
**HISTORIC BUILDING RECORDING
AT
NEW ENGLAND FARM
DELGATE BANK
WESTON HILLS
LINCOLNSHIRE
(WEDB15)**

Work Undertaken For
Mr J. Rawling

July 2015

Report Compiled by
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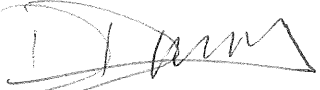
**ARCHAEOLOGICAL
PROJECT
SERVICES**



Quality Control

Historic Building Recording New England Farm Delgate Bank Weston Hills Lincolnshire

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HISTORIC BUILDING RECORDING: NEW ENGLAND FARM, DELGATE BANK, WESTON HILLS, LINCOLNSHIRE

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1. SUMMARY

A programme of historic building recording was undertaken prior to the renovation and change of use of agricultural buildings at New England Farm, Delgate Bank, Weston Hills, Lincolnshire.

The building floor plans and other details were recorded in writing, graphically and photographically.

The building comprises two ranges set around a courtyard. Historic maps indicate the buildings were constructed between 1812 and 1887. It is possible that they were built to take advantage of improved transport facilities provided by a rail track and station built nearby in the 1850s-60s. The two ranges were constructed in a single phase. One range, the eastern, was a cartshed with a granary above. A room at the end of the cartshed probably functioned as a loose box to house sick or pregnant animals, probably horses. A beam in the cartshed is incised with various marks and is probably Baltic timber. The other range, on the north side, was purpose-built as a stable and retains a manger, a hayrack, ventilator tiles in the roof, and a tack room. A room at one end of the range may have been a loose box or fodder store. Several recent partitions have been inserted to form several probable loose boxes.

2. INTRODUCTION

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.' (CIfA 2014).

2.2 Planning Background

A planning application (H22-0904-14) was submitted to South Holland District Council for change of use and conversion of agricultural buildings to a dwelling. Lincolnshire Historic Environment Service (LHES) has advised that a programme of historic building recording, to be accompanied by historical research, will be required in advance of any development.

The building recording was carried out on 16th July 2015 by Gary Taylor in accordance with a specification designed by Archaeological Project Services and approved by LHES.

2.3 Site Location

Weston Hills is located 3.5km southeast of Spalding in the parish of Weston, South Holland District, Lincolnshire (Fig. 3). New England Farm is located approximately 3km northeast of the centre of the hamlet on the eastern side of Delgate Bank, at National Grid Reference TF 2886 2276 (Fig. 4). The recorded buildings are located just to the north of the farmhouse.

3. AIMS

In accordance with the specification, the aims of the work were to provide a record of the

standing building on the site prior to renovation and change of use.

4. METHODS

Recording of the building was undertaken in accordance with English Heritage guidelines 2006 and ALGAO guidelines 1997.

Subject to accessibility and safety considerations, the recording of the building included:

- A photographic survey showing the building in its context, general and detailed views of the exterior, interior views of the principal rooms and circulation areas and structural or decorative details.
- Dimensioned floor plans (based on the architects' plans of the building as existing), which were annotated to incorporate details of the form and location of any structural features of historic interest.
- A written record providing an account of the building's location, type, materials and possible dates.

Photographic recording was undertaken with a digital camera. A manual 35mm camera fitted with a macro lens and using black and white film was also used. An index of the photographs was compiled on an annotated register.



Plate 1. General view of the site with recorded ranges on left and farmhouse on right, looking southeast



Plate 2. General view of the site with recorded ranges on right and farmhouse on left, looking west

5. HISTORICAL EVIDENCE

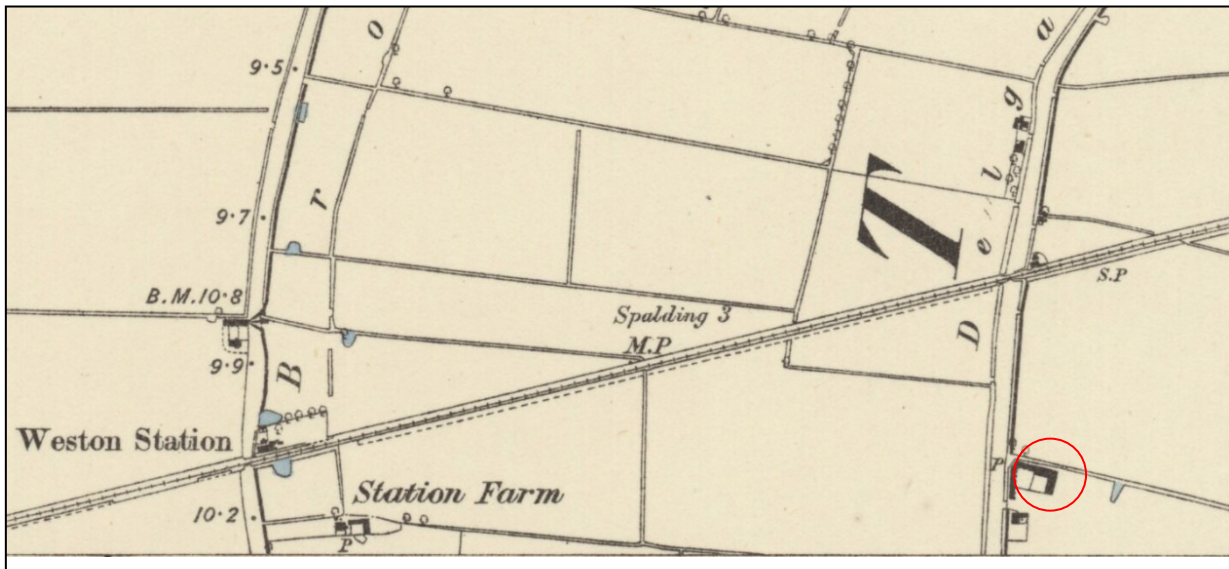
Historical research on the structure under investigation involved examination of historic Ordnance Survey maps.

New England Farm is not shown on the Ordnance Surveyors' drawing of 1812, though a variety of other farm and single buildings in the general area are. The farmhouse looks to be of early Victorian date, perhaps the 1830s-50s.

In the mid 19th century the Norwich and Spalding Railway applied to build a railtrack from Spalding to Sutton Bridge. Initially, just 7.5miles (12km) of track, from Spalding to Holbeach was laid and this was opened in 1858, with intermediate stations at Weston, Moulton and Whaplode. Subsequently, in 1862, the line was completed to Sutton Bridge and later in the 1860s it would link to other lines to east and west. These lines came under the control of the Midland and Great Northern Railway which operated them as the Bourn and Lynn Joint Railway (Stennett 2007, 84).

