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**HISTORIC BUILDING RECORDING  
THE FORMER BERIDGE ARMS,  
STATION ROAD,  
SUTTERTON,  
LINCOLNSHIRE  
(SUSR14)**

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Work Undertaken For  
**Visual Development (Lincs) Ltd**

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**ARCHAEOLOGICAL  
PROJECT  
SERVICES**





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## 1. SUMMARY

*A programme of historic building recording was undertaken at the former Beridge Arms, Station Road, Sutterton, Lincolnshire. The recording was undertaken prior to demolition of the structures.*

*The recorded buildings are of historic interest. The inn was built, probably in the late 18<sup>th</sup>-early 19<sup>th</sup> centuries, as an accommodation annex for guests of the Beridge family of nearby Algarkirk Hall.*

*The survey indicated that the main inn buildings were built in two or three phases, probably in the early-middle 19th century. Almost the whole of the ground floor interior was modernised in the late 20th century, though the upper floor retains its 19th century layout, with some original door surrounds and splayed windows. The outbuildings are probably of late 18th to early-mid 19th century, and in two or three phases of construction. They appear to have originated as stables/loose boxes and cart sheds or trap houses.*

*Various extensions and alterations have been made in the 20<sup>th</sup> century.*

## 2. INTRODUCTION

Archaeological Project Services was commissioned by Visual Development (Lincs) Ltd to undertake a programme of historic building recording prior to the demolition of buildings at the former Beridge Arms, Station Road, Sutterton, Lincolnshire.

### 2.1 Definition of Archaeological Building Recording

Building recording is defined as ‘a programme of work intended to establish the character, history, dating, form and

*archaeological development of a specified building, structure, or complex and its setting, including its buried components on land or under water.’ (IfA 2008).*

### 2.2 Planning Background

Proposals are being developed for the demolition of the former Beridge Arms and its outbuildings, and residential development of the site. The Senior Historic Environment Officer for Boston Borough Council has advised that, in the first instance, a programme of historic building recording will be required in advance of any demolition.

The building recording was carried out between the 15<sup>th</sup> May and 2<sup>nd</sup> June 2014 in accordance with a specification prepared by Archaeological Project Services (Appendix 1) and approved by the Senior Historic Environment Officer for Boston Borough Council.

### 2.3 Site Location

Sutterton is located 9km southwest of Boston in the administrative area of Boston Borough, Lincolnshire (Fig. 1). The site, the former Beridge Arms, is located in the centre of the village, immediately west of the parish church on the opposite, west, side of Station Road, at National Grid Reference TF 2844 3555 (Figs. 2 and 3; Plate 1).

### 2.4 Historical Setting

The Beridge Arms was built by the vicar of Sutterton, the Rev. Basil Beridge of Algarkirk Hall, a wealthy 18<sup>th</sup> century landowner. The Beridge Arms was constructed as an accommodation annex for guests of the Beridge family.

The Ordnance Surveyors’ drawing, dating from 1815, shows buildings in the area of the Beridge Arms, but the plan is

representational, not accurate (OS 1815). Beetham's 1838 survey of Sutterton, copied by Lighton in 1876, is the first detailed plan of the parish. This map records buildings at the Beridge Arms (Fig. 4). However, the layout on the plan does not closely coincide with the arrangement existing at present. In particular, the outbuildings currently on site, and considered to date from at least as early as the original, 1838, drawing of the map, are not shown. Additionally, the main site structure shown on the map is a long street-front block, rather than the building with the staggered frontage as presently existing. It is possible that the map is at least partially representational, omitting outbuildings, but possibly faithfully recording that the inn originally consisted of a single block with a continuous frontage.

Later maps record the building complex and alterations to it through time (Fig. 5). In 1888 the main inn building had the staggered frontage, as at present, but lacked rear (westwards) extensions. Additionally, the long range of outbuildings had a northwards return at their eastern end. This arrangement largely persisted until 1904, though by that time an extension had been made to the west side of the main inn building. By 1974 the northward return to the outbuildings had been removed and the arrangement was largely as at present (OS 1888; 1904; 1974).

### 3. AIMS

The aims of the building recording, as detailed in the specification (Appendix 1), were to provide a record of the buildings prior to their demolition.

### 4. METHODS

Recording of the building was undertaken mostly to Level 2 standard, according to the English Heritage specification (2006) and ALGAO (1997) guidelines.

Subject to accessibility, the recording of the building included:

- A photographic survey showing the building in its context; details of the exterior; interior views of the principal rooms and circulation areas; detailed views of structural, decorative and functional evidence.
- Measured, scaled plans of all floors as existing, which incorporate details of the form and location of any structural features of historic interest and functional evidence; supplemented by
- A written record providing an account of the building's type, materials, function, possible dates and development.

Photographic recording was undertaken with a manual 35mm camera fitted with a 28-70mm macro lens, and a digital camera. Black and white print film was used. An index of the photographs was compiled on Archaeological Project Services pro forma recording sheets.

### 5. RESULTS

Each of the buildings was allocated a separate number during the survey for ease of reference (Fig. 6).

The surveyed buildings comprise three separate blocks, two flanking an entrance to a yard, and the third to the rear (Fig. 6, Plates 1-4).



### **BLOCK 1** (Figs. 6-7)

The main pub building comprises four main phases of construction with three two-storey properties and a single storey modern extension to the rear.

### **BUILDING 1**

The original phase of construction is the building that now provides the main entrance façade to the pub. The building is two storeys with a chimney on each gable and Welsh slate roof with concrete ridge tiles. The north facing elevation is the only one unpainted.

### **Exterior**

#### *East side (Plates 1 & 5)*

The front elevation is of Flemish bond, has four bays and is abutted at the north by the south-facing elevation of a further building (Building 3). The elevation has a low brick plinth at ground level; located between the ground and first floor is a platband with dentilation below and a decorative saw-toothed course is located directly below the eaves. The southeast corner of the building is chamfered at ground floor level.

A porch constructed of modern machine-made brick is centrally set on the front elevation of the building. The porch features a pitched Welsh slate roof with concrete coping tiles and a scissor truss to the front elevation. Decorative corbels set in each wall may be re-used but appear relatively unworn (Plate 6).

The porch is framed by two narrow lancet windows with distinctive arches; these are mirrored to the first floor, although those at first floor level are marginally wider. To the south of the elevation is a further window with a similar arch repeated on the floor above. North of the porch a further ground floor window is double arched with that above, on the first floor, being single as at the south. All the windows are

modern uPVC replacements.

#### *South side (Plates 1 & 7)*

The decorative saw-toothed band from the eaves on the front elevation continues under the projecting band in the verge, with both interrupted by a projecting chimney stack that is centrally placed in the elevation. The upper section of the stack is different to that on the opposing gable and appears to be a modern replacement. The platband with dentilation is continual across the entire elevation, as is the brick plinth.

To the west of the chimney stack are windows at both ground and first floor level in a style that mirror those on the front elevation.

#### *West/rear side (Plate 7)*

Most of the ground floor is masked by a modern single storey flat-roofed extension (Building 4) that forms the rear entrance to the pub from the rear car park. To the north of the elevation there are two windows at first floor level with flat segmental arches that are directly under the saw-toothed course in the eaves. An inserted doorway at first floor level in the south of the elevation leads to an external wooden staircase functioning as a fire escape.

#### *North side*

The northern elevation of the building is almost entirely covered by a later building (Building 3), the verge and the chimney stack, which is flush to the gable, are the only elements that can be viewed. The gable is mainly constructed from gault brick apart from a small section at the west of the elevation that is constructed of red brick.

### **Interior** (Plates 8 & 9)

The ground floor interior comprises the modern pub bar, divided into two rooms. These are entirely modern, probably of

1980s or later date (Plate 8). The upper storey retains the original 19<sup>th</sup> century room layout comprising a central north-south corridor leading to a bedroom at the southern end. Two bedrooms flank the corridor to east and west. Windows have splayed reveals, but contain modern uPVC. There are blocked fireplaces in the southwest and northeast room (Plate 9).

## **BUILDING 2**

Building 2 appears to be the third phase in the construction of the modern pub building. It abuts both Buildings 1 and 3 and has a cross-hipped roof of Welsh slate with ceramic ridge tiles

### **Exterior** (Plates 1 & 10-12)

#### ***South side***

The south-facing elevation of Building 2 abuts Building 1 at the western edge. Immediately to the east, on the ground floor, is a bricked-up doorway with flat segmental arch, with either a blocked door or window to the first floor above (Plate 11).

Adjacent to the east is a further window with a shallow gauged arch now holding a modern replacement uPVC window. Below this is a similar style window that has been converted into a door with small side window, functioning as a fire escape.

#### ***East side***

The east elevation is adjacent to the road and has four ground floor windows with shallow gauged arches that are mirrored to the first floor. All the windows are modern uPVC replacements (Plate 10).

#### ***North side***

A modern doorway, with concrete lintel, has been inserted into the east of the elevation (Plate 10 & 12). Immediately adjacent to the west, the wall has been rendered to approximately two-thirds of the height of the façade. Above the render

is a roof scar that suggests a former building has been demolished. The rendered section appears to indicate where another flat roofed building abutted this previously but has since been removed.

#### ***West side***

The render on the north façade continues on to this elevation, again to approximately two-thirds of the height of the wall (Plate 12). Above is the only section of unpainted wall and this shows that the construction is of English Garden Wall bond. A dentilation course in the eaves is just visible behind the guttering.

### **Interior**

The ground floor was latterly used as a restaurant, and is equipped with modern fittings and décor (Plate 13). The landing of Building 2 (see above) gives access to a corridor down the west side of this building. This corridor gives access to a series of four rooms, set out in the original 19<sup>th</sup> century layout. Door surrounds are mostly original and windows have splayed reveals, but contain modern uPVC. There are blocked fireplaces in the northern and southern rooms (Plate 14).

## **BUILDING 3**

A two storey building abutting the northern gable of Building 1, also with a gable roof with slate covering and ceramic ridge tiles.

### **Exterior** (Plates 7 & 12)

#### ***North side***

The north elevation forms the gable end of this building (Plate 12). The façade is rendered to the same height as adjacent walls. There are two windows evident at first floor level. The larger window to the east of the elevation has a shallow gauged arch with a horned sash window that appears to have the original glazing. The smaller window to the west has a flat

segmental arch with a limestone cill, and is also a horned sash.

Although the elevation is painted, the construction appears to be of English Garden Wall bond at ratio of 3:1 soldier: header course. Fittings related to the internal use of the building as a kitchen are also attached to the elevation.

#### ***West side***

The west elevation abuts the northern elevation of Building 1. Only the first floor is visible as the ground floor is obscured by the attached single storey modern extension. There are three windows to the first floor, the two to the north have flat arches in the eaves with modern casement windows. A further small window in the south of the elevation has a small sash window.

#### **Interior**

At ground floor level, the interior is comprised of kitchen and food preparation areas, with modern stainless steel fittings. On the upper floor is a large landing which gives access to the rooms in this building, and also those in adjacent Buildings 1 and 3 to the south and east respectively. The original 19<sup>th</sup> century room layout survives. Doors have original surrounds and window openings have splayed reveals, though they contain modern uPVC windows.

