
**HISTORIC BUILDING RECORDING
THE ELMS FARMHOUSE
GUNBY ESTATE
BRATOFT
LINCOLNSHIRE
(GUTE16)**

Work Undertaken For
The National Trust

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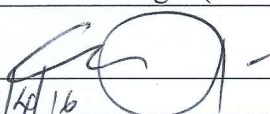
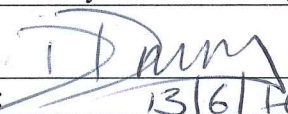
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Historic Building Recording The Elms Farmhouse Gunby Estate Lincolnshire

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1. SUMMARY

A programme of historic building recording was undertaken prior to the refurbishment of The Elms Farmhouse, North Road, Bratoft, Lincolnshire. The farmhouse is part of the Gunby Estate. The building is a Grade II listed structure (NHLE ref. 418070) dating to the 18th century, with 19th and 20th century alterations. Recent refurbishment had revealed a layer of mud plaster beneath more recent internal coatings.

The building ground floor plans, external elevations and other details were recorded in writing, graphically and photographically. At the commencement of preparatory work prior to refurbishment, several previously unseen internal details were revealed. The continuation of the line of an area of infilled bricks, noted on the north elevation, had become traceable internally due to the removal of a modern ceiling. This demonstrates an earlier extension to the building that was removed and superseded in the 19th century.

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 Site Location

Bratoft is located 7km west of Skegness and 24km northeast of Boston in the East Lindsey District of Lincolnshire (Fig. 2). Part of the Gunby Estate, Elm Farmhouse is located approximately 2.2km southeast of Gunby Hall on the south side of North Road at National Grid Reference TF 4760 6515 (Figs. 3 & 4).

3. AIMS

In accordance with National Trust requirements, the aims of the work were to provide a record of the standing building on the site prior to its refurbishment.

4. METHODS

Recording of the building was undertaken in accordance with Historic England 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.

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- A dimensioned ground plan (based on the architects' plan of the building as existing), which was annotated to incorporate details of the form and location of any structural features of historic interest.
- Dimensioned elevations showing architectural features and evidence of alteration and phases of construction
- A written record providing an account of the building's location, type, materials and possible dates.

Photographic recording was undertaken with a digital camera. An index of the photographs was compiled on an annotated register.



Plate 1. General view of the southern elevation showing the main entrance and façade of The Elms Farmhouse

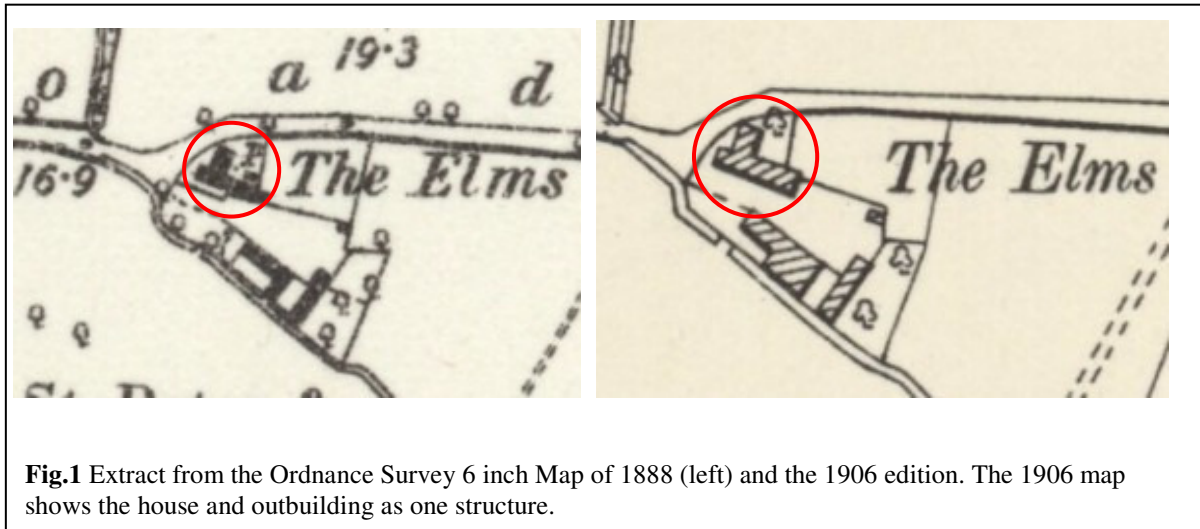
5. HISTORICAL EVIDENCE

Historical research involved examination of historic Ordnance Survey Maps and relevant data from a previous report (Tebbutt 2000).

The farmhouse and outbuildings are part of the Gunby Estate. The estate was inherited by Sir William Massingbird in the early 18th century and he was responsible for the construction of the original Gunby Park. The earlier report states that the building was present on the Bratoft Tithe Map of 1843 while the estate was in Sir William's ownership before it passed, on his death in 1783, to his son Sir Henry Massingbird (*ibid*).

Ordnance Survey map shows the buildings as a single structure. On subsequent six inch maps this is also the case but examination of the buildings showed no indication that they ever joined and cartographic error is the most likely explanation.

Kelly's Directory of Lincolnshire 1913 lists the resident as being Wilson Pearson, a farmer as does a Rent Audit Account of 1927. A valuation of the estate of 1931-2 relates that the farm comprises 80 acres and Mr. W. Pearson pays a yearly rent of £100. After 1944, when the National Trust acquired the estate, an undated Gunby Estate Terrier shows the tenant as Mr. J. Pearson (Tebbutt 2000). Currently the building stands empty.



6. FABRIC EVIDENCE

The Elms Farmhouse is a Grade II Listed structure (NHLE ref. 418070), originally of 18th century date. It is brick built with a two storey east-west range and a single storey north-south range that had an upper storey added in the 19th century. External scarring on the north range suggests a further extension to the north but this was removed and the current 19th century extension that provides a pantry and the mezzanine bedroom (Room 10) was added. The roof is pan-tiled with 19th century gable end stacks on the east-west range and a ridge stack on the north-south range.

The building exterior will be described first, followed by a detailed account of the interior on a room-by-room basis. The outbuildings are not subject to this phase of Historic Building Recording.

6.1 Exterior description

South Elevation (Figure 6, Plates 1 - 3)

The south elevation is the main façade of the building and fronts on an open area that may once have been used as a crew yard.

The bricks are handmade and local, with frequent stony inclusions and diagonal stacking marks. They average in size at 240mm x 70mm x 100mm and are laid in no discernible bond. Bonded with lime mortar the bricks are roughly pointed throughout and are representative of the entire east-west range.

A shallow, cambered plinth runs around the base of the east-west range but is broken at the main doorway. The door itself is half glazed and a 20th century replacement that retains an ornamental Victorian door-knocker in the form of a bird with outstretched wings (Plate 3). It sits within a doorway with a straight upper brick lintel of headers and soldiers.