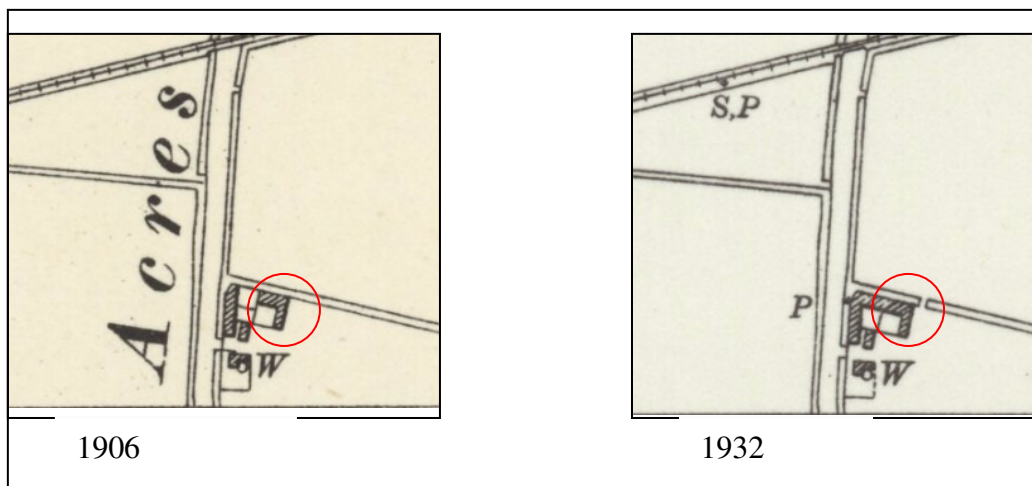
By 1887 the Ordnance Survey 6 inch map shows the buildings of New England Farm, though they are not named, about 150m south of the point where the Bourn and Lynn Joint Railway track crosses Delgate Bank and about 600m east of Weston Station (Fig. 1). On the basis of this proximity, it is possible, therefore, that New England Farm, like others in the Lincolnshire Fenland, was established to take advantage of improved transport facilities for the movement of produce to markets provided by the newly built railway.

The 1887 map records the arrangement of New England Farm largely as it currently exists. Lying detached on the south side is the farmhouse while the main agricultural buildings are arranged around three sides, the west, north and east, of paired courtyards. The recorded structures are the two sides of the L-shaped ranges on the eastern side of the complex.



(Above) **Fig. 1** Extract from the Ordnance Survey map of 1887 showing New England Farm and the recorded buildings (circled in red) in relation to the railway.

Later maps depict some changes to the complex as a whole, though the eastern L-shaped range recorded in the present work remained unaltered. By 1906 the northern range of the western L-shaped block had been removed and a new building erected on the south side of the courtyards (Fig. 2). By 1932 this northern range, or possibly the entire western L-shaped block, had been rebuilt. The complex remained unaltered until at least 1951, though by 1968 the building on the south side of the courtyard had been removed.



(Above) **Fig. 2** Extracts from the six inch Ordnance Survey Maps of 1906 (left) and 1932 (right) showing the location of the recorded buildings and changes to other buildings in the complex.

6. FABRIC EVIDENCE

The recorded buildings form the east side of a C-shaped range around a pair of courtyards. Both ranges are constructed of handmade in English Garden Wall Bond, with a Welsh slate roof. The two ranges, the northern and the eastern (Plate 3), will be described separately.



Plate 3. The recorded buildings, looking northeast

6.1 East Range



Plate 4. East range, eastern elevation, looking west

The east range is 2-storeys high with a hipped roof (Figs. 5 and 8). At its southern end the eastern elevation is fairly plain. Immediately to the north, the eastern elevation is open at ground floor level, with two brick piers separating three openings (Plate 4). The sides of the openings, and the piers, are edged with bullnose bricks. At the top of the piers, and at the uppermost parts of the outer edges of the open front, are slabs of York stone. These slabs support a large timber lintel.

Above the southern opening, at first floor level, is a doorway with a shallow gauged arch of brick rubbers. This was previously accessed by an external wooden stairway but this has been removed. In addition, at first floor level are three wooden shuttered windows, with fairly flat arches of brick rubbers. Just below the eaves at the northern end of the elevation is a small opening, now covered over. At its northern end the eastern elevation meets the northern range.



Plate 5. Eastern range, southern elevation, looking north

The southern elevation has a ground floor door to left of centre and, centrally placed, a window opening, now covered with board (Plate 5). Both door and window have segmental arches. By the western edge of the elevation is an advertising panel noting that the farm

supplied Colman's of Norwich (Plate 6). Centrally located just below the eaves is a small covered opening, identical to that on the eastern elevation (see above). Otherwise, the upper part of the elevation is plain.



Plate 6. Detail of advertising panel on south elevation

At ground floor level the western elevation is plain. On the upper storey is a series of four wooden shuttered windows, each with gauged arches of brick rubbers and cills of York stone (Plate 7). At its northern end the elevation meets the northern range.



Plate 7. Western elevation, looking northeast

The northern elevation of the eastern range is covered, at ground floor level, by the eastern end of the northern range. Above this the elevation is plain.

At ground floor level the eastern range has two internal compartments (Figs. 6 and 8). At the southern end, and accessed from the doorway in the southern elevation, is a plain room with a concrete floor. A beam crosses the centre of the room north-south, supporting the floor of the upper storey (Plate 8). In the south wall, alongside the doorway, the boarded-over window retains remnants of a wooden ventilator grille (Plate 9).



