

HISTORIC BUILDING SURVEY REPORT:
PROSPECT FARM, ALKBOROUGH, NORTH LINCOLNSHIRE

Planning Application: PA/2012/1253
NGR: SE 88282 22013
AAL Site Code: ALPF 13
OASIS ID: allenarc1-149230
North Lincolnshire Museum Site Code: AKAS



Report prepared for
Keigar Homes Limited

By
Allen Archaeology Limited
Report Number 2013045

May 2013



Allenarchaeology



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Document Control

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Report produced by:	AAL 2013045	10/05/2013

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Executive Summary

- Allen Archaeology Limited was commissioned by Keigar Homes Limited to undertake a historic building survey of agricultural buildings at Prospect Farm, Alkborough, North Lincolnshire, as a condition of planning permission for their conversion into dwellings.
- The five farm buildings at Prospect Farm included a threshing barn and granary of probable late 18th to early 19th century date, with animal shelters and a cart shed of later 19th century date, and a later 20th century shed at the north end of the range. All the buildings had extensive later repairs and alterations. They used to form part of a larger agricultural complex with a probable covered yard and an opposing range of buildings to the west, all of which were demolished some time after the early 1970s.

1.0 Introduction

- 1.1 Allen Archaeology Limited (hereafter AAL) was commissioned by Keigar Homes Limited, to undertake an historic building survey as a condition of planning permission for the conversion of agricultural buildings at Prospect Farm, Alkborough, North Lincolnshire into residential dwellings.
- 1.2 The methodology conforms to the guidelines established by English Heritage in '*Understanding Historic Buildings: A guide to good recording practice*' (2006), the guidelines set out in the Institute for Archaeologists '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (1996, revised 2001 and 2008), and a generic specification for historic building recording prepared by North Lincolnshire Sites and Monuments Record.
- 1.3 A copy of the survey report and the full project archive will be submitted to North Lincolnshire Museum within six months of the completion of this report, where it will be stored under the Museum Site Code AKAS.

2.0 Site Location and Description

- 2.1 Alkborough is located in the administrative district of North Lincolnshire Council, approximately 12km north of the centre of Scunthorpe. The buildings that are the subject of this survey are located at Prospect Farm, towards the north end of the village and west of Whitton Road. The site centres on NGR SE 8829 2199.

3.0 Planning Background

- 3.1 A planning application was submitted in October 2012 to North Lincolnshire Council for the conversion of the barns into four dwellings (Reference PA/2012/1253). Planning permission has not yet been granted, but pre-determination planning advice from the Historic Environment Record has advised that a planning condition requiring a programme of historic building recording prior to any alterations to the buildings is to be imposed on a grant of planning permission.
- 3.2 The approach adopted is consistent with the guidelines set out in the National Planning Policy Framework (NPPF) (Department for Communities and Local Government 2012).

4.0 Archaeological and Historical Background

- 4.1 The site is situated on the northern edge of the historic core of the village. The buildings that are the subject of the survey form a range of agricultural buildings that are first shown on the 1887 Ordnance Survey map of the area.

5.0 Methodology

- 5.1 The building survey was undertaken by the author on Wednesday 9th January 2013. The weather was bright and sunny and light was generally good for both external and internal shots, although there were occasional internal areas where little light was available, and the bright sun resulted in long shadows being cast across the site.
- 5.2 The works described below are based on a generic specification provided by North Lincolnshire Sites and Monuments Record, and equate to a level of detail commensurate with a Level 2 survey as detailed in the English Heritage document: *Understanding Historic Buildings, A Guide to Good Recording Practice* (English Heritage 2006).
- 5.3 With regard to the constraints above, wherever possible, photographs were taken of the following: -
- All external elevations;
 - All internal elevations, including internal walls and subdivisions;
 - The roof structure of the buildings, internally and externally, where visible;
 - The relationship of the structures to their surroundings;
 - Architectural details, i.e. windows, doors, decorative brickwork, and other significant features, fixtures or fittings. Generally a single representative shot was taken of particular features such as windows or openings of a single type that occur more than once within the structure; and
 - A general internal photographic record of the building. Photographs were taken of each room/discrete internal space from sufficient points to show the form, general appearance and methods of construction.
- 5.4 All photographs were taken using three cameras; 35mm film cameras with colour slide (AGFA ISO 100) and monochrome film (Ilford FP4 ISO 125), and a 14 megapixel digital SLR camera.