The doorway is central to the elevation within a two storey recess with a brick, three centre arch just below the eaves. The brick arch is of header and soldier coursing. Below the arch, in the upper part of the recess is a circular ‘bulls-eye’ opening, edged with the same handmade bricks as the wall. It has been partially infilled with later 19th century brick and a small pivoting window.



Plate 2 (left). Detail of the central doorway within the two storey recess under the three centre arch. The bulls-eye opening has been partly infilled and a small square window inserted

Plate 3 (below). Detail of the cast-iron Victorian door knocker in the form of a bird with outstretched wings



To either side of the door, set evenly, are two windows, one each at ground and upper storey level. The ground floor windows are eight over eight Victorian sash windows under segmental brick arches of mixed stretcher and soldier courses while the upper windows are four over eight sash windows under soldier coursed arches. Between the arched recess and the eastern upper storey window is a small window. This is a later addition (as can be seen from the difference in mortar) added when the house was internally partitioned for a toilet (Room 6).

The rain-water goods are all of cast iron, the brackets being marked with 3RW above an illegible makers mark.

East Elevation of the East-West Range (Fig 6, Plate 4)

The elevation has the same 18th century handmade bricks and plinth as the south elevation. This part of the exterior wall is mostly laid in header rows and is mostly plain apart from two triangular ‘tumbled’ sections starting at eaves level.

North Elevation, east side of the East-West Range (Fig 6, Plates 4 & 5).

This elevation is plain apart from a brick ‘kneeler’ at eaves level on the base of the gable that corresponds to the triangular tumbled sections mentioned above. There are some iron fastenings of unknown function set into the wall near the east edge



Plate 4 (left). The east elevation and the north elevation of the East-West Range. The east elevation has two triangular 'tumbled' sections at eaves level with associated 'kneelers' in the north elevation

Plate 5. Detail of the iron fastenings of unknown function within the east side of the north elevation of the East-West Range



East Elevation of the North-South Range (Fig. 6, Plates 6 - 8).

The lower half of the elevation has handmade bricks and a plinth as on the adjacent north elevation of the East-West Range, which the bricks are keyed into. Where the two sections join there are cast iron rainwater goods as on the south elevation. The North-South Range was then heightened by one storey. To the north end of the elevation is an area of extension, meeting with a straight join for the height of the 'older' part to the south.



Plate 6. The east elevation of the North-South Range showing four of the probable five phases of construction.

The different phases are notable due to the significant changes in brickwork. The bricks for the initial heightening of this range are laid in an approximation of English Garden Wall bond. They are handmade and probably date to the late 19th century.

In the lower part of the northern extension the bricks are handmade and probably of early 19th century date. They are redder than the older bricks. These drop down in narrowing steps at the north end with no discernible bond type. Set within them, at the base, is a 19th century ceramic vent in the pattern of a series of lancet windows.



Plate 7
Detail of the 19th century brick in the northern extension to the North-South Range showing the diagonal stack marks



Plate 8
Detail of the ceramic vent at the base of the extension to the North-South Range

The doorway is set in the middle of the original part of the North-South Range and has a segmental brick arch of mixed header and soldier courses. The door frame is not original and has been mortared in at a later date. To the south of the doorway is a boarded-up, two light, Yorkshire sliding sash window with an arch in the same form as that above the doorway. Above this, in the upper storey and slightly offset, is another small Yorkshire sliding sash window.

North Elevation (Fig. 6, Plates 9 & 10).

The brickwork of the extension to the North-South Range corresponds exactly to that seen on the east elevation and is described above. The plinth at the base of the north elevation is concrete and this is the only place where this difference occurs on the building.

In the lower part of the elevation are two windows, both of which have been boarded up. The smaller of the two, to the west, appears to be original. The larger window, to the east, has a row of infill bricks below it (one course down to the plinth) and has been cut through the existing brickwork.



Plate 9. A general view of the north elevation showing the extension and the original gable end of the North-South Range

The mono-pitched pan tile roof leads to the gable end of the North-South Range. Within this gable end elevation, just above the extension is a trapezoidal infill, wider at the bottom, narrowing upwards to a horizontal header course. This appears to be an infilled area for a pitched, but flat-topped extension that was superseded by the present one.



Plate 10. A detail of the north gable end of the North-South Range. The trapezoidal brick infill is highlighted

West Elevation of the North-South Range (Fig. 6, Plate 11)

The brickwork on the northern extension corresponds directly to what has been described above in its other elevations. In the upper part of the extension is a three light window that appears to date to the 19th century.

To the south of the extension, within the original lower part of the North-South Range, there is a three light Yorkshire sliding sash window that has been boarded up. This is either a 19th century addition or a replacement for an earlier, smaller window. This is evidenced by the infill bricks below and the segmental arch above, which are of late 19th century brick. The two windows in the upper storey are also three-light Yorkshire sliding sash.



Plate 11. General view of the west elevation of the North-South Range

At the south end of the elevation is an area with an arched frame (in 18th century brick) with a 19th century brick infill. Around the northern edge of this there is evidence of protruding bricks that have been chopped off. This feature appears to link into a feature in the adjacent elevation (see below) and was probably a dome-topped projecting oven relating to the sizeable inglenook within the structure (see Room 3). This feature was removed and infilled, probably in the 19th century.

North Elevation, west side of the East-West Range (Fig. 6, Plates 12 & 13).



Plate 12 (left). Detail of the dome topped oven feature in the west elevation linking with the blocked opening that was infilled in two phases in the adjacent north elevation

Plate 13 (below). Detail of a protruding brick, cut off within the oven feature



The brickwork and plinth on this elevation is in keeping with that of the rest of the East-West Range, but just to the west of the remains of the protruding oven (discussed above), the plinth ends. Above the terminus of the plinth is a barely discernible straight joint that becomes more apparent the higher up the elevation it goes. This was probably a doorway that was blocked initially just enough to form a corner window that was then itself blocked with later 19th century brick. On the west side there is a straight joint that drops lower than the infill, and the plinth then resumes.

West Elevation of the East-West Range (Figure 6, Plates 14 & 15).



Plate 14 (left). General view of the west elevation of the East-West Range.

Plate 15 (below). Detail of the upper window cutting the triangular section showing that it is a later insert



As with the rest of the East-West Range, the bricks in the west elevation are 18th century and there is a shallow cambered plinth at the base. Below the plinth, a damp course has been added in the 20th century and the ventilator bricks to the north and south ends of the elevation within this course are of the same date,

Toward the south of the elevation there is a boarded up six over six sash window. This is a later insert as can be observed from the infill course of late 19th century bricks below the window. The soldier course in the segmented arch above the window is of the same brick. The six over six sash window on the upper storey is slightly off-set from that below and is also a later insert, cutting through the triangular section of the tumbled brickwork of the gable. It also has a soldier coursed segmental arch above of the same late 19th century bricks as the ground floor window.

