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**HISTORIC BUILDING RECORDING ON  
FARM BUILDINGS AT  
WARREN FARM  
SANDY LANE  
SOUTH WOOTTON  
NORFOLK  
(52880)**

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Work Undertaken For

Mr P.J.Coe

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Report Compiled by  
Vicky Mellor BSc (Hons)

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**ARCHAEOLOGICAL PROJECT SERVICES**



**ARCHAEOLOGICAL  
PROJECT  
SERVICES**





**Quality Control  
Warren Farm, Sandy Lane  
South Wootton, Norfolk  
(52880)**

Project Coordinator	Gary Taylor
Building Recording	Vicky Mellor
Building Recording Assistant (Work Experience)	Leonie Harris
CAD Illustration	Vicky Mellor
Photographic Reproduction	Vicky Mellor & Sue Unsworth
Analysis	Vicky Mellor

Checked by Project Manager	Approved by Project Manager
Gary Taylor 	 Steve Malone
Date: 22/7/09	Date: 27-7-09



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## 1. SUMMARY

*A programme of archaeological building recording was undertaken prior to the redevelopment of farm buildings at Warren Farm, Sandy Lane, South Wootton, Norfolk. The buildings are of vernacular architectural and historic interest, and within the curtilage of Warren Farmhouse, a Grade II Listed Building. Warren Farmhouse itself is of 17<sup>th</sup> century date and was renewed and enlarged in c.1860, with further later alterations and additions.*

*The building, floor plans, external elevations and internal details were recorded in writing, graphically and photographically.*

*The survey recorded a carrstone and brick barn which had probably been built for hand-threshing and the storage of grain and straw between the late 18<sup>th</sup> and mid 19<sup>th</sup> centuries. The barn retained many original features typical of threshing barns of this period. The barn had an integral barn porch and animal accommodation, and many probable original features of these also survived.*

*Several other buildings were recorded which predated an Ordnance Survey map of 1888, including a tack room extension to the animal accommodation of the main barn, and a farmyard wall at the southeast corner of the barn range.*

*A modern chemical store at the east end of the main barn may include sections of walling from a building shown in this position in 1888, although may have been entirely re-built in the 20<sup>th</sup> century. Further buildings depicted on the 1888 map in the northeast of the area had been replaced by several 20<sup>th</sup> century open-sided stores.*

*A cartshed was identified which may date to approximately 1850-1875, although a wider date range is quite possible.*

*Elements of stone and brick buildings to the north and south of the cart shed survived, although these had been much altered and partially rebuilt in the 20<sup>th</sup> century. The cartshed and these buildings are all shown as part of a more extensive range on the 1888 map.*

*Only a small part of a southwestern range depicted on the 1888 map survived, the northern part of this having been demolished in the later 20<sup>th</sup> century. An eaves scar in the surviving part of this building suggests the range would have been entirely single storey, although there was no evidence as to the original form or functions of these buildings.*

## 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 P.J.Coe to undertake a programme of historic building on farm buildings at Warren Farm, Sandy Lane, South Wootton, Norfolk. A planning application (09/00350/LB) was submitted to King's Lynn and West Norfolk Borough Council for the redevelopment of the farm buildings. Permission was subject to conditions including the undertaking of a programme of archaeological building recording prior to the works.

The building recording was carried out on 10<sup>th</sup> July 2009 in accordance with a

specification designed by Archaeological Project Services (Appendix 1) and approved by the Head of Archaeological Planning at Norfolk Landscape Archaeology.

### 2.3 Site Location

South Wootton is located approximately 3km northeast of King's Lynn in the borough of King's Lynn and West Norfolk (Figure 1). Warren Farm is about 3km east of the centre of the village, within Grimston parish, on the north side of Sandy Lane, at National Grid Reference TF 66824 21918 (Figures 2 & 3). The recorded buildings lie immediately to the east of the farmhouse (Figure 4, Plate 1).

### 3. AIMS

In accordance with the specification, the aims of the work were to provide a record of the standing buildings on the site prior to redevelopment.

### 4. METHODS

Recording of the building was undertaken to Level 2 standard, according to the English Heritage specification (2006).

Subject to accessibility, the recording of the building included:

- Details of the precise location, status, description of the building's type, materials, possible date, plan, form, function, development sequence, history in terms of architects, builders, patrons and owners if identifiable, and comments on the building's past and present relationship to its setting.
- A photographic survey showing the building in its context, details of the exterior, interior views of the principal rooms, circulation areas and

details.

- Measured plans at appropriate scales of all main floors incorporating details of the form and location of any structural features of historic interest.

Photographic recording was undertaken with a manual 35mm camera fitted with a macro lens and a digital camera. Black and white film was used whilst digital photographs were in colour. An index of the photographs was compiled on Archaeological Project Services pro forma recording sheets.

### 5. RESULTS (Figures 5-7)

The surveyed buildings were part of a former farm complex, and three ranges to the north, east and south form an overall 'U'-shaped layout around an open central area (Figure 4).

Many of the buildings were used for storage at the time of the survey, in some cases stored materials obscuring parts of the buildings. Externally, vegetation very occasionally obscured small portions of the buildings. All areas were accessible with the exception of the western room of the southern range, its doorway being overgrown.

The buildings were in a mixed state of repair, generally being in reasonable condition. However, cracking and leaning of walls was noted in several areas, and several roofs were partly collapsed.

#### Northern range (Figures 5 & 6)

The northern range comprised a barn with a catslide roof on its southern side, this roof extending over two stables/loose boxes and a barn porch. The entire roof of the barn, stables/loose boxes and barn porch was of red pantiles. Further buildings adjoined the barn at its west and

east gable ends, including several modern stores and tractor stores.

### **Main barn**

The main barn itself was rectangular and approximately 14m long and 7m wide, although including the integral stables/loose boxes and barn porch to the south, the overall width was approximately 11.75m (Plates 2, 4, 8 & 11).

This barn comprised a single room, open to the rafters, with two bays, one to either side of a pair of large opposed doorways. The predominant building material was carrstone rubble, the coursing of which varied, largely being roughly coursed but uncoursed and random in other areas.

Brick quoins were present at the northwest and northeastern corners of the building, extending from ground level to the full height of the walls, with similar brickwork either side of each of two opposing large doorways in the northern and southern elevations (Plates 2, 13 & 15). Similar quoins were also present at the southwest and southeast corners, although here these extended from eaves level down to approximately half the height of the wall, being absent in the lower portions of the walls externally (Figure 6). However, these quoins did extend for the full height of the walls internally (Plates 13, 21 & 25). At each of the four corners of the main barn, the quoins were topped by a small patch of tumbled-in brickwork.

Further detailing was noted in both gable ends of the barn, with two breather slits at each end being surrounded by brick (Plates 2, 3, 12 & 13). Above each of the two breather slits in the western elevation were decorative brick diaper patterns (Plates 2 & 3), although these were not present in the east elevation.

A single blocked opening noted in the eastern gable end was likely to have been a pitching hole (Plates 11 & 13). This

opening had brick edging to the sides and top.

A small opening, possibly an owl hole, was noted near the apex of each gable end, in each case being surrounded by brick. Five further blocked openings were noted below the owl hole of the west gable end.

The quoins, breather slits, pitching hole, owl holes and diapers were of a single brick type, these being red and some having pronounced horizontal skintlings (Plate 3).

Internally, both the eastern and western bays of the barn, to either side of the two opposed doorways, had brick flooring (Plates 16 & 18). Part of the central bay, between the doors, had an earth floor, although the majority of this area had a wooden plank floor (Plate 17).

One of a pair of doors to the large northerly opening of the barn survived, the former presence of the easterly door being evidenced by extant hinges. The surviving wooden door did not extend for the full height of the building, the lower c.0.50m being absent (Plate 5). This door may be original to the barn, and the gap at the base of it may also have been part of the original design. At each side of the northern doorway slots were noted in the door jambs which would have held in place the threshold.

There was no evidence for the presence of any former doors in the southerly opening of the main barn, and this was open to a barn porch (Plates 15 & 19).

The beams of the barn supported king post roof trusses (Plate 14).

### **Barn porch**

The southern part of the main barn roof extended beyond the edge of the barn, forming a catslide roof over a central porch flanked by stables/loose boxes (Plate

8). This part of the range was continuous with the barn itself, and had apparently been part of the original design.

Quoins at the northern corners of the barn porch were continuous with those of the large double doorway of the main barn, and further similar quoins flanked the southern double doorway of the porch (Plates 10, 15 & 19). These were of the same brick type as the detailing of the main barn, and walling was again in roughly coursed to uncoursed carrstone.

The floor of the barn porch was of modern concrete.

Vertical scratches were noted in one of the quoin bricks adjacent to the porch door internally (Plate 20).

### ***Stable/loose box 2***

To the east of the barn porch was a single room, accessed by doorways at the south and east sides (Plates 8 & 10). Both doorways were flanked by brickwork which included some 20<sup>th</sup> century bricks. This might perhaps indicate that these doorways have been repaired, although at least one may be a modern insertion, and not original to the building.

Internally the room was open to the rafters (Plates 21 & 22). Modern concrete flooring was noted close to the southern doorway, but setts or tiles at the north of the room may be original (Plates 23 & 24). A wooden manger extending for the full length along the rear (north) wall may also be an original feature of the room (Plates 23 & 24). Although not all of the manger was clearly visible due to stored materials piled against it, a large iron ring was noted at its west end, to which an animal could be tethered. Two small irregular recesses in the east and west walls were noted, each at around head height above the manger (Plate 22). These may mark the location of a former hay rack along the northern wall of the room.