6.0 Results (Figures 2 – 4)

- 6.0.1 The photographic building survey comprised five agricultural buildings at Prospect Farm. For each of the buildings the exterior will be accounted for first followed by the interior. For the purpose of this report each structure has been labelled Barn 1 – 5 (B1, B2 etc), and internal subdivisions numbered B1.1, B1.2 etc.

6.1 Barn 1

- 6.1.1 Barn 1 is aligned north-northeast to south-southwest and measures approximately 27m x 4.7m. The roof is hipped at the southwest end and appears to be a later addition, as indicated by a scar above the roofline where the building abuts Barn 2 to the northeast. It is a king post roof with through purlins trenched into the back of the rafters and there was no roofing material present at the time of the survey.

- 6.1.2 The southeast elevation appears to be original and is built in coursed stone, except for a number of bricked up ventilation holes and brick dressings to the northeastern corner. The southwest and northwest elevations are later additions in an irregular brick bond comprising three courses of stretchers followed by a course comprising paired headers separated by between one and five stretchers. Bullnose bricks have been used on the southeast and southwest corners (Plates 1 – 3).
- 6.1.3 The barn is divided into six cells, all but two appear to have been used for housing livestock. The majority of openings have segmental arches with four fixed lights in louvered windows. All but one door has been removed, which was a simple wooden plank door with strap hinges (Plates 3 and 4).
- 6.1.4 Cell B1.1 has lately been converted for use as a garage with a large opening with a steel lintel in the southwest elevation (Plate 2). It has a concrete floor and the walls showed traces of render and paint.
- 6.1.5 Cell B1.2 contains a brick fireplace indicating it may have been used as a tack room, and rest room for farm labourers. There are two openings into cell B1.1, one at ground floor level and one at first floor level. The floor is of concrete and the walls show remnants of lime wash (Plates 5 and 6).
- 6.1.6 Cells B1.3, B1.4 and B1.5 all have raised concrete floors over an earlier brick floor and ceramic feeding troughs, several of which are stamped 'Wilcock & Co.' This Leeds based company was active from c.1858, changing its name to The Burmantofts Company in 1888, thus providing a mid to late 19th century date for the troughs (<http://www.studiopottery.com/cgi-bin/mp.cgi?item=315>) Wooden hayracks are fitted above the troughs in B1.3 and B1.5. A low opening has been formed in the partition wall between B1.5 and B1.6 to allow the passage of animals (Plates 7 – 9).
- 6.1.7 Cell B1.6 also contains a feeding trough however it was made of concrete with a wooden partition (Plate 10).

6.2 Barn 2

- 6.2.1 Barn 2 is aligned northwest to southeast and measures 6m x 17m and has the typical layout of a threshing barn of early 19th century date. The roof is a double pitched gabled roof with parapets at the gables, covered with S-shaped ceramic pantiles to the south and corrugated asbestos sheets to the north (Plates 11 – 14).
- 6.2.2 The southwest elevation is in English Garden Wall Bond with a dentil course below the eaves and is probably a later repair to the barn, the remainder of which is stone built (Plate 11). The large square opening in the centre of the elevation has been bricked up and an elongated window fitted. This opening corresponds with a second also infilled opening on the opposing elevation which allowed a throughflow of air over a central threshing floor to help carry away the chaff during manual threshing. A smaller doorway is present towards the west end of the southwest elevation.

