
**BUILDING RECORDING AT
45 NORTH STREET,
CROWLAND,
LINCOLNSHIRE
(CRNS 07)**

Work Undertaken For
Mr G Evison

March 2008

Report Compiled by
Paul Cope-Faulkner BA(Hons) AIFA

Planning Application No: H02/0382/07
National Grid Reference: TF 2388 1041
City and County Museum Accession No: 2007.148
OASIS Record No: archaeo11-39285

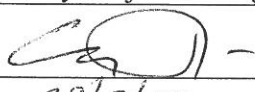

A.P.S. Report No. **33/08**

**ARCHAEOLOGICAL
PROJECT
SERVICES**



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Crowland
CRNS 07

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1. SUMMARY

A programme of archaeological building recording was undertaken at 45 North Street, Crowland, Lincolnshire. The monitoring was undertaken during re-thatching of the roof.

The building, formerly two cottages, is of vernacular architectural and historic interest. Built in 1793, it is of brick, perhaps masking a timber-frame, with a thatched roof.

The survey identified that the roof was of a simple design of rafters with collars and supported by two purlins. A possibly later ridge purlin was also recorded. In addition, stone footings, perhaps from an earlier construction on the site, were noted at the base of the walls. However, no evidence was revealed for timber framing behind the brick walls.

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.*’ (IFA 1999).

2.2 Planning Background

Archaeological Project Services was commissioned by Mr G Evison to undertake a programme of historic building recording during re-thatching of 45 North Street, Crowland, Lincolnshire. Planning application H02/0382/07 was submitted to South Holland District Council and permission is subject to conditions including the undertaking of

building recording in relation to the thatching works.

The building recording was carried out between the 15th January and 27th February 2008 in accordance with a specification prepared by Archaeological Project Services (Appendix 1) and approved by the Archaeology Section, Lincolnshire County Council.

2.3 Site Location

Crowland is situated 12km south of Spalding and 22km east of Stamford, in the civil parish of Crowland, South Holland District, Lincolnshire (Fig. 1).

45 North Street is located 278 metres northwest of the centre of the village as defined by Crowland Abbey at National Grid Reference TF 2388 1041 (Fig. 2). The house lies on the east side of North Street at a height of c. 4.2m OD.

2.4 Historical Setting

The site, 45 North Street, together with adjacent number 47, is two cottages now combined in one (Plates 1, 2 and 4). It was built in 1793 as evidenced by an inscribed plaque bearing that date along with illegible initials (Plate 3). This plaque is above the front door of the building and although the area around it is obscured by render the date stone appears, from its location, to be in its original place and not a later insertion. There are 20th century alterations, including two gable chimney stacks and a low extension to the rear of the property (Plate 5). It has a thatched roof with three eyebrow dormer windows, all with single 3-light casements (Plates 2 and 4). It is possibly a timber-framed structure encased in brick and rendering and is listed Grade II.

The earliest map available of Crowland dates to 1676 and although the detail is

recorded pictographically, houses are depicted lining both sides of North Street. A subsequent map of 1831 does not show buildings, though the plots of land appear to reflect the pattern of medieval messuages (Cope-Faulkner 1998, 5). This pattern of messuage layout is evident on early Ordnance Survey maps of the village (*ibid.*, fig 8). It is possible, therefore, that 45 North Street may have a medieval precursor, as has been found in other properties in Crowland (Johnson 2004).

3. AIMS

The aims of the building recording, as detailed in the specification (Appendix 1), were to provide a record of any of the historic fabric of the building either exposed or disturbed by the development.

4. METHODS

The work undertaken comprised the recording of the roof structure and materials prior to re-thatching. This involved:

- the production of a dimensioned plan
- general photographic views of the area of works
- a written record of the type, materials and possible dates of removed portions

Internal access to the roof space was virtually impossible. Photographs and measurements were undertaken by the limited access between the roof rafters.