#### **BUILDING 4 (Plate 7)**

This building is a modern single storey extension to the rear, west side, of the main pub building. It has a flat roof.

#### **Exterior**

##### ***East side***

This building abuts adjacent Buildings 1 and 3. Consequently, there is no external east side.

##### ***South side***

This contains a centrally-placed doorway but is otherwise plain.

##### ***West side***

This is staggered, the northern part extending further westwards than the south. Both sections contain central doorways flanked by windows.

##### ***North side***

This is entirely plain.

#### **Interior**

The interior consists of entirely modern, 1960s and later, rooms and WC facilities, all with modern fittings.

#### **BLOCK 2 (Figs. 6 and 8)**

This block forms the long east-west outbuildings range to the south of the main inn building. It is comprised of three connected buildings.

#### **BUILDING 5 (Plates 1, 3, 15 & 16)**

A single storey structure, this building is located at the eastern end of Block 2. It is mostly of handmade brick and has a hipped roof of red pantiles.

#### **Exterior**

##### ***East side***

Almost the whole of this elevation is of modern, probably 1960s or later, brick and contains a modern door and large shop window (Plates 1 & 3). The only exception to this is at the southern edge, up to the door jamb, where the walling is of handmade brick of probable late 18<sup>th</sup>-early 19<sup>th</sup> century date.

##### ***South side***

This elevation is plain and extends westwards a little into the area of Building 6, where it keys into the south wall of that structure (Plate 15). The bricks of this

elevation appear to be in mixed English garden wall bond and have horizontal stacking ridges.

#### ***West side***

The building meets adjacent Building 6, and consequently there is no external western elevation.

#### ***North side***

The north side is mostly of modern brick. Towards the west end there is a planked door of probably late 19<sup>th</sup>-early 20<sup>th</sup> century date. Coincident with and above the eastern side of this doorway the brickwork reverts to handmade material of probable late 18<sup>th</sup>-early 19<sup>th</sup> century date. The doorway has a shallow segmental arch of brick (Plate 16).

Just west of the doorway there is a straight join which probably defines one side of a blocked window. A little further west is a blocked doorway. This appears to be a relatively modern insertion which was subsequently blocked, probably in the 1980s or later, with brick.

Immediately west of this blocked doorway, but only evident in the upper part of the elevation, is evidence of keying into the wall of the building to the west.

#### **Interior**

The building, which has a concrete floor, consists of a single plain room with an inserted ceiling. It is crossed by a boxed-in beam which may indicate the former position of a dividing wall. In the centre of the west wall there is a low brick plinth, with a concrete plinth to the south. At the northwest corner of the room there is a partition that encloses a doorway to the adjacent building to the west.

Although not evident within the room, the south side of the west wall thins on its west side, suggesting the location of a blocked doorway.

#### **BUILDING 6**

This is located immediately west of, and connected to, Building 5, and attached to the east side of Building 7. Five bays long, it is a two-storey structure of late 18<sup>th</sup>-early 19<sup>th</sup> century handmade brick with a red pantile roof (Plate 17).

#### **Exterior**

##### ***South side***

This forms the rear of the building and is plan except for keying into Building 5 at the east end, and a stub of a wall which would have extended to the southwest at the western end.

##### ***East side***

This is a plain gable end evident above the roof of adjacent Building 5.

##### ***North side***

Immediately west of the keying into adjacent Building 5 (see above) there is an area of modern brick blocking (Plate 17). This infills two windows, indicated by two separate cills, and the space between them. The cills are of concrete-clad brick and there is a common lintel of concrete which crosses these blocked openings and a third window to the west. All three windows were probably mid 20<sup>th</sup> century inserts and the surviving example retains its Crittall window.

The middle three bays of the elevation are open on the north side, the opening divided by two rolled steel joists (RSJs) which carry a RSJ lintel. The opening appears to have been lowered in height in the recent past as above the lintel are three courses of modern, 1960s or later, brick.

The western bay of the building has brick walls that contain tall planked double doors. Above this doorway is a segmental arch.

***West side***

Only evident above adjacent Building 3 to the west, the gable is plain.

**Interior**

The eastern bay is entered via adjacent Building 5 to the east. This gives access to a short passage with a door at the western end. On the south side of this passage are two narrow rooms, with a washroom and WC at the southern end. The walls creating these rooms are inserted and of machine-made brick. At the western end of the northern corridor, on the north side, is a Crittall window. South of the doorway in the west wall is another Crittall window, and there is a third in the west wall of the WC.

The aforementioned west wall Crittall windows are evident in the east wall of the three-bay open-fronted central section of the building. Modern brickwork around both windows indicates that these windows are inserted. Otherwise, the remainder of this elevation is of handmade brick of probable late 18<sup>th</sup>-early 19<sup>th</sup> century date. The south and west internal walls of this open-fronted section are rendered over. There is a modern inserted ceiling over the open-fronted section, but there was no evident access to the upper floor.

The western bay of the building has a red quarry tile floor and is open to the roof. The lower halves of the walls are rendered over and above this render, in the east and west walls, are sawn-off joists that indicate there was previously an upper floor (Plates 12, 13).

**BUILDING 7**

This is long single storey range of early 19<sup>th</sup> century brick with a red pantile roof (Plate 18). It is comprised of five separate rooms.

**Exterior**

***South side***

Due to fencing and dense nettle growth, the south side could not be closely examined. However, at the east end the wall steps back from that of the adjacent Building 6. There is also a blocked window inserted in a blocked door near the centre. This opening has a segmental arch.

***East side***

There is no external east side to this building, as it meets adjacent Building 6 on that side.

***North side***

This forms the frontage of this building. At the eastern end the elevation meets adjacent Building 6 in a straight join. Most of this is provided by a door jamb, but the straight join is evident above the eastern edge of the doorway (Plate 18).

The first three rooms from the eastern end have a common pattern of a doorway on the east side with a window just to the west. The eastern door is a stable door and although the next two doors to the west are late 19<sup>th</sup>-20<sup>th</sup> century full planked doors, surviving pintles at the jambs indicate they replaced two-leaf stable doors (Plate 19). The two eastern windows are glazed but the third window opening from the east contains a wooden slatted ventilator grill.

To the western end of the elevation the door-window arrangement is reversed, with the window being to the east of the doorway. Also, this door and window are set slightly lower than the three sets of openings to the east.

All the openings in this elevation have low segmental arches.

***West side***

Towards the southern edge of the west gable end is a window with a low

segmental arch. High in the gable is a blocked window, the infill of modern brick (Plate 18).

### **Interior**

The three eastern rooms are very similar. Each has a thick plinth edged with bull-nosed bricks between the door and window. All of the north-south walls, except the east wall of the east room, chamfer and thin at about 1.7m above floor level. All have raised concrete floors. In addition to these common elements, the eastern room has a tie beam alongside the east wall and the western of the three rooms has a modern inserted ceiling. There is also a low opening, blocked with modern brick, in the south wall of the central of these three rooms.

The eastern of the two west end rooms also has a thick plinth edged with bull-nosed bricks between the door and window in the north wall. There are similar thick plinths, again with bull-nose brick edging, flanking a doorway blocked with early 20<sup>th</sup> century brick in the south wall. A window had been inserted in this blocked doorway, but this, too, is now blocked. The east wall of the room chamfers and thins at about 1.7m above floor level, but the west wall is vertical. The room is crossed centrally north-south by a tie beam. A doorway at the south end of the west wall gives access to the western room.

The west room is fairly plain. There is a window towards the south end of the west wall and another window opening, blocked with modern brick, high in the same wall. Both of these are evident on the exterior.

### **BLOCK 3 (Figs. 6 and 9)**

This is located a little southwest of Block 2. It consists of a single building with two ephemeral extensions (Plate 4).

### **BUILDING 8**

This is an 1½ storey structure of 19<sup>th</sup> century handmade brick with a red pantile roof (Plate 4, 20 & 22).

### **Exterior**

#### ***Northwest side***

This provides the main entrance façade of the building. There is a moderately high, wide entrance containing double doors (Plates 4 & 22). Immediately above this is a row of headers forming a lintel. Slightly higher (4 courses) up the elevation is another row of headers, but not as long as that over the entry. Above this, high in the gable, is a blocked window. The lower part of this former window is blocked with mid-late 19<sup>th</sup> century brick, whereas the upper infill is of modern brick. This window has been truncated by the lowering of the roof. At the top of the elevation, immediately beneath the roof covering, is a setting course of modern brick.

From the northern corner of the elevation, butting against it and extending northwards, is a short length of wall (Plate 22). The upper part of this wall, at the northern end, extends a little further than the main section below. At this change in length there is a sandstone block, chamfered on the underside. Additionally, towards the south end of this wall is a small square unglazed opening. This wall forms one side of a lean-to addition (see below).

#### ***Southwest side***

This is largely obscured by an attached wooden chicken shed in the western half and an area of render at the eastern end (Plate 20). However, between the two is a blocked doorway with a segmental arch. Within this blocked doorway is a Crittall window of mid 20<sup>th</sup> century date (Plate 21).

### ***Southeast side***

The gable end is plain. From its northern end, butting against it and extending northeastwards, is a section of wall that forms the west side of the lean-to extension (see below). Partway up this is a projecting stretcher course and, slightly above this, a row of bricks on edge.

### ***Northeast side***

This elevation contains a blocked doorway with a segmental arch, the infill being of modern, 1980s or later, brick. Immediately alongside this to the northwest is a modern cut-in entry (Plate 23).

### **Interior**

The building is a single room. There are two internal plinths to the doorway, and two further slight plinths in the northern and eastern corners of the room. The northeast wall is partially obscured with stacked material but contains a doorway blocked with modern brick and, alongside this to the northwest, a newly cut-in doorway.

The southeast wall is plain while the southwest wall contains a mid 20<sup>th</sup> century Crittall window inserted into a blocked doorway (Plate 21). The room is crossed northeast-southwest by two tie beams.

### **EXTENSIONS**

As noted above, there are two extensions to the building. On the northeast side of the building is an extension formed from corrugated iron sheeting (Plate 22). This makes use of the two brick walls that extend from the building, noted above. The corrugated northeast wall of the extension contains two openings and a window. The covering is a catslide running down from the main building roof.

The second extension is a chicken shed of open timberwork with a corrugated roof, with an entrance at the southern corner (Plate 20).

## **6. DISCUSSION**

Examination of the Beridge Arms complex of buildings has identified several main phases of construction, with various other alterations. The buildings also exhibit a variety of former and current functions.

The earliest phase of construction is probably represented by the two storey out building (Building 6 of Block B), or the attached single storey street-front shop (Building 5). In general style, these both appear to be of the late 18<sup>th</sup>-early 19<sup>th</sup> century, perhaps *c.* 1780-1810. Bricks in these buildings have horizontal stacking marks and studies in nearby King's Lynn have suggested that bricks with this type of marking date after about 1770 (James and Rose nd).