### ***Stable 1***

A further room was located to the west of the barn porch, at the south side of the main barn. This was accessed via a large opening in the south wall. Brickwork of 20<sup>th</sup> century date was noted at the western edge of the opening. However, the original size and form of the opening is not clear, although quoins at the east of the opening matched those identified elsewhere in the range, and may be original.

Internally the room was divided into two bays by a wooden north-south partition (Plate 25). Above these bays was a timber structure forming a hay loft across the northern part of the room.

Two small irregular recesses were noted at the north of the room in the west and east walls, similar to those noted in stable/loose box 2. Again these may reflect the former position of a hay rack.

A small recess was noted in the east wall of the room, forming a small cupboard with a shelf (Plate 26). Adjacent to this, in the southern wall next to the southern door, was a wooden tack peg (Plate 26).

A further possible tack peg was noted to the west of the southern opening, adjacent to a doorway leading to a small tack room (Plate 25).

### ***Tack room***

A small single storey tack room was accessed through a doorway from stable 1. This tack room abutted the stable building (Plates 8 & 9).

Again the walls were largely of roughly coursed carrstone with brick quoins at each corner, and the mono-pitched roof was of red pantiles. Whilst some of the bricks of the quoins were the same as those of the main barn, being red with horizontal skintlings, others were yellowish in colour.

A blocked doorway was observed in the north wall of the room, the upper part of the doorway on either side of the wall now forming a small recess. The western wall included a small window with a timber lintel and brick surround, these bricks being similar to those of the main barn.

Brickwork of 20<sup>th</sup> century date was noted atop the northern wall of the room, above roof height (Plate 8).

Three wooden pegs protruded from the north wall of the room, and were probably tack pegs (Plates 27 & 28).

### ***Chemical store***

A small single storey room currently used as a chemical store abutted the east end of the main barn. The southern wall of the building was entirely of 20<sup>th</sup> century brick, and formed a straight join with the main barn (Plate 11). The northern and eastern walls were of roughly coursed to uncoursed carrstone with 20<sup>th</sup> century brick quoins, these being partly keyed-in to the corner of the main barn (Plate 7). A wood and metal shuttered opening was recorded within the eastern wall, the surround of which was also of 20<sup>th</sup> century brick (Plates 29 & 30). The room had a modern concrete floor and a mono-pitched corrugated plastic roof.

### ***Tractor sheds 1, 2 & 3***

Modern tractor sheds were recorded at the north and east of the main barn and chemical store (Figure 4). These each had at least one open side, and were constructed variously of iron, wood, corrugated iron and plastic and metal sheeting (Plate 4).

### ***Eastern range (Figures 5 & 7)***

The range at the east of the site consisted of a cart shed with stores next to both its north and south gable ends, some of these stores being modern.

### ***Cart shed***

A single storey cart shed in the eastern range was in use as a tractor store (Plates 33 & 38). This had roughly coursed to uncoursed carrstone walls at the north, east and south (Plate 36), a pantile roof and earth floor. The west side comprised three timber stanchions, two of which were each supported on roughly squared carrstone blocks, in turn supported on a small brick plinth (Plate 41). The bricks used in the plinths were of uncertain type, but these two wooden posts may be original to the building. The central stanchion had been repaired, and comprised three separate posts strapped together.

Brick quoins were recorded at each corner of the building, and near the centre of the east wall (Plates 40 & 42). The bricks used in this detailing varied, many being apparently similar to those of the main barn with horizontal skintlings being noted at the southwest corner. At the northwest corner were similar bricks, but here these had some possible diagonal skintlings (Plate 42). Occasional yellowish and irregular bricks were included in several of the quoins, whilst some 20<sup>th</sup> century bricks were noted at the northeast corner and in the southern wall. The upper half of the southern wall was entirely of 20<sup>th</sup> century brick (Plate 39).

### ***Store 1***

A carrstone store with brick quoins joined the northern end of the cartshed (Plates 31 & 34). This had a mono-pitched corrugated iron roof.

Brick quoins were present at each corner of the building, at its junction with the adjacent cartshed, surrounding a doorway leading into the cartshed, and also close to the centre of the western wall (Plates 35, 42 & 43). On the whole, this brickwork was of similar brick to that used in the main barn, with some horizontal skintling marks. However, occasionally possible

diagonal skintling marks were observed, in addition to yellowish irregular bricks. Internally, some 20<sup>th</sup> century brick was evident in each of the quoins of the western wall, around the cartshed door and at the cartshed join (Plate 35).

It seems then that whilst this building is likely to be generally contemporary with the cartshed, it has been subject to much 20<sup>th</sup> century repair and/or alteration. The asymmetrical central quoins of the west wall may indicate the presence of a former opening in this area, although this remains unclear. The mixed nature of much of the brickwork indicates the reuse of materials, at least some of these works being carried out in the 20<sup>th</sup> century.

### ***Stores 2 & 3***

A further carrstone wall adjoined the southeast corner of the cartshed, with brick quoins between the cartshed and store walls (Plate 37). This wall formed the eastern side of a building currently used as a store, the northern side of this room being formed by the southern gable end of the cartshed (Plate 32).

Further brick quoins were present at the southern end of the east wall, and the majority of the bricks at either end of the wall were similar to those of the main barn, some having horizontal skintlings. The bricks were however somewhat mixed, with occasional yellowish and irregular bricks.

At the base, this east wall may be contemporary with the cart shed, as no joins were apparent where these met (Plate 37). Above this however, some alterations to the wall were evident. A single string course of brick, similar to the bricks of the main barn, extended along the length of the wall (Plates 32 & 37). Above this, at the north end of the wall, traces of a former roofline were evident in brickwork adjacent to the end quoins (Plate 37). It seems likely that the upper part of this wall

has been altered to form the modern mono-pitched roof, and may have originally been built with a gabled roof (Figure 7). The quoins at the southern end appeared unaltered, and this may be an indication of an original opening at this point in the southern elevation.

The remainder of this building is apparently modern, with a corrugated roof and being open-fronted to the south.

The building shared its roof with a further adjacent store to the west, the latter being entirely of modern materials (Plates 32 & 33).

### ***Southern range (Figure 5)***

Two small brick and carrstone buildings with a mono-pitched roof formed the southern range (Plates 44-47).

The west building was of varied construction, the southern and western walls being of carrstone rubble with brick quoins at the southeast and northwest corners (Plates 45 & 46). At the southwest corner an increased number of bricks were included in the walling, but did not form clear quoins (Plate 46).

The northern wall of the west building was of rather different construction, largely comprising bricks laid in a rather haphazard manner, being in a rough herringbone arrangement (Plate 47). The upper part of this wall was predominantly of carrstone rubble.

This building had a single doorway in the southern wall, although this was overgrown and inaccessible during the survey (Plate 45). The west end had a single small opening at ground level, sufficient for an animal such as a small to medium sized dog to pass through, which led to a modern iron cage/kennel at the west (Plate 46). The west building was roofed in pantiles.

The two buildings were separated by an internal cobble wall to the full height of the rafters. However, it was not possible to discern from this any indication as to which of the two buildings this originally belonged, and therefore which was the earlier.

The east and south walls of the east building were predominantly of carrstone, with occasional brick fragments, and with brick quoins at the corners (Plates 44 & 45).

Two bullnose bricks near the top of the southeast quoin may indicate that the building originally had a gabled roof. The carrstone walling above this level in the east wall is apparently re-built, perhaps a further indication of this alteration (Plate 44). At the northern end of the east wall large cracks were noted, and a secondary set of brick quoins at the northeast corner may reflect an attempt to stabilise this corner of the building, or possibly to slightly extend it (Plate 44). A single window was located in the east wall, this having a timber lintel and brick surround.

The northern wall of the building was of uncoursed carrstone and included a doorway with a timber lintel (Plate 47). Above this carrstone walling was a prominent mono-pitched eaves scar, visible both externally and internally (Plate 47). Above the eaves scar the carrstone wall continued, and this part of the wall appeared to be an addition, possibly contemporary with the additional quoins of the northeast corner (Plates 47 & 44).

The bricks of the east building, including those of repairs or alterations, are similar to those of the main barn, some having horizontal skintlings.

## 6. DISCUSSION

At present, the surveyed buildings are in a variable state of repair. The buildings form

part of a farm complex and are presently used primarily for storage.

The majority of the recorded masonry was of uncoursed and roughly coursed carrstone walls with brick quoins and detailing. Although the carrstone elements are not of themselves readily dateable, the majority of the brickwork was of a similar type, being red brick with horizontal skintling marks. The Norfolk Skintling Survey indicated that horizontal skintling marks (formed when bricks are set out to dry before being placed in the kiln) appear from 1770 onwards (James and Rose, ND). Skintlings generally disappear in the late 19<sup>th</sup> century (*ibid.*), indicating that several of the Warren Farm buildings were built between 1770 and the late 19<sup>th</sup> century.

Warren farmhouse itself is a 17<sup>th</sup> century building, renewed and enlarged in c.1860. The evidence of the brick type used in the surveyed farm buildings indicates that these were rather later than the farmhouse. However, it is possible that a range of farm buildings on the site of earlier date (closer to the date of the farmhouse) was later altered or repaired to form parts of the present ranges.

A range of farm buildings is depicted on an Ordnance Survey map of 1888 (Figure 9), and comparison of the survey results to this map indicates that parts of each of the three recorded ranges were extant by this time.

### *Northern Range*

The main barn is apparently an original part of the farm, and seems to have been built in a single phase of construction with the integral barn porch and animal accommodation beneath the southern catslide roof.

The brick quoins to either side of each of the large opposed doorways of the main barn and barn porch indicate these openings are original to the building.