Plate 8. Interior of southern room, east range, looking east

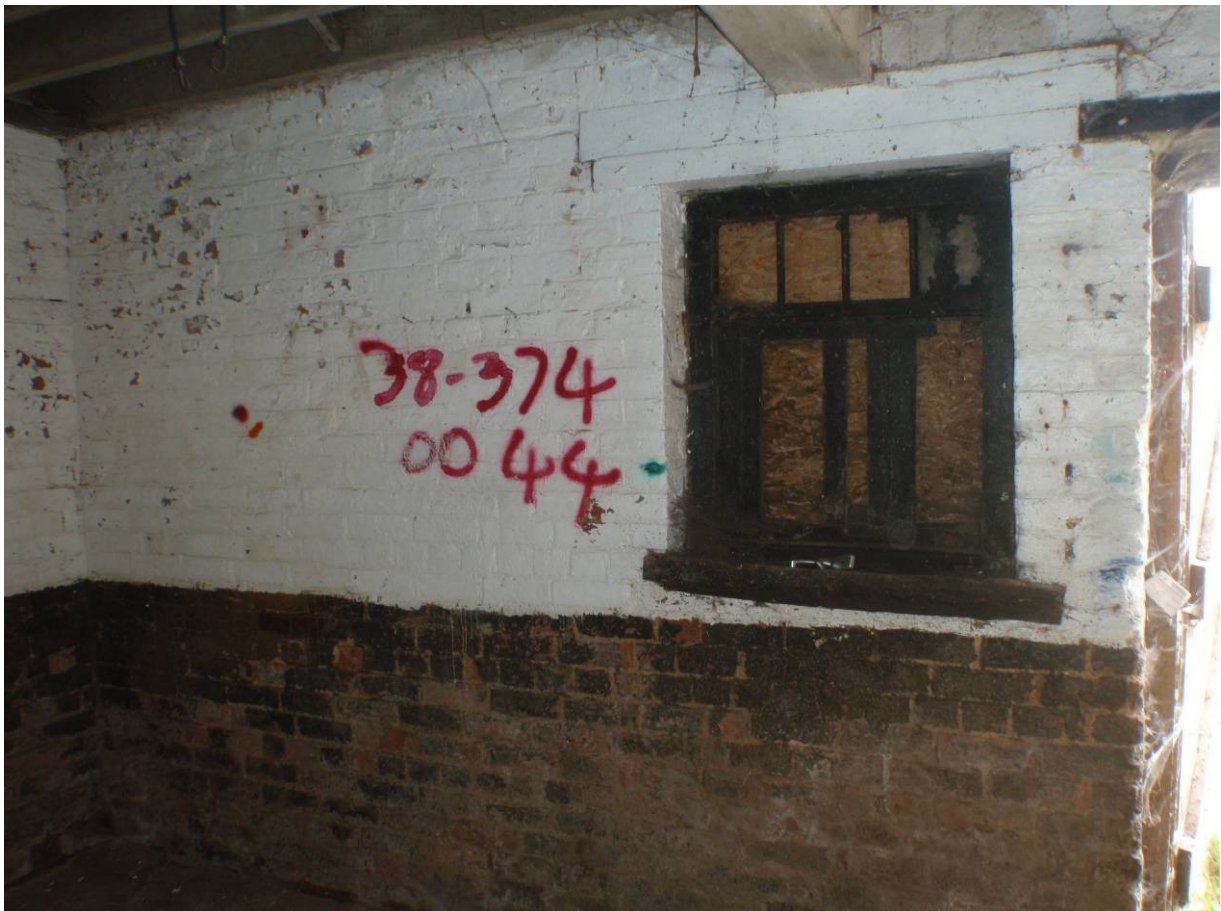


Plate 9. Interior of southern room, east range, showing ventilator grille, looking south

The northern compartment has an open east side, supported on brick piers. Two further stanchions, comprising of timber posts set on York stone plinths, support a north-south beam through the centre of the compartment (Plate 10). The beam is formed from two timbers, linked by a basic scarf joint above the southern stanchion (Plate 11). The paired stanchions divide the compartment into three narrow bays and the floor is of compact earth.



Plate 10. Interior of northern compartment of east range, looking south

The central beam retains a variety of incised markings. Towards the southern end, and on the east face, is a series of Roman numerals, X, XI, XII, XIII (Plate 11), with the latter two partially cut across by the joint.



Plate 11. Beam showing incised Roman numerals and joint, looking west

Further apparent Roman numerals are located on the underside of the beam towards the northern end, but the sequence is less distinct (Plate 12).



Plate 12.
Underside of
beam showing
incised Roman
numerals, looking
east

Near the centre of the beam, on its eastern face, is a further group of incised marks (Plate 13). These may be Baltic importers' marks (cf Barnwell and Giles 1997, 160).



Plate 13 Possible 'Baltic' importers' marks on beam, looking northwest

The external stairway that had previously provided access to the upper storey was no longer in place (see Plate 4), having been removed for safety reasons, and the upper storey was not accessible. Views through the open doorway suggested the upper storey (Fig. 7) was probably one large open space, covering both of the ground floor compartments. Roof trusses of tie beams and collars were evident, and wooden shuttered windows, as seen from the exterior (Plate 14).



Plate 14. View into upper storey, east range, looking southwest

6.2 North Range

The north range is a single storey structure with a roof that is gabled at the west end and hipped at the east (Figs. 5 and 8). Along its ridgeline the roof has alternate ventilator tiles. At its eastern end this range overlaps the eastern range.



Plate 15. Northern range, south elevation, looking north

The southern elevation has two doorways. Located almost centrally is a wide opening with edgings of bullnose bricks (Plate 15). At the top of each side of the doorway, and supporting the lintel beam, are slabs of York stone. At the eastern end of the elevation, adjacent to the east range, is the second doorway. This is of standard width and has a gauged arch of brick rubbers.

The western elevation is mostly obscured by an adjacent single storey range but above this the elevation is a plain gable (Plates 16). There was no direct access to the northern elevation but vegetation obscured much of it. From the partial, distant, view the elevation appeared to be plain, though windows were observed in the interior (see below).

The eastern elevation contains a single centrally-located wooden shuttered window with a stone slab cill (Plate 17).



Plate 16. North range, west and north elevations, looking southeast



Plate 17. North range, eastern elevation, looking west

Access to the interior of the north range is through the wide southern doorway (Figs. 6 and 8). Where evident, the floor of the range is entirely of concrete. There is one internal dividing wall of brick, located centrally, and several timber partitions forming a number of compartments. Tie beam and collar trusses cross the range north-south and, together with walls, form seven bays.



Plate 18. North range, western end, looking west

The wide doorway opens into a large room of 4 bays width, with a brick wall to the east. Partially facing the doorway is an inserted partition of chipboard. This extends a short distance to the west, to an entrance with a low door (Plate 18). From this entrance a low partition wall of planks extends northwards to form a small compartment, Room 1 (Plate 19). Along the north side of this compartment is a brick manger with archways beneath. The western archway is open but the eastern, which extends beyond the north-south partition, is covered with timber boarding.



Plate 19. North range, western compartment (Room 1), looking north

East of the small compartment is a wider room (Room 2) extending to the eastern brick wall. The brick manger, seen in the western compartment, continues along the north wall, with the western partial arch extending past the dividing wall to the west compartment, Room 1. Above the manger is a hay rack (Plate 20).

Immediately to the east, through a doorway at the south end of the brick wall, is a narrow room (Room 3). The west wall of this is of brick and the east of timber. Protruding from both walls are series of saddle or harness pegs (Plate 21). Towards the northern end of the room is a low wooden partition, with material stored beyond it. In the north wall is a window, now partially blocked with wood.



Plate 20. North range, large room (Room 2) with manger and hayrack, looking northwest



Plate 21. North range, Room 3, looking north

At the southern end of the timber wall of Room 3 is a doorway to the two east end compartments, Rooms 4 and 5. Room 4 occupies the northwestern corner, with Room 5 and its short access passageway around the south and east sides of Room 4.



Plate 22. North range, Room 4 from Room 5, looking northwest

The walls of Room 4 are of low timber boarding, with a heightened partition of struts forming an open grille on the east side (Plate 22). Access to this compartment is through the lower leaf of a stable door in the south side. There is a window in the north wall.

A short passageway runs along the south side of Room 4 and provides access, via the lower leaf of a stable door, to Room 5 at the eastern end of the range (Plate 23). In the middle of the east wall of Room 5 is a wooden shuttered window. Otherwise, the room is plain.



Plate 23. North range, passageway and Room 5 beyond, with Room 4 on left, looking east

7. DISCUSSION

Cartographic evidence suggests that the buildings at New England Farm were constructed at sometime in the mid 19th century, after 1812 and by 1887. The adjacent farmhouse looks to be a little earlier than the agricultural buildings, perhaps dating from the 1830s-50s. It is possible that the farm complex was established to take advantage of improved transport facilities, and wider markets, provided by the construction of the nearby railtrack and Weston Station, opened in the late 1850s and extended in the 1860s (Stennett 2007, 84). The recorded buildings were in existence by 1887 and appear to have not been subject to any major alterations since.

Examination of the buildings indicates that they are a single phase structure with superficial later alterations.