The street front shop has been significantly altered in the relatively recent past, with reconstruction of most of the north and east walls. Historic maps of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries indicate that these outbuildings had a northwards return in this area, but this had been removed by the 1970s (Fig. 5). It is probable that this restructuring took place shortly before 1974. There are no indications of the prior use of this building, though a blocked door may indicate an alternative point of access to the adjacent building to the west.

The two storey building has a large open-fronted central section. Originally, this probably functioned as a cart shelter. The western room of the building probably had had a similar use, may be as a trap house to store a higher status personal carriage. It would seem likely that the eastern room of the building originally had a use related to the adjacent cart shed and trap house, perhaps as a groom's room or similar. However, a variety of alterations made in the mid and late 20<sup>th</sup> century have removed any traces of its original function.

The lowering of the ceiling of the cart shed in the relatively recent past probably relates to a change in function, this section of the building no longer being used to store carts but being used as a general storage area. This upper storey over the cart shed may have originally have been a granary (cf Barnwell and Giles 1997, 52). If so, this may suggest that the outbuildings were also used for agricultural purposes. There are also indications of a removed upper floor in the trap house. This may have been for storage.

To the west of Building 6, the single storey Building 7 is probably of the same general Georgian period but slightly later than the attached buildings which it butts against. The three easterly rooms of the building originally functioned as individual stables and have surviving or indications of stable doors, while one has a slatted ventilator grill (cf Brunskill 1999, 75; Barnwell and Giles 1997, 55). The two rooms at the western end of the building may have functioned as a tack rooms or loose boxes. A blocked upper window in the west gable may have been a pitching hole.

The detached outbuilding, Block C, Building 8, is probably a slightly later, 19<sup>th</sup> century, phase of construction. Provided with wide doors, this may have also operated as a trap house or implement shed. The two walls extending northwards from it, now forming the sides of the lean-to extension, were probably garden walls originally. That on the north side terminates with a straight edge and chamfered stone which probably functioned as one side of an entry through the wall, the remainder of the wall having since been removed. The second wall, extending from the east corner of the building, was probably a low garden wall, the upper parts defined by the protruding stretcher course and the row of bricks on edge, which probably formed the top of the

wall. The wall was later raised to provide the upper section of the extension wall.

Probably contemporary with the construction of the Block C outbuilding is the main construction of the Beridge Arms. There are suggestions that the Beridge Arms was initially constructed in the late 18<sup>th</sup> century, but the existing structure does not obviously date from that period, with the original structure, the pub, Building 1, probably dating from the early-mid 19<sup>th</sup> century.

The inn was constructed as the main public-face of the complex and has a variety of decorative features including ornate windows and dentilation. However, although the exterior façade largely survives as built, the ground floor interior has been completely remodelled in the latter 20<sup>th</sup> century.

Probably very soon after the initial construction of Building 1, Building 3 was erected. This retains its original pattern of fenestration, but the glazing has been replaced in the recent past.

Still in the 19<sup>th</sup> century, Building 2 was erected. The ground floor of this, too, has been entirely modernised. Subsequently, probably in the 1970s or later, the flat roofed extension, Building 4, was added to the rear of the pub.

## 7. CONCLUSIONS

A programme of building recording was undertaken on the former Beridge Arms, Station Road, Sutterton, Lincolnshire, as the structures are of significance in terms of local history and vernacular architecture.

The survey has successfully provided a record of the buildings and identified various phases of construction and



alteration. The earliest surviving structures are probably buildings that form part of a long range of outbuildings to the south of the public house. These were probably constructed in the late 18<sup>th</sup> or early 19<sup>th</sup> century. One of these buildings, which is two storeys high and has an extensive open frontage, probably functioned as a cart shed and trap house. Soon after, perhaps still in the late 18<sup>th</sup>-early 19<sup>th</sup> centuries, a range of stables was constructed alongside.

Probably in the early-middle 19<sup>th</sup> century construction of the main inn buildings commenced. The main public house building was erected and soon after a long accommodation range was added. A little later, though still in the 19<sup>th</sup> century, a further extension was added to the rear. Probably about the same general time another outbuilding, perhaps a further cart shed or trap house, was constructed to the rear of the complex.

Alterations were made to the buildings in the mid and later 20<sup>th</sup> century. Extensions were added and the ground floor of the main range of pub buildings was modernised, though the upper floor retains its 19<sup>th</sup> century layout and some original features.

## 8. ACKNOWLEDGEMENTS

Archaeological Project Services wishes to acknowledge the assistance of Lorna Buckland of Visual Development (Lincs) Ltd for commissioning this work. Thanks are also due to the Robert Doughty Consultancy Ltd, who made the initial enquiry. Our appreciation is also extended to the caretaker, Phil Irons, for providing access. Gary Taylor coordinated the project and Denise Drury and Tom Lane edited this report.

## 9. PERSONNEL

Project Coordinator: Gary Taylor  
 Building Recording: Liz Murray, Gary Taylor  
 Photographic reproduction: Gary Taylor  
 Illustration: Liz Murray, Gary Taylor  
 Analysis and reporting: Liz Murray, Gary Taylor

## 10. BIBLIOGRAPHY

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OS, 1888 *Lincolnshire Sheet CXXVI.3., 25 inches to 1 mile*

OS, 1904 *Lincolnshire Sheet CXVII.15.*  
S.E., 25 inches to 1 mile (2<sup>nd</sup> ed)

OS, 1904 *Lincolnshire Sheet CXXVI.3.*, 25  
inches to 1 mile (2<sup>nd</sup> ed)

OS, 1974 *Lincolnshire Sheet TF 2835*,  
1:2500

## 11. ABBREVIATIONS

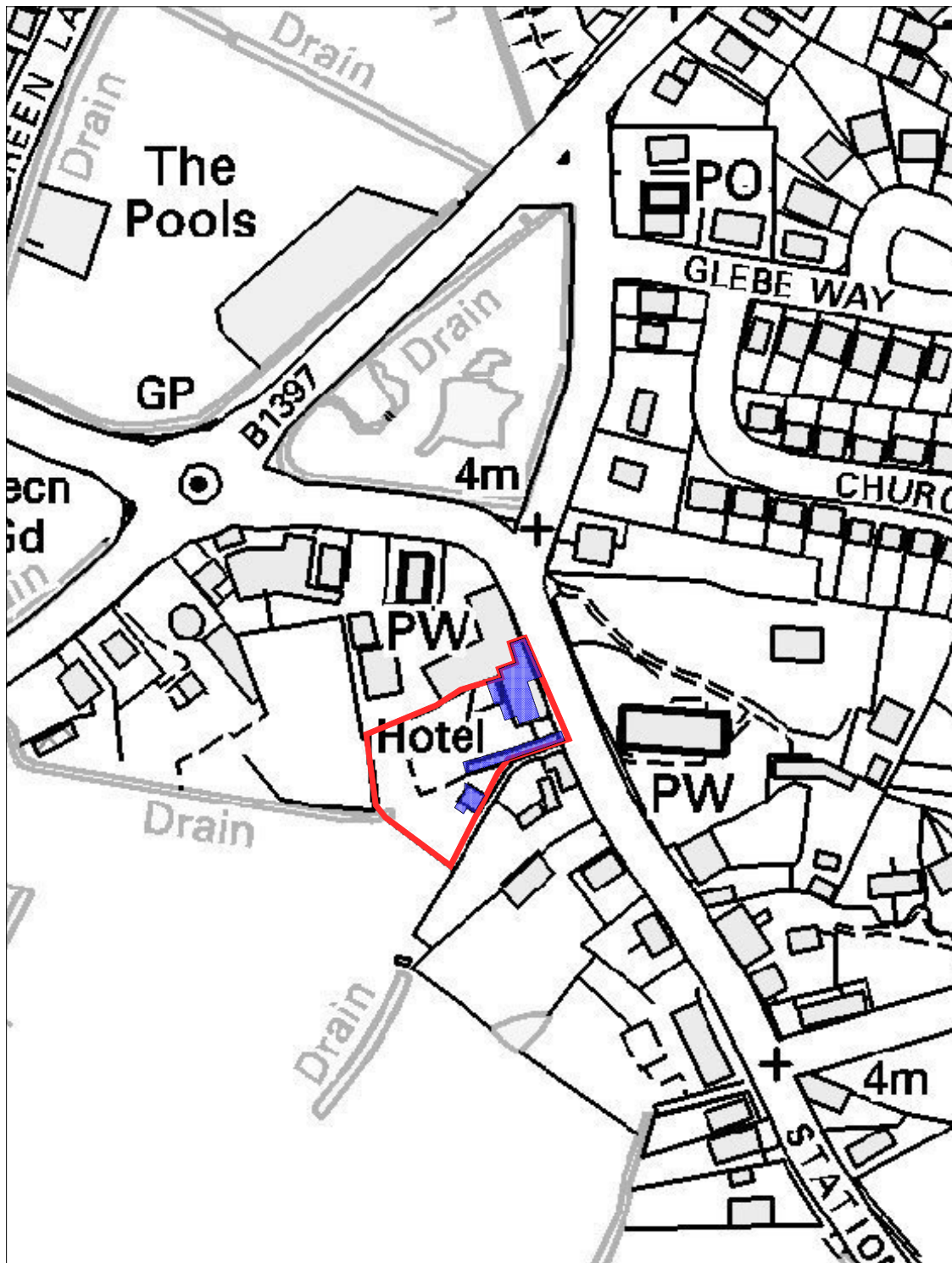
ALGAO Association of Local Government  
Archaeological Officers

IfA Institute for Archaeologists


OS Ordnance Survey



Figure 1 General Location Plan



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 Extant, recorded, buildings