Similarly, two breather slits in each of the west, and east elevations and a first floor opening at the east seem to be original features. The internal flooring of the barn was of wooden planks in the central bay, between the two double doorways, and brick in each of the east and west bays. These floors are also likely to be original features.

In combination with the overall form of the building, these features are typical of a barn used for hand-threshing and grain storage, and indicate that it was likely to have been built for this function. A study of farmsteads in South Lincolnshire notes that this form of barn continued to be built well into the 19<sup>th</sup> century, until the widespread shift to mechanical threshing later in the century (Barnwell and Giles 1997, 48-49). These barns would typically feature a pair of tall and opposed threshing doors in the long walls. Between these lay the threshing floor where grain would be threshed and winnowed in the draught created by the paired doors. The space either side of the threshing floor would be used for storing unthreshed crop and straw (*ibid.*). The breather slits identified in the Warren Farm barn would have served to allow ventilation to the storage bays. Such ventilation was only necessary to a limited extent as corn was stored dry and needed much less ventilation than hay (Brunskill 1999, 43).

The first floor opening in the east gable end of the building was probably constructed as a pitching hole, to facilitate unloading of unprocessed crops from carts into the building. Alternatively, it could have been a window to provide light.

Small openings were noted near the apex of the barn roof in both gable ends, and may be owl holes, to encourage owls to enter the barn and catch rodents, which would otherwise damage stored crops.

Five further small openings were noted near the apex of the west gable. These may

have served a similar function to the breather slits. Comparable honeycomb patterning in barns elsewhere in the county was used to prevent the crop inside the barn overheating (English Heritage 2007).

A single large door, possibly original to the building, survived at the northern opening, and hinges attested to the former presence of a second door. Slots were noted in the door jambs to either side of this doorway and would have held in place the threshold. The timber threshold would have consisted of planks which slotted into the channels on the door jambs and were designed to prevent the crop spilling out of the barn during threshing (Barnwell and Giles 1997, 48-9). It was not clear whether the southern pair of doors to the barn porch were original or later replacements, but the large southern opening certainly appeared to be original.

The barn porch would have provided somewhere for a wagon to be drawn up out of the weather and such porches were also used as storage areas, either for grain or animal fodder (English Heritage 2007). Vertical scratches were recorded in a brick next to the barn porch doorway. At a barn at Swaton Common in Lincolnshire, pencil marks are recorded scratched into the wall adjacent to the door of a threshing barn, keeping a tally of the number of sheaves threshed (Barnwell and Giles 1997, 48). It is possible that a similar tally is represented here, perhaps indicating the number of sacks loaded onto carts or the number of cartloads leaving the barn porch.

The widespread use of portable threshing machines by the mid 19<sup>th</sup> century meant that this type of barn was no longer the focus of cereal processing (English Heritage 2007). This indicates that this building would pre-date the mid 19<sup>th</sup> century, and so is likely to have been built between the 1770s and mid 19<sup>th</sup> century.

Flanking the barn porch were two areas of



animal accommodation, also apparently original to the building. Stable/loose box 2 to the east of the barn porch retained part of a tiled or sett floor, in addition to a wooden manger extending across the back wall of the room, both of which may be original features. Above the manger, at head height, were two irregular recesses, which are likely to have been part of a now-removed hay rack. This arrangement of manger and hay rack is found in examples of both stables and cattle accommodation in the region and so it is not certain for which of these purposes the building was designed.

Stable 1, to the west of the barn porch, was further animal accommodation. Although no manger was identified in this room, irregular recesses were noted in the side walls similar to those of stable/loose box 2, and are again postulated to be the remnants of a hay rack along the northern wall.

A small rectangular recess with a wooden shelf was recorded in the east wall of this room. Such small recessed cupboards were used in stables to keep curry combs and brushes (Barnwell and Giles 1997, 53), although similar cubby-holes were also features of cow houses, where they might contain medicine and candles (Brunskill 1999, 77).

Wooden pegs projected from the south and west walls. Such harness hooks were often located near doorways in stables and would be used for tack. The combination of the cubby-hole, tack hooks and possible traces of a hay rack indicate this room functioned as a stable. Timbers above the stable area would have served as a hay loft.

A building matching the size and location of the main barn, barn porch and animal accommodation appears on the Ordnance Survey map of 1888, indicating it was extant by this time (Figure 9). A tack room, identified through its location and harness hooks, was a later addition to the

north range, abutting stable 1. The dating of this addition is unclear, although a building does appear to be recorded in this location in 1888, an indication that it predates this map.

Later alterations were noted throughout the northern range, including 20<sup>th</sup> century changes to flooring in the barn porch, the doorways to each of the stables, and the insertion of a silo into the main barn. Modern tractor stores were added at the northeast of the range, in addition to a further store at the west of the main barn. The chemical store at the east of the barn included 20<sup>th</sup> century flooring, ceiling and brickwork at its corners, around an opening and a 20<sup>th</sup> century brick south wall. However, the north and east walls were of carrstone, and it is possible that these are a partial survival or rebuilding of an earlier building here. The 1888 map shows that at this time there was a building in this position which extended further to the east than the present range (Figure 9). Too little remains of this part of the range to suggest a possible function. However, it does seem likely that the original building in this position post-dated the main barn. The possible pitching hole in the east gable of the barn would not have been usable had the adjacent buildings shown in the 1888 map been built at this time, as carts would need to have drawn up immediately below it. A counter argument might be that the decorative diaper brickwork of the west gable is not repeated in the east gable, possibly indicating this was to be concealed by an adjacent building. It is more likely however that this decoration was not included due to the less prominent position of this gable, away from the main approach to the farm.

The 1888 map shows buildings bridging the north and east ranges, although no trace of any such buildings was observed during the survey, much of this area being the site of modern tractor stores.

A carrstone and brick wall abutting the

southern side of stable/loose box 2 matches the location of a boundary depicted on the 1888 map (Figure 9), and separated enclosed yards to the east and west.

### *Eastern Range*

A cartshed in the eastern range matches the location of a building recorded in the 1888 Ordnance Survey map (Figure 9). The predominant brick of the cartshed quoins was similar to that of the main barn, although the brickwork was rather more mixed. This included yellowish bricks similar to those noted in the tack room in the northern range, and it may be that the cartshed similarly post-dates the main barn. In south Lincolnshire farmsteads, the majority of such cartsheds date from the third quarter of the 19<sup>th</sup> century (Barnwell and Giles 1997, 57). This trend in the Lincolnshire examples indicates a possible date within this range for the construction of the Warren Farm cartshed, although this remains uncertain.

Occasional bricks with possible diagonal skintlings were noted in part of the cart shed. Such marks indicate dating before c.1780 (James and Rose, ND), but given the mixed brick types and numerous repairs to this building, do not provide evidence of an early date, and are likely to be reused.

Store 1, to the north of the cartshed, had been much altered or repaired in the 20<sup>th</sup> century, but its carrstone walls suggest an earlier origin. Again a building is depicted in this position on the 1888 map, although little more can be discerned as to its original function or date.

The eastern carrstone wall of store 2, may be contemporary with the cartshed. A mix of bricks with horizontal skintlings and occasional yellow irregular bricks was noted, similar to the mixed bricks of the cartshed. Brickwork in parts of this wall indicated that it had originally formed the

gabled end of an east-west range, and it is likely that this is the range depicted on the 1888 Ordnance Survey map (Figure 9).

The remainder of this range is now demolished, this single surviving wall being incorporated into 20<sup>th</sup> century open-sided shelters.

### *Southern Range*

The southern range consisted of two distinct single storey buildings, each comprising a small room. The western room was inaccessible, but had apparently been recently used as a dog kennel, although its original function was unclear. The north wall of this room was of notably different construction to any other recorded walls, being largely composed of haphazardly arranged bricks.

Brick detailing and the rebuilding of part of the wall on the eastern end of the east building provides an indication that this may have originally been gabled, rather than the existing mono-pitched roof.

A secondary set of brick quoins at the northeast corner of the building may reflect an attempt to stabilise the building.

The eastern building has quoins of a similar brick type to that of the main barn, and may be generally contemporary, although this is not clear. No evidence was identified as to the original function of either of these buildings.

A prominent eaves scar was evident on the northern wall of the east building, apparently part of a former building extending further to the north than the present range. The 1888 Ordnance Survey map shows a range of buildings in this location (Figure 9), and these also seem to be visible on a 1946 aerial photograph of the site (Figure 9).

## 7. CONCLUSIONS

Building recording was undertaken prior to the redevelopment of farm buildings at Warren Farm, Sandy Lane, South Wootton, Norfolk.

The recorded buildings comprised a barn with an integral porch and animal accommodation, in addition to further buildings including a cart shed and various modern stores.

A carrstone and brick barn had apparently been built for hand-threshing and the storage of grain and straw, and retained many original features peculiar to threshing barns. The barn had an integral barn porch and animal accommodation, and many probable original features of these rooms also survived. The brickwork of the barn may suggest a construction date after 1770, whilst this type of barn generally predates the mid 19<sup>th</sup> century.

Several other buildings were recorded which predated an Ordnance Survey map of 1888, including a tack room extension to the animal accommodation of the main barn, and a farmyard wall at the southeast corner of the barn range.

A modern chemical store at the east end of the main barn may include sections of walling from a building shown in this position in 1888, although may have been entirely re-built in the 20<sup>th</sup> century. Further buildings depicted on the 1888 map in the northeast of the area do not survive, and are replaced by several 20<sup>th</sup> century open-sided stores.