The eastern range comprises two compartments. At the southern end is a single storey room. This is plain and mostly lacks any evidence of original function. However, remnants of a slatted ventilator window suggest that this may have been a loose box. Loose boxes are typically almost featureless but were generally provided with ventilation, often slatted windows as present here (cf Barnwell and Giles 1997, 54-5).

Immediately to the north of this probable loose box is an open-fronted cartshed. This would have accommodated other large equipment, particularly horse-drawn implements such as ploughs.

Crossing the cartshed is a beam with several incised markings. Most of these are Roman numerals but these are not joiners' marks and they have no matching pairs, as carpenters' marks do. Additionally, there are irregular cursive incisions. These have the appearance of importers' marks, found on Baltic timber. By the mid 19th century it had been recognised that Baltic pine was straighter and of better quality than home-grown timber and it was increasingly used in agricultural buildings (Barnwell and Giles 1997, 160).

A second storey was located above the cartshed and loose box. This was probably a granary. This positioning of granary over a cartshed is typical of later 19th century farmsteads of south Lincolnshire and elsewhere (Barnwell and Giles 1997, 52-3; Brunskill 1999, 90-3). In addition to this arrangement, the upper storey was accessed by an external stairway, now removed. Such external stairs are also typical of Lincolnshire and other granaries. The granary extends over the loose box at the southern end of the range. Granaries were sometimes located above stables, as horses consumed large quantities of oats, and it was convenient to have the feed close, being dropped through trapdoors in the granary floor to the stable below. A similar situation probably took place here, with grain being dropped into the loose box for the horse being sheltered there, though the ceilings of the cartshed and loose box may be later replacements and there is no surviving evidence for a trapdoor.

The two small blocked openings high in the southern and eastern elevations may have been owl holes. Owls were encouraged into granaries to control rodents.

Remains of a built-in manger, a hayrack, ventilator tiles on the roof, and stable doors indicate the northern range was purpose-built as a stable. Single storey stables such as this are typical of the mid-late 19th century, earlier stables often being two-storey. The change was to increase ventilation, by providing a greater volume of air by using the roofspace, and having roof ventilators, as seen on the ridgeline of this building.

Initially, this stable range probably comprised three rooms, the main stable to the west, a tack room and a loose box to the east. The main stable area is largely defined by the manger which crosses both Rooms 1 and 2 of the range. It is likely that the hayrack, now only present in Room 2, originally continued westwards into Room 1. The manger had arches beneath which left a recess at the horses' feet for litter. Such features are fairly common in 19th century stables (Barnwell and Giles 1997, 55).

A relatively recent timber partition has been inserted in the stable area to create Rooms 1 and 2. It is likely that the small Room 1 at the western end was created as a loose box, with the remainder being retained as stables.

Immediately east of the stables was the tack room. This was narrow but the tack pegs, for the suspension of harnesses and bridles, are still present on the side walls and define the function of this small compartment.

To the east of the tack room was a larger compartment, Rooms 4 and 5. This may have originated as a loose box or a fodder room. However, recently inserted partitions have divided the area into two, both probably loose boxes.

8. CONCLUSION

Historic building recording of agricultural structures at New England Farm, Delgate Bank, Weston Hills, Lincolnshire, has identified the original functions and alterations made to a part of a complex of farm buildings. The recorded ranges are typical of the area in which they are situated. Arranged around a courtyard, there are many structural elements surviving that indicate the different functions of the structures and how they related to each other.

The two ranges were built in a single phase probably in the mid 19th century. The eastern range was constructed as a cartshed with a loose box at one end, and a granary over both parts. Within the cartshed is a beam of probable Baltic timber with a variety of incised marks on it.

The northern range was custom-built as a stable, with an incorporated tack room and a fodder store or loose box. A manger, hayrack and harness pegs still survive within the stable. Recent partitions have divided the range, apparently to create a number of loose boxes.

9. ACKNOWLEDGEMENTS

Archaeological Project Services wishes to thank Mr Jethro Rawling who commissioned this building survey and provided access to the buildings. Thanks are also due to Cooper Architectural Design Ltd who provided drawings of the building. The project was coordinated by Gary Taylor and this report was edited by Denise Drury.

10. PERSONNEL

Project Coordinator: Gary Taylor
Building Recording: Gary Taylor
Photographic reproduction: Gary Taylor
CAD Illustration: Jonathon Smith
Analysis: Gary Taylor

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Ordnance Survey, 1906 *Lincolnshire [Parts of Holland.] Sheet CXXXIV.S.E.* Second Edition

Ordnance Survey, 1932 *Lincolnshire [Parts of Holland.] Sheet CXXXIV.S.E.* Edition of 1932

Ordnance Survey, 1951 *Lincolnshire [Parts of Holland.] Sheet CXXXIV.S.E.* Provisional Edition

