room was the most obstructed with rubbish and it was not possible to examine either the walls or floor closely. However, sufficient of the rear (east) wall could be seen to determine that it retained no evidence of either manger or hayracks, nor could any indication be seen of the inner faces of the ventilation blocks visible on the east elevation. What little of the floor could be seen was made of brick with a drainage gully parallel to the west wall. The walls were painted black on their lower part and limewashed white above. Though heavily painted, it is thought that the dividing wall between this room and that to the south is a later insertion as there is a butt, and not bonded joint at either end.

The roof comprises machine-sawn pine trusses of a simple A-frame with a vertical central post and raking struts to either side (Plate 18). This truss supports a single purlin on either side which in turn support the secondary rafters. The roof has been felted relatively recently and is covered with slate (probably Welsh) with clay ridge tiles.

4.17 **Room 5**

This lies at the south end of this range (Fig 5). It is entered via a door in the west wall identical to that described for Room 4, and is flanked by two windows to the north and a single window to the south, all of the same size and style and fitted with the same cast iron glazed and slatted frames as described for Room 4 (see Plate 16). There are no openings in either the south or east walls, the inner faces of the ventilation blocks in the east external elevation are not visible and must have been infilled and painted over.

The interior was almost clear and all walls and most of the floor could be observed; the latter is formed of red brick. The walls are painted black on the lower part and white above, the roof is as in Room 4 with the addition of a half-truss which supports the hip. An iron bar straps the king post to the tie beam, the whole is painted white.

The room is divided by a timber partition into two equal parts with a door at the west end, ledged but not braced. The partition is formed of three horizontal timbers attached at the east end to the east wall, at the west end to a post which forms the east jamb of the door. The frame is covered by vertical planking attached to the south side of the frame and both sides are painted black and white as on the walls. Each half of the room originally contained a timber manger with hayrack above, but neither now remain although the empty sockets for both survive in the timber partition (Plate 19). In the southern stall a secondary manger made of timber and suspended on chains has been installed against the east wall; it comprises a simple trough made of pine (Plate 20).

On the external south-west corner of this range a low stub of brick wall survives to indicate the presence of the stock yard indicated on nineteenth-century and later Ordnance Survey maps. It is not bonded to the wall of the range which indicates that it was a later addition.

4.18 The iron and timber lean-to on the east side of the two storey barn

4.19 An open sided covered area, perhaps intended to be used as a cart hovel since its orientation, facing east, is a traditional location for such a structure (Fig 5). The back (west) side is formed by the east face of the two storey barn, the north and south sides are corrugated iron sheeting over a timber frame and the east side, of four bays, is supported on the north and south end walls and three H-section iron posts set in concrete. It is marked on the 1888 Ordnance Survey map and unless the current building represents a re-build on the same footprint must pre-date that map.

4.20 The timber frame of the north and south walls is simple and comprises vertical posts with horizontal rails onto which the corrugated sheeting is attached on the outer side. The three iron posts which support the east side have T-shaped iron plates bolted to their upper ends which form a horizontal plate, which in turn supports a short beam which then supports the wall plate supporting the eaves (Plate 21). The lower ends of the posts are set in concrete, although this may be a later addition. The roof is a very simple structure and comprises tie beams, the east ends set on the wall plate and the west ends set into the east wall of the two storey barn, although the northernmost in fact simply rests on the sill of the window of Room 1. The two remaining tie beams are half-lapped into the brick wall. A single principal rafter is nailed to the side of the tie beam and this supports purlins which carry the corrugated sheeting of the roof. There is a cast iron gutter and downpipe. The floor comprises earth with no attempt at an inserted hard floor surface.

4.21 A further group of barns lie between the complex which are the subject of this assessment, and the road, but they lie outside the remit of this report. However, since they are in part of the same general form as the single storey elements they were briefly inspected externally (Fig 2, Plates 22 and 23). They comprise red brick barns in a long, north-south aligned range and are present from the 1888 Ordnance Survey maps, though they have lost an east-west aligned range on the north side. To the west, and built of modern, Fletton, brick, though on an earlier alignment are associated stock yards. The eastern range is currently roofed with corrugated asbestos sheeting.

-

5 CONCLUSIONS

- 5.1 The group of brick barns at Martins Farm is the last surviving element of a once larger group which appear, from map evidence, to have survived until at least the mid 1970s and originally included a farmhouse located to the north of the group. Whilst few fixtures and fittings remain, it is possible from the form of the buildings to determine with some confidence the original usage of most of the buildings and their chronological development.
- 5.2 The two storey barn is the earliest surviving element of this group and probably dates to the second quarter of the nineteenth-century, perhaps even to 1827 when the only graffiti within the building records that date on the lintel of the original first floor doorway. No early maps or other documents have been located to confirm this date. It was clearly not built as a threshing barn since it did not, and does not, have opposite double doors, neither was it sub-divided on either floor or have internal stairs and it appears, therefore, to have been simply a store barn. There appear to have been three doors in the west wall and none in the other three walls; this makes sense as the majority of the other (now lost) farm buildings were on that side.
- 5.3 On the ground floor only one section of probably original flooring remains, the rest is concrete, but even the surviving brick flooring may be later since it appears to butt against one of the inserted walls. Both dividing walls are clearly later additions since they are not bonded into the external walls and in one case it can be seen that the cross-wall is built over limewashed interior surface. The brickwork is also laid in a different bond to the original, external, walls. There are no window frames which are thought to be original as none comply with agricultural forms but are rather domestic sash-style fittings or are entirely missing. The transverse beams which support the first floor bear a series of carpenter's marks, themselves unremarkable since they represent nothing more than assembly aids, but curious here since they are set into brick walls and usually carpenter's marks are present only when two hand-cut pieces are connected by a joint. Why they should be present when simply set into brickwork is unclear, unless they are re-used. This store barn was almost certainly built to serve the now lost animal shelters to the west of the group, as well as those which remain.
- 5.4 The first floor was originally also a single open space accessed via an external flight of probably timber stairs on the west side as evidenced by the surviving trimmers in the north end of the ground floor room and the truncated sections of timber projecting through the west wall beneath the former first floor doorway. After the addition of the west lean-to this entry was replaced by the internal staircase. The roof of the two storey barn is of simple pine construction, the timber almost certainly, as was most pine at this period, imported from the Baltic and shipped to the east coast ports. The timbers are all machine sawn and simply jointed with iron nails and not pegs; there are no carpenter's marks since it appears the roof is of too simple a construction to warrant such numbering. It has lost its original covering and currently supports corrugated asbestos sheeting, and no laths remain to indicate whether the original covering was tile or slate, although the former, perhaps pan-tile in this area, seems most likely given the likely date of construction.
- 5.5 There are no fixtures or fittings contemporary with the first phase of the barn, and the only fixed elements which remain date to the second half of the twentieth century and relate to a timber hopper with metal pipes which feed down to a now missing (probably) grinding machine set on breeze block piers laid on top of the later concrete floor. The only other fixtures or fittings are modern light switches or wiring.