A cartshed was identified which may date to approximately 1850-1875, although a wider date range is quite possible. Elements of stone and brick buildings to the north and south of the cartshed survived, although these had been much altered and partially rebuilt in the 20<sup>th</sup> century. The cartshed and these buildings are all shown as part of a more extensive

range on the 1888 map.

Only a small part of a southwestern range depicted on the 1888 map survived, the northern part of this having been demolished in the later 20<sup>th</sup> century. An eaves scar in the surviving part of this building suggests the range would have been entirely single storey, although there was no evidence as to the original form or functions of these buildings.

## 8. ACKNOWLEDGEMENTS

Archaeological Project Services wishes to acknowledge the assistance of Mr P.J. Coe who commissioned the work. The project was coordinated by Gary Taylor who edited this report along with Steve Malone. David Start kindly permitted access to the library maintained by Heritage Lincolnshire.

## 9. PERSONNEL

Project Coordinator: Gary Taylor  
 Building Recording: Vicky Mellor  
 Work Experience Building Recording Assistant: Leonie Harris  
 Photographic reproduction: Vicky Mellor and Sue Unsworth  
 CAD Illustration: Vicky Mellor  
 Analyst: Vicky Mellor

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**11. ABBREVIATIONS**

APS Archaeological Project Services

IfA Institute of Field Archaeologists,  
(since renamed Institute for  
Archaeologists)

OS Ordnance Survey

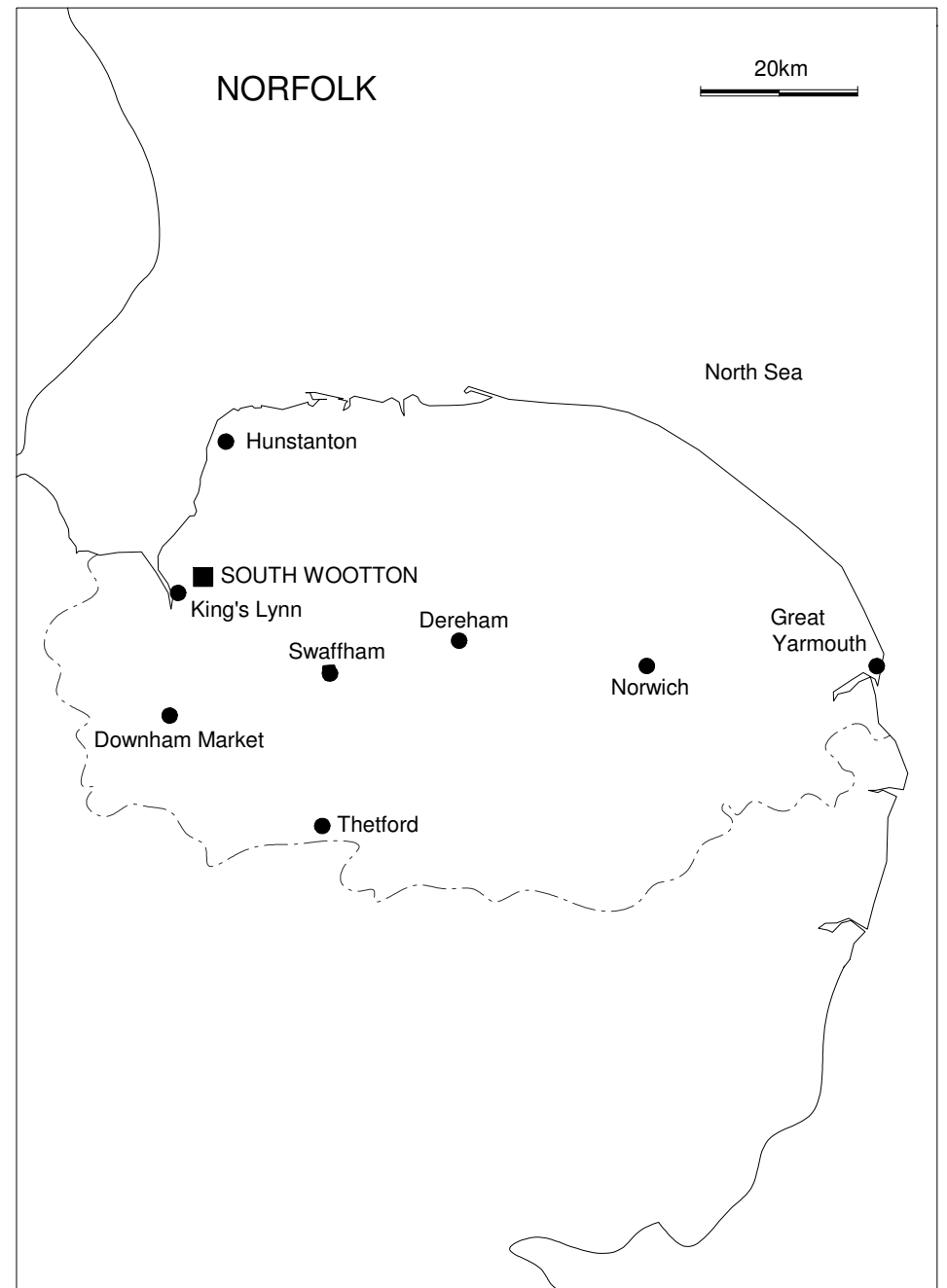
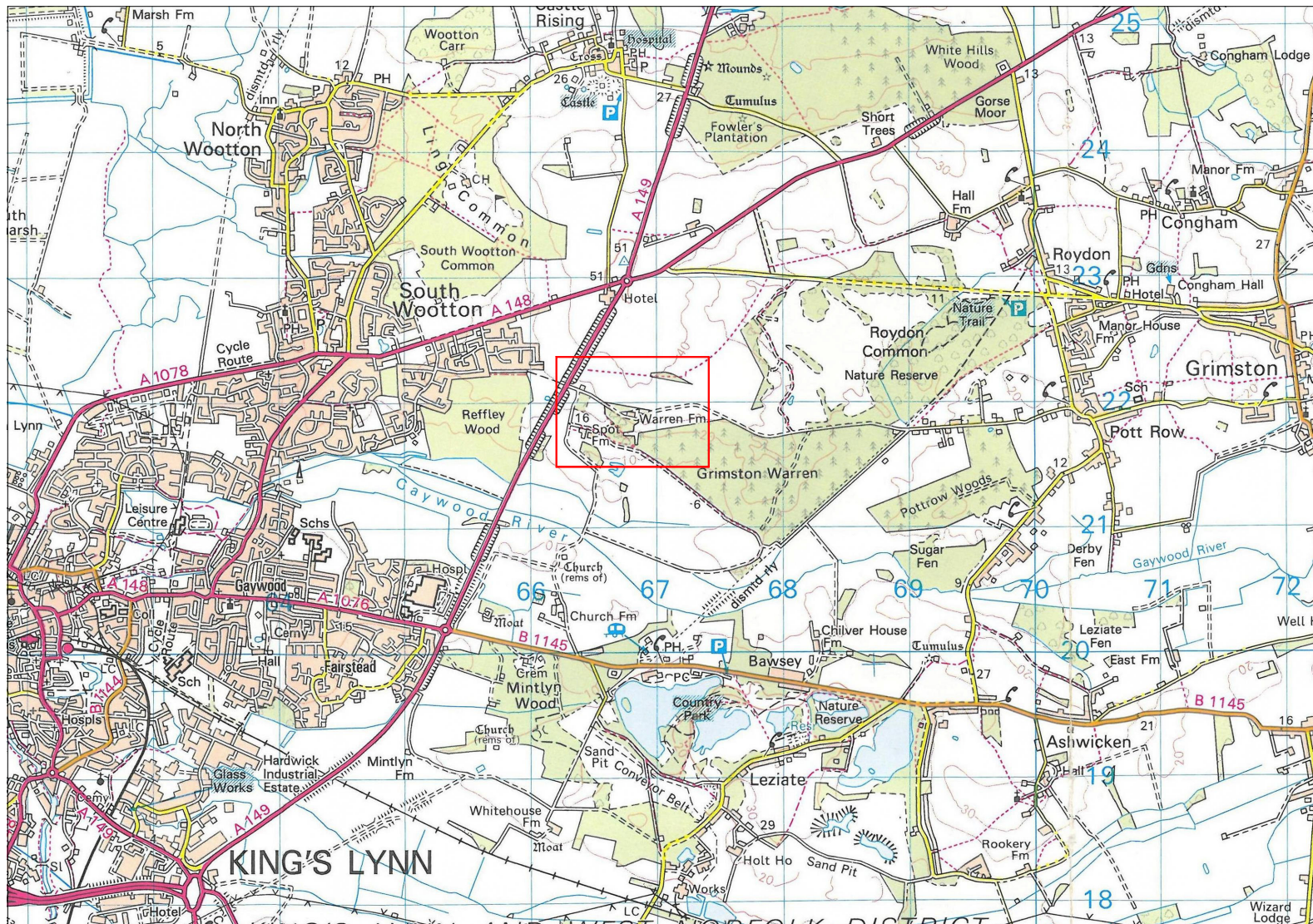


Figure 1 General location map





TF



Area of Figure 3

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Archaeological Project Services

Project Name: South Wootton Sandy Lane 52880

Scale 1:50000

Report No: 66/09

Figure 2 Site location map








	<b>Archaeological Project Services</b>
Project Name: South Wootton Sandy Lane 52880	
Scale 1:5000, inset 1:2500	Report No: 66/09
Drawn by: VM (plan provided by architect)	