- 6.2.3 The northwest elevation has a pitching hole partially infilled with bricks and stone, with a bricked up ventilation slit at ground floor level, and brick tumbling at the eaves (Plate 12).
- 6.2.4 The large blocked opening on the northeast elevation has brick dressings, within which is a smaller infilled opening, also with brick dressings. At the top of the large infilled opening are two small square openings of uncertain function, and there is another bricked up opening adjacent to the west. The elevation also displays a brick buttress with bullnose bricks which is a remnant of a demolished farm building or covered yard (Plate 13). This corresponds with a similar buttress and roof scar on the opposing elevation of Barn 4 to the north (see 6.4.2 below).
- 6.2.5 The southeast elevation has a square pitching hole with a lintel and flat brick arch, with brick dressings, brick tumbling at the eaves and an area of brick repair at the apex of the roof (Plate 14).
- 6.2.6 The threshing barn has a clasped purlin roof which is a later addition. The notched timber beams resting on the wall plates may be original however. The walls were painted and a reinforcing breeze block runs along all but the northwest elevation (Plate 15).
- 6.2.7 The northwest elevation shows two blocked up openings likely to be ventilation slits, above which the adjoining roof of Barn 3 can be seen (Plate 16).

6.3 Barn 3

- 6.3.1 Barn 3 is aligned north-northeast to south-southwest and measures 4.5m x 20m, and is very similar in style to Barn 1, built in an English Garden Wall Bond brickwork with three courses of stretchers to each course of headers. The double pitched gabled roof is covered in S-shaped ceramic pantiles and the four doorways and four windows in the northwest elevation all have segmental brick arches (Plate 17).
- 6.3.2 The building has a king post roof with trenched purlins, and is subdivided into four cells, the layouts of which are very similar to those of Barn 1. All four had a stepped concrete floor, and B3.3 had a central drainage channel. The brick and ceramic feeding troughs had up to four tethering rings for livestock with wooden hayracks fitted above. There was a small opening for livestock formed in the partition wall between B3.3 and B3.4 (Plates 18 – 22).

6.4 Barn 4

- 6.4.1 The northwest to southeast aligned, two storey structure of Barn 4, a probable granary, measures 6.4m x 17.4m. The roof is double pitched, gabled to the southwest and hipped to the southeast and is covered in S-shaped ceramic pantiles. The southeast and southwest elevations are brick built in English Garden Wall bond with three to seven courses of stretchers between each course of headers, as is the first floor of the northwest and northeast elevations, although the ground floor of these two elevations was built in stone with brick dressings (Plates 23 – 25). This suggests that the building is likely to have undergone more than one episode of renovation and repair.

- 6.4.2 The brickwork on the ground floor of the southwest elevation appears later in date than the first floor, and a similar brickwork has been used to block one of the two openings on the first floor. This blocked opening is partially covered by the roof of Barn 3 and it is possible that the opening was blocked immediately prior to its construction. A roof scar and brick buttress on this elevation correspond with the buttress on the opposite elevation of Barn 2 (Plate 23 and see 6.2.4 above). The ground floor had two small windows and a single door opening, all with segmental arches, with a louvered window on the first floor.
- 6.4.3 The northwest gable has a single opening; a boarded up pitching hole below a segmental arch (Plate 24).
- 6.4.4 The northeast elevation has a single doorway and two louver windows on the first floor, one of which is within the roof space of the adjacent Barn 5. It is likely that there would originally have been steps leading up to the doorway, however there were no trace of these during the survey.
- 6.4.5 The ground floor had a single blocked window within Barn 5, a plank and batten door with strap hinges, a square window opening, and large square opening wide enough to fit a cart (Plate 25). All but this final opening had segmental arches above.
- 6.4.6 The interior of the granary had been subdivided to accommodate grain processing machinery. A brick silo was connected to the smaller square opening on the northwest elevation and adjacent to this was a chain conveyor with connections to the above loft. There was a derelict wooden staircase to the loft, although it was not safe to access the upper floor during the site visit (Plates 26 and 27).