6.2 Interior Description

Room 1 (Fig. 5, Plates 16-18)

The floor of Room 1 (in the East-West Range) is poured concrete and uniform throughout. The fireplace on the west wall is probably early to mid-20th century around an existing aperture. Above the fireplace is a projection with a curved underside that is probably a support for the hearth of the upper floor fireplace. The chimney flue itself leans back into the wall to meet the aperture for the fireplace above.

On the west wall, butting up to the chimney breast is a six over six Victorian sash window which is described above as a later insert to the original wall. The window in the south wall is and eight over eight Victorian sash set within a Georgian surround. The sash runners for the original window are visible within the frame, set closer into the room (Plate 17).

There is no indication internally of the blocked door/window noted externally.

Plate 16 (below). Room 1 showing the fireplace and the support for the hearth above



Plate 17 (above). Detail of the Victorian sash window within the Georgian Frame. The runners for the previous sash cords are visible just inset from the present window



Plate 18 (left). A general view of Room 1 looking toward the vestibule/hall showing the Georgian window surround and the ceiling beams

There are two ceiling beams that cross the room from north to south. Both are chamfered with run-out stops. It is possible that they are original but this sort of beam is un-dateable from visual inspection. The four panel wooden door to the vestibule probably dates to *circa* 1900.

Vestibule/Hall (Fig. 5, Plates 19 & 20)

Immediately within the main entrance to the East-West Range, in the south elevation, the vestibule/hall has a concrete floor and provides access to Rooms 1 and 2 to the left and right respectively. The stairs are offset slightly to the west and there is an under-stairs cupboard with an early 20th century door. The under-stairs area has been fitted with shelves.



Plate 19
General view of the vestibule/hallway



Plate 20
The under-stairs cupboard with the fitted shelves

Room 2 (Fig. 5, Plates 21 & 22)

This room, located in the East-West Range, has many similarities with Room 1 in that it has a concrete floor, two north-south aligned chamfered beams with run-out stops and a door dating to approximately 1900. The window is also a Victorian replacement in a Georgian surround that displays the original sash runners.



Plate 21. General view of Room 2 looking toward the vestibule/hall and showing the eight over eight Victorian sash window in the Georgian window surround, and the ceiling beams

The fireplace in this room is Victorian with its cast iron surround in the form of decorative arches. To the north of the chimney breast there is a cupboard divided into an upper and lower section with a shelf in the upper.



Plate 22. The decorative, cast iron Victorian fireplace in Room 2

Room 3 (Figure 5, Plates 23-26)

Located at the south end in the North-South Range of the building, Room 3 has a quarry tile floor. The door to the exterior on the east wall has been removed and replaced with a modern heavy security door with a metal barred outer security door. There is a row of large wooden pegs set onto the wall on either side. The window to the south of this is the boarded up, two light Yorkshire sliding sash window described above (in the section relating to the east elevation). The window in the west wall is a three light Yorkshire sliding sash.



Plate 23. A general view of Room 3 looking toward the pantry area from the entrance from Room 2

Room 3 has a very large inglenook fireplace on the south wall. The projection of the chimney breast and surround extends to the west wall (to the area of the possible projecting oven noted externally). The fireplace has a gentle segmental arch of brick that appears to have been infilled below to create a horizontal opening. There is a cupboard to the east of the fireplace. This and the adjacent covered part of the chimney breast has a barrel vaulted top. The fireplace, at some time, appears to have contained a range and back boiler as evidenced by the filled in scarring for pipework at the back of the fireplace.



Plate 24. The large inglenook fireplace in the south wall of Room 3

In the northeast corner are a set of stairs leading to the upper floor. These are straight flight with a winder. Under the stairs is a cupboard. The door to the cupboard is likely mid-20th century in date but the hinges and latch are either earlier and re-used or fashioned to look older than they are.

In common with Rooms 1 and 2, Room 3 is crossed by two ceiling beams that are chamfered with run-out stops. There are substantial iron ties at the ends of the beams.



Plate 25. Detail of door hinge on the under stairs cupboard in Room 3, possibly an early hinge on a later door



Plate 26. A substantial iron tie on the ceiling beam in Room 3

North of the stairs to the upper floor, there is a small door with steps leading down into the pantry area.

Pantry Area (Fig. 5, Plates 27-29).

The door leading from Room 3 to the Pantry Area (Plate 27) may be original to the construction of either the original extension or the initial phase of the present northern extension (see exterior North Elevation and Room 10) as it appears to be of late 18th or early 19th century date.



Plate 27 (left). The late 18th or early 19th century door from Room 3 to the Pantry Area

Plate 28 (below). The uneven doorway and hatch to the boiler room to the west and the 20th century window in the original 19th century aperture



Two steps down lead to the quarry tile floor of a small vestibule entrance or central cell to the pantry (east and west). In the ceiling, immediately at the foot of the stairs is a blocked hatch leading to the mezzanine Room 10.

The central cell has a small window in the north wall. While the aperture seems to be original to the initial phase of construction of the extension, the window itself appears to be a 20th century insert.

To the west of the central cell is a concrete floored room, currently used as a boiler room. The uneven door and hatch are original to the construction (Plate 28).

To the east of the central cell is a room utilised as a pantry proper. The door surround and its fittings are original, but the door has been removed. The floor in the pantry is quarry tiled with a brick 'cool shelf' capped with quarry tiles along the north and east wall. The window is a later insert than the original phase of construction and the Yorkshire sliding sash window appears to be contemporary with the aperture. The walls have wooden shelves, but there is no indication as to what date they were added.



Plate 29. Eastern room of the pantry area with the brick and tile 'cool shelf'. The window on the north wall is a later insert

Front Stairs (Figure 5, Plate 30).

The front stairs are slightly offset to the west of the door in the south elevation. The staircase is closed string and doglegged with a half landing. Viewed from below, the carriage and bearers appear to be original and the risers and treads may also be contemporary. The decorative balustrade panels are made from angled laths and are in the Art Deco style.



Plate 30. The decorative balustrade panels in the Art Deco style on the Front Stairs

Room 4 (Fig. 4, Plates 31 & 32).

Accessed from the landing, at the top of the stairs, Room 4 is on the west end of the East-West Range. The door to the room is possibly original or late 19th century. The planked floor sits over a lath and plaster ceiling of the ground floor below. Some pieces of newspaper were found beneath the floorboards, where they had been removed to allow access to plumbing. An image of a half crown dated to 1957 and a reference to a fairground ride called *Sputnik* (the satellite was launched in 1957) on the papers suggests some work was done on the house on or around this date.



Plate 31. Room 4 with the offset fireplace and the 19th century surround. The hearth is supported from below in Room 1

The fireplace, on the west wall, sits off-set to the south within the chimney breast. The surround is cast iron and dates to the 19th century. The concrete hearth in front appears to be the reason for the support seen in the ceiling of Room 3 immediately below.