Figure 3 Detailed site location map



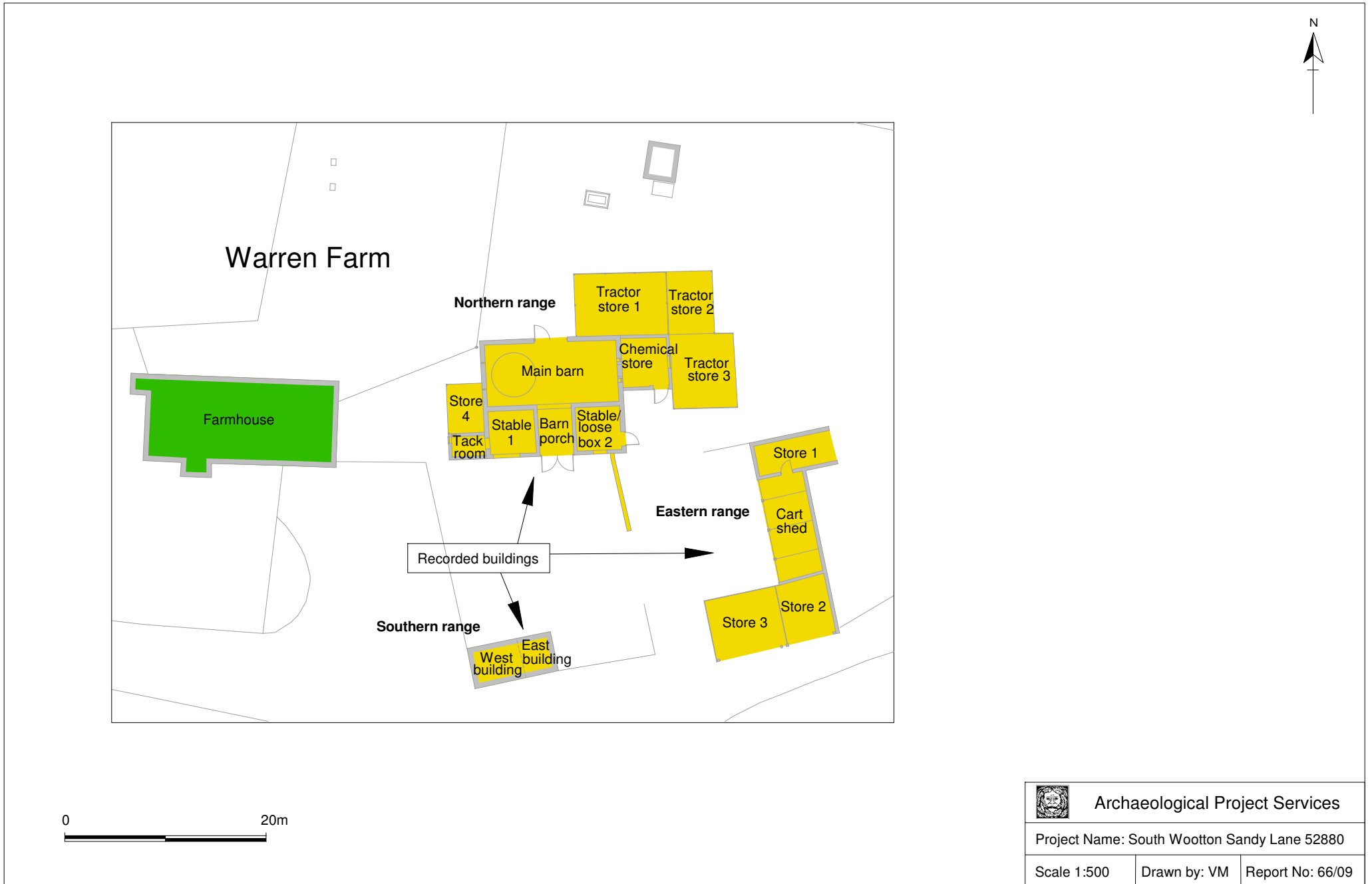

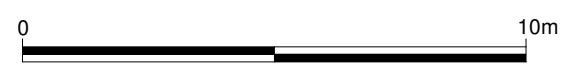


Figure 4 Location of recorded buildings

	Archaeological Project Services	
Project Name: South Wootton Sandy Lane 52880		
Scale 1:500	Drawn by: VM	Report No: 66/09






 <b>Archaeological Project Services</b>		
Project Name: South Wootton Sandy Lane 52880		
Scale 1:150	Drawn by: VM	Report No: 66/09

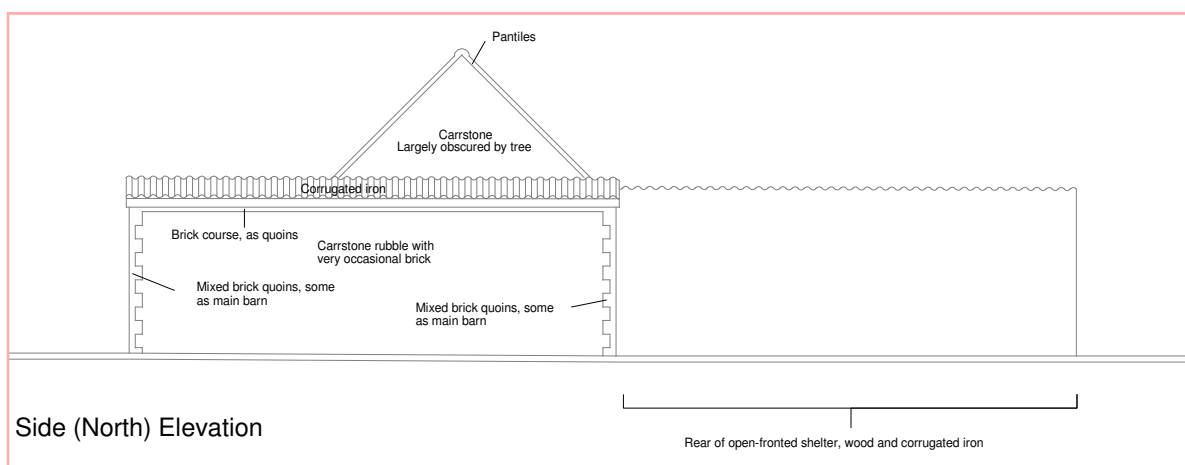
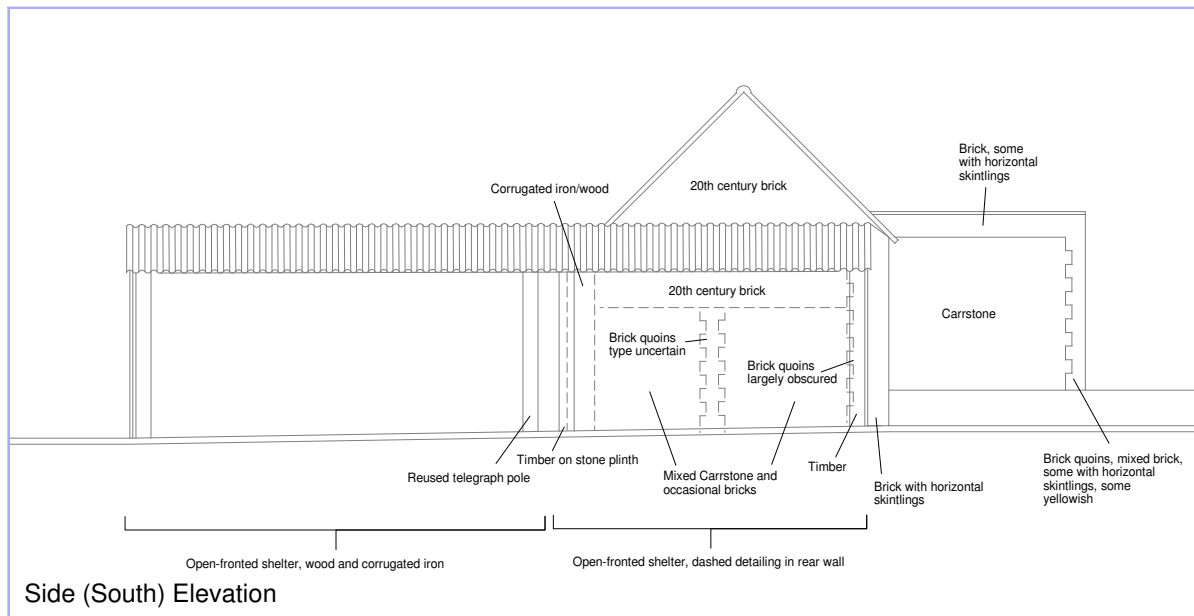
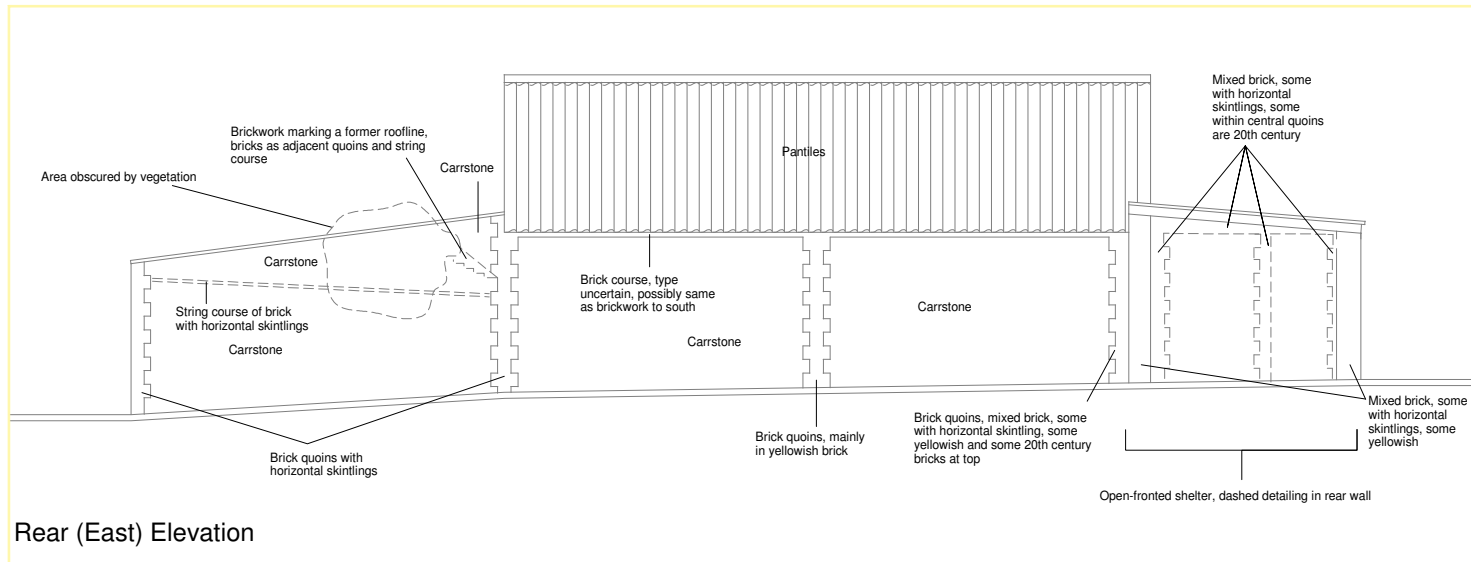
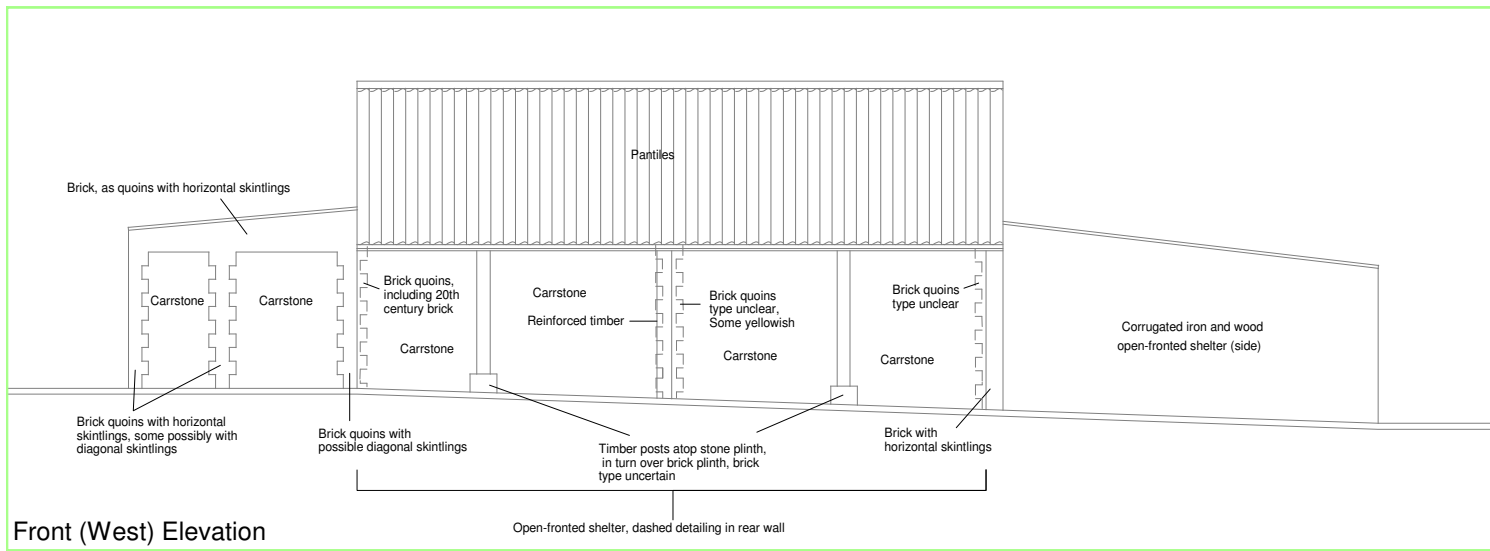
Figure 5 Results