- 5.6 The western lean-to is probably the next addition to the group since the brickwork from which it is built matches most closely the fabric of the two storey barn, although the brickwork is crudely laid and somewhat randomly bonded. Again, it retains no fixtures or fittings apart from two simple rows of pegs set in horizontal boards in one room and there is no evidence of stalls, hayracks or mangers. The floors throughout are of concrete and no windows remain; the surviving doors may be original. The roof too is of a simple pine construction and now covered with corrugated asbestos. The original use of the rooms is unclear apart from Room 8 which appears served as a lobby to the inserted staircase. The refuse which occupies some of the spaces can not be used to determine former use since none of it is fixed, and can have been deposited here at any date.
- 5.7 The south range is perhaps the most complete and retains not only windows and doors, but also some internal fittings as well as a probably original roof covering (albeit re-laid over modern roofing felt). From map evidence it appears that this range was later coupled with a stock yard to the west, although no evidence for this now remains. The doors are simple agricultural two-part doors with standard nineteenth-century hinges and bolts, the windows, whilst visually more attractive are fitted with an almost ubiquitous nineteenth-century ventilation system comprising slats. Though of an arched format (which will have dictated the brick arches into which they are set), this type of system was widely used across Britain, and the fact that they here comprise cast iron indicates that they were widely available and are most likely of late nineteenth-century date. They are manifestations of the nineteenth-century preference for well ventilated animal shelters felt to improve livestock accommodation and welfare. They retain no maker's marks as is generally the case although similar windows are known at another Lincolnshire farm. The two rooms at the southern end retain evidence of use for cattle, or possibly horse, stalls with evidence for original mangers and hayracks, now both removed. A single secondary manger survives. In the northern room no such fittings remain, nor is there evidence that it was fitted out in that way so the use of that room is uncertain, though the likelihood is that it served a similar function. The floors are of brick and the roof has been re-covered with probably original slate. The latter room is again filled with later debris, though none has been considered since it is not clear at what date it was deposited there.
- 5.8 The open-sided lean-to on the east side appears to have functioned as a cart hovel, facing, as it does, east. This orientation (or north facing) was the preferred location since it meant that wooden carts were less prone to fierce direct sunlight which dried the timber of the bodywork, and more particularly the wheels which if dried would shrink and lessen the effectiveness of the iron tyres fitted to the wooden wheels.
- 5.9 The complex is typical of nineteenth-century farm buildings in both form and construction. It shows organic growth and indicates that as the farm prospered new buildings were added in what appears to be a piecemeal fashion. Whilst the original two storey barn is well built, the lean-to on the west side is poorly constructed with low grade bricks and there has been no attempt to bond this addition to the earlier structure. The south range, with its off-the-peg cast iron windows is of better quality and may represent the general trend in farming prosperity taking pace in the third quarter of the century before the agricultural depression of the last quarter. The cart hovel on the east side is of the most basic construction and may well have been built by the farmer rather than a builder, so simple is its structure. No first phase fixtures or fittings remain in any part of the buildings.
- 5.10 The lack of documentary and map evidence prior to the 1880s when the complex had acquired its present form means that no closer dating can be given to any of the different phases.

- 5.11 The buildings may be considered in their regional context as set out in the recent regional survey (EH 2006c 26-7). They fall within an agricultural growth period 1750-1850, the time of greatest agricultural diversification, after 1815 and before 1840. Additions were probably made in the 'High farming years' of c1840-70, in line with increased demands for meat and dairy products, although none of the surviving materials indicate a closer date. It grew into a 'regular courtyard U-plan' (ibid 40-42) but its plan has been lost since 1975.

The ventilation 'hit and miss' windows seen in the third phase of the building were widely popular in the mid-late nineteenth-century (EH 2006c, 56-7). They were usually provided in connection with cattle sheds. An observer in 1843 bemoaned the fact that in Lincolnshire at that date, cattle still had few sheds specifically made for them (ibid 57).

While 'substantially complete examples of farm buildings of the 1750-1840 period are far less common than for the post 1840 period' the core building at the centre of this group is much altered. The later additions indicate organic growth, but the other buildings which have been lost from this farmstead, on the basis of map evidence, make this a denuded resource. Being neither a complete group nor an unaltered array of exemplars, this carries a much reduced significance and value and has long ceased to retain its significance to modern farming needs.

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GLOSSARY

Bullnose bricks	Bricks with one rounded corner, in use from c1840 onwards. Primarily used on the jambs and sills of doors and windows with the intention of preventing humans and animals harming themselves on sharp corners
Chamfer	Surface formed by cutting off a square edge, usually at an angle of 45 degrees
Collar	A horizontal transverse timber between a pair of rafters at a height between the eaves and the ridge
Eaves	Overhanging lower edge of a roof
Jamb	Straight (vertical) side of a door, window or arch
Ledged and braced	Strengthening timbers on the inside of a door; the ledges comprising horizontal timbers, the braces diagonal timbers
Lintel	Horizontal beam or stone bridging an opening
Purlin	Roof timber aligned horizontally, usually laid on top of principal rafters and beneath common rafters
Rafter	Roof timber aligned vertically from the eaves to the ridge. Can be further sub-divided into principal rafters which comprise thicker, stronger timbers and secondary or common rafters which are usually smaller and thinner
Reveal	The side within the opening of a window, door or recess
Segmental	When describing an arch meaning in the form of a segment of a circle
Soffit	Underside of an arch, lintel etc