The windows in the west and south wall have been discussed in the section dealing with the external part of the building and internal examination did not reveal any further details.

On the south wall, exposed by work necessary for wiring, was an area of the original mud plaster. This may extend around the entirety of the room but the painted walls make this uncertain.



Plate 32. An area of exposed original mud plaster in the south wall of Room 4

Room 5 (Fig. 5, Plate 33).

Situated opposite the top of the stairs, the doorway to Room 5 appears to date from the 20th century and the door itself has been removed. Recently partitioned and used as a shower room, this small, plank floored area was likely to have originally been part of the landing leading to the bulls-eye window visible as an aperture on the South Elevation. Internally, the window appears sub-rounded as it has been infilled and a small, square, late 19th to early 20th century window inserted. The ceiling has a roll/curve where it meets the external wall, as do all the ceilings in the upper storey of the East-West Range.



Plate 33. The partly infilled bulls-eye window in Room 5

Room 6 (Fig. 5, Plate 34).

This room, recently used as a lavatory, was formed by 20th century partitioning of a portion of the west side of Room 7. The door is mid-20th century and the floor is of wooden planks. There is a small square window cut into the south wall and the woodwork of the window appeared to date from around 1900. As the window appears to have been purposefully inserted for the lavatory at some time in the mid-20th century it is likely that the frame and window have been recycled from elsewhere.



Plate 34. Room 6, used as a lavatory and the probable recycled window within a mid-20th century aperture

Room 7 (Fig. 5, Plates 35- 37)

Located on the eastern end of the East-West Range, the west wall of Room 7 is a wooden partition added in the mid-20th century. The door into the room is also of the same date. Similarly to the doors on the lower floor, the door furniture is iron and is either re-used and older than the doors or is designed to look that way.



Plate 35. The mid-20th century partition wall on the west side of Room 7, looking toward the stairway

There is a planked floor and, similarly to Room 4, there is a 19th century cast iron fireplace set in the southern portion of the chimney breast in the west wall. Unlike the fireplace in Room 4, there is no obvious support for the hearth on the ceiling of the floor below.

The roll/curve of the ceiling can be observed by both the south and north walls in this room.

Externally to this room, the partitioning on the west side has created another, secondary landing that leads into the North-South Range.

Plate 36 (below). The fireplace set into the southern portion of the chimney in Room 7

Plate 37 (right). The partition wall on the west side of Room 7 that forms the secondary landing that leads to the North-South Range



Room 8 (Fig. 5, Plate 38)

This room is situated at the southern end of the North-South Range. The doorway from Room 7, on the east corner of the room, is a mid-20th century replacement for an earlier door that was probably of a similar wooden plank construction. The door furniture appears to have been re-used. The wooden plank floor was partly lifted and exposed the lath and plaster ceiling of the floor below. Some lath and plaster had also been exposed in the north internal wall.

The windows in the room have been discussed earlier and internal examination provided no more information.

On the south wall is a large and cambered chimney breast that covers the span of the inglenook below. On the west and east sides of this, the ceiling cants in where the walls join the roof.



Plate 38. The large, cambered chimney breast in Room 8 above the inglenook fireplace on the floor below

Room 9 (Fig. 5, Plates 39 & 40).

The door from Room 8 into Room 9 is set approximately one third of the way in from the east wall of the range. It is unusually low in comparison with the other doors at 1.45m in height. There is no apparent structural reason for the door being this small. As with the other floors in the upper part of the North-South Range the planks are laid from east to west and the windows have been described previously.



Plate 39. Detail of the iron bracers trip on the tie beam. It is twisted to fold over the wall plate on the west wall

Recent work to the ceiling had exposed some of the structure. Rafters with roof felt were visible on the east and west sides with joists resting on a wall plate. The tie beam for the south wall rests on the wall plates of the east and west walls with large iron bracing strips at each end of the beam (Plate 39).

In the northeast corner of the room is the surround to enclose the back stairs. There is a row of coat pegs on the south side of this partition (in the room). This suggests that the room was meant as separate occupancy in this range and may have, at some time, acted as servants' quarters.



Plate 40. The northeast corner of Room 9 with the wooden surround for the back stairs. The row of coat pegs suggests this was used as separate living quarters

Back Stairs (Fig. 5, Plates 41 & 42).

As discussed previously, the back stairs are straight flight with a winder and lead to the mezzanine Room 10 in the northern extension. The stairs are completely enclosed by brickwork and wood panelling with a doorway to Room 10 at the head of the winder.



Plate 41. The Back Stairs leading to the mezzanine Room 10 on the left of the picture and Room 3 at the foot of the stairs

On the south side of the stairs, toward the top of the wooden panelling, is a double row of iron hooks. Although these look like coat hooks, they are completely inaccessible and it is more likely that they are to carry cables or perhaps servant's bells.



Plate 42. Detail of the metal hooks on the wooden panelling of the 'back stairs' possibly for servant's bells

Room 10 Mezzanine (Fig. 5, Plates 43 – 45).

The smallest room on the upper floor, Room 10 is also the latest part of construction of the farmhouse. Internal examination of the window showed it to be a three light window with a central opening panel and cockspur catches.



Plate 43. Room 10, showing the exposed rafters and the three light window on the west wall

During the investigation an inserted 20th century ceiling was removed exposing both the rafters of the mono-pitched roof at the north end of the extension and the brickwork of the covered end gable of the North-South Range.

Corresponding with what was seen on the north elevation of the building, the scar of a previous extension was evident on the exposed brickwork. The eaves lines end as changes in the brickwork on the south gable end and there is an infilled aperture with two recesses at the top which are probably the remains of partially blocked windows. The bricks used to infill the aperture appear to be late 18th or early 19th century with late 19th either side. They do not however date the infilling as they may be re-used from the demolition of this previous northern extension.



Plate 44. Internal view of the north gable end of the upper part of the North-South Range showing the eaves line of a previous northern extension

The plank floor of Room 10 is interrupted by the hatch that leads down to the Pantry Area below. It has since been completely blocked with wooden boards and shows no sign of recent use. There is no indication of why a hatch from the pantry to this room should be present as there is no circulation with the rest of the house and no means of preparing food (such as a hearth) within this extension.



Plate 45. The blocked hatch in Room 10 leading to the Pantry Area below

7. DISCUSSION

The historical evidence from the Bratoft Tithe Map of 1843 shows that the building was present on the site, at least in its original form since that date. On its listing, the building is described as late 18th century and the fabric evidence corroborates this.