 <b>Archaeological Project Services</b>	
Project Name: South Wootton Sandy Lane 52880	
Scale 1:125	Report No: 66/09
Drawn by: VM (drawings provided by architect)	

Figure 7 Elevations, eastern range



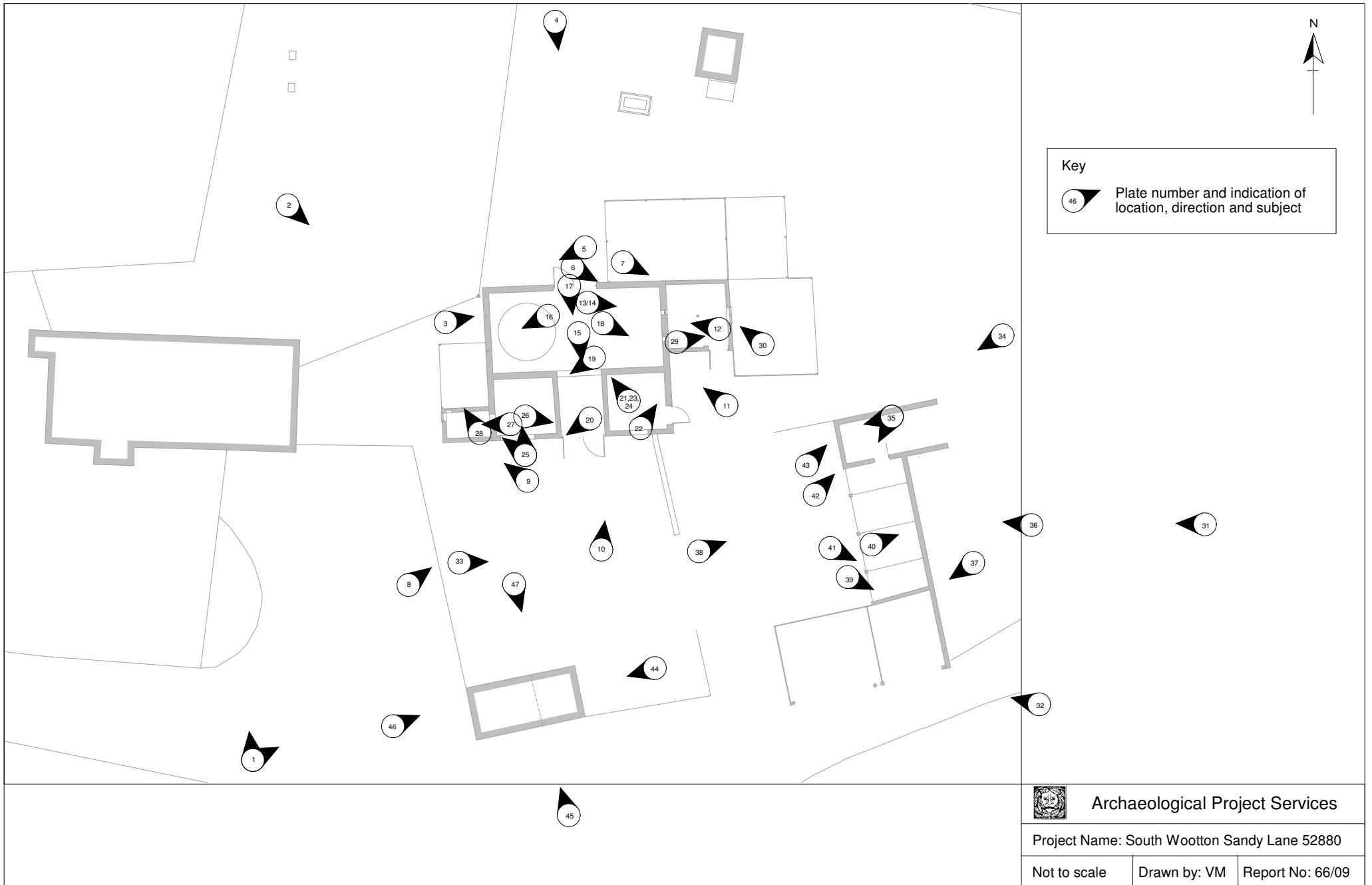
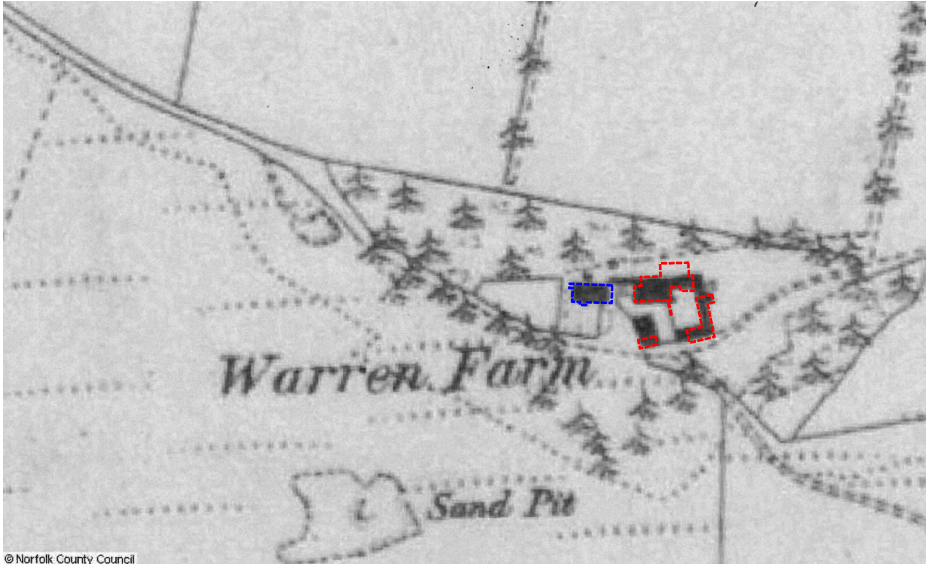
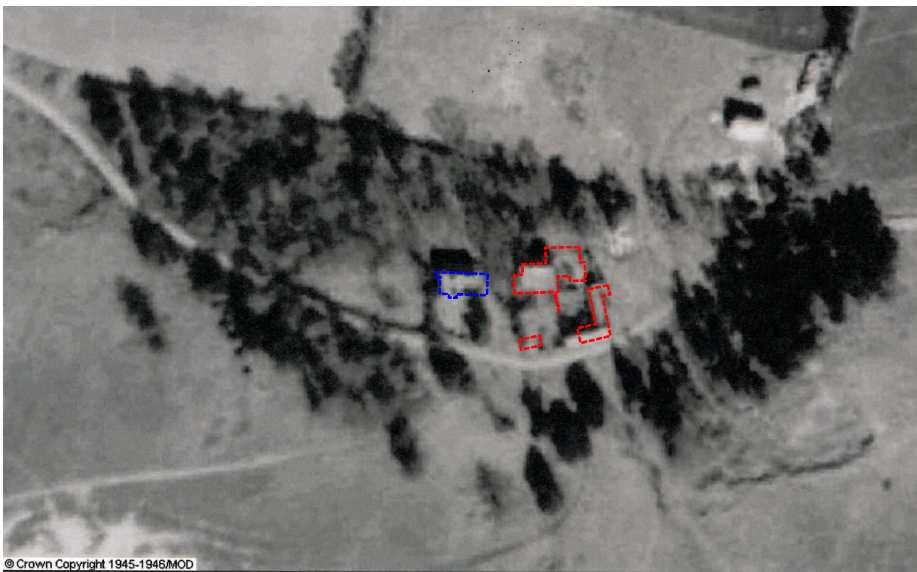