Stennett, A, 2007 *Lost Railways of Lincolnshire*

12. ABBREVIATIONS

APS Archaeological Project Services

CIfA Chartered Institute for Archaeologists

OS Ordnance Survey



Figure 3 - General location plan

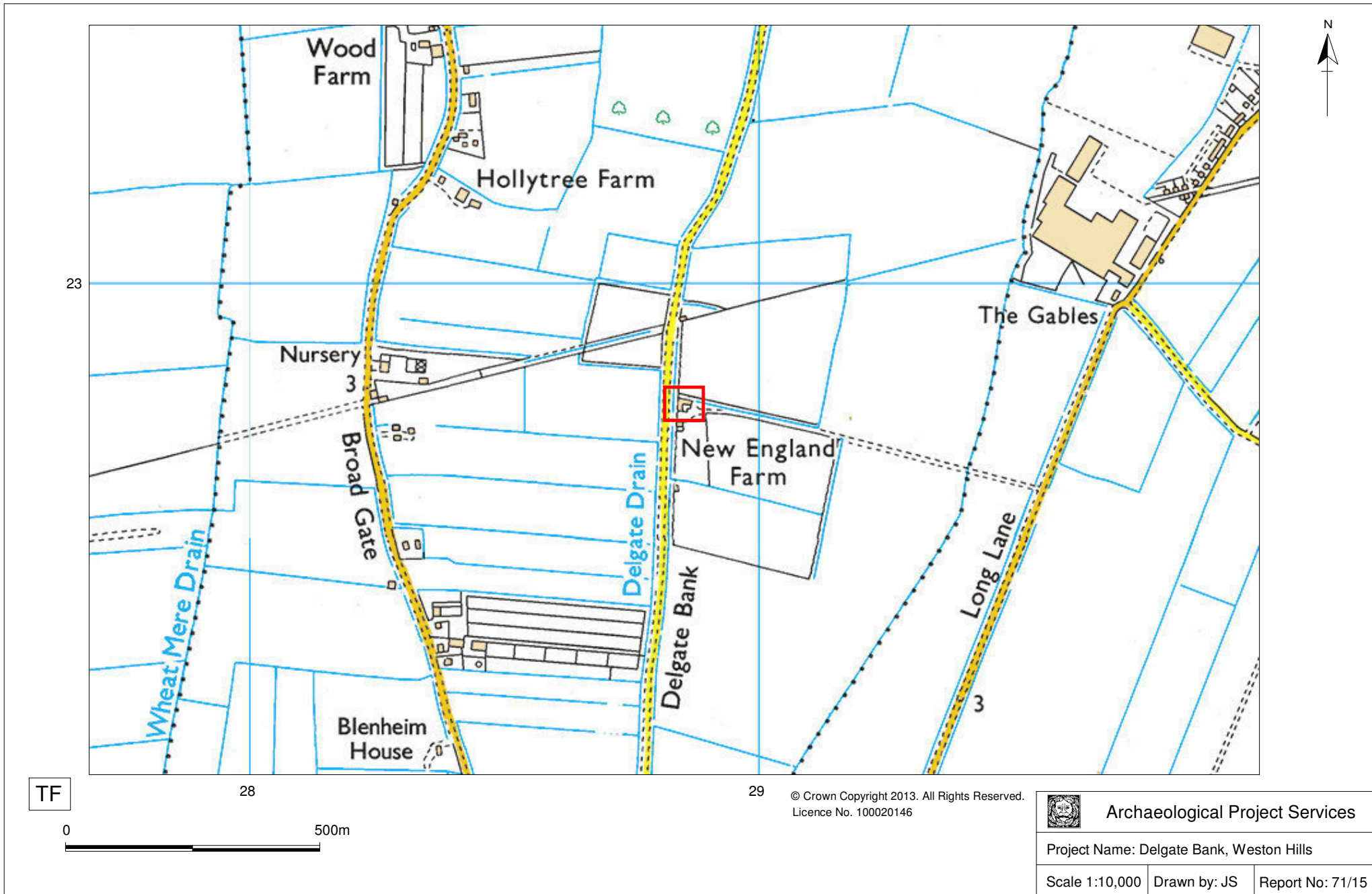
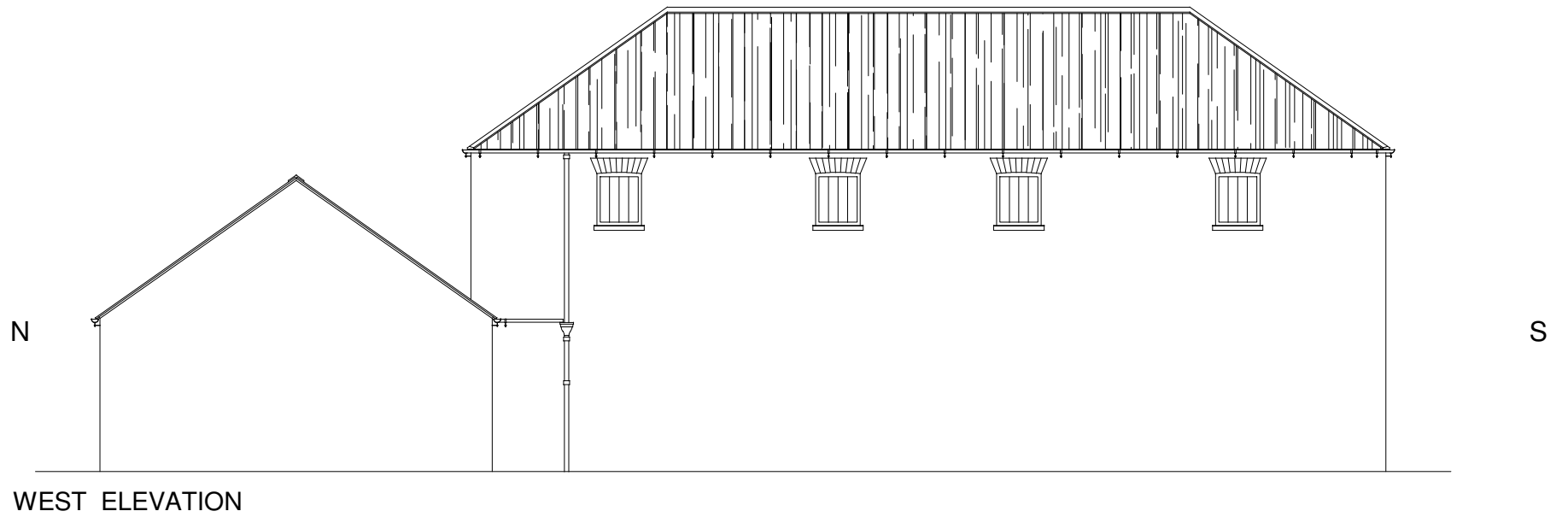
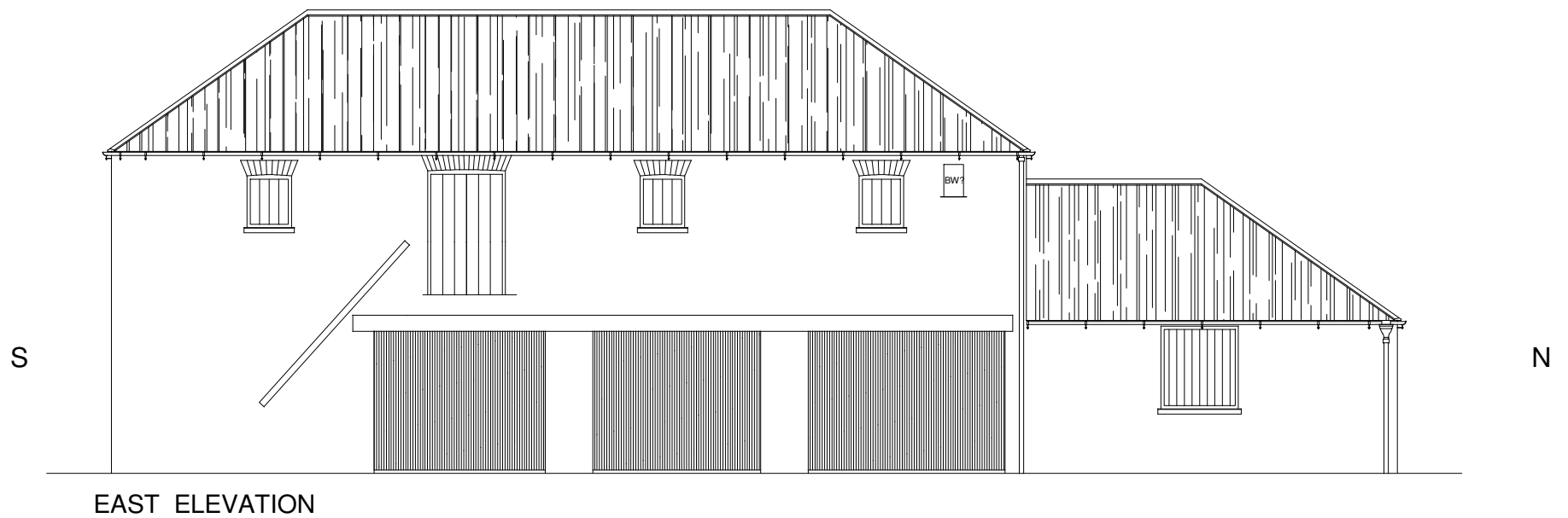