The building has undergone several phases of construction and alteration (Fig 7). The original building was T-shaped, comprising the two storey East-West Range with the single storey North-South Range keyed into the structure. The handmade bricks that form the structure display diagonal stacking marks. These marks, known as skintlings, are formed when the bricks are set out to dry after moulding and before being placed in the kiln. Diagonal marks are created when the bricks are stacked in a zig-zag pattern. Research carried out in Norfolk has shown that diagonal stack marks are found in buildings that date to before *circa* 1780,

HISTORIC BUILDING RECORDING: THE ELMS FARMHOUSE (GUNBY ESTATE), BRATOFT, LINCOLNSHIRE
after which they are superseded by horizontal marks (James and Rose 2003).

The second phase of construction involved the heightening of the North-South Range to build a second storey at the same level as the North-South Range. Exposed in Room 4 and part of this second phase was an area of 'earth or mud plaster'. In the UK, earth plasters were routinely used on internal wall surfaces alongside lime, up until the end of the 19th century. Often they were used as an undercoat to even out wall surfaces before receiving a top-coat of limewash (Weismann and Bryce 2016).

A third phase of construction was noted from examination of the north elevation and, internally, the original northern gable end, exposed in Room 10. The scar of a north extension was visible as an area of infilled brickwork. It appeared to have a pitched roof with a flat top. The infilled brickwork was of early 19th century date surrounded by later 19th century brickwork. This suggests that the infill brick was re-used when the extension was entirely demolished and could date the construction of the original northern extension to the early 19th century.

The extension was superseded by a new northern extension at some point in the mid to late 19th century. Firstly, a lower floor was constructed and may have been purpose built as a pantry. Later, a second storey was added creating the mezzanine Room 10. This now enclosed a back staircase leading to what may have been used as servants' quarters. It was not unusual for farmhouses to have separate quarters for lodgers (Tebbutt 2000), however, the several phases of extension and alteration indicate a steady rise in the fortunes of the farm and its tenants and as such, servants' quarters are a likely explanation.

The building has undergone other phases of repair and alteration aside from the construction phases. The gable stacks are not original on the East-West Range and are likely to have been replaced when the central stack for the heightened North-South Range was added. Some of the more ragged joins in the brickwork, such as on the east elevation of the northern extension, are indicative of repair. Likewise, several of the windows, such as the downstairs sashes in the southern elevation, are replacements, although still of some age.

Newspaper found under the floorboards that dates to around 1957 indicates that work was done on the house in this period, probably re-wiring of electrical cables. The most notable internal alteration is the partitioning of the large room at the east end of the East-West Range (Room 7) to create a lavatory and a secondary landing. Proposals for this work were put forward in 1963 with the work likely to have been carried out about this time (Tebbutt 2000). There is no particular evidence of any further structural modernisation after the mid-20th century date.

The Elms Farmhouse was constructed as part of the Gunby Estate. It is almost certainly higher status than that of an ordinary farmhouse for a simple tenant farmer. Its appearance and phases of addition suggest that it was intended for someone of a reasonable standing, possibly a farm estate manager and the quality and solidity of its construction is still clearly evident.

8. CONCLUSION

The historic building recording undertaken at The Elms Farmhouse, part of the Gunby Estate at Bratof, Lincolnshire has illustrated some major as well as subtle changes. A broad chronology suggests a 18th century origin with some other phases of construction and alteration in the mid to late 19th century. The building has always been in use as a residence.

9. ACKNOWLEDGEMENTS

Archaeological Project Services wishes to thank Rachael Hall of the National Trust who commissioned this building survey and Brian Hayes-Lewin of the National Trust for assistance with site access. The project was coordinated by Gary Taylor who edited this report along with Denise Drury.

10. PERSONNEL

Project Coordinator: Gary Taylor
Building Recording: Gary Taylor & Neil Parker
Photographic reproduction: Neil Parker
CAD Illustration: Neil Parker
Analysis: Neil Parker

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12. ABBREVIATIONS

APS Archaeological Project Services
CIfA Chartered Institute for Archaeologists
OS Ordnance Survey

Appendix 1

GLOSSARY

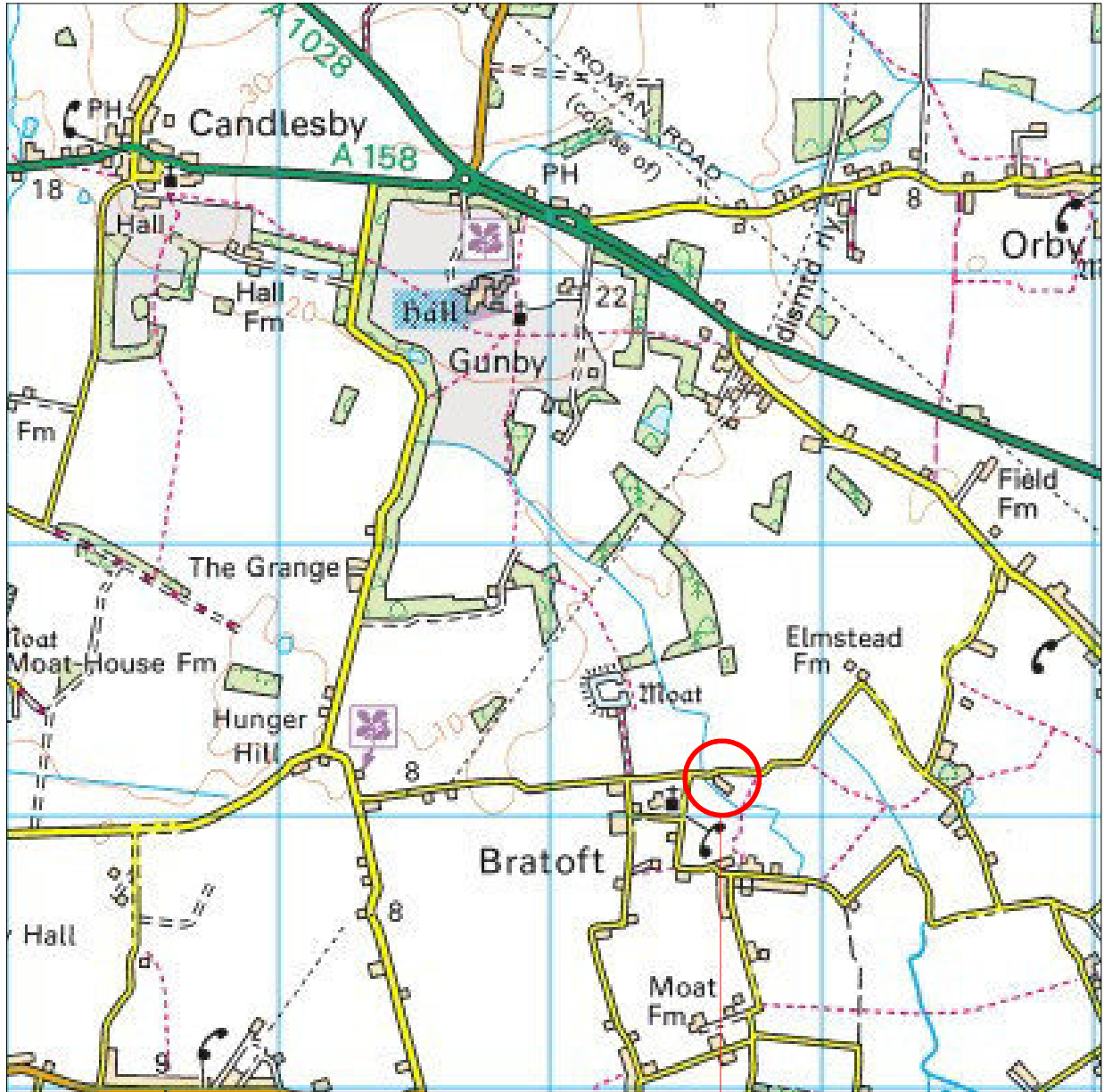
Canted	Angled faces, or oblique faces of a polygon.
English garden-wall bond	Brickwork arranged with multiple (usually 3 or 5) courses of stretchers (bricks laid lengthwise) between layers of headers (bricks laid so their ends are visible).
Georgian	Pertaining to the reign of the Kings George I to IV, dating from 1714 to 1830.
Kneelered gable	Gable with horizontal projections at the base of each side of the roof to support the coping stones.
Light	An aperture through which light may pass, such as a pane of glass (each separate pane of glass within a window).
Mono-pitched	Roof having only one side sloping.
Ragged join	Approximately vertical, slightly irregular, junction between sections of walling where one elevation has been cut and bonded into an earlier one.
Sash	Rebated window frame fitted with one or more panes of glass that can be moved by sliding in grooves.
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.
Stop	A carved method of terminating the chamfering on the edge of a beam. A <i>run out</i> stop describes a gentle concave curve from the chamfer to the original square edge of the beam. In a <i>straight cut</i> stop the chamfer is terminated by a triangular cut. A <i>cyma</i> stop has an S-shaped profile.
Straight join	Regular vertical junction between two sections of walling that shows one part was butted against the other.
Stretcher bond	Brickwork arranged with stretchers only, each lap being half a stretcher.
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.
Tumbled gable	Gable in which bricks by the eaves are laid at 90 ⁰ to the slope of the roof line, forming a pattern of a sequence of triangles where these bricks taper into the horizontal courses.
Victorian	Pertaining to the period of Queen Victoria's reign, dating from 1837-1901.
Wall-plate	Longitudinal timber set on top of a wall on which roof trusses, joists or rafters rest.
Yorkshire sliding sash	Sash window (<i>q.v.</i>) in which the separate lights slide horizontally.