0  100m


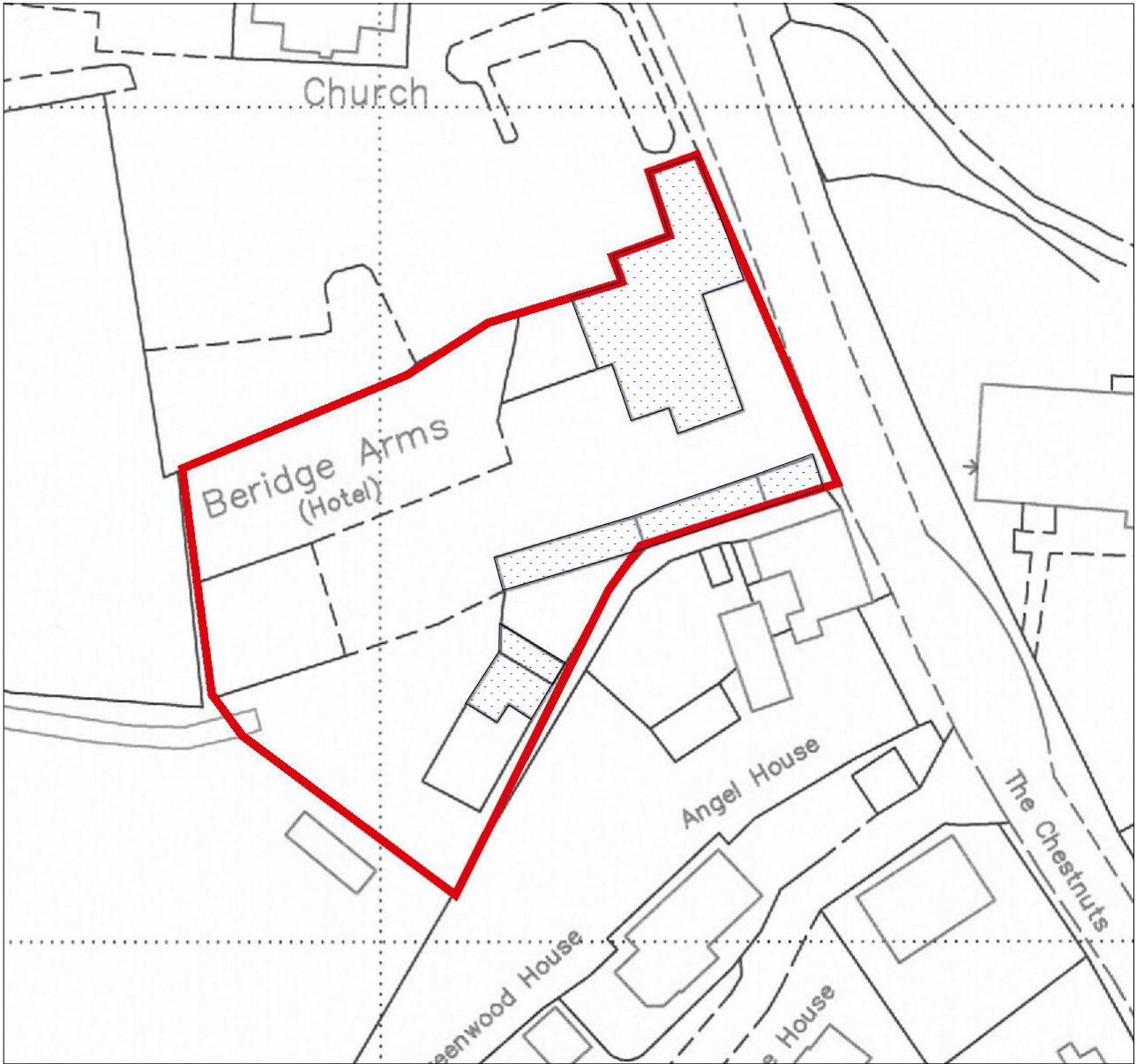
	Archaeological Project Services	
Project Name: Sutterton, Station Road SUSR14		
Scale 1:2500	Drawn by: GT	Report No: 64/14

Figure 2 Site location map



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Extant buildings at the Site

based on plan supplied by agent



Archaeological Project Services

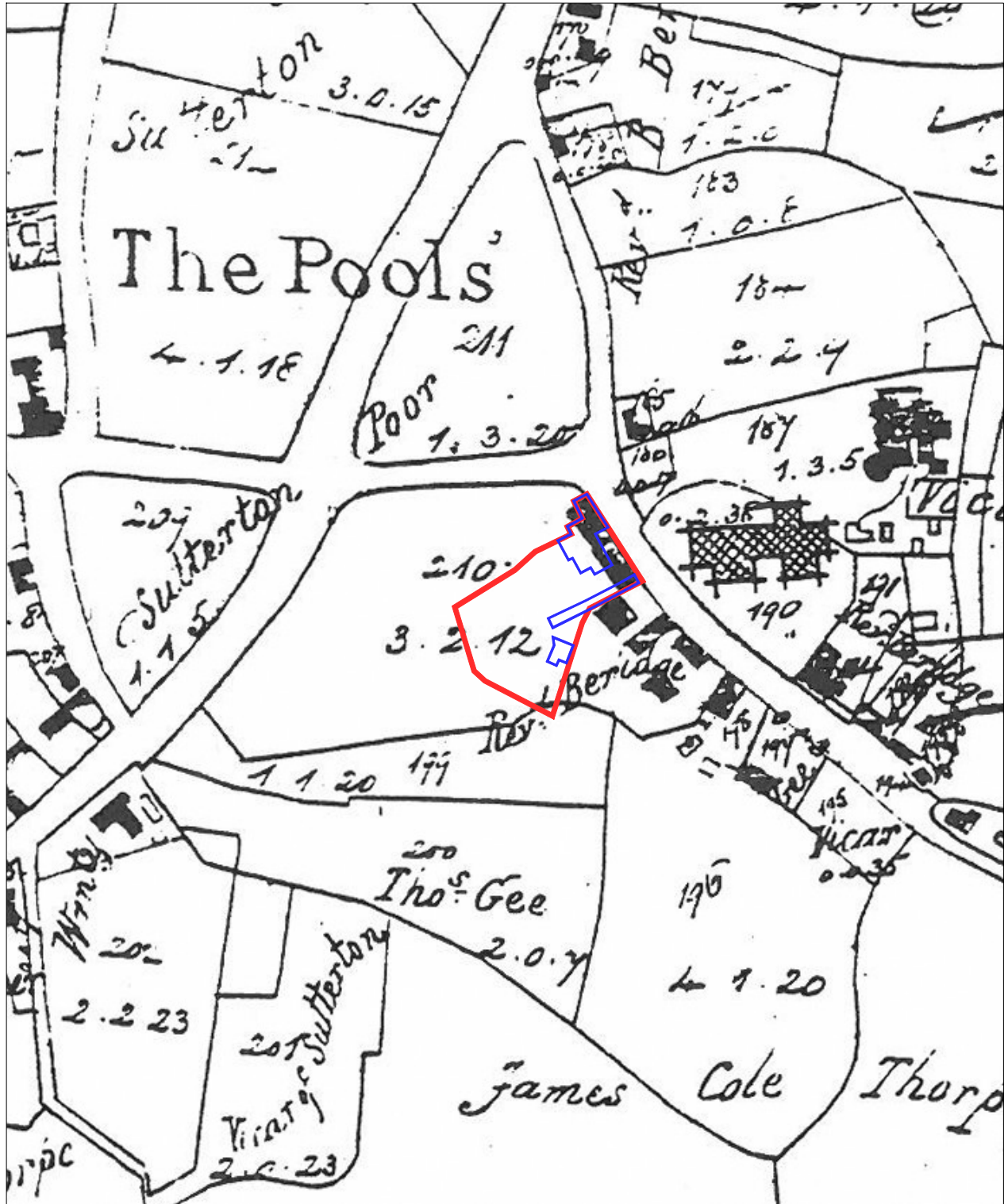
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
Scale 1:800

Drawn by: GT

Report No: 64/14

Figure 3 Detailed site map



 Present, recorded, buildings




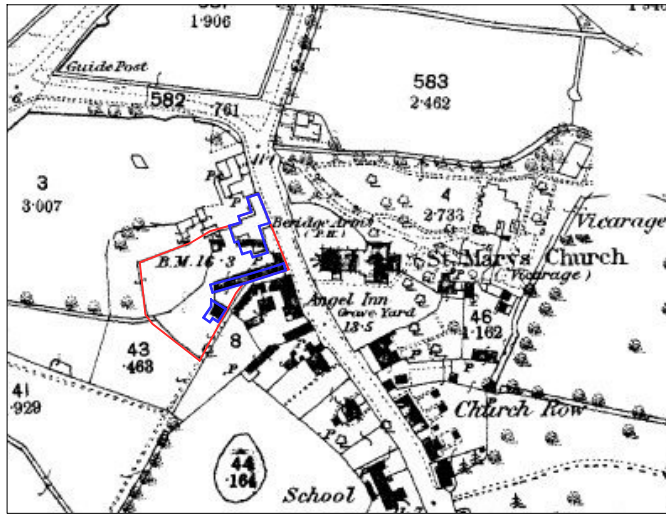
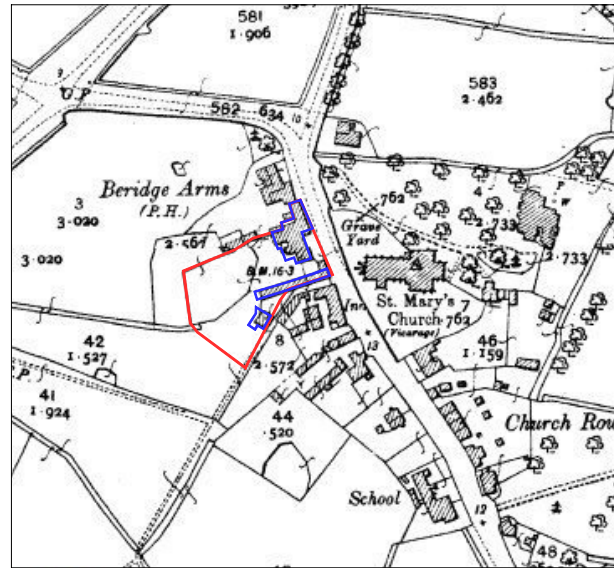
	Archaeological Project Services	
Project Name: Sutterton, Station Road SUSR14		
Scale 1:2500	Drawn by: GT	Report No: 64/14

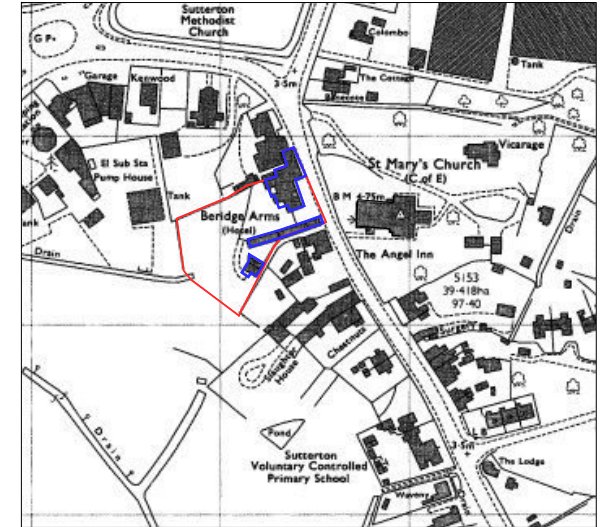
Figure 4 Extract of Lighton's 1876 Map of Sutterton, showing site



1888




1904



1974

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 Present, recorded, buildings

0  200m


	Archaeological Project Services	
Project Name: Sutton, Station Road SUSR14		
Scale 1:4000	Drawn by: GT	Report No: 64/14