Tie beam	A horizontal, transverse, timber which carries the feet of the principal rafters at wall plate level
Travise	A timber screen dividing the stalls of a stable, usually with a swept or sloping top profile terminating at a heel post
Wall plate	A timber laid horizontally on the top of a wall to receive the lower ends of the rafters

APPENDIX 1

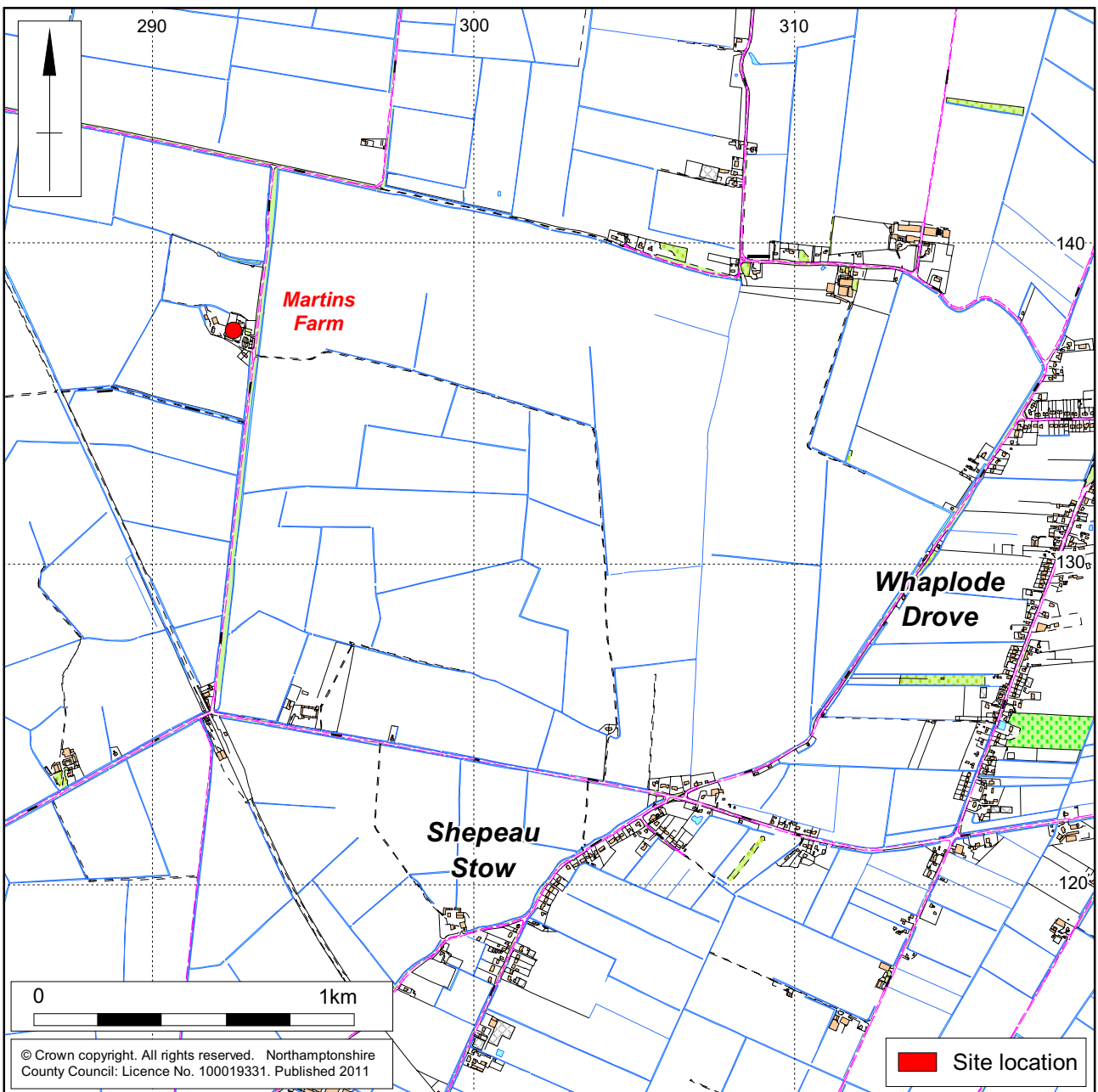
Additional photographs on CD. Their locations have not been added to figures 5 and 6 in the text of the report since their sheer number would make those plans un-readable, however, the reader should be able to locate them from the plates included in the report and the written descriptions accompanying the additional plates. They take the reader on a 'virtual' journey around the exterior of the building, then around the various rooms. DSC numbers have been omitted.

- 0041 The group of barns at Martins Farm, looking north-east
- 0042 The lean-to and two storey barn, looking east
- 0043 The lean-to and two storey barn, looking north-east
- 0044 The two storey barn, north elevation, looking south
- 0046 The two storey barn and cart hovel, looking south-west
- 0053 The two storey barn, cart hovel and south range, looking north-west
- 0056 East elevation of the south range showing stone ventilation block, looking west
- 0058 The south range south elevation, looking north
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- 0063 The south range, north doorway and flanking windows, looking east
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- 0065 The lean-to south elevation, looking north
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- 0068 The lean-to, Room 6, looking south-east
- 0069 The lean-to, Room 6, looking east
- 0071 The two storey barn, Room 1, looking south
- 0072 The two storey barn, Room 1, looking east
- 0073 The two storey barn, Room 1, looking north
- 0074 The two storey barn, Room 1, looking north-west
- 0076 The two storey barn, Room 1, showing carpenters marks on the underside of the south beam, eastern end
- 0080 The two storey barn, Room 1, lamp niche in west wall, looking west