Figure 2. General location plan



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Site




	Archaeological Project Services	
Project Name: The Elms Farmhouse, Bratoft		
Scale 1:25,000	Drawn by: NP	Report No: 29/16

Figure 3. Site location in relation to Gunby Hall

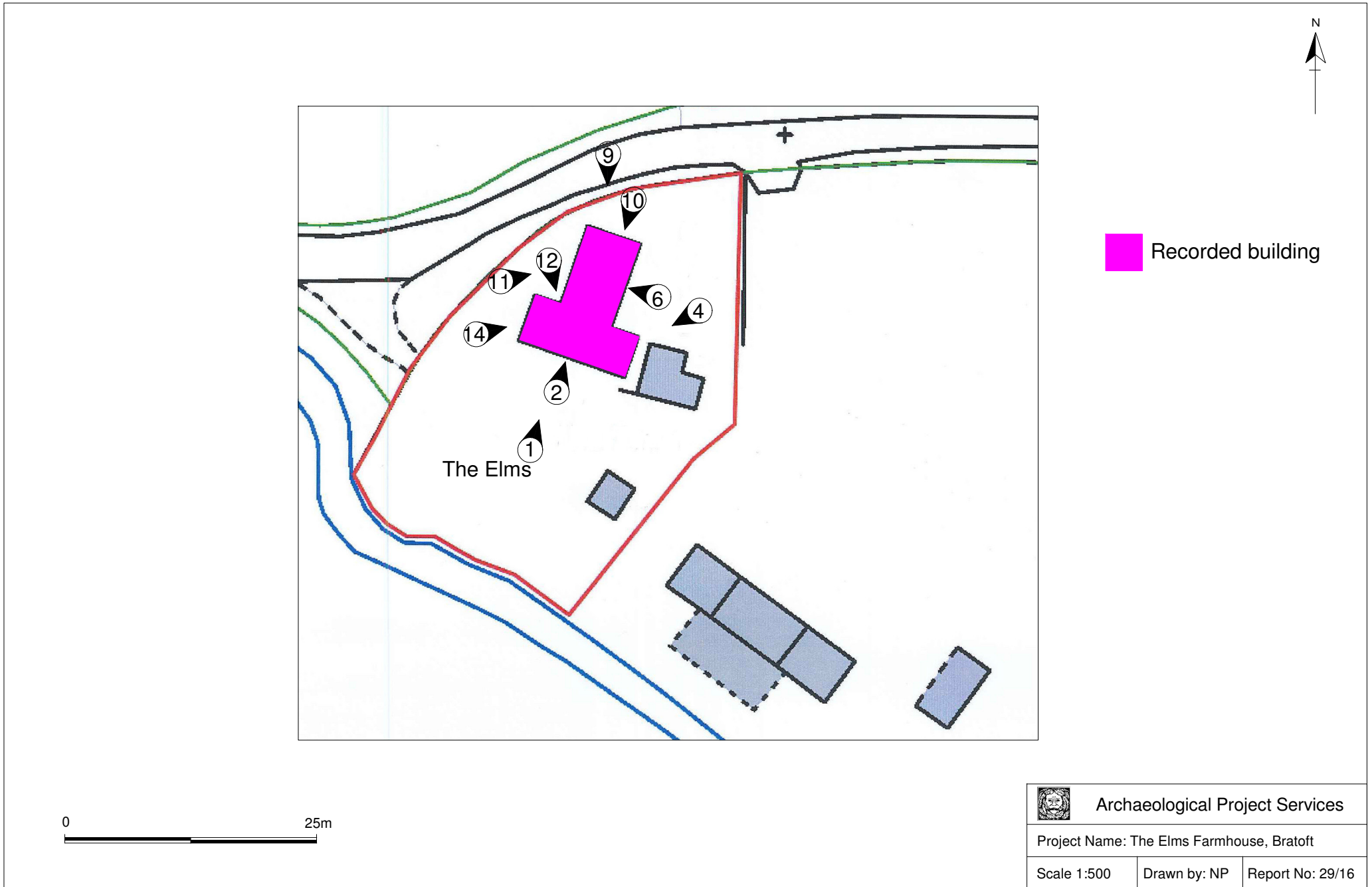
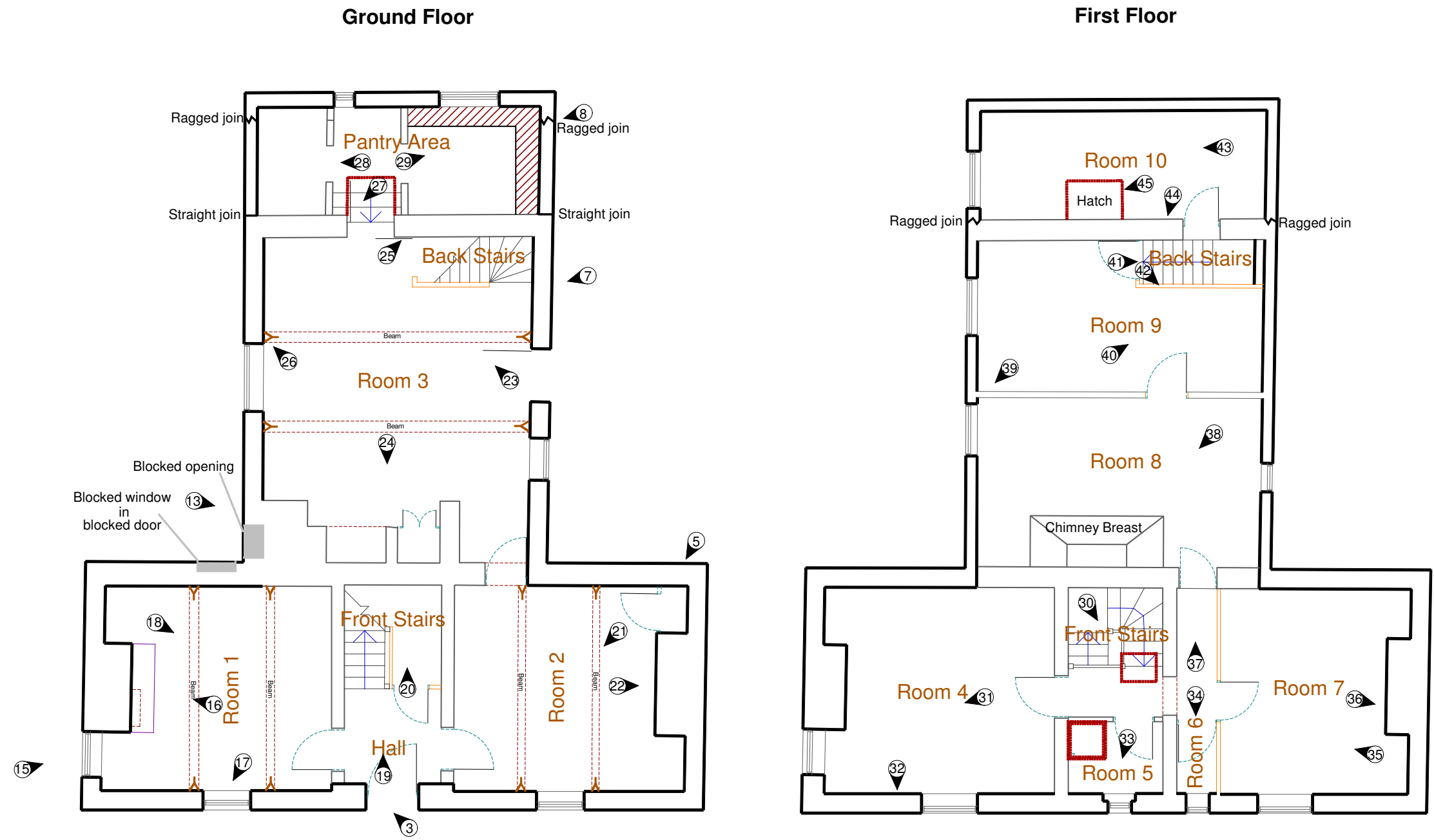