6.5 Barn 5

- 6.5.1 Barn 5 comprised a cart shed B5.1, measuring 6m x 12m and a later shed B5.2 to the northeast measuring 6m x 13m. The cart shed is a four bay building in English Garden Wall bonded bricks with a double pitched gabled roof covered with S-shaped ceramic pantiles and a dentile cornice. The cartshed has three large arched openings and a smaller opening at the east end, all with brick segmental arches on pillars with bullnose bricks at the corners (Plates 28 – 30).
- 6.5.2 The adjacent concrete yard surface has been extended into the cart shed and above was a loft space which could be accessed from the granary, but was again unsafe to enter (Plate 31). There was another opening into the loft space in the northeast elevation (Plate 33).
- 6.5.3 The abutting shed B5.2 was mainly built of breeze blocks apart from the northeast elevation, which was in brick. There were two large square openings, one in the northwest elevation and one in the northeast elevation. Two brick pillars to support a fuel tank were situated next to the opening on the northwest elevation. The double pitched gabled roof was covered in corrugated asbestos sheets (Plates 28 and 32).

7.0 Discussion and Conclusion

- 7.1 The earliest components of the complex are likely to be the threshing barn B2, and the probable granary B4, of probable late 18th to early 19th century date. Such buildings became largely redundant after c.1850, when the advent of mechanical crop processing aids obviated the need for a manual threshing floor or large areas to store the grain prior to processing (Wade-Martins 1991).
- 7.2 All the buildings surveyed at Prospect Farm, apart from the later addition of Barn 5.2 are present by the time of the First Edition Ordnance Survey Map of 1886, suggesting that Barns B1, B3 and B5 were added soon before this date, with more recent alterations and repairs also evident. The ceramic feeding troughs in Barn 2 stamped 'Wilcock and Co.' provide a date of c.1858 – 1888. At this time the Ordnance Survey map also shows a range of opposing outbuildings to the west, the layout of buildings forming two enclosed yard areas, incorporating the farmhouse to the south.
- 7.3 The 1907 Ordnance Survey map shows the northern yard area infilled with a building or covered yard. The brick buttresses on the northeast elevation of the threshing barn B2 and the southwest elevation of the granary B4 are likely to be related to this structure. Subsequent mapping indicates that this layout persisted until some time after the 1971 map, after which time the western range of buildings and the covered yard area were removed, and Barn B5.2 was added to the north end of the range.

8.0 Acknowledgements

- 8.1 Allen Archaeology Limited would like to thank Keigar Homes Limited for this commission.

9.0 References

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Appendix 1: Colour Plates



Plate 1 (Shot 2): Southeast elevation of B1, looking north. Scale is 2m



Plate 2 (Shot 3): Southwest elevation of B1, looking north. Scale is 2m



Plate 3 (Shot 4): Northwest elevation of B1, looking north-northeast. Scale is 2m



Plate 4 (Shot 5): Representative shot of B1 openings and windows, looking east-southeast. Scale is 2m



Plate 5 (Shot 8): Interior view of B1.2, looking east-southeast



Plate 6 (Shot 6): Northeast elevation of Barn 1.2, looking southeast



Plate 7 (Shot 9): Interior view of B1.3, looking northeast. Scale is 2m



Plate 8 (Shot 10): Interior view of B1.4, looking northeast. Scale is 2m



Plate 9 (Shot 11): Interior view of B1.5, looking northeast. Scale is 2m



Plate 10 (Shot 12): Interior view of B1.6, looking east. Scale is 2m



Plate 11 (Shot 13): Southwest elevation of B2, looking north-northeast. Scale is 2m



Plate 12 (Shot 17): Northwest elevation of B2, looking northeast. Scale is 2m.