- 0081 The lean-to, doorway between Rooms 6 and 7, looking south
- 0082 The lean-to, Room 7, showing south wall, looking south-west
- 0083 The lean-to, Room 7, looking west
- 0084 The lean-to, Room 7, looking north-west
- 0085 The lean-to, Room 7, looking north-east
- 0087 The lean-to external doorway to Room 8, looking east
- 0088 The lean-to, Room 8, looking east
- 0091 The two storey barn staircase, Room 2, looking east
- 0092 The two storey barn, Room 2, door at base of staircase opened against north wall of the room, looking north
- 0094 The two storey barn, Room 2, lock box on inner face of the door at the base of the stairs, detail looking north
- 0095 The two storey barn, Room 2, door at base of the staircase shown closed, looking east
- 0096 The two storey barn, Room 2, looking south-east
- 0100 The two storey barn, Room 2, showing lamp niche in west wall, looking west
- 0102 The two storey barn, Room 2, east wall, looking east
- 0105 The two storey barn, Room 2, west wall showing later wall (east side of photo) built over limewashed wall of original west wall
- 0107 The lean-to, Room 8, looking west
- 0108 The lean-to exterior of southern end, looking east
- 0109 The lean-to, Room 9, looking north
- 0111 The lean-to, Room 9, looking east
- 0113 The lean-to, Room 9, looking south
- 0115 The lean-to, Room 9, double door at the north end, west side, looking west
- 0116 The south range, southern door to Room 5 shown open, looking south-east
- 0117 The south range, Room 5, looking east
- 0119 The south range, Room 5, timber partition, looking north
- 0121 The south range, Room 5 showing hipped roof, looking south
- 0122 The south range, Room 5, west wall, looking west
- 0123 The south range, Room 5, the west wall doorway and door in partition, looking north-west
- 0124 The south range, Room 5, door in partition, looking north
- 0126 The south range, Room 5 north side of partition, looking east
- 0127 The south range, Room 5, north side of partition showing former manger and hay rack, looking south
- 0128 The south range, room 5, partition, looking south

- 0129 The south range, Room 5, west wall, looking west
- 0130 The south range, Room 5, detail of window in west wall, looking south-west
- 0135 The south range, Room 4, looking north-east
- 0136 The south range, Room 4, looking east
- 0138 The south range, Room 4, looking south
- 0139 The south range, Room 4, window in west wall, looking west
- 0146 The two storey barn, Room 3, looking north-west
- 0148 The two storey barn, Room 3, west wall, looking west
- 0149 The two storey barn, Room 3, beam at north side, western end showing carpenters mark
- 0150 The two storey barn, Room 3, beam at north side, eastern end showing carpenters mark
- 0154 The two storey barn, room 3, south wall, looking south with door to Room 4
- 0161 The cart hovel, looking north
- 0165 The two storey barn and lean-to, looking east, showing former hayloft door above the roof of the lean-to
- 0167 The two storey barn, west side, showing the former hayloft door in the west wall, looking east
- 0168 The two storey barn, staircase to the first floor, looking east
- 0169 The two storey barn staircase, looking west from half-landing
- 0174 The two storey barn first floor, Room 11, looking south
- 0176 The two storey barn first floor, Room 11 showing former hayloft door, looking north-west
- 0178 The two storey barn, former hayloft door in west wall showing painted graffiti on lintel, looking west
- 0181 The two storey barn first floor, room 11, looking north towards timber partition
- 0183 The two storey barn first floor, Room 12, timber hopper, looking north
- 0184 The two storey barn first floor, Room 12, roof structure, looking north
- 0185 The two storey barn first floor, Room 12, east wall, looking east
- 0186 The two storey barn fist floor, Room 12, timber hopper interior
- 0188 The two storey barn first floor, Room 12, timber partition and door from Room 11, looking south
- 0190 The barns adjacent to Martins Road from the first floor of the two storey barn, looking south-east
- 0191 The barns adjacent to Martins Road from the first floor of the two storey barn, looking east

- 0194 The two storey barn, detail of bare-faced dovetail joint between collar and principal rafter, looking south
- 0197 The two storey barn first floor showing the top of the staircase, looking south-east
- 0205 The bottom flight of the stairs, looking west from the half landing
- 0213 The junction between the two storey barn (left of photo) and south range (right of photo) showing un-bonded joint and uneven courses of the brickwork, looking east.