Figure 4. Site plan and plate locations




	Archaeological Project Services	
Project Name: The Elms Farmhouse, Bratoft		
Scale: 1:1100	Drawn by: NP	Report No: 29/16

Figure 5. Floor plans and plate locations

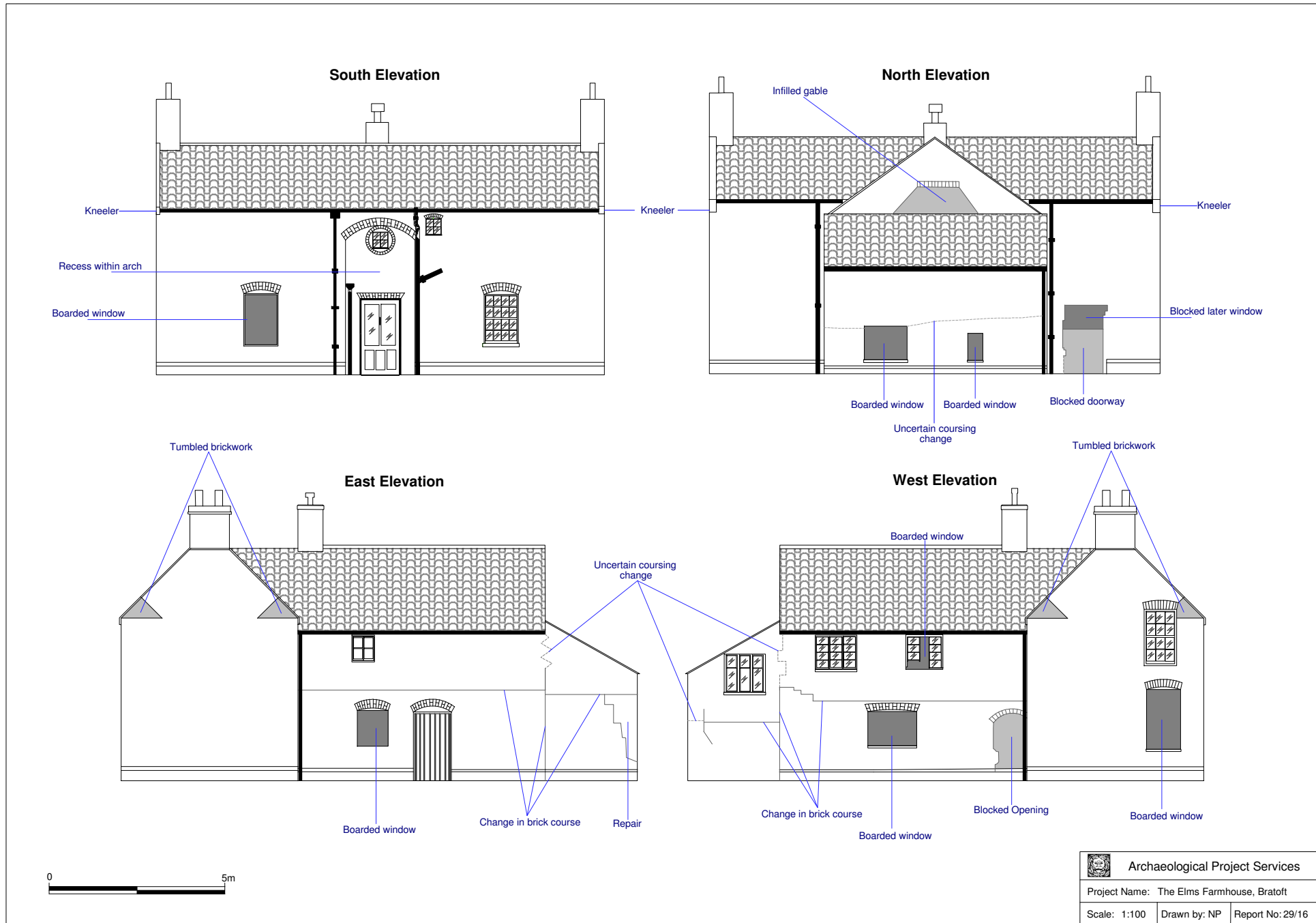
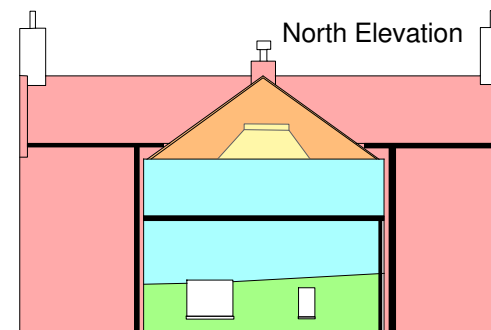
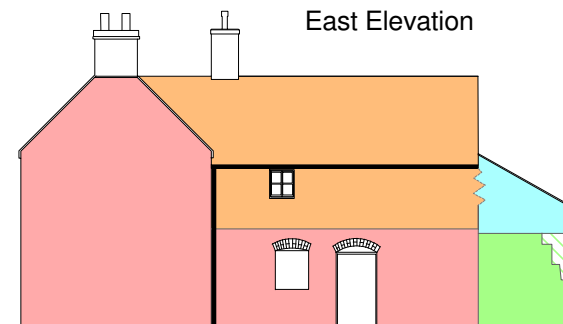
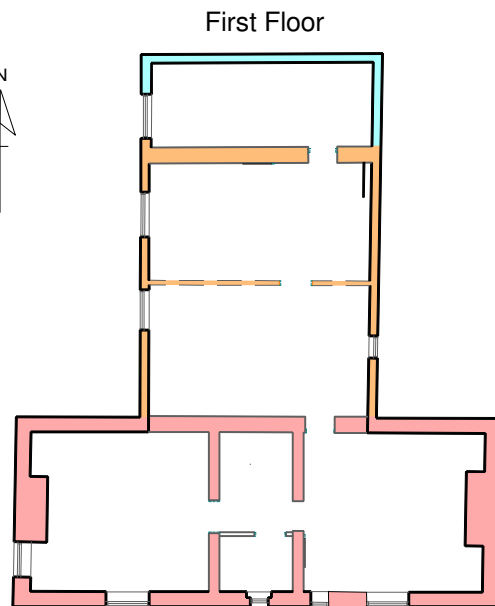
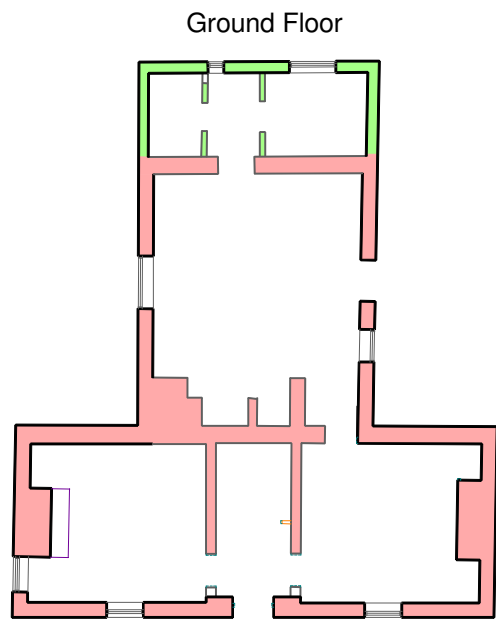
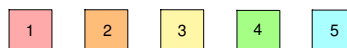


Figure 6. Elevations



Construction Phases




	Archaeological Project Services		
Project Name: The Elms Farmhouse, Bratoft			
Scale 1:200	Drawn by: NP	Report No: 29/16	

Figure 7. Phases of construction

Appendix 2

THE ARCHIVE

The excavation archive consists of:

3	Photographic record sheets
6	Measured sketches
5	Sheets of notes

All primary records 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:

Gunby Hall Archive Store
Gunby Hall
Gunby

Archaeological Project Services Site Code:

GUTE16

OASIS Record No:

archaeo11-249266

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: archaeo11-249266

Project details

Project name	Historic Building Recording, The Elms Farmhouse (Gunby Estate), Bratoft, Lincolnshire
Short description of the project	Historic building recording of a Grade II Listed Building (NHLE ref.418070), part of the Gunby Estate and owned by the National Trust. Five phases of construction were recorded beginning in the 18th century with the majority of the structural alteration taking place in the 19th century. The building was recorded to English Heritage Level 3 standard
Project dates	Start: 11-04-2016 End: 11-04-2016