Plate 13 (Shot 19): Northeast elevation of B2, looking southwest. Scale is 2m



Plate 14 (Shot 1): Southeast elevation of B2 and B3, looking north. Scale is 2m



Plate 15 (Shot 14): Interior view of B2, looking east-southeast. Scale is 2m



Plate 16 (Shot 16): Blocked up openings on northeast elevation, also showing the adjoining B3, looking northeast



Plate 17 (Shot 20): Northwest elevation of B3, looking east-southeast. Scale is 2m



Plate 18 (Shot 21): Interior view of B3.1, looking southeast. Scale is 2m



Plate 19 (Shot 22): Interior view of B3.2, looking northeast



Plate 20 (Shot 23): Interior view of B3.3, looking southeast. Scale is 2m



Plate 21 (Shot 24): Interior view of B3.3 with opening formed to B.3.4, looking northeast. Scale is 2m



Plate 22 (Shot 25): Interior view of B3.4, looking east. Scale is 2m



Plate 23 (Shot 26): Southwest elevation of B4, looking north-northeast. Scale is 2m



Plate 24 (Shot 27): Northwest elevation of B4, looking northeast. Scale is 2m



Plate 25 (Shot 28): Northeast elevation of B4, looking northeast. Scale is 2m



Plate 26 (Shot 33): Southwest elevation and stairs leading to the loft, looking southwest. Scale is 2m



Plate 27 (Shot 29): Interior view of B4, looking southeast. Scale is 2m



Plate 28 (Shot 34): Northwest elevation of B5, looking southeast. Scale is 2m



Plate 29 (Shot 35): Northwest elevation of B5.1, looking southeast. Scale is 2m



Plate 30 (Shot 41): Representative detail shot of dentilation, pillar and arches, looking southeast



Plate 31 (Shot 36): Interior view of B5.1, looking south-southwest. Scale is 2m



Plate 32 (Shot 40): Northeast elevation of B5, looking south-southwest. Scale is 2m



Plate 33 (Shot 39): Interior view of B5.2, looking south-southwest. Scale is 2m

Appendix 2: Photographic Archive List

Shot No	Facing	Type	Building	Description
01	N	Exterior	B2, B3	Southeast elevation
02	N	Exterior	B1	Southeast elevation
03	N	Exterior	B1	Southwest elevation
04	NNE	Exterior	B1	Northwest elevation
05	ESE	Exterior	B1.1,2	Northwest elevation
06	SE	Interior	B1.2	Northeast elevation
07	E	Interior	B1.2	Southwest elevation
08	ESE	Interior	B1.2	Southeast elevation
09	NE	Interior	B1.3	Northwest and southwest elevation
10	NE	Interior	B1.4	Northwest and southwest elevation
11	NE	Interior	B1.5	Representative shot
12	E	Interior	B1.6	Representative shot
13	NNE	Exterior	B2	Southwest elevation
14	ESE	Interior	B2	Interior view and roof structure
15	WNW	Interior	B2	Interior view and roof structure
16	NE	Interior/detail	B2	Blocked openings and adjoining building
17	NE	Exterior	B2	Northwest elevation
18	ESE	Exterior/detail	B2	Bricked up ventilation slit
19	SW	Exterior	B2	Northeast elevation
20	ESE	Exterior	B3	Northwest elevation
21	SE	Interior	B3.1	Southwest, northwest and northeast elevation
22	NE	Interior	B3.2	Southwest, northwest and northeast elevation
23	SE	Interior	B3.3	Northwest and northeast elevation
24	NE	Interior	B3.3	Southwest and northwest elevation
25	E	Interior	B3.4	Southwest, northwest and northeast elevation
26	NNE	Exterior	B4	Southwest elevation
27	SE	Exterior	B4	Northwest elevation
28	SW	Exterior	B4	Northeast elevation
29	SE	Interior	B4	General view
30	SE	Interior	B4	Southeast end and elevation
31	SE	Interior	B4	Granary mechanics
32	SE	Interior	B4	Granary mechanics
33	SW	Interior	B4	Northeast elevation
34	SE	Exterior	B5	Northwest elevation
35	SE	Exterior	B5.1	Northwest elevation
36	SSW	Interior	B5.1	Southeast and southwest elevation
37	SSW	Interior	B5.1	Roof structure
38	SE	Interior	B5.1	Walkway between B4 and B5
39	SW	Interior	B5.2	Southeast, southwest and northwest elevations
40	SSW	Exterior	B5.2	Northeast elevation
41	SE	Exterior/detail	B5.1	Close-up of arches, pillar and dentilation
42	SE	Exterior	General	Representative view of farm from grassland northwest of the buildings
43	E	Exterior	General	View of River Trent from grassland
44	NNE	Exterior	B1, B2	General view of B1 and B2
45	N	Exterior	General	Site shot taken from Prospect Lane
46	NNE	Interior	B1.1	Interior view