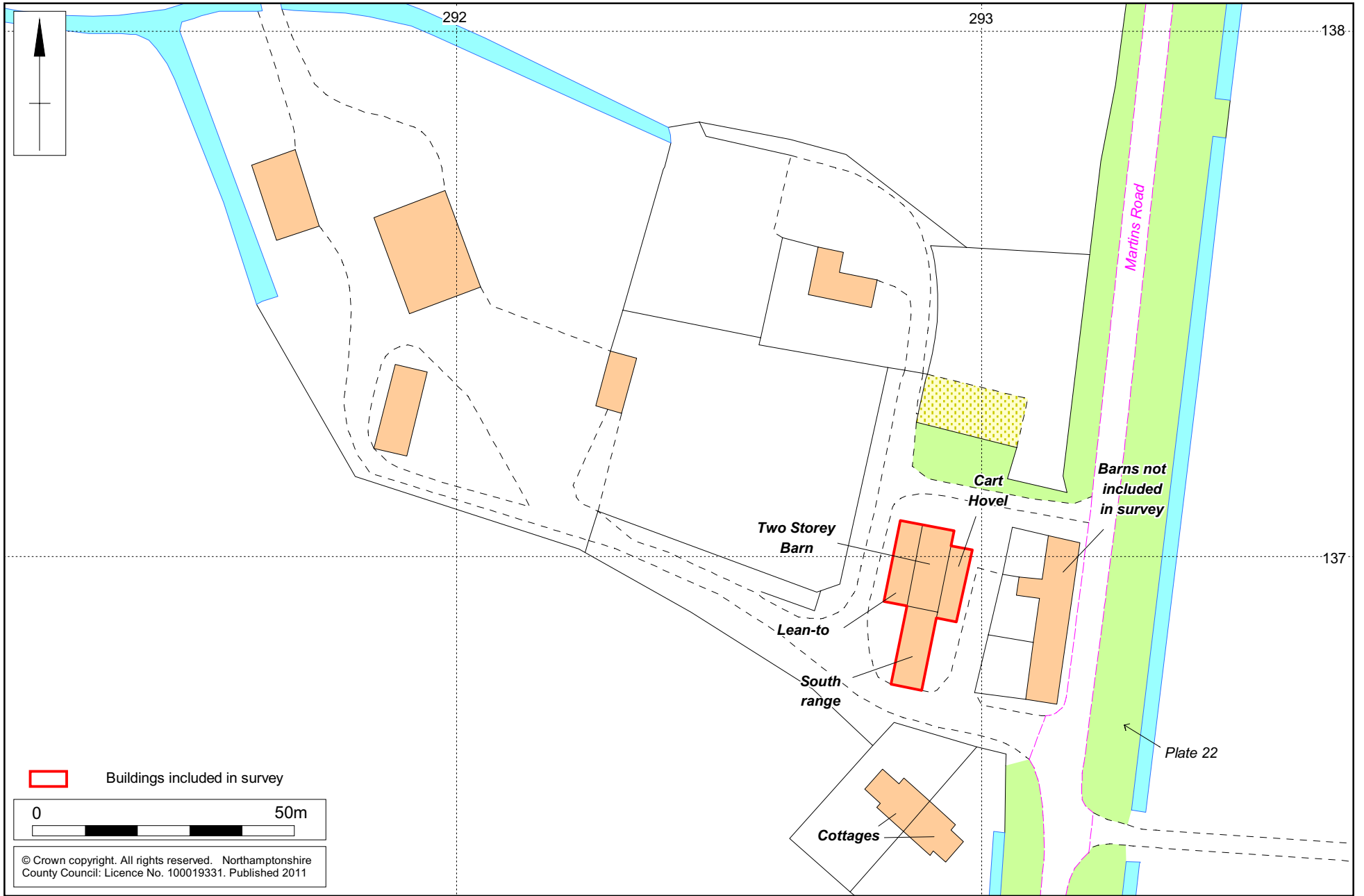


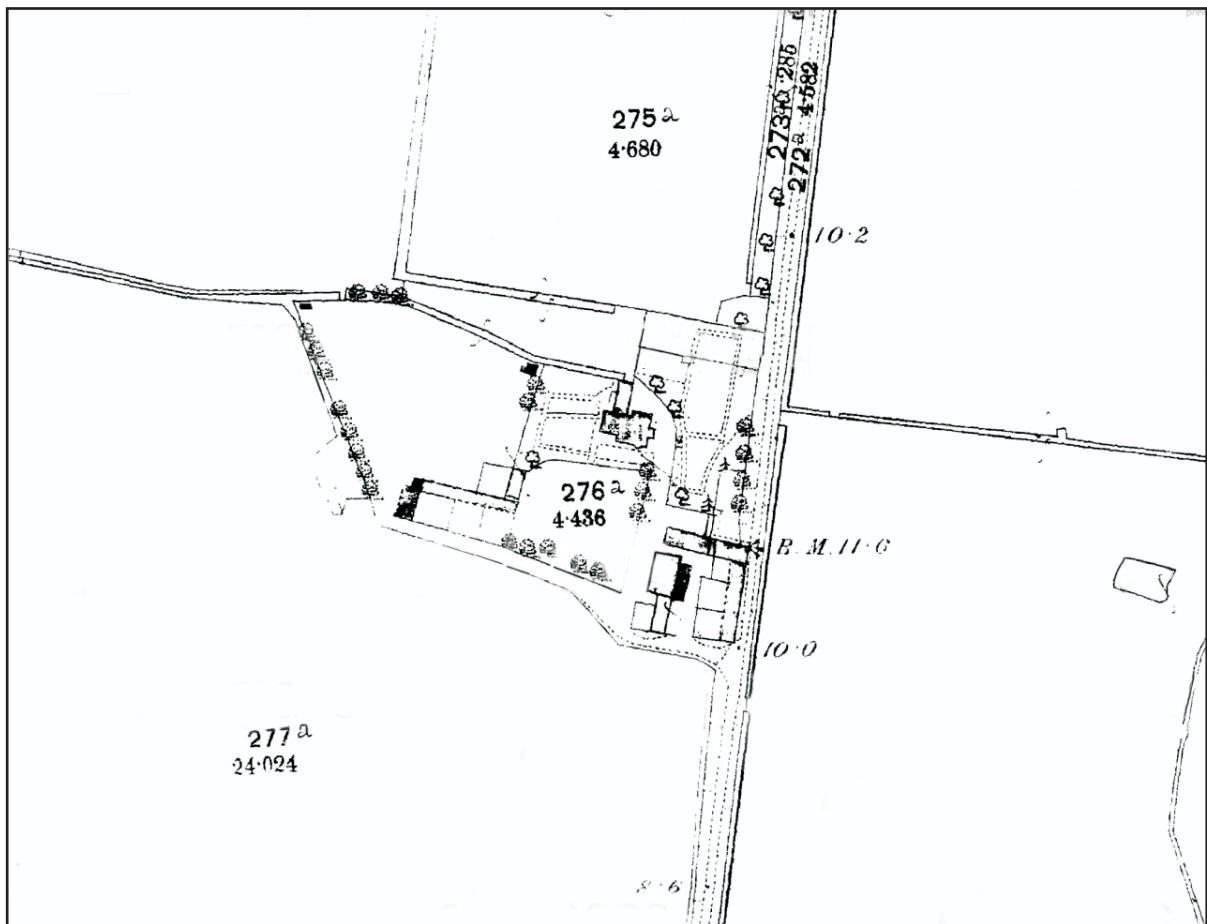
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Site location Fig 1