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

The original roof of 45 North Street is a simple collar rafter design, though it is not clear if each rafter has an individual collar. The collar also provides the support for the ceilings of the first floor rooms.

Set above the collar and inside of the common rafters on both sides is a clasped purlin (Plates 6 and 7). There is also a ridge purlin present set below the apex of the rafters, which is squared and may, therefore, not be part of the original design.

The timber used in the original construction is roughly shaped and most likely to be oak. The rafters are approximately 0.5m apart but, due to the very limited access, it was not possible to quantify or measure them. A modern timber-frame has been constructed over the original roof which has modern laths to which the thatch was attached.

The existence of a possible timber-framed structure within or concealed by the brick and rendered walls could not be ascertained. However, a small area was exposed that revealed the external walls to be 0.5m thick with a gap of 0.2m to the lathe and plaster walls of the first-floor rooms (Plate 5).

Along the north-facing wall of the cottage could be seen a number of stone footings (Plate 6), clearly pre-dating the brick casing.

6. DISCUSSION

The roof structure recorded during the

investigation is a simple partisan collar and rafter design with clasped purlins and a possibly later ridge purlin. The roof would certainly be in keeping with the late 18th century date of the cottage. The insertion of a ridge purlin may be contemporary with the addition of the chimneys, sometime during the 20th century. No timber-framing was identified, and the wall thickness of 0.5m is not suggestive of a timber-framed building. Stone footings on the north side of the building perhaps indicate the brick cottage was a re-build on an earlier construction.

7. CONCLUSIONS

A programme of building recording was undertaken at 45 North Street, Crowland, as the structure was of significance in terms of local history and vernacular architecture.

The survey was partially successful in determining the layout of the roof structure, though was hampered by the limited access to the roof space. It was not possible to determine if the brick cladding conceals a timber-frame to the building, though this is unlikely given the thickness of the walls. Stone footings at the base of the walls indicate that the present cottage was built on the foundations of an earlier structure.

8. ACKNOWLEDGEMENTS

Archaeological Project Services wishes to acknowledge the assistance of Mr Evison who commissioned the survey work and subsequent analysis. Gary Taylor coordinated the project and edited this report along with Tom Lane. Dave Start kindly permitted access to the parish files and library maintained by Heritage Lincolnshire.

9. PERSONNEL

Project Coordinator: Gary Taylor
 Building Recording: Vicky Mellor, Gary Taylor
 Photographic reproduction: Sue Unsworth
 Illustration: Paul Cope-Faulkner
 Analysis and reporting: Paul Cope-Faulkner

10. BIBLIOGRAPHY

Cope-Faulkner, P, 1998 *Archaeological Implications of the Appraisal of Crowland Conservation Area, Crowland, Lincolnshire*, unpublished APS report **83/98**

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

IFA, 1999 *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*

Johnson, S, 2004 'The House Within, 9-11 East Street, Crowland', *Lincolnshire Unearthed* **1**

Pevsner, N and Harris, J, 1989 *Lincolnshire, The Buildings of England* (2nd edition, rev. N Antram)


11. ABBREVIATIONS

APS Archaeological Project Services
 IFA Institute of Field Archaeologists



Figure 1 - General location plan



 Recorded building

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Archaeological Project Services