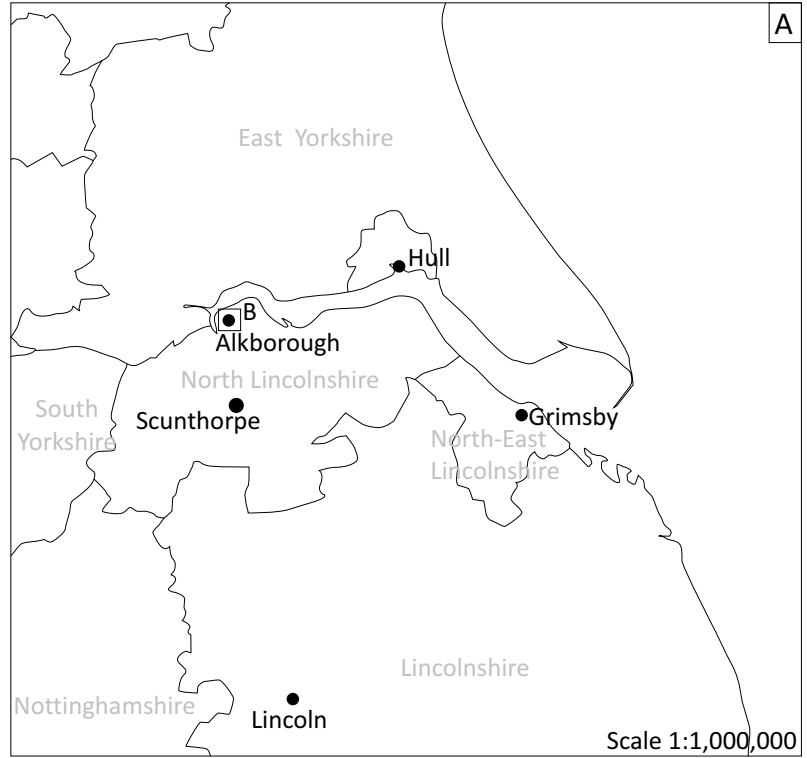
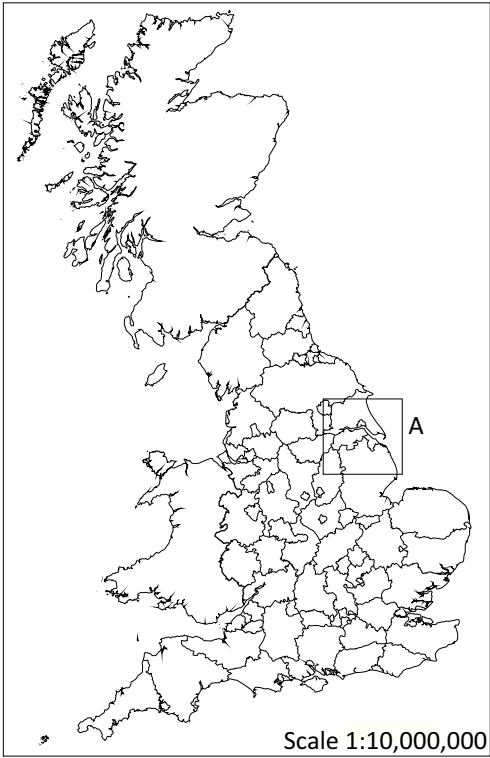


Figure 1: Site location with proposed development area in red
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Site Code	ALPF 13
Scales	1:10,000,000 1:1,000,000 1:25,000 @ A4
Drawn by	M Piirainen
Date	09/05/13