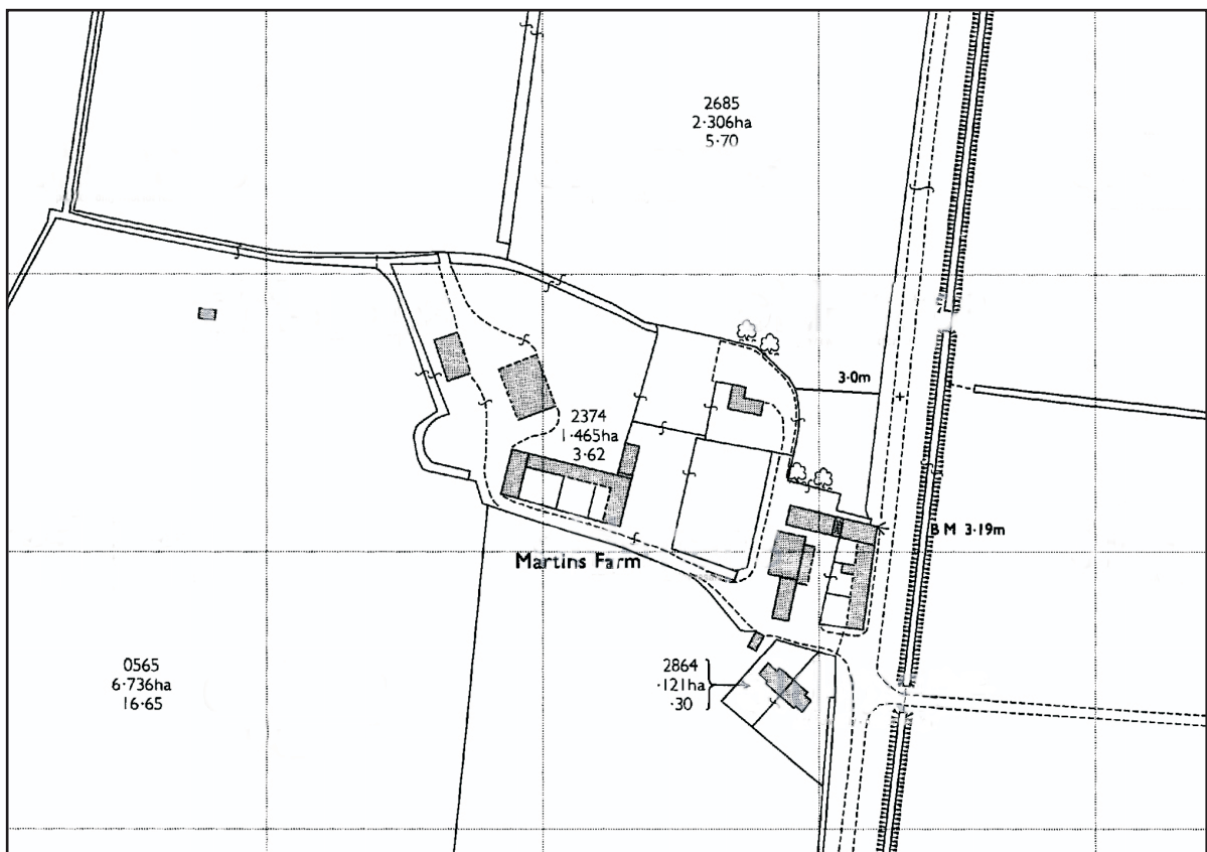
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Martins Farm barns Fig 2