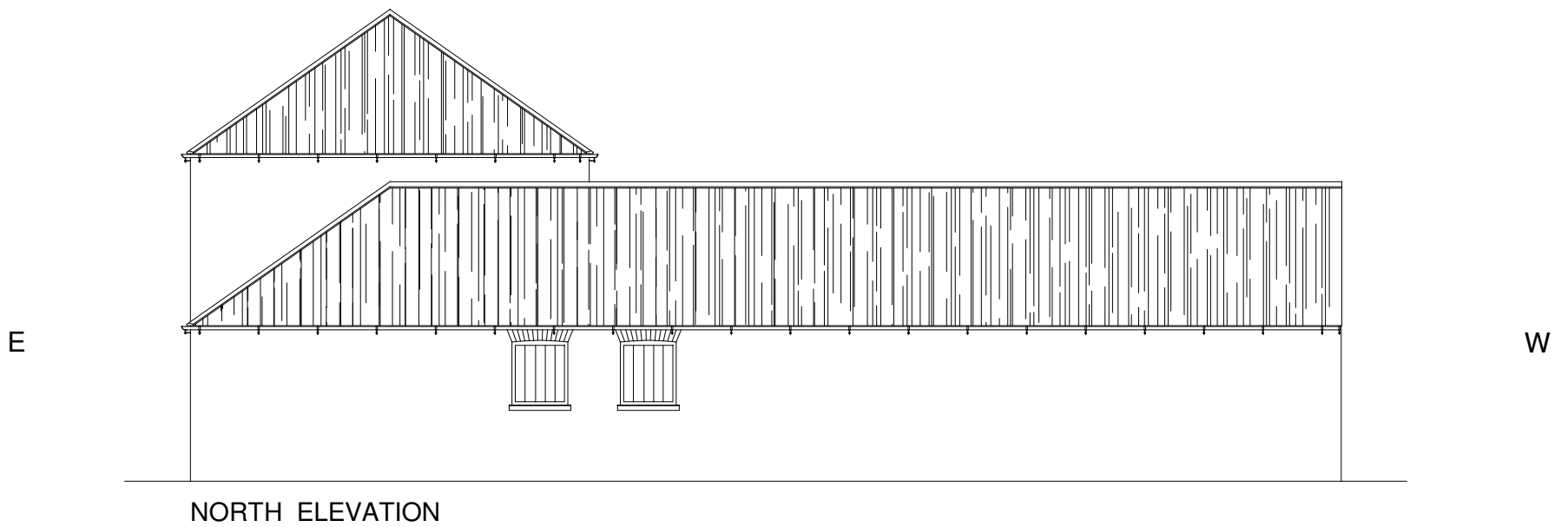
Figure 4 - Site Location Map



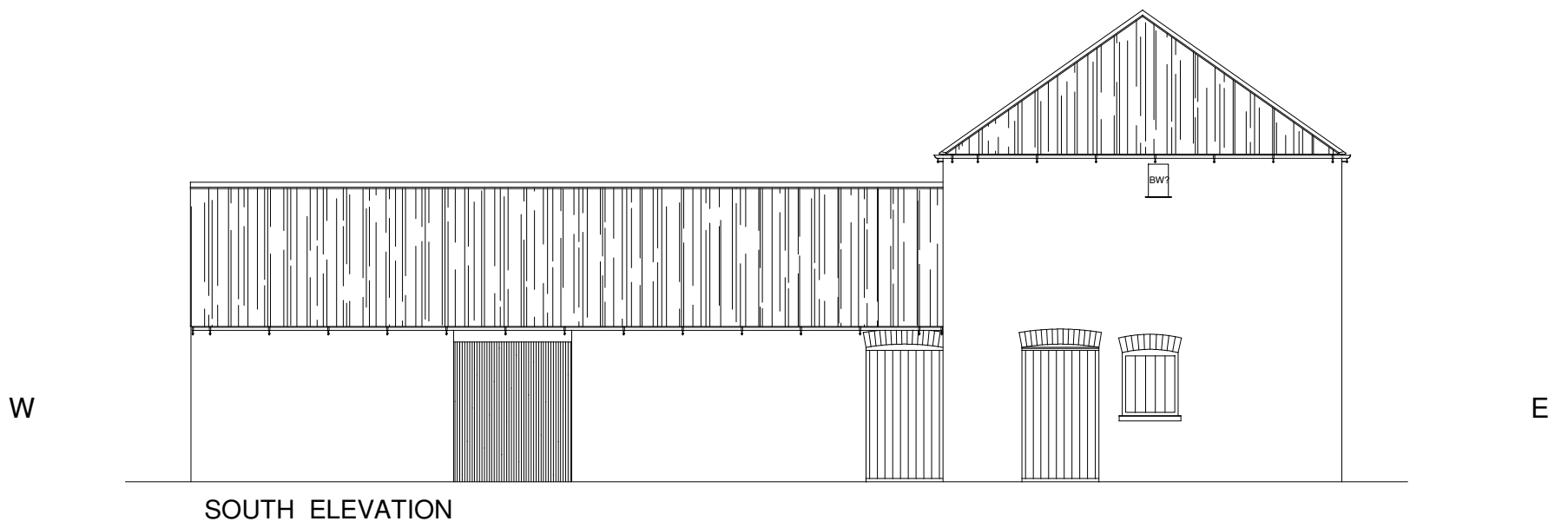
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



based on plan supplied by client


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Figure 5 Building elevations