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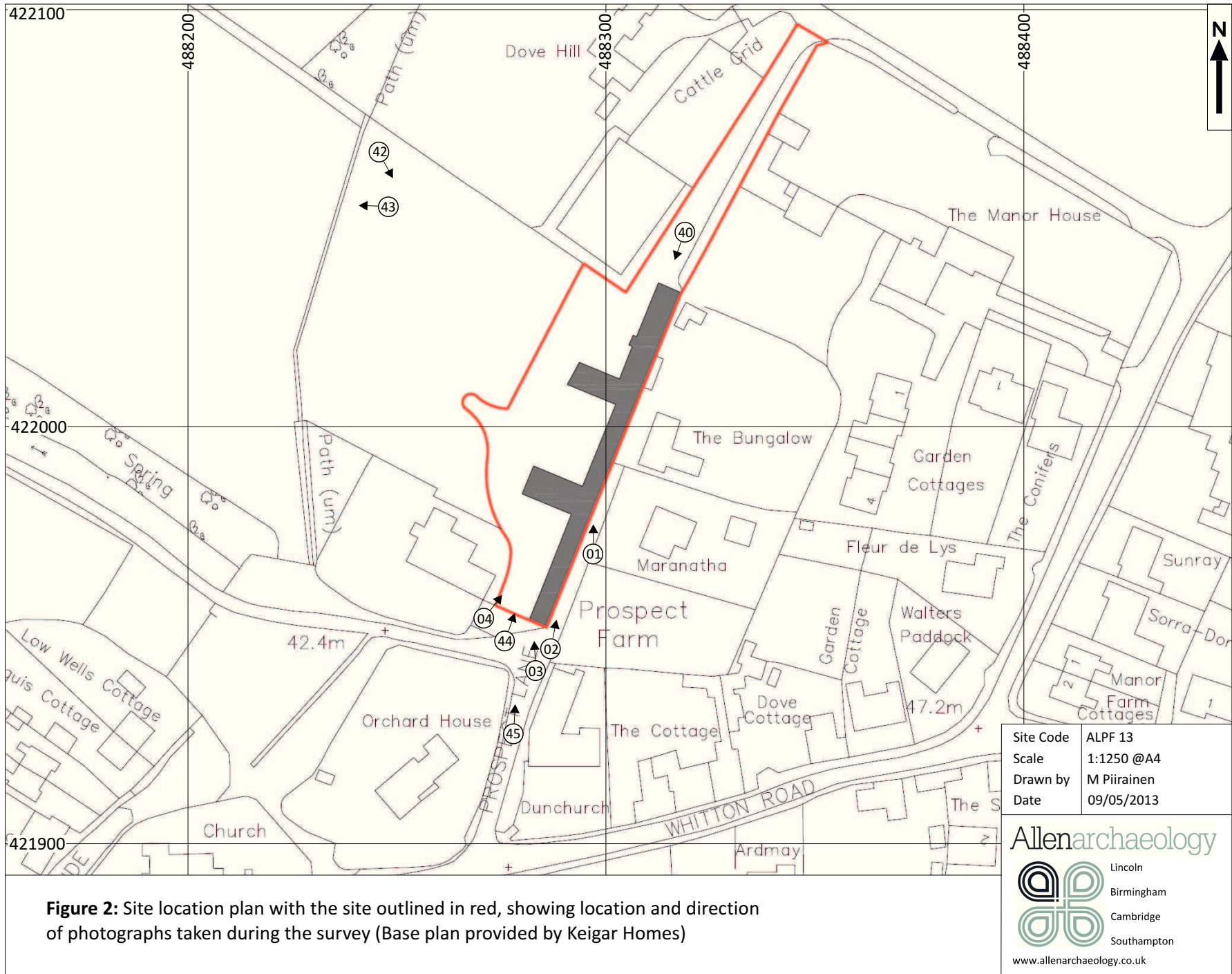