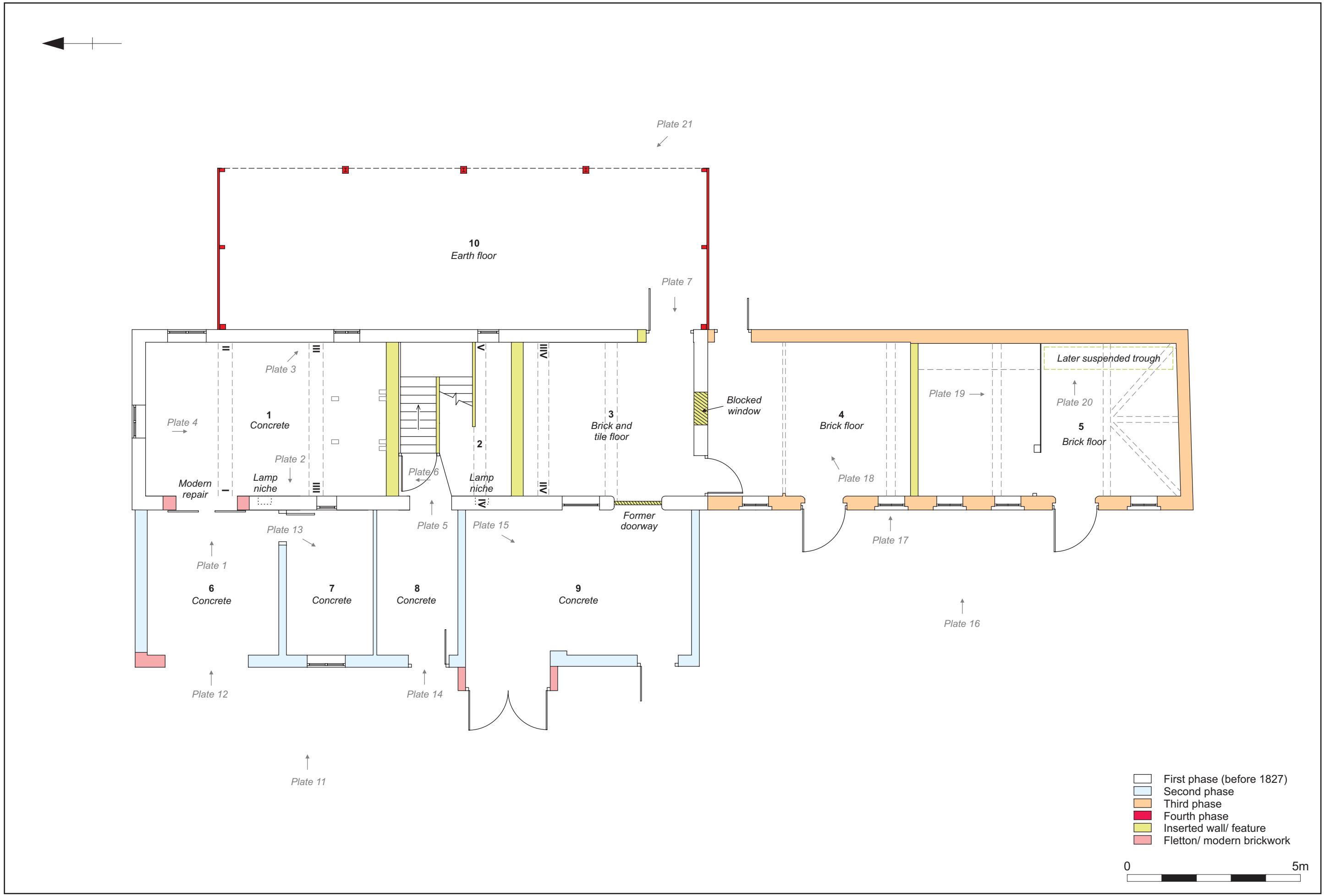




1888 Ordnance Survey map Fig 3

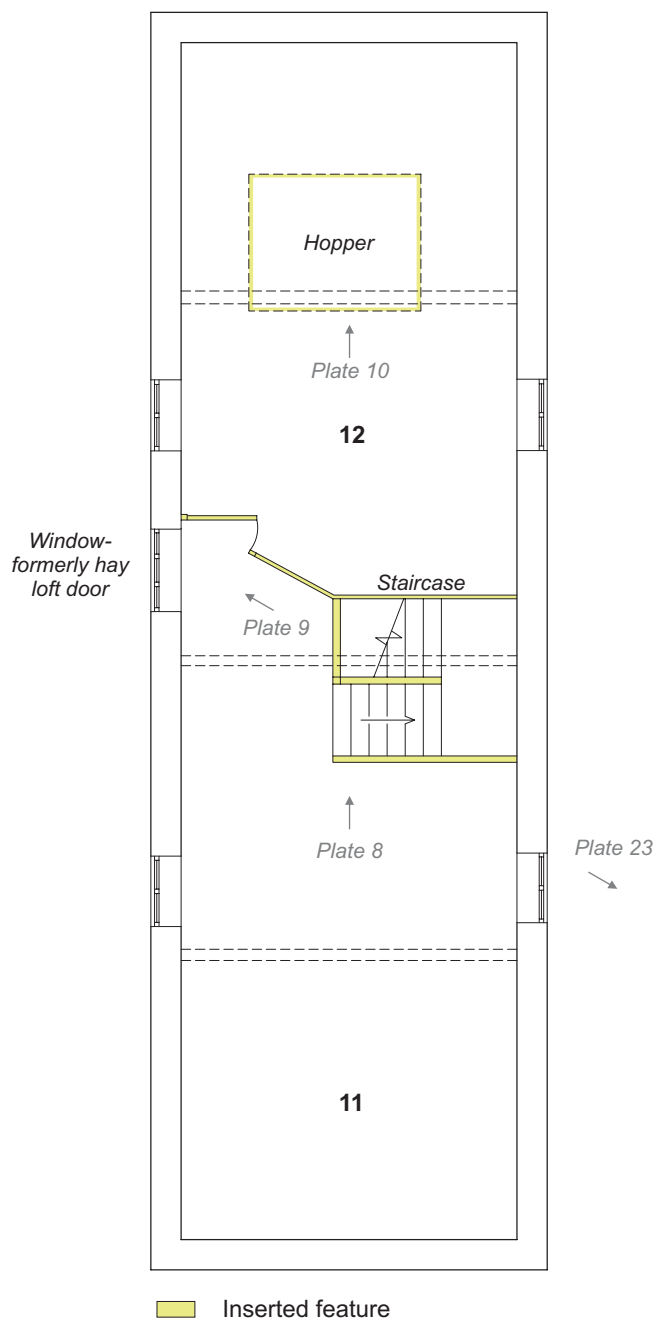


1975 Ordnance Survey map Fig 4



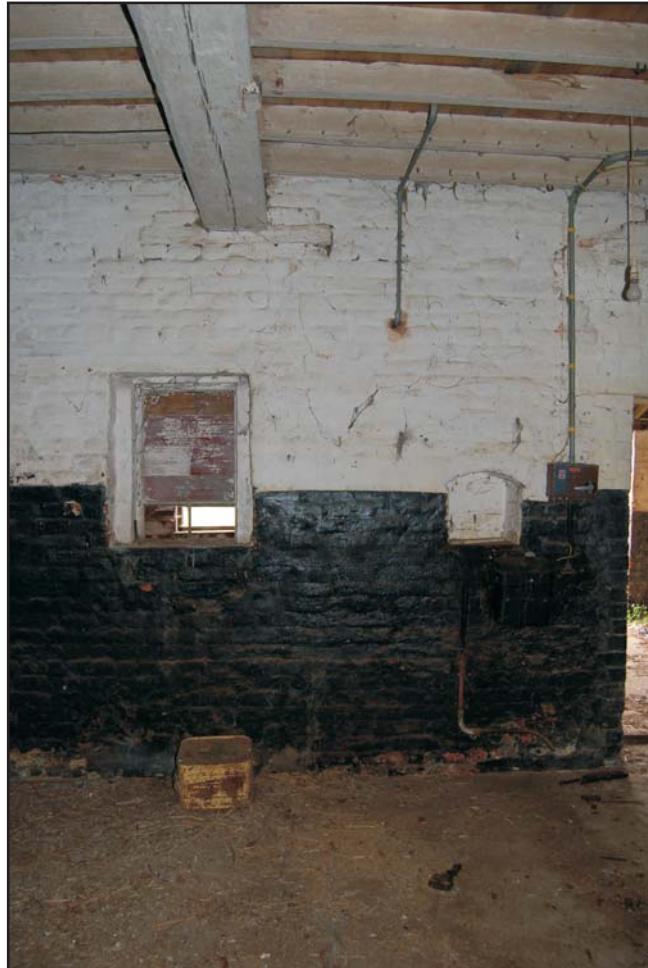
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Ground floor plan of the barns Fig 5





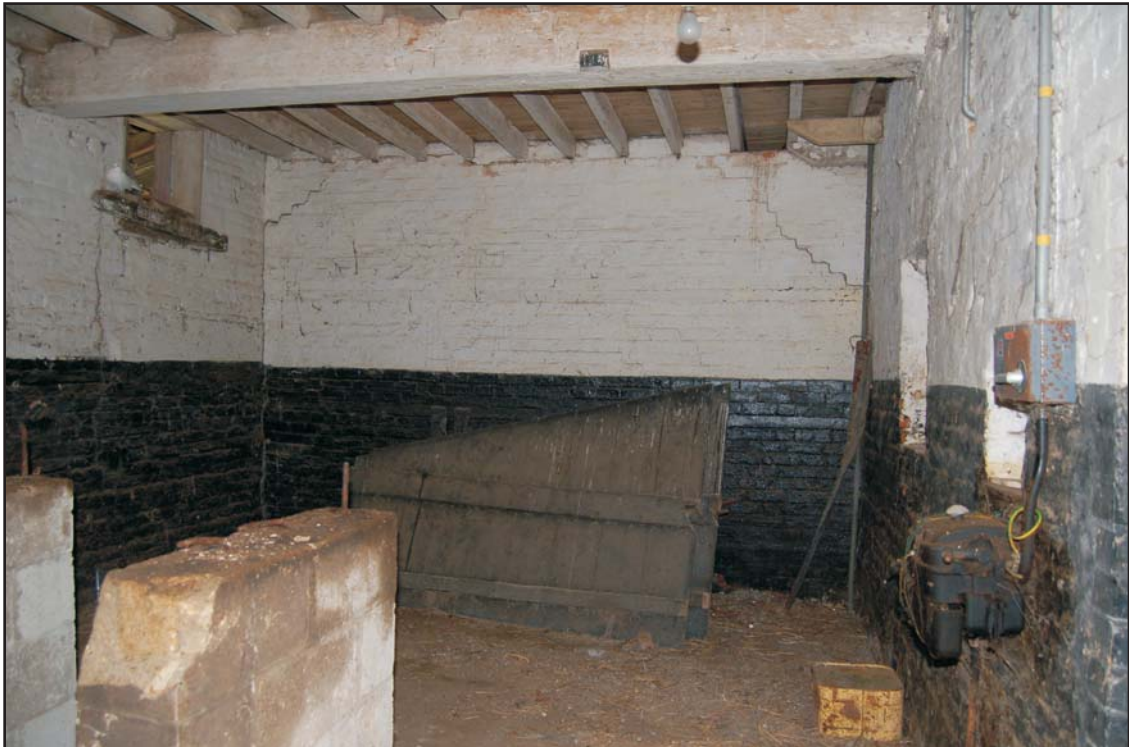
Double door to Room 1, looking east Plate 1