Figure 5 Historic maps of the site



Figure 6 Site plan showing arrangement of recorded blocks



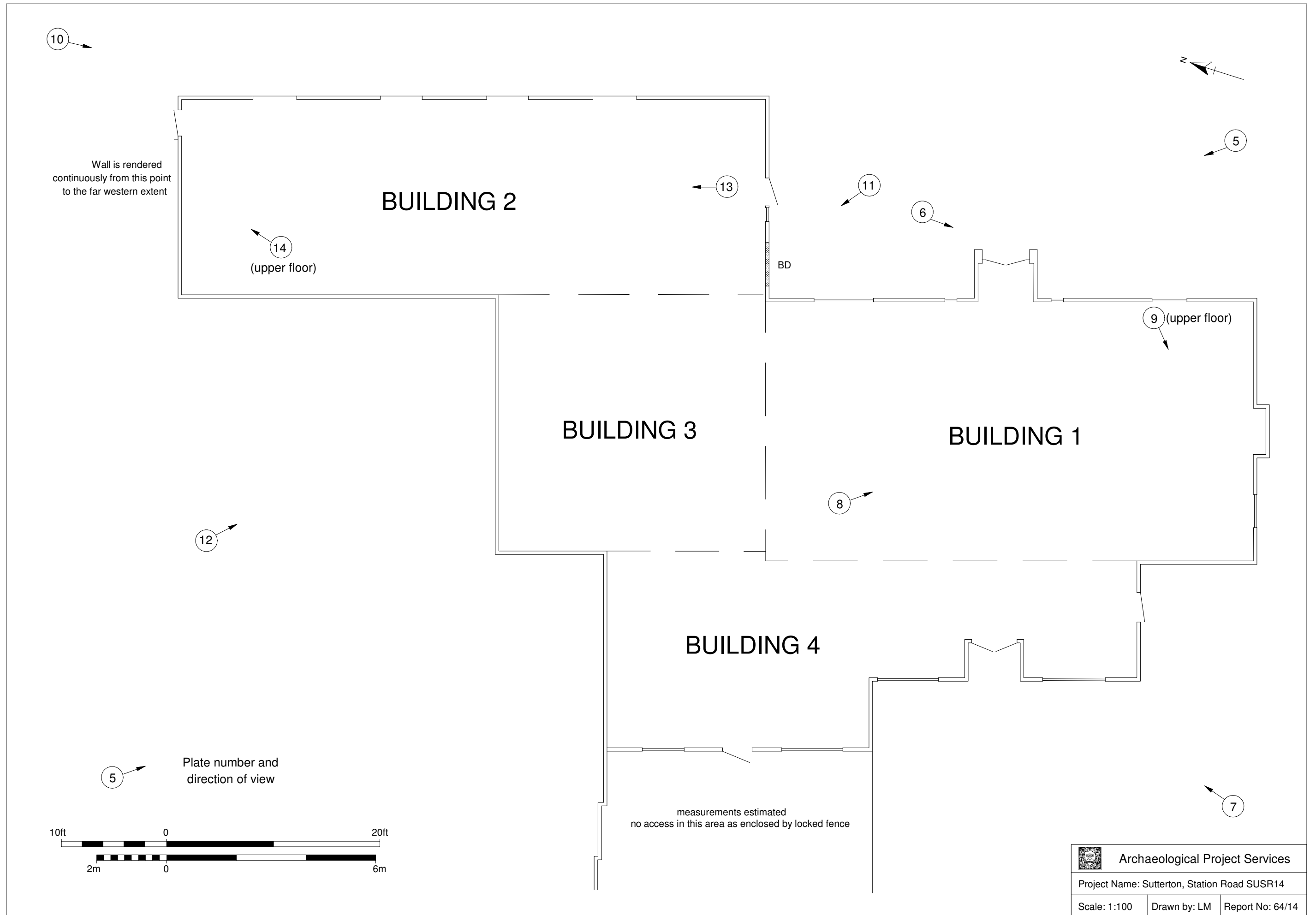


Figure 7 Block 1 plan

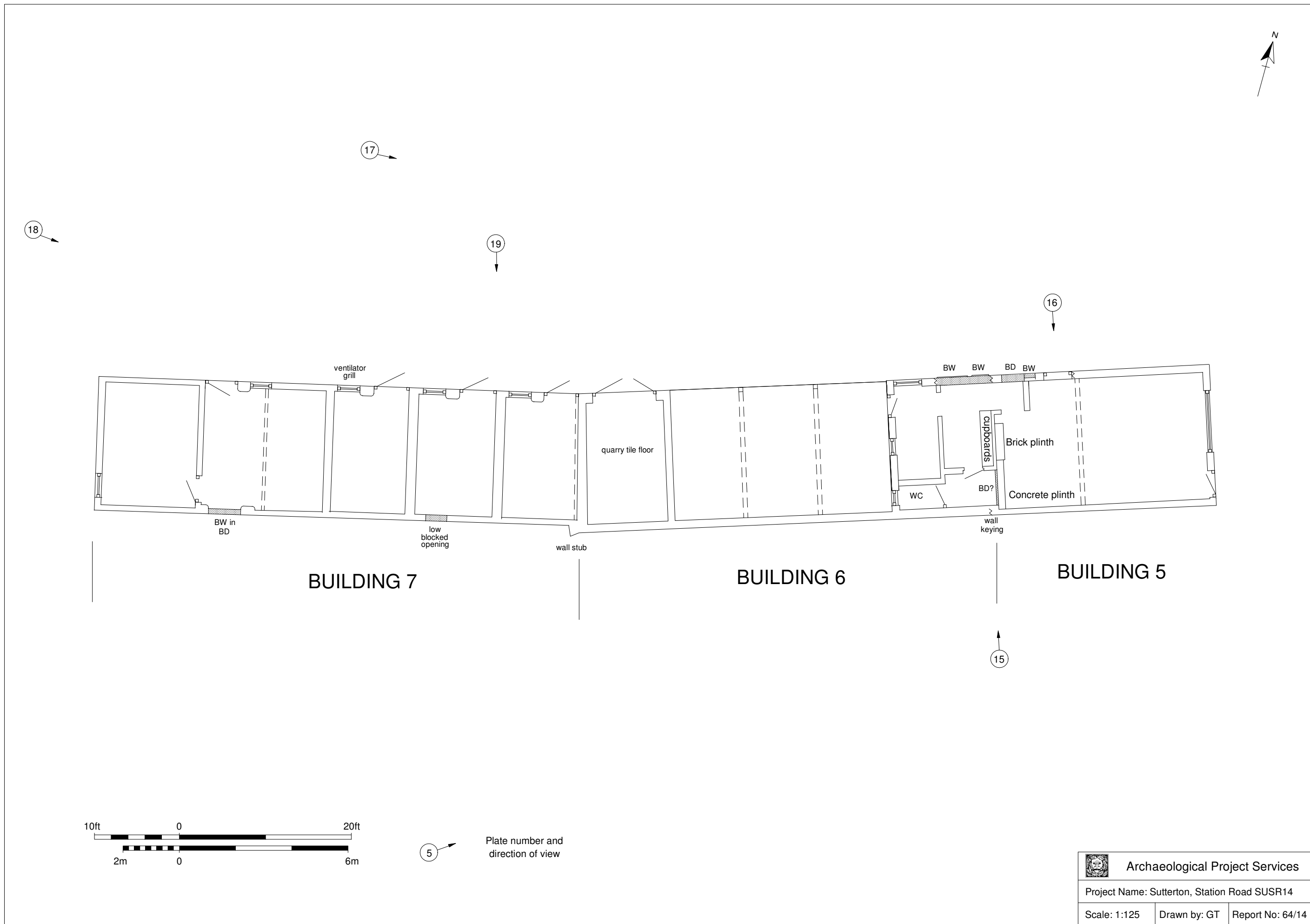
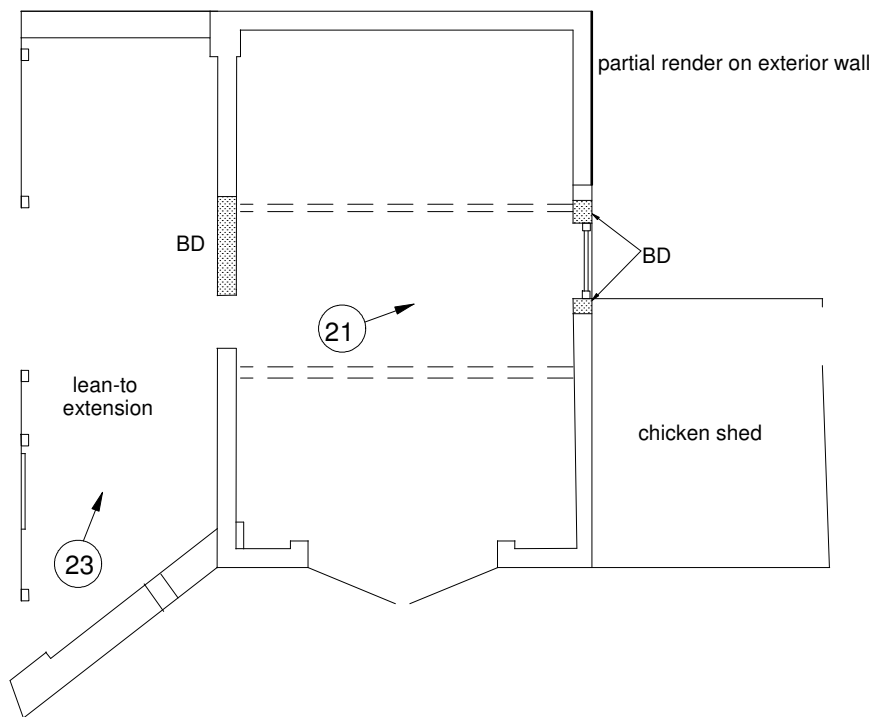


Figure 8 Block 2 plan

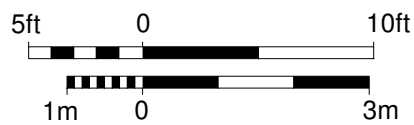


20

21

23

22



5

Plate number and direction of view

	Archaeological Project Services	
Project Name: Sutterton, Station Road SUSR14		
Scale 1:100	Drawn by: LM	Report No: 64/14

Figure 9 Block 3 plan



Plates



Plate 1: Main pub building, looking northwest



Plate 2: General site view from west side, looking east



Plate 3: Block 2 outbuildings, looking southwest



Plate 4: The small outbuilding and extensions referenced as Block 3, looking east



Plate 5: North elevation of Building 1, with centrally set porch and distinctive arched windows



Plate 6: Re-used corbels in side walls of porch



Plate 7: South and west elevation of Building 1, looking northeast, with modern single storey addition, and Building 3 abutting to the north



Plate 8 Ground floor interior of Building 1, looking southeast





Plate 9 Building 1, upper storey, south room, looking southwest



Plate 10: View of pub building (Building 2), looking southwest



Plate 11: South elevation of Building 2, with blocked window and doorway



Plate 12: North and west elevations of Buildings 2 & 3, looking southeast, with northern elevation of Building 1 just visible at rear of Building 3



Plate 13 Building 2, ground floor, looking north



Plate 14 Building 2, upper storey, northern room, looking northeast



Plate 15: South side of Building 5 at the keyed joint with Building 6



Plate 16: North side of Building 5, looking south



Plate 17: Building 6, looking southeast



Plate 18: Building 7, with blocked window in west elevation (far right of picture) just evident



Plate 19: Detail of join between Buildings 6 and 7 on north elevation and typical arrangement of the eastern rooms within Building 7