Project Name: 45 North Street, Crowland CRNS07

Scale 1:2500

Drawn by: PCF

Report No: 33/08

Figure 2 - Site location plan

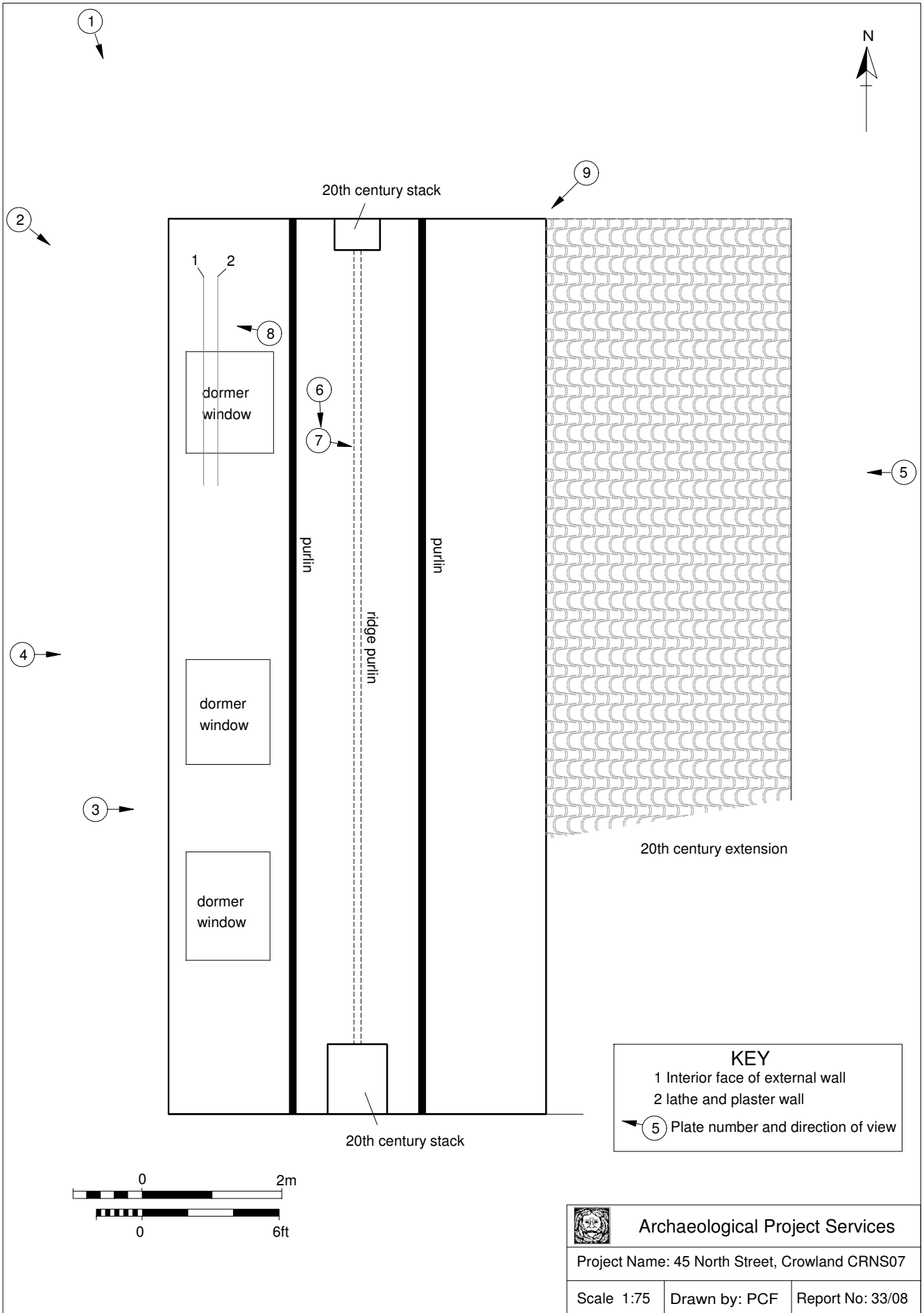


Figure 3 - Plan of the roof layout



Plate 1 – General view of 45 & 47 North Street, looking south



Plate 2 – Street front elevation of 45 & 47 North Street, looking southeast

Plate 3 – Date stone over front door of 45 North Street





Plate 4 – 45 North Street showing work in progress, looking east



Plate 5 – The rear of 45 North Street, looking west



Plate 6 – View showing roof layout with modern timber-framing



Plate 7 – Detail showing collar and purlin



Plate 8 – View showing lathe and plaster wall set back from external face

Plate 9 – Stone foundations along north side of the cottage



Appendix 1

45 NORTH STREET, CROWLAND, LINCOLNSHIRE - SPECIFICATION FOR BUILDING RECORDING

1 SUMMARY

- 1.1 *A programme of building recording is required in relation to re-thatching of a building at 45 North Road, Crowland, Lincolnshire.*
- 1.2 *The building is of vernacular architectural and historic interest. Built in 1793, it is possibly timber-framed clad in brick and has a thatched roof with dormer windows. It is Listed Grade II.*
- 1.3 *The building recording will be undertaken prior to conversion of the structure. The structure, roof space plan, external views 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 to be undertaken in association with re-thatching of 45 North Road, Crowland, 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

- 3.1 The site is in the northern part of the village, on the east side of North Street, at National Grid Reference TF 239 105.
- 3.2 The site, 45 North Street, together with adjacent number 47, was two cottages now combined in one. It was built in 1793 and bears an inscribed plaque with that date. There are 20th century alterations, including two gable stacks. It has a thatched roof with three eyebrow dormer windows all with single 3-light casements. It is possibly timber-framed encased in brick and is listed Grade II.

4 PLANNING BACKGROUND

- 4.1 A planning application (H02/0382/07) was submitted to South Holland District Council for the proposed re-thatching of the building. Permission is subject to conditions including the undertaking of building recording in relation to the refurbishment works.

5 AIMS AND OBJECTIVES

- 5.1 The aim of the work will be to provide a record of the standing buildings on the site prior to their alteration. Specifically, this will be a record of the roof space with attention paid to the roof structure and any evidence for the building being timber framed.
- 5.2 The objectives will be to establish:
 - 5.2.1 the form of the building, with particular attention on the roof space;

- 5.2.2 the date of the building 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

- 6.1 Building Investigation will be undertaken prior to the demolition of the existing buildings. An English Heritage (2006) Level 2 survey of the standing buildings will be undertaken. Subject to accessibility and Health and Safety considerations, the record will include:
 - 6.1.1 A photographic survey showing the building in its context; details of the exterior; interior views of the roof space; and structural or decorative details.
 - 6.1.2 A dimensioned plan of the roof space, which will incorporate details of the form and location of any structural features of historic interest; supplemented by
 - 6.1.3 A written record providing an account of the building's type, 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 of Field 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 building.
 - A text describing the results of the building survey.
 - Location plans of the site and building.
 - A plan and elevation of the building's roof space.
 - Interpretation of the development and use of the building.
 - Appropriate photographs of the elevations, general interior views and specific features.

9 REPORT DEPOSITION

- 9.1 Copies of the report will be sent to the client; South Holland District Council Planning

Department; and to the County Council Archaeological Sites and Monuments Record.

10 ARCHIVE

10.1 The documentation and records generated during the watching brief 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.

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 appropriate 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 Historic Environment Team, Lincolnshire County Council. 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* 1998, Sections 5.7 and 18).

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 conversion and is expected to take one day.

14.2 An archaeological supervisor with experience of building recording will undertake the work.

14.3 Analysis and report production will be undertaken by the archaeological supervisor, or a post-excavation analyst as appropriate, 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.

16 COPYRIGHT

16.1 Archaeological Project Services shall retain full copyright of any commissioned reports under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby

provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Specification.

- 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, 11-07-07

Appendix 2

GLOSSARY

Collar	Transverse horizontal timber connecting pairs of rafters above their feet and below the apex of the roof.
Principal rafter	Inclined timber in a roof truss serving as a common rafter.
Purlin	Longitudinal timber giving support to the rafters of a roof.
Ridge purlin	Longitudinal timber at the apex of a pitched roof where the rafters lean against it.

Appendix 3

THE ARCHIVE

The archive consists of:

- | | |
|---|----------------------------|
| 2 | Photographic record sheets |
| 1 | Sheet of scale drawings |
| 3 | Daywork record sheets |

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:

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

Accession Number: 2007.148

Archaeological Project Services Site Code: CRNS 07

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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