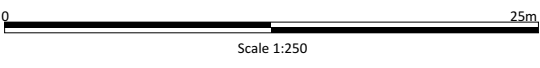
Figure 2: Site location plan with the site outlined in red, showing location and direction of photographs taken during the survey (Base plan provided by Keigar Homes)

Site Code	ALPF 13
Scale	1:1250 @A4
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Date	09/05/2013

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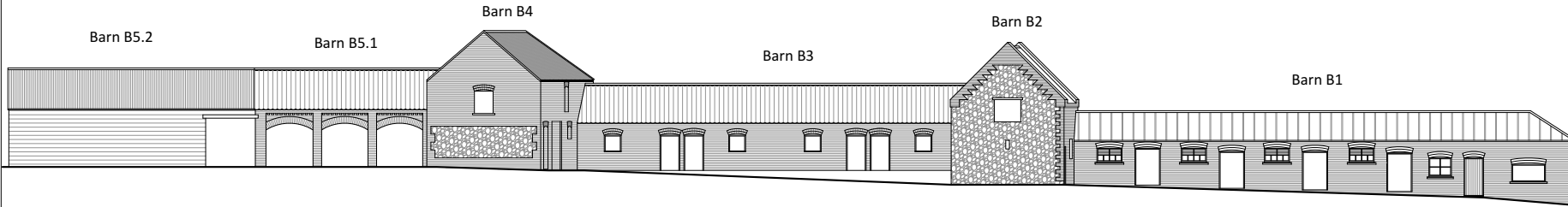


Site Code	ALPF 13
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Drawn by	M Piirainen
Date	29/04/2013

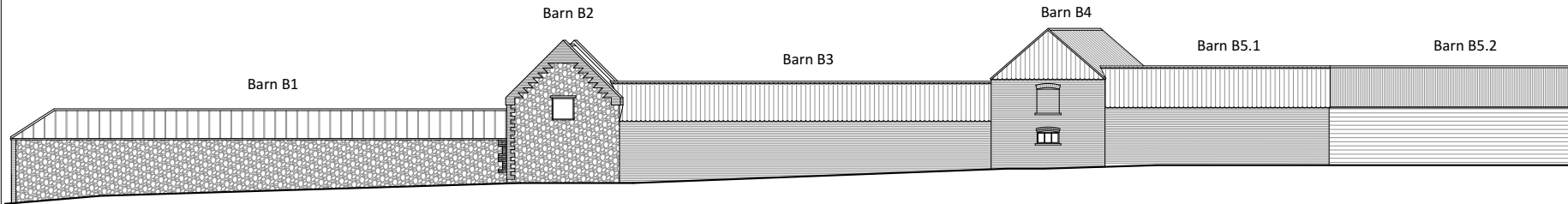
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Figure 3: Existing ground floor plan showing location and direction of photographs taken during the building survey
(Base plan provided by Keigar Homes)

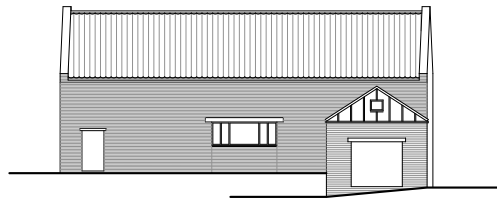
Northwest Facing Elevations



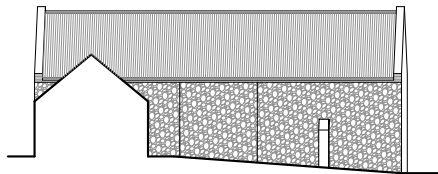
Southeast Facing Elevations



Barn 2 and 3
Southwest Facing Elevations



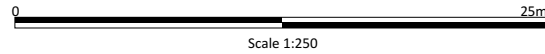
Barn 2
Northeast Facing Elevation



Barn 4 and 5
Northeast Facing Elevations



Barn 4
Southwest Facing elevation



Site Code	ALPF 13
Scale	1:250 @A3
Drawn by	M Piirainen
Date	09/05/2013

Figure 4: Existing elevations (Base plan provided by Keigar Homes)



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