Plate 20: Southwest side of Building 8 with attached chicken shed and area of render



Plate 21 Building 8, interior showing window in blocked doorway, looking south



Plate 22: Extension to northeast of Building 8, looking south



Plate 23: Extension on northeast side of Building 8, showing blocked door and new entry, looking southeast



**FORMER BERIDGE ARMS  
STATION ROAD,  
SUTTERTON,  
LINCOLNSHIRE**

**SPECIFICATION FOR  
HISTORIC BUILDING RECORDING**

**PREPARED FOR  
ROBERT DOUGHTY CONSULTANCY LTD  
VISUAL DEVELOPMENT (LINCS) LTD**

**BY  
ARCHAEOLOGICAL PROJECT SERVICES  
Institute for Archaeologists'  
Registered Organisation No. 21**

**MAY 2014**



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## 1 SUMMARY

- 1.1 *A programme of historic building recording is required prior to the demolition of the former Beridge Arms and associated outbuildings, Station Road, Sutterton, Lincolnshire.*
- 1.2 *The buildings in the complex are of historic interest and several are recorded on 19<sup>th</sup> century maps of the area. The site is in the historic core of the village, in the immediate vicinity of the medieval parish church.*
- 1.3 *The building recording will be undertaken prior to alteration of the structure. The structure, ground plan, external elevations and internal details will be recorded in writing, graphically and photographically.*
- 1.4 *On completion of the fieldwork a report will be prepared detailing the results of the investigation. The report will consist of a narrative supported by illustrations and photographs.*

## 2 INTRODUCTION

- 2.1 This document comprises a specification for historic building recording prior to demolition of the former Beridge Arms and associated outbuildings at Station Road, Sutterton, Lincolnshire.
- 2.2 This document contains the following parts:
  - 2.2.1 Overview.
  - 2.2.2 Stages of work and methodologies.
  - 2.2.3 Programme of works and staffing structure of the project

## 3 SITE LOCATION AND HISTORIC BACKGROUND

- 3.1 Sutterton is located 9km southwest of Boston in the administrative area of Boston Borough, Lincolnshire. The site, the former Beridge Arms, is located in the centre of the village, immediately west of the parish church on the opposite, west, side of Station Road, at National Grid Reference TF 2844 3555.
- 3.2 The Beridge Arms complex of buildings is of local historical interest and several of them are recorded on 19<sup>th</sup> century maps. The complex is also in the historic core of the village, immediately opposite the Grade I Listed medieval parish church, and close to several 18<sup>th</sup> century Grade II Listed Buildings.

## 4 PLANNING BACKGROUND

- 4.1 Proposals are being developed for the demolition of the former Beridge Arms and its outbuildings, and residential development of the site. The Senior Historic Environment Officer for Heritage Lincolnshire has advised that, in the first instance, a programme of historic building recording will be required in advance of any demolition.

## 5 AIMS AND OBJECTIVES

- 5.1 The aim of the work will be to provide a detailed record of the standing buildings on the site prior to their demolition.
- 5.2 The objectives will be to establish:
  - 5.2.1 the form of the buildings;

- 5.2.2 the dates of the buildings and features of special interest;
- 5.2.3 the state of preservation of the buildings and any features of special interest present.

## 6 **BUILDING RECORDING AND HISTORICAL RESEARCH**

- 6.1 Building Investigation will be undertaken prior to the conversion of the existing building. Subject to accessibility and Health and Safety considerations, the record will include:
  - 6.1.1 A detailed photographic survey, to be tied to floor and ground plans, showing the buildings and associated outbuildings and their context; details of the exteriors; interior views of all rooms and circulation areas; all roof structures; doors, windows and any other original or historic structural or decorative features and details.
  - 6.1.2 Dimensioned plans of each floor as existing, which will incorporate details of the form and location of any structural or decorative features of historic interest; supplemented by
  - 6.1.3 A written record providing an account of the building types, materials and possible dates.

## 7 **SITE OPERATIONS**

- 7.1 General considerations
  - 7.1.1 All work will be undertaken following statutory Health and Safety requirements in operation at the time of the investigation.
  - 7.1.2 The work will be undertaken according to the relevant codes of practise issued by the Institute for Archaeologists (IfA), under the management of a Member of the institute (MIfA). Archaeological Project Services is IfA registered organisation no. 21.
  - 7.1.3 The building recording would be undertaken by staff with experience of such examinations up to English Heritage Level 3 standard.
  - 7.1.4 Any and all artefacts found during the investigation and thought to be 'treasure', as defined by the Treasure Act 1996, will be removed from site to a secure store and promptly reported to the appropriate coroner's office.

## 8 **REPORTING**

- 8.1 On completion of the fieldwork, a report detailing the results of the building recording will be prepared. This will consist of:
  - A summary of the survey results.
  - A description of the history and historical setting of the buildings.
  - A text describing the results of the building survey.
  - Location plans of the site and buildings.
  - Floor and ground plans of the buildings.
  - Interpretation of the development and use of the buildings.
  - An assessment of any impacts the proposed development may have on the setting and visual integrity of nearby Listed Buildings.

Appropriate photographs of the exterior and interior views and specific features.

## 9 **REPORT DEPOSITION**

- 9.1 Copies of the report will be sent to the client; the Senior Historic Environment Officer of Heritage Lincolnshire; and the Lincolnshire County Council Historic Environment Record.

## 10 **ARCHIVE**

- 10.1 The documentation and records generated during the investigation will be sorted and ordered into the format acceptable to The Collection, Lincoln. This will be undertaken following the requirements of the document titled *Conditions for the Acceptance of Project Archives* for long-term storage and curation. Site Code: SUSR14; Accession no: 2014.94; deposition date: April 2015.

## 11 **PUBLICATION**

- 11.1 Details of the investigation will be input to the Online Access to the Index of Archaeological Investigations (OASIS).
- 11.2 If appropriate, notes on the findings will be submitted to the relevant national journals: *Post-medieval Archaeology* and *Vernacular Architecture*.

## 12 **CURATORIAL RESPONSIBILITY**

- 12.1 Curatorial responsibility for the archaeological work undertaken on the site lies with the Senior Historic Environment Officer of Heritage Lincolnshire. They will be given written notice of the commencement of the project to enable them to make monitoring arrangements.

## 13 **VARIATIONS AND CONTINGENCIES**

- 13.1 Variations to the proposed scheme of works will only be made following written confirmation of acceptance from the archaeological curator.
- 13.2 In the event of the discovery of any unexpected remains of archaeological/historical importance, or of any changed circumstances, it is the responsibility of the archaeological contractor to inform the archaeological curator (*Lincolnshire Archaeological Handbook 2012*, Section 19.3).
- 13.3 Where important archaeological/historical remains are discovered and deemed to merit further investigation additional resources may be required to provide an appropriate level of investigation, recording and analysis.
- 13.4 Any contingency requirement for additional fieldwork or analysis outside the scope of the proposed scheme of works will only be activated following full consultation with the archaeological curator and the client.

## 14 **PROGRAMME OF WORKS AND STAFFING LEVELS**

- 14.1 The building recording will be undertaken prior to the demolition and is expected to take 2-3 days.
- 14.2 A supervisor and assistant with experience of historic building recording and analysis will undertake the work.
- 14.3 Analysis and report production will be undertaken by the historic buildings specialist, with assistance from an illustrator.

15      **INSURANCES**

15.1      Archaeological Project Services, as part of the Heritage Trust of Lincolnshire, maintains Employers Liability Insurance of £10,000,000, together with Public and Products Liability insurances, each with indemnity of £5,000,000. Copies of insurance documentation can be supplied on request.

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16.2      Licence will also be given to the archaeological curators to use the documentary archive for educational, public and research purposes.

16.3      In the case of non-satisfactory settlement of account then copyright will remain fully and exclusively with Archaeological Project Services. In these circumstances it will be an infringement under the Copyright, Designs and Patents Act 1988 for the client to pass any report, partial report, or copy of same, to any third party. Reports submitted in good faith by Archaeological Project Services to any Planning Authority or archaeological curator will be removed from said planning Authority and/or archaeological curator. The Planning Authority and/or archaeological curator will be notified by Archaeological Project Services that the use of any such information previously supplied constitutes an infringement under the Copyright, Designs and Patents Act 1988 and may result in legal action.

16.4      The author of any report or specialist contribution to a report shall retain intellectual copyright of their work and may make use of their work for educational or research purposes or for further publication.

17      **BIBLIOGRAPHY**

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

Specification: Version 1, 15-05-14

## APPENDIX 2

### Glossary

<b>Bay</b>	Regular structural subdivision of a building; the bays may be marked by roof-trusses, beams <i>etc.</i>
<b>Bullnose brick</b>	Brick with one, or occasionally two, rounded edges, used where a sharp edge would be inconvenient or liable to damage.
<b>Cat-slide roof</b>	A roof that extends downwards from the normal eaves height.
<b>Crittall window</b>	Steel casement window, particularly popular in the 1930s and given the generic name after the main firm that manufactured them.
<b>Dentilation</b>	With dentils – small blocks forming a long, closely-set, horizontal series under the cornice.
<b>Gauged arch</b>	Flat arch with a slightly cambered soffit ( <i>q.v.</i> ), often made of brick rubbers.
<b>Georgian</b>	Pertaining to the reign of the Kings George I to IV, dating from 1714 to 1830.
<b>Loose Box</b>	A small room, usually almost featureless, in which a single animal (horse or cattle) could be isolated or a small number of cattle could be kept untethered. Loose boxes usually have some form of drain in the floor for the removal of liquid manure.
<b>Pitching hole</b>	Unglazed, shuttered window-like hole at first floor level to ease unloading of an unprocessed crop into the building from a cart outside.
<b>Plat-band</b>	Flat, square-face band with a projection less than its height.
<b>Ragged join</b>	Approximately vertical, slightly irregular, junction between sections of walling where one elevation has been cut and bonded into an earlier one.
<b>Segmental heads/arches</b>	Arch with its centre below the springing-line, thereby forming a very gentle arc compared to the width of the opening it spans.
<b>Soffit</b>	The underside of an arch, vault, or any exposed architectural element.
<b>Stable door</b>	Door divided horizontally in two, with each of the upper and lower halves capable of being opened or closed independently of the other.
<b>Straight join</b>	Regular vertical junction between two sections of walling that shows one part was butted against the other.
<b>Tie beam</b>	Main transverse beam in a roof truss connecting the feet of the principal rafter and preventing the spreading of the two sides of a sloping roof.
<b>Verge</b>	The edge of the roof tiling that projects over a gable.