Figure 8 Direction, location and subject of plates





Extract from Ordnance Survey  
 England - Norfolk 033/NE  
 1:10,560 Epoch 1 (1888)  
 Source: Norfolk County Council  
 e-map explorer

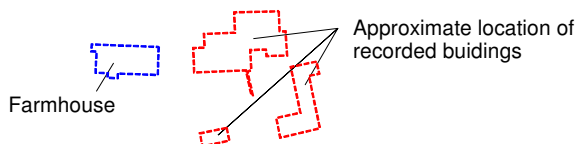


Extract from 1946 aerial photograph  
 Source: Norfolk County Council  
 e-map explorer



Extract from 1988 aerial photograph  
 Source: Norfolk County Council  
 e-map explorer

Key



Archaeological Project Services

Project Name: South Wootton Sandy Lane 52880

Not to scale | Drawn by: VM | Report No: 66/09

Figure 9 Extracts from selected old maps and aerial photographs





Plate 1 General view of site showing farmhouse and recorded building ranges, looking north, northeast and east.





*Northern Range*



Plate 2 West gable end of main barn, lean-to store 4 and west gable end of tack room, looking southeast.



Plate 3  
Detail of west gable end of  
main barn showing  
brickwork of breather slit  
and decorative diaper above.  
Note also horizontal  
skintlings on several bricks,  
looking east.

*Northern Range*



Plate 4 Northern wall of main barn showing raised gable and large opening. Tractor store 1 at left, lean-to store 4 at far right of barn, looking south.



Plate 5 Wooden door of northern wall of main barn. Possibly an original feature, note gap at base of door, looking west.



Plate 6 Detail of northern wall of main barn. Stone and wood slot at base of threshold. See also similar detailing in opposing side (Plate 5), looking east.



Plate 7 Detail of northeast corner of northern wall of main barn at join with north wall of chemical store, looking southeast.

*Northern Range*



Plate 8 View of main barn from south showing catslide roof over stable 1, barn porch and stable/loose box 2. Tack room at far left (looking northeast).



Plate 9 Detail of join between stable 1 and tack room, looking north.



Plate 10 Detail of paired wooden doors of barn porch and entrance to stable/loose box 2 at right, looking north.

*Northern Range*



Plate 11 East gable end of main barn and south wall of chemical store. Note blocked pitching hole in gable end of barn, looking northwest.

Plate 12 Lower part of east gable end of main barn as seen from interior of chemical store. Note blocked breather slits, looking northwest.



*Northern Range*



Plate 13 East gable end of main barn from interior of barn. Note blocked pitching hole and breather slits, looking east.

Plate 14 Interior of main barn showing detail of roof construction, looking east.



Plate 15 Interior of main barn showing view from northern doorway to barn porch, looking south.



*Northern Range*



Plate 16 Interior of main barn, brick flooring in western bay (inside silo), looking west.



Plate 17 Interior of main barn, wooden plank flooring in central bay, looking south.



Plate 18 Interior of main barn, brick flooring in eastern bay, looking east.



Plate 19 Interior of barn porch viewed from main barn, looking southwest.



Plate 20 Detail of quoin inside barn porch, at west side of wooden doors showing vertical scratches on brick, possibly relating to number of sacks loaded or similar. Also further graffiti including initials, looking southwest.

*Northern Range*



Plate 21 Interior of stable/loose box 2 looking northwest



Plate 22 Interior of stable/loose box 2. Note hole in wall close to corner of room, possibly marking location of former hay rack, looking northeast



Plate 23 Interior of stable/loose box 2, detail showing wooden manger, possibly original to building, looking north



Plate 24 Interior of stable/loose box 2, detail showing wooden manger, possibly original to building and flag/tile flooring, looking northwest.



*Northern Range*



Plate 25 General interior view of stable 1 from entrance. Note wooden tack peg next to door, wooden partition and loft above, also note hole in wall close to corner of room, possibly marking location of former hay rack, looking northwest and north.



Plate 26 Interior of stable 1, detail of recessed cupboard in east wall and wooden tack peg at east of entrance, looking east.

*Northern Range*



Plate 27 General view of tack room from entrance, looking west.



Plate 28 Detail of wooden tack pegs in north wall of tack room, looking northwest



Plate 29 Interior of chemical store showing east wall, looking northeast



Plate 30 Interior of tractor store 3 showing east wall of chemical store, looking northwest

*Eastern Range*



Plate 31 General view of eastern range, rear of cart shed at centre, looking west



Plate 33 General view of eastern range, front of cart shed at centre, looking east



Plate 32 Stores 2 & 3, looking northwest



Plate 34 Store 1, cart shed to rear, looking southwest



*Eastern Range*



Plate 35 Interior of store 1 showing detail of door in south wall and quoins in west wall, looking southwest and west.



Plate 36 Eastern (rear) wall of cart shed, store 1 at far right, store 2 behind tree at right, looking west.



Plate 37 Detail of join between southeast corner of cart shed and store 2. Note traces of former roofline in brickwork, looking southwest.

*Eastern Range*



Plate 38 Cart shed frontage, looking west.



Plate 40 Detail of east wall construction in interior of cartshed, looking east.



Plate 39 Cartshed interior showing south gable end with 20<sup>th</sup> century brickwork above eaves level, looking southeast.



Plate 41 Detail of cartshed frontage, timber post over brick and stone plinth, looking southeast.

*Eastern Range*



Plate 42 Detail of quoins at northwestern corner of cartshed at join with store 1. Some possible diagonal skintling marks in these bricks although these do not show in this photograph, looking northeast.



Plate 43 West wall of store 1, looking northeast

*Southern Range*



Plate 44 East end of southern building, looking west.



Plate 46 West end of southern building, looking east.



Plate 45 South wall of southern building, looking north.

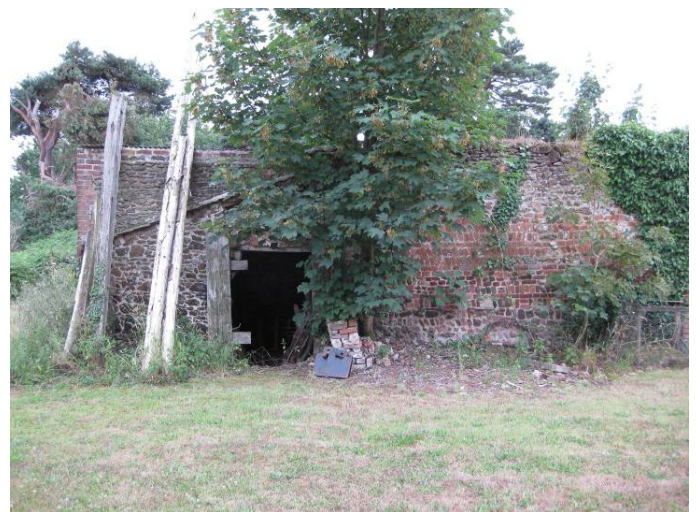


Plate 47 North wall of southern building, looking south.