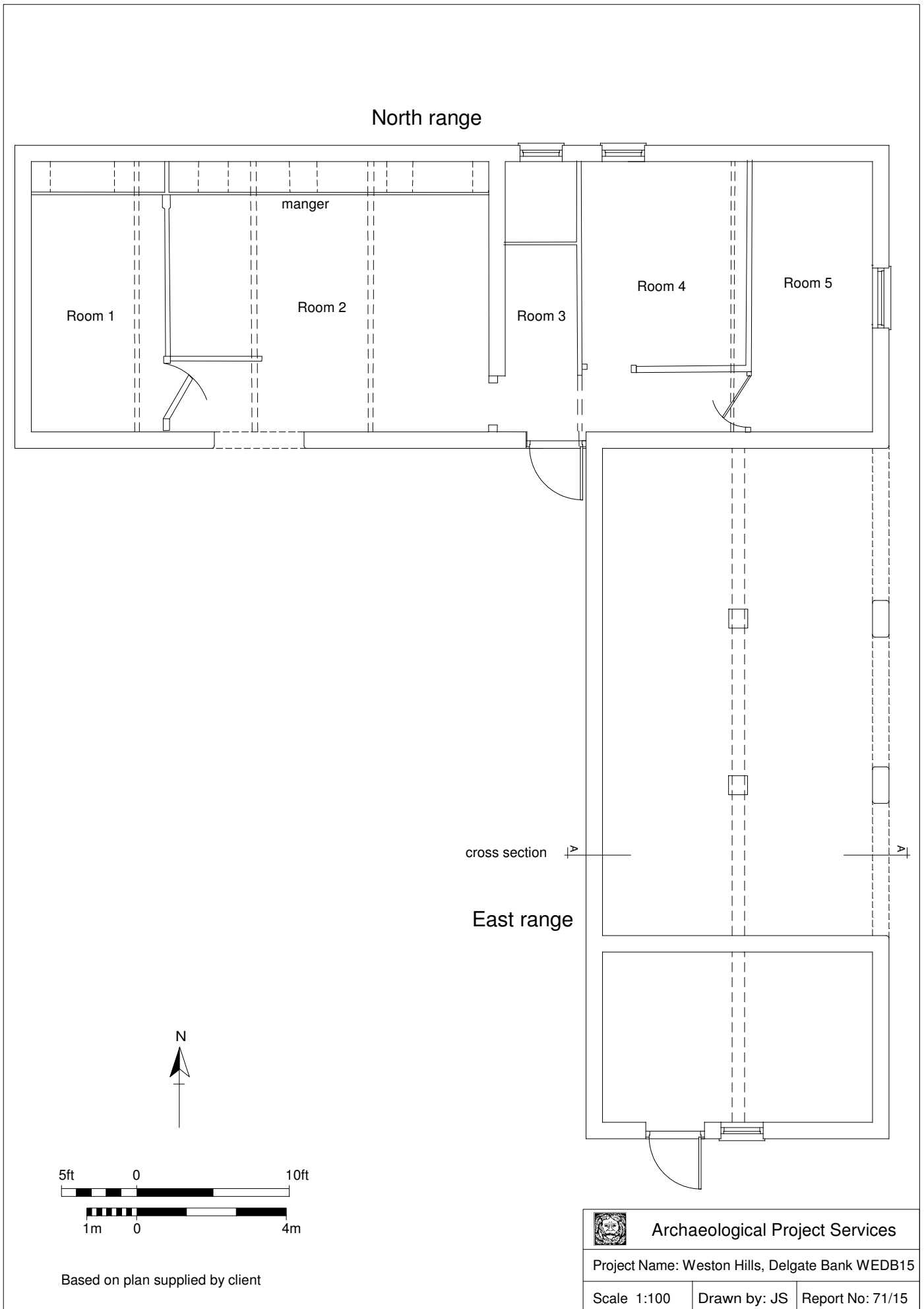
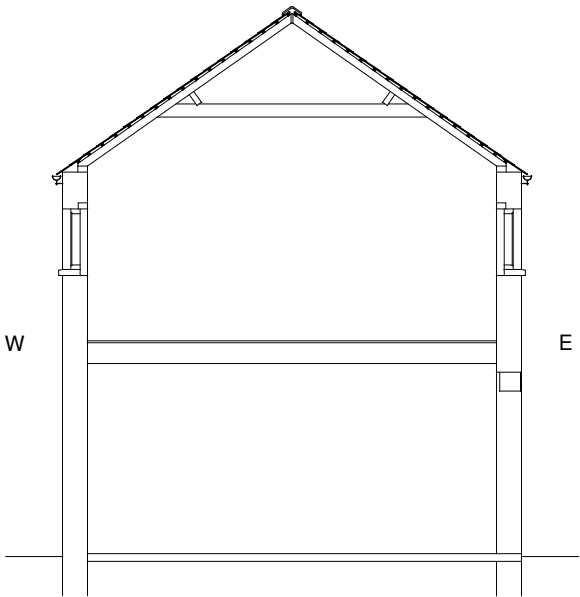
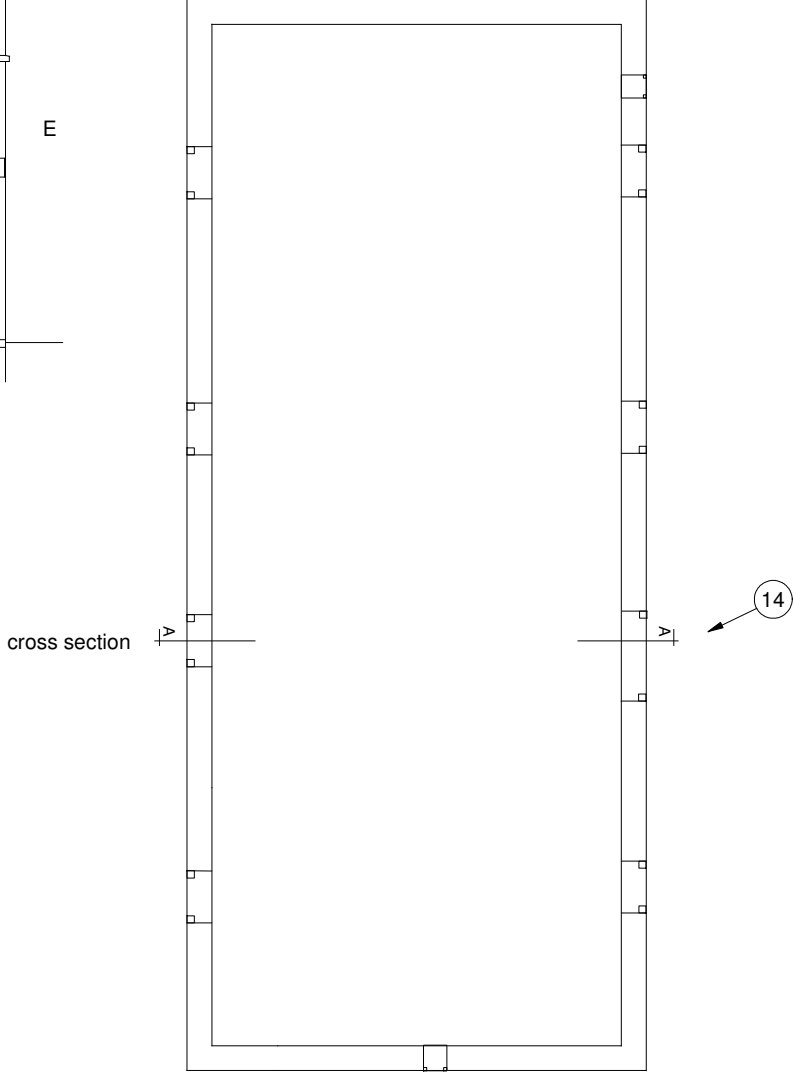


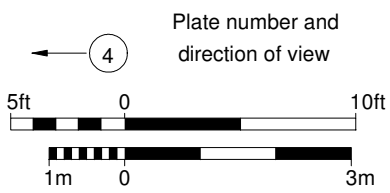
Figure 6 Ground floor plan



SECTION A - A EXISTING



KEY



based on plan supplied by client


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Scale 1:100	Drawn by: GT	Report No: 71/15