Previous/future work	Yes / Not known
Any associated project reference codes	GUTE16 - Sitecode
Type of project	Building Recording
Site status	Listed Building
Current Land use	Residential 1 - General Residential
Monument type	BUILDING Post Medieval
Significant Finds	NONE None
Methods & techniques	"Annotated Sketch", "Measured Survey", "Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	Voluntary/self-interest

Project location

Country	England
Site location	LINCOLNSHIRE EAST LINDSEY BRATOFT The Elms Farmhouse, Bratoft, Lincolnshire
Postcode	PE24 5DN
Study area	125 Square metres
Site coordinates	TF 4760 6515 53.162664088394 0.208036425199 53 09 45 N 000 12 28 E Point
Height OD / Depth	Min: 0m Max: 0m

Project creators

Name of Organisation	Archaeological Project Services
Project brief originator	National Trust
Project design	Gary Taylor

originator
 Project Gary Taylor
 director/manager
 Project supervisor Gary Taylor, Neil Parker
 Type of National Trust
 sponsor/funding
 body

Project archives

Physical Archive n/a
 recipient
 Physical Contents "other"
 Digital Archive National Trust
 recipient
 Digital Contents "none"
 Digital Media "Images raster / digital photography", "Text"
 available
 Paper Archive National Trust
 recipient
 Paper Contents "none"
 Paper Media "Diary", "Drawing", "Miscellaneous Material", "Photograph", "Report", "Unpublished Text"
 available

Project bibliography 1

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Please e-mail [Historic England](mailto:info@apsarchaeology.co.uk) for OASIS help and advice

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