West wall of Room 1 with window and lamp niche, looking west Plate 2



East end of the south beam in Room 1 with carpenters marks IIII Plate 3



Room 1, looking south, showing *ex situ* travises and joists to former hayloft balcony at ceiling level

Plate 4



Room 2 staircase, looking east Plate 5



Room 2, oak lock box on the rear of the door Plate 6



Room 3, showing the door in the east wall, looking west Plate 7



Room 11, roof structure, looking north Plate 8



Room 11, former hayloft door in the west wall, looking north-east Plate 9



Room 12 with modern hopper, looking north Plate 10



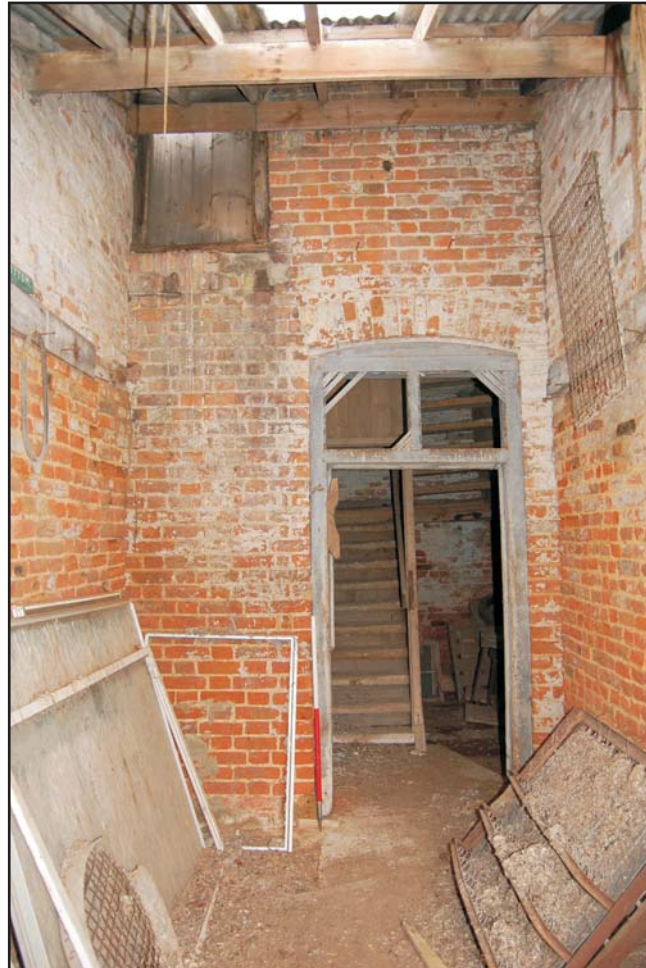
Lean-to on the west side of the two storey barn, looking east Plate 11



Room 6, looking east Plate 12



Room 7, south wall with row of wooden pegs, looking south Plate 13



Room 8, looking east Plate 14



Room 9, looking south Plate 15

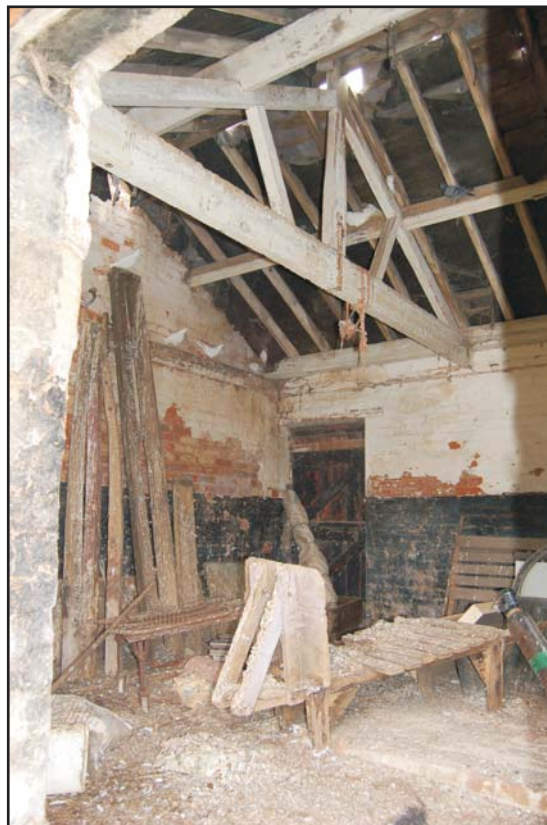


The south range, looking east Plate 16



The south range arched window with cast iron frame and ventilation slats, looking east

Plate 17



Room 4 interior, looking north-east

Plate 18



Room 5, showing the north side of the timber partition with locations of former manger and hayrack, looking south Plate 19



Room 5, secondary manger against east wall, looking east Plate 20



Cart hovel on the east side of the two storey barn showing H-section post, looking north-west Plate 21



Range of barns adjacent to Martins Road, looking north-west Plate 22



Range of barns adjacent to Martins Road, looking south-east Plate 23
from the first floor of the two storey barn



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