Figure 7 Plan of upper floor of east range, and cross-section through east range

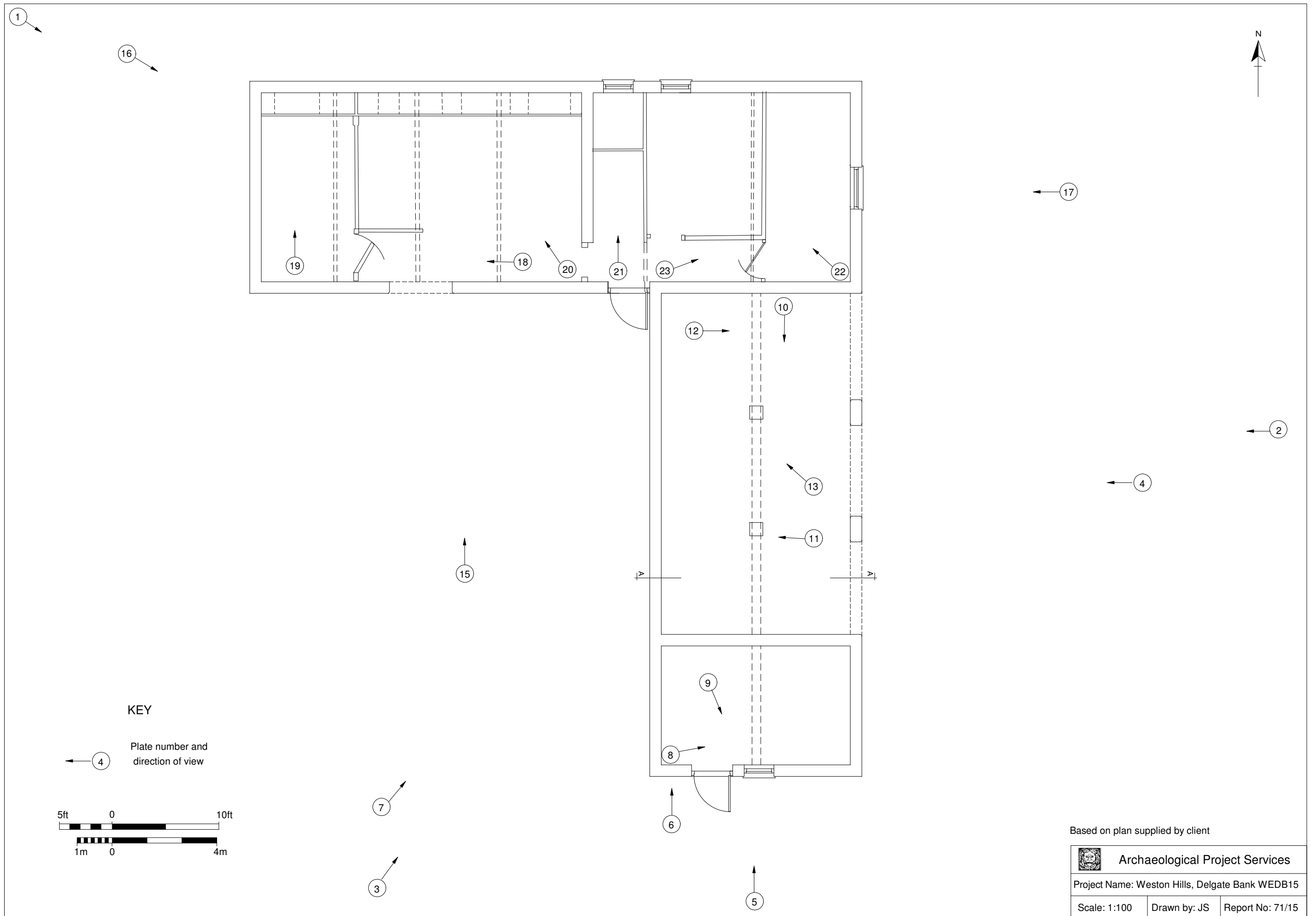


Figure 8 Ground floor plan with plate arrangement

Appendix 1

GLOSSARY

Bay	Regular structural subdivision of a building; the bays may be marked by roof-trusses, beams <i>etc.</i>
Bullnose brick	Brick with one, or occasionally two, rounded edges, used where a sharp edge would be inconvenient or liable to damage.
Collar	Transverse horizontal timber connecting pairs of rafters above their feet and below the apex of the roof.
English garden-wall bond	Brickwork arranged with multiple (usually 3 or 5) courses of stretchers (bricks laid lengthwise) between layers of headers (bricks laid so their ends are visible).
Gauged arch	Flat arch with a slightly cambered soffit (<i>q.v.</i>), often made of brick rubbers (<i>q.v.</i>).
Hipped Roof	A roof sloping down to the eaves on all four sides.
Loose Box	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.
Rubber	Soft brick that can be sawn and rubbed to the required shape, used for making gauged arches (<i>q.v.</i>).
Segmental heads /arches	Arch with its centre below the springing-line, thereby forming a very gentle arc compared to the width of the opening it spans.
Soffit	The underside of an arch, vault, or any exposed architectural element.
Stable door	Door divided horizontally in two, with each of the upper and lower halves capable of being opened or closed independently of the other. Also known as Dutch door.
Tie beam	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.
Victorian	Pertaining to the period of Queen Victoria's reign, dating from 1837-1901.

Appendix 2

THE ARCHIVE

The archive consists of:

- 1 Daily record sheet
- 3 Photographic record sheets
- 1 Sheet of scale drawings
- 1 Sheet of annotated drawings
- 1 Sheet of on-site notes

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: 2015.135

Archaeological Project Services Site Code: WEDB15

OASIS record number archaeo11-218804

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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OASIS ID: archaeol1-218804

Project details

Project name	Historic building recording at New England Farm, Delgate Bank, Weston Hills, Lincolnshire
Short description of the project	Historic building recording was undertaken on agricultural buildings. A single-phase L-shaped range of mid 19th century date was recorded. Of brick and slate, the buildings originally functioned as a stable range and probable cart shed with granary over. The stables had been adapted with later partitions but continued in the same function until recently. A beam in the cart shed was inscribed a series of Roman numerals and also possible 'Baltic' timber markings.
Project dates	Start: 16-07-2015 End: 16-07-2015
Previous/future work	No / No
Any associated project reference codes	WEDB15 - Sitecode
Any associated project reference codes	2015.135 - Museum accession ID
Type of project	Building Recording
Site status	None
Current Land use	Other 2 - In use as a building
Monument type	STABLE Post Medieval
Monument type	CART SHED Post Medieval
Significant Finds	NONE None
Methods & techniques	"Annotated Sketch", "Measured Survey", "Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	LINCOLNSHIRE SOUTH HOLLAND WESTON New England Farm, Delgate Bank
Postcode	PE12 6DW
Study area	200.00 Square metres

Site coordinates TF 2886 2276 52.7866598998 -0.0890043483543 52 47 11 N 000 05 20 W Point

Project creators

Name of Organisation Archaeological Project Services

Project brief originator Local Authority Archaeologist and/or Planning Authority/advisory body

Project design originator Gary Taylor

Project director/manager Gary Taylor

Project supervisor Gary Taylor

Type of sponsor/funding body Developer

Project archives

Physical Archive Exists? No

Digital Archive recipient The Collection

Digital Archive ID 2015.135

Digital Contents "Survey"

Digital Media available "Images raster / digital photography", "Images vector", "Survey"

Paper Archive recipient The Collection

Paper Archive ID 2015.135

Paper Contents "Survey"

Paper Media available "Correspondence", "Map", "Miscellaneous Material", "Photograph", "Plan", "Report", "Survey "

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title Historic Building Recording at New England Farm, Delgate Bank, Weston Hills, Lincolnshire (WEDB15)

Author(s)/Editor(s) Taylor, G.

Other bibliographic details 71/15

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Entered by Gary Taylor (info@apsarchaeology.co.uk)
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OASIS:

Please e-mail [Historic England](#) for OASIS help and advice

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