## APPENDIX 3

### **The Archive**

The archive consists of:

- 5 Daily record sheets
- 8 Photographic register sheets
- 9 Sheets of annotated drawings and notes
- Digital photographs and black and white print photographs

All primary records and finds are currently kept at:

Archaeological Project Services  
The Old School  
Cameron Street  
Heckington  
Sleaford  
Lincolnshire  
NG34 9RW

The ultimate destination of the project archive is:

The Collection  
Art and Archaeology in Lincolnshire  
Danes Terrace  
Lincoln  
LN2 1LP

Accession Number: LCNCC: 2014.94

Archaeological Project Services site code: SUSR14

OASIS Reference: archaeo11-180594

The discussion and comments provided in this report are based on the archaeology revealed during the site investigations. Other archaeological finds and features may exist on the development site but away from the areas exposed during the course of this fieldwork. *Archaeological Project Services* cannot confirm that those areas unexposed are free from archaeology nor that any archaeology present there is of a similar character to that revealed during the current investigation.

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**HERITAGE IMPACT STATEMENT  
FORMER BERIDGE ARMS  
STATION ROAD,  
SUTTERTON,  
LINCOLNSHIRE  
(SUSR 14)**

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**Work Undertaken For  
ROBERT DOUGHTY CONSULTANCY LTD &  
VISUAL DEVELOPMENT (LINCS) LTD**

May 2014

Report Compiled by  
Gary Taylor BA (Hons) MA MSc

National Grid Reference: TF 2844 3555

APS HS Report No. **HS/020**

**ARCHAEOLOGICAL  
PROJECT  
SERVICES**



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**FORMER BERIDGE ARMS  
STATION ROAD  
SUTTERTON  
LINCOLNSHIRE**

**Heritage Impact Statement**

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**BERIDGE ARMS  
STATION ROAD  
SUTTERTON  
LINCOLNSHIRE**

**Heritage Impact Statement**

**1 INTRODUCTION**

**1.1 Project Background**

1.1.1 Archaeological Project Services (APS) was commissioned by Robert Doughty Consultancy Ltd, on behalf of Visual Development (Lincs) Ltd to produce a Heritage Impact Statement to be submitted in support of a planning application for development of land at the former Beridge Arms, Station Road, Sutterton, Lincolnshire, hereafter the 'Site'.

**1.2 The Site, location and geology**

1.2.1 The Site is the location for the proposed demolition of the former Beridge Arms and its outbuildings and construction of new dwellings on land at Station Road, Sutterton, Lincolnshire.

1.2.2 The Site, the former Beridge Arms, is located in the centre of the village, immediately west of the parish church on the opposite, west, side of Station Road, at National Grid Reference TF 2844 3555 (**Fig. 1**).

1.2.3 The Site is an irregular trapezoidal piece of land occupying some 0.32 hectares, on generally level ground at a height of 3.5m OD.

1.2.4 Local soils are of the Peppertorpe/Tanvats unit, a division where fine silty alluvial gley soils occur in discrete areas of former roddons, or infilled creeks (Robson 1990, 31). These soils are developed on a drift geology of younger marine alluvium which overlies a solid geology of the Jurassic Amphthill Clay Formation (BGS 1995).

**2 METHODOLOGY**

**2.1 Aims and scope**

2.1.1 The aim of this assessment is to establish the known and potential heritage resource within the Site, which may be affected by the proposed development. The assessment has been undertaken in accordance with the principles presented by the *National Planning Policy Framework* (DCLG 2012, 30).

2.1.2 This document does not comprise a full desk-based assessment but instead represents a tightly focused assessment of the Site. It seeks to identify the resource through consideration of previous discoveries, archaeological investigations and data, with a view to producing recommendations on the need for and appropriateness of further work in this area. Data obtained from the Heritage Gateway website has been used, in addition to information held in the parish files maintained by Heritage Lincolnshire. Details of archaeological sites and findspots in the vicinity of the Site are shown in **Table 1**.

- 2.1.3 Reference has been made to guidance documents produced by English Heritage that deal with issues of setting (2011a; 2011b). It is acknowledged that these documents were produced to provide guidance with reference to *Planning Policy Statement 5: Planning for the Historic Environment* (PPS5) and this has now been superseded by the *National Planning Policy Framework* (NPPF). The guidance documents are in the process of revision but English Heritage maintains that they contain useful advice. Therefore, pending the publication of the revised guidance, the existing guidance documents have been made use of for the present heritage impact assessment.

### 3 ARCHAEOLOGICAL AND HISTORICAL CONTEXT

#### 3.1 Introduction

- 3.1.1 Records exist of various heritage resources and assets in close proximity to the Site, including archaeological investigations, sites, finds and Listed Buildings. Documentation associated with these is available online and through the Lincolnshire Historic Environment Record, with many records also held by Heritage Lincolnshire. Documentation examined as part of this work is listed in the References at the end of this report.

#### 3.2 Archaeological and historical evidence

- 3.2.1 No prehistoric material is known from the vicinity of the Site. It is likely that any such material lies buried beneath alluvial deposits.
- 3.2.2 No Roman material has been recorded from the immediate vicinity of the Site. Settlement of the period, incorporating kilns or corn driers and structures, has been found adjacent to the cemetery, some 400m south of the Site. The Roman material lies along an infilled creek (roddon) which provided slightly elevated ground suitable for settlement. The creek is aligned east-west and lies to the south of the Site.
- 3.2.3 Saxon pottery has been retrieved during fieldwalking undertaken approximately 700m to the north of the Site (from the area of the lost settlement of *Riche*) and from the north side of Post Office Lane, approximately 400m to the north of the Site.
- 3.2.4 Sutterton is not mentioned in the Domesday Survey of c. 1086. However, Dowdyke and a now deserted settlement named *Riche*, fall within the current parish. *Riche* is located 700m northwest of the Site and was held by Count Alan, as sokeland of his manor of Drayton, and contained extensive arable land (Foster and Longley 1976, 12/74).
- 3.2.5 The name Sutterton is derived from the Old English *sūtere* and *tūn*, meaning ‘the shoemakers’ village (Cameron 1998, 120).
- 3.2.6 The only extant remains of the medieval period are represented by the parish church of St Mary (**Fig. 1, No. 1**) which dates from the late 12<sup>th</sup> century and is contemporary with the first documentation of Sutterton. The church is immediately east of the Site, on the opposite side of Station Road. A medieval stone coffin lid, probably derived from a burial at the church and re-used as a stepping stone, is located over 300m to the north. Located approximately 700m southeast of The Site are earthworks of shrunken settlement associated with Algarkirk. these are a Scheduled Monument.
- 3.2.7 Post-medieval sites include the former Beridge Arms and its outbuildings. The Beridge Arms was built by the vicar of Sutterton, the Rev. Basil Beridge of Algarkirk

Hall, a wealthy 18<sup>th</sup> century landowner. The Beridge Arms was constructed as an accommodation annex for guests of the Beridge family.

3.2.8 To the east and southeast of the Site, on Station Road, are several Listed Buildings. These include the medieval church (noted above), which is Listed Grade I (**Fig. 1, No. 1**). Approximately 100m southeast of the site is the Grade II Listed Georgian House (**No. 2**), of early 18<sup>th</sup> century date with 20<sup>th</sup> century alterations, and the 18<sup>th</sup> century Grade II Listed outbuildings (**No. 3**) to the Georgian House. A little further to the southeast, 180m from the Site, is the Grade II Listed Lodge, also known as the Roundhouse (**No. 4**). Of early 19<sup>th</sup> century date, altered in the 20<sup>th</sup> century, this is the one remaining gatehouse to the parkland that surrounded Algarkirk Hall.

3.2.9 Site reconnaissance (undertaken on 19 and 22/05/14) involved examination of the Site, and viewed out to nearby Listed Buildings. In addition, views were also taken from the Listed Buildings back towards the Site.

- The Beridge Arms main buildings appear to be early-mid 19<sup>th</sup> century date and the street frontage exterior remains largely as built. Internally, almost the whole of the groundfloor has been modernised and displays various late 20<sup>th</sup> or early 21<sup>st</sup> century fixtures and fittings. However, the upper storey largely retains a 19<sup>th</sup> century layout, with splayed reveals to windows (though the windows themselves are mostly modern uPVC) and Victorian doors (Plates 1 to 4).
- The outbuildings probably date from the late 18<sup>th</sup> to early 19<sup>th</sup> century. For the most part the outbuildings retain their original exterior design, though the street frontage former shop was re-fronted probably in the late 20<sup>th</sup> century. Various other mid-late 20<sup>th</sup> century alterations have been made to the outbuildings, including the insertion or replacement of windows, replacement of doors and insertion of raised concrete floors.
- As noted above (paras. 3.2.6 and 3.2.8) the Grade I Listed medieval church is directly opposite the Site, and has extensive inter-visibility with it (Plates 1, 2, 5).
- Several Listed Buildings (noted above, para. 3.2.8) are visible from the street frontage of the Site, though the views are oblique, down the length of the street, and restricted (Plate 5). None of them are visible from the interior of the Site, and only parts of the Site (the frontage) are visible from the Listed Buildings (Plates 6, 7).

## 4 DEVELOPMENT PROPOSALS AND PAST IMPACT

### 4.1 Development proposals

4.1.1 Development proposals for the Site comprise the demolition of the Beridge Arms and its outbuildings and construction of eleven residences, consisting of a mix of detached, semi-detached and a short terrace of three properties, together with four detached garage blocks and an access road (**Fig. 3**).

### 4.2 Past impacts

4.2.1 Past impacts at the Site appear to be related to the construction of the Beridge Arms complex of buildings, extension and alteration of same, and the provision of services.

## **5 POTENTIAL IMPACTS TO HERITAGE RESOURCES**

### **5.1 Physical Impact**

- 5.1.1 The physical impact of the proposed development on nearby known heritage resources will be NONE.
- 5.1.2 The physical impact on potential buried archaeological resources is likely to be MODERATE, though this will probably be restricted to foundation and service trenches.
- 5.1.3 The physical impact on historic resources represented by the Beridge Arms complex of buildings will be HIGH.

### **5.2 Visual and Setting Impact**

- 5.2.1 Removal of the existing Beridge Arms and its outbuildings and replacement by new residences will have a LOW visual impact on the nearby parish church Listed Building. However, the proposed development will have a MODERATE impact on the setting of the Grade I Listed church.
- 5.2.2 Due to their relative positions, there is only partial and restricted inter-visibility between the Beridge Arms complex and the Listed Buildings elsewhere on Station Road (that is, the Georgian House, outbuildings to the Georgian House, and Lodge/Roundhouse). In consequence, the visual impact of the proposed development on the designated heritage assets is LOW-VERY LOW. However, as the current Beridge Arms complex of buildings form part of the 18<sup>th</sup>-19<sup>th</sup> century street scene of this part of Sutterton, their removal and replacement will have a MODERATE impact on the setting of the nearby Listed Buildings.

## **6 CONCLUSIONS AND RECOMMENDATIONS**

### **6.1 Summary of presence and survival of heritage resources within the Site and impact on these and nearby heritage resources**

- 6.1.1 The Site has no previously recorded features of archaeological interest. However, the complex of buildings at the Site has been recognised as of local historic importance.
- 6.1.2 The Site is located in the historic core of the settlement, directly opposite the medieval parish church.
- 6.1.3 It is likely that the original construction of the Beridge Arms complex, alterations to it and the provision of services for it, have impacted any below-ground archaeological deposits that may have been present.
- 6.1.4 In consideration of the foregoing, the physical impact of proposed development upon the archaeological resource of the Site is assessed as MODERATE. In reference to the historical resource of the area, as represented by the complex of buildings, the physical impact of proposed development is assessed as HIGH.
- 6.1.5 In terms of the impact of the proposed development on the setting of nearby heritage assets, this is assessed as MODERATE for the nearby church, and LOW-VERY LOW for other Listed Buildings that are located further away and with limited inter-visibility with the Site.