## **Appendix 1**

### **PROJECT SPECIFICATION**





**A P S**  
**ARCHAEOLOGICAL**  
**PROJECT**  
**SERVICES**

*Project Designs*

*Desk-top Assessments*

Evaluations

*Excavations*

*Watching Briefs*

*Project Management*

*Building Surveys*

*Presentation*

*Interpretation*

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

Tel. 01529 461618  
Fax 01529 469444

Email:  
[info@apsarchaeology.co.uk](mailto:info@apsarchaeology.co.uk)

[www.apsarchaeology.co.uk](http://www.apsarchaeology.co.uk)

**BARNS AT  
WARREN FARM,  
SANDY LANE,  
SOUTH WOOTTON,  
NORFOLK**

**SPECIFICATION FOR  
BUILDING RECORDING**

**PREPARED FOR  
Mr COE**

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

**JUNE 2009**



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## **1 SUMMARY**

- 1.1 *A programme of building recording is required at Warren Farm, Sandy Lane, South Wootton, Norfolk.*
- 1.2 *The barns to be surveyed are of historic interest and appear on 19<sup>th</sup> century 1<sup>st</sup> Edition Ordnance Survey map. They are within the curtilage of Warren Farmhouse, a Grade II Listed Building.*
- 1.3 *The building recording will be undertaken prior to any development works on the structure. The buildings, floor plans, external elevations and internal details will be recorded in writing, graphically and photographically. A brief programme of historic research will also be undertaken in order to determine the date, development and associations of the buildings.*
- 1.4 *On completion of the fieldwork a report will be prepared detailing the results of the investigation. The report will consist of a narrative supported by illustrations and photographs.*

## **2 INTRODUCTION**

- 2.1 This document comprises a specification for historic building recording prior to redevelopment of barns at Warren Farm, Sandy Lane, South Wootton, Norfolk.
- 2.2 This document contains the following parts:
  - 2.2.1 Overview.
  - 2.2.2 Stages of work and methodologies.
  - 2.2.3 List of specialists.
  - 2.2.4 Programme of works and staffing structure of the project

## **3 SITE LOCATION**

- 3.1 South Wootton is located approximately 3km northeast of King's Lynn in the borough of King's Lynn and West Norfolk. Warren Farm is about 3km east of the centre of the village, within Grimston parish, on the north side of Sandy Lane, at National Grid Reference TF 66824 21918.

## **4 PLANNING BACKGROUND**

- 4.1 A planning application (09/00350/LB) was submitted to King's Lynn and West Norfolk Borough Council for the redevelopment of the barns. Permission is subject to conditions including the implementation for a programme of archaeological works involving building recording prior to the development works.

## **5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

- 5.1 The barns at Warren Farm are recorded on the 1<sup>st</sup> edition 6inch to 1 mile Ordnance Survey plans., and are within the curtilage of Warren Farmhouse, a Grade II Listed Building Agricultural buildings such as this are a disappearing resource and have been identified as a priority in the regional archaeological research frameworks (Glazebrook 1997; Brown and Glazebrook 2000).

## **6 AIMS AND OBJECTIVES**

- 6.1 The aims of the work will be to provide a record of the standing buildings prior to redevelopment.

6.2 The objectives will be to establish:

6.2.1 The form of the buildings;

6.2.2 the dates of the buildings and features of special interest;

6.2.3 the state of preservation of the buildings and any features of special interest present.

## **7 BUILDING RECORDING**

7.1 Building Investigation will be undertaken prior to the conversion of the existing buildings. A Level 2 survey in accordance with English Heritage guidelines (2006) will be undertaken on the standing buildings. Subject to accessibility and Health and Safety considerations, the record will include:

7.2 Details of the precise location, status, description of the building's type, materials, possible date, plan, form, function, development sequence, history in terms of architects, builders, patrons and owners if identifiable, and comments on the building's past and present relationship to its setting.

7.3 A photographic survey showing the building in its context, details of the exterior, interior views of the principal rooms, circulation areas and details. The survey will use black and white print film, supplemented by colour print and digital photography.

7.4 Measured plans at appropriate scales of all main floors incorporating details of the form and location of any structural features of historic interest.

## **8 SITE OPERATIONS**

### **8.1 General considerations**

8.1.1 All work will be undertaken following statutory Health and Safety requirements in operation at the time of the investigation.

8.1.2 The work will be undertaken according to the relevant codes of practise issued by the Institute for Archaeologists (IfA), under the management of a Member of the institute (MIfA). Archaeological Project Services is IfA registered organisation no. 21.

8.1.3 All work will be carried out in accordance with *Standards for Field Archaeology in the East of England* (Gurney 2003).

8.1.4 The building recording would be undertaken by staff with appropriate building recording experience.

8.1.5 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.

## **9 REPORTING**

9.1 On completion of the fieldwork, a report detailing the results of the building recording will be prepared. This will consist of:

9.1.1 A summary of the survey results.

9.1.2 A description of the historical setting of the building.

9.1.3 A text describing the results of the building survey.

9.1.4 Location plans of the site and buildings.

9.1.5 Plan of the main floors of the buildings.

9.1.6 Interpretation of the development and use of the buildings.

9.1.7 Appropriate photographs of all elevations, general interior views and specific features.

## **10 REPORT DEPOSITION**

10.1 Copies of the report will be sent to the client; Norfolk Landscape Archaeology (3 copies, 2 for Norfolk Historic Environment Record, one for the Local Planning Authority); and NCC Heritage and Landscape division.

## **11 ARCHIVE**

11.1 The documentation, finds, photographs and other records and materials generated during the investigation will be sorted and ordered in accordance with the procedures in the Society of Museum Archaeologists' document *Transfer of Archaeological Archives to Museums* (1994), and any additional local requirements, for long-term storage and curation. This work will be undertaken by the Finds Supervisor and the Conservator (if relevant). The archive will be deposited with the receiving museum as soon as possible after completion of the project, and within 12 months of that completion date.

11.2 The archive will be microfilmed. The silver master will be transferred to the RCHME and a diazo copy will be deposited with the Norfolk Sites and Monuments Record.

11.3 Prior to the project commencing, Norfolk Museums Service will be contacted to obtain their agreement to receipt of the project archive and to establish their requirements with regards to labelling, ordering, storage, conservation and organisation of the archive.

## **12 PUBLICATION**

12.1 A report of the findings of the investigation will be presented to the editor of the journal *Norfolk Archaeology*. If appropriate, notes on the findings will be submitted to the appropriate national journals, *Post-medieval Archaeology* and *Vernacular Architecture*.

12.2 Details of the investigation will also be input to the Online Access to the Index of Archaeological Investigations (OASIS).

## **13 CURATORIAL RESPONSIBILITY**

13.1 Curatorial responsibility for the archaeological work undertaken on the site lies with Norfolk Landscape Archaeology. They will be given written notice of the commencement of the project.

## **14 VARIATIONS AND CONTINGENCIES**

14.1 Variations to the proposed scheme of works will only be made following written confirmation of acceptance from the archaeological curator.

14.2 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.

14.3 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.

14.4 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.

**15 PROGRAMME OF WORKS AND STAFFING LEVELS**

- 15.1 The building recording will be undertaken prior to the development and is expected to take a day. The background research is expected to take about half a day.
- 15.2 An archaeological supervisor and assistant with experience of building recording will undertake the work.
- 15.3 Analysis and report production will be undertaken by the archaeological supervisor, or a post-excavation analyst as appropriate, with assistance from an illustrator.

**16 INSURANCES**

- 16.1 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.

**17 COPYRIGHT**

- 17.1 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.
- 17.2 Licence will also be given to the archaeological curators to use the documentary archive for educational, public and research purposes.
- 17.3 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.
- 17.4 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.

**18 BIBLIOGRAPHY**

Brown, N. and Glazebrook, J. (eds), 2000 *Research and Archaeology: A Framework for the Eastern Counties, 2. Research agenda and strategy*, East Anglian Archaeology Occasional Papers **8**

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

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Specification: Version 1, 22-06-09

## Appendix 2

### GLOSSARY

<b>Bay</b>	Regular structural subdivision of a building; the bays may be marked by roof-trusses, beams <i>etc.</i>
<b>Breather slit</b>	Narrow vertical slit to provide ventilation.
<b>Bullnose brick</b>	Brick with one, or occasionally two, rounded edges, used where a sharp edge would be inconvenient or liable to damage.
<b>Diaper</b>	Decorative pattern on a plain surface formed by dark bricks laid in diagonal patterns on a lighter brick wall.
<b>Loose Box</b>	A small room, usually almost featureless, in which a single animal (horse or cattle) could be isolated or a small number of cattle could be kept untethered. Loose boxes usually have some form of drain in the floor for the removal of liquid manure.
<b>Mono-pitched</b>	Roof having only one side sloping.
<b>Pitching hole</b>	Unglazed, shuttered window-like hole at first floor level to ease unloading of an unprocessed crop into the building from a cart outside.
<b>Quoins</b>	Angular courses of stone at the corner of a building.
<b>Raised gable</b>	A gable that rises above the roof line.
<b>Straight join</b>	Regular vertical junction between two sections of walling that shows one part was butted against the other.
<b>String course</b>	Horizontal course or moulding projecting from the surface of a wall.
<b>Tumbled gable</b>	Gable in which bricks by the eaves are laid at 90 <sup>0</sup> to the slope of the roof line, forming a pattern of a sequence of triangles where these bricks taper into the horizontal courses.

## Appendix 3

### THE ARCHIVE

The archive consists of:

2	Photographic record sheets
6	Sheets containing annotated plans, elevations and notes
1	Daily record sheet
1	Building recording sheet

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:

Norfolk Museums Service  
Union House  
Gressenhall  
Dereham  
Norfolk  
NR20 4DR

The archive will be deposited in accordance with the document titled County Standards for Field Archaeology in Norfolk, produced by Norfolk Landscape Archaeology.

Archaeological Project Services Site Code: SWSL09

Norfolk Museums Service Site Code: 52880

OASIS reference number archaeo11-62270

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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