6.1.6 The Site does not fall within the Zone of Archaeological Potential identified in the Boston Borough Historic Environment Baseline (Cope-Faulkner forthcoming).

## 6.2 Recommendations

6.2.1 Historic building recording is being undertaken at the Site. This will mitigate the HIGH physical impact the proposed demolition will have on these structures.

6.2.2 It is considered that the construction and alteration of the Berridge Arms complex and provision of below-ground services to same have probably significantly impacted any archaeological deposits that might be present on Site. However, decisions on the need for any further archaeological intervention will be made by the Senior Historic Environment Officer.

## 7 ACKNOWLEDGEMENTS

7.1 Thanks are due to the Robert Doughty Consultancy Ltd and Visual Development (Lincs) Ltd who commissioned this work and provided plans of the Site. Jenny Young, the Senior Historic Environment Officer, kindly allowed access to the parish files and library maintained by Heritage Lincolnshire. Gary Taylor of Archaeological Project Services carried out the site reconnaissance, research and report compilation.

## 8 REFERENCES

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### Abbreviations

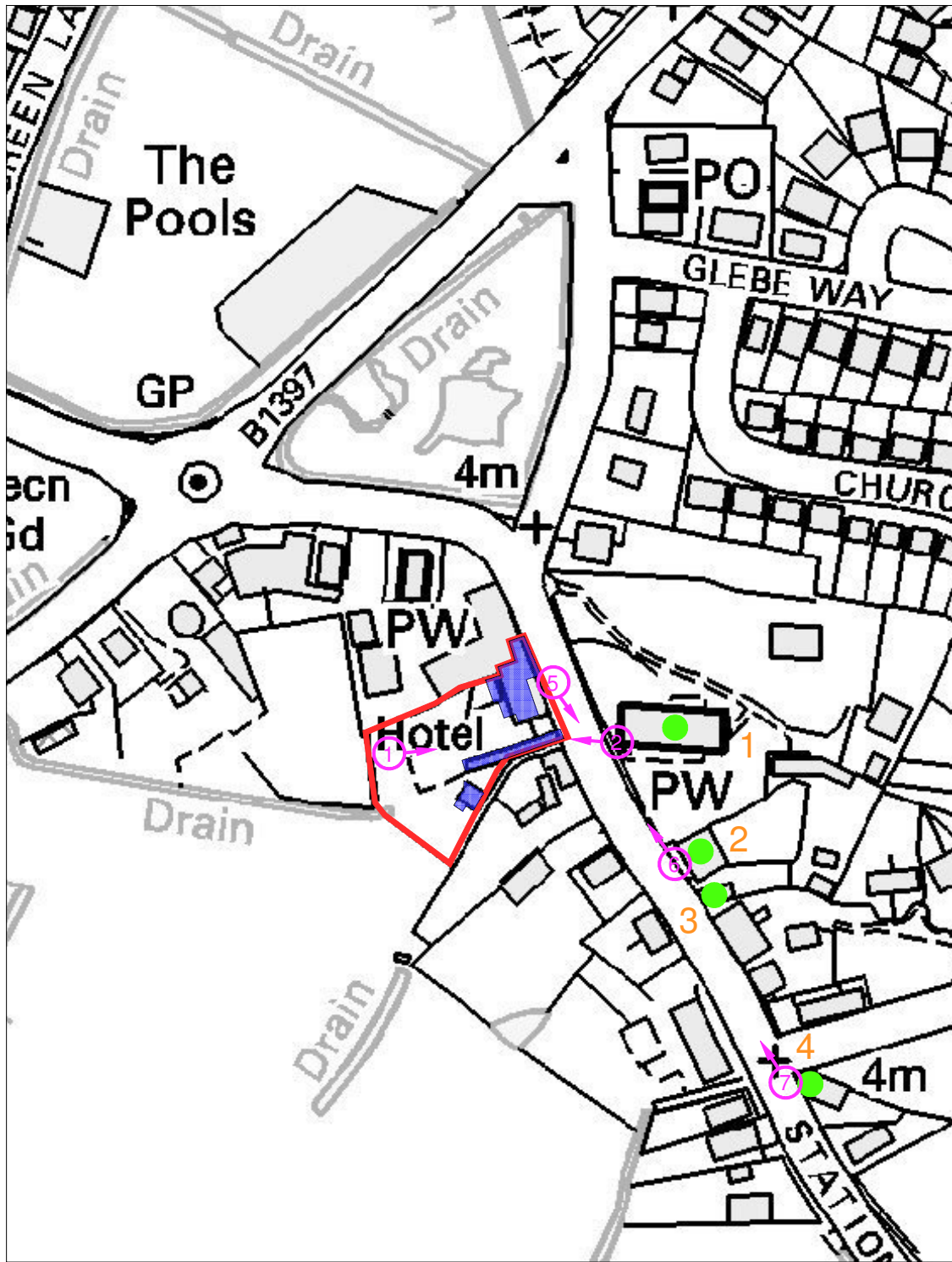
APS Archaeological Project Services

BGS British Geological Survey





DCLG Department for Communities and Local Government

Table 1: Heritage assets in the vicinity of the Site

<b>Map Code</b>	<b>HER Ref</b>	<b>Description</b>	<b>National Grid Reference</b>
1	12511	St Mary's church, medieval, Listed Grade I	TF 2849 3555
2	13494	Georgian House, early 18 <sup>th</sup> century, Listed Grade II	TF 2851 3551
3	14053	Outbuildings to Georgian House, 18 <sup>th</sup> century, Listed Grade II	TF 2851 3549
4	13948	Lodge/The Roundhouse, early 19 <sup>th</sup> century, Listed Grade II	TF 2854 3542



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-  Plate number and direction of view
-  Listed Building
-  Extant buildings
-  Heritage assets




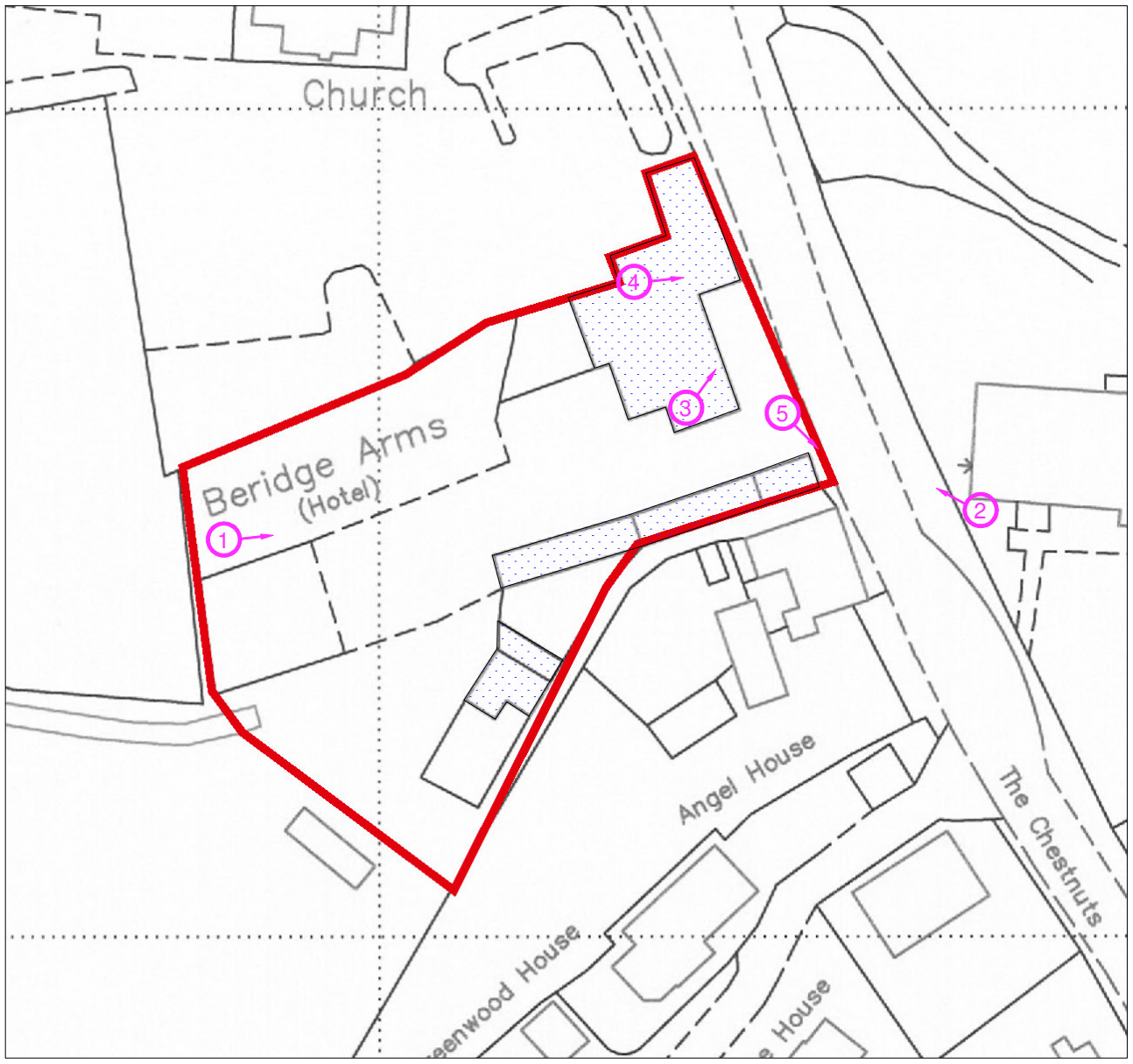


 Archaeological Project Services		
Project Name: Sutterton, Station Road SUSR14		
Scale 1:2500	Drawn by: GT	Report No: HS020

Figure 1 Site location map, showing nearby heritage assets



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-  Plate number and direction of view
-  Extant buildings at the Site

based on plan supplied by agent




	<b>Archaeological Project Services</b>	
Project Name: Sutterton, Station Road SUSR14		
Scale 1:800	Drawn by: GT	Report No: HS020

Figure 2 Site plan



based on plan supplied by agent

Figure 3 Proposed development plan





Plate 1 General view of Site from rear (west side), looking east



Plate 2 General view of Site frontage from churchyard, looking northwest



Plate 3 Pub building, ground floor bar area, looking northwest



Plate 4 Pub interior, upper storey landing, looking east





Plate 5 View from Site frontage toward Listed Buildings (green circles), looking southeast



Plate 6 View from Georgian House Listed Building towards Site, looking northwest



Plate 7 View from Roundhouse/Lodge Listed Building toward Site, looking northwest