



Figure 1: Site location at scale 1:25,000

1.0 Introduction

- 1.1 Allen Archaeological Associates was commissioned by Mr Garry Cooper to undertake a photographic survey of two barns that are being converted to residential use at Highcliffe Farm, South Cliff Road, Kirton in Lindsey, North Lincolnshire.
- 1.2 The methodology conforms to a brief provided by the North Lincolnshire Sites and Monuments Record Office, a specification prepared by this company (Allen 2006), and the English Heritage guidelines in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006).
- 1.3 A full photographic survey report and project archive will be submitted to North Lincolnshire Museum for long-term storage, and will be stored under the Museum Site Code KLAV.

2.0 Site location and description

- 2.1 Kirton in Lindsey is situated on the scarp slope of the Lincoln Edge, approximately 12km south-south-east of Scunthorpe and 28km north-north-west of Lincoln. Highcliffe Farm is 1.5km to the south-south-east of the centre of the village, on the east side of South Cliff Road. The site centres on NGR SK 9414 9716.
- 2.2 The barns that are the subject of the photographic survey form an L-shaped arrangement (figure 2). Barn 1 is a single storey structure that extends eastwards from South Cliff Road, while Barn 2 is a two storey building attached to the east end of Barn 1 and extending to the south. A modern breeze block shed fronts onto South Cliff Road, and a static caravan in a breeze block skin has been built onto the west side of the two storey barn, beneath a wooden and corrugated iron lean-to. The barns are of 19th century date or earlier, as they appear on the 1886 – 88 First Edition Ordnance Survey map of the area, and reflect local agricultural building traditions of the 18th – mid 20th centuries (Williams 2006).

3.0 Planning background

- 3.1 Full planning permission has been granted for the conversion of the existing barns into a dwelling and the construction of a new garage and stable block. The permission was granted subject to conditions, including a photographic record of the barn prior to any demolition or construction work (planning ref. PA/2006/0068).

4.0 Methodology

- 4.1 The photographic survey was carried out in two stages in order to be accommodated within the construction programme. Barn 1 was surveyed by Chris Clay on May 12th 2006, after which an interim statement and photographic archive was submitted to North Lincolnshire Sites and Monuments Record Office (Clay 2006). It was initially proposed that Barn 2 would be surveyed following the removal of the lean-to and mobile home in a breeze block skin on the west elevation of the barn, however, this structure was to be retained during the demolition and construction works for Barn 2 as accommodation for site staff. The barn was surveyed by Chris Clay on April 5th 2007, as the proposed demolition works were imminent.
- 4.2 The photographic survey of the barn was carried out using 35mm SLR cameras (Pentax MZ-30 with 28 – 90mm lens) with black and white (FP4 film ISO 125) and colour slide film (ISO 100). For both visits, weather was bright and sunny with occasional cloud. Light was generally good, although there was little illumination available for some interior shots. Each photograph

incorporated appropriate metric scales, and has been located on a scale plan of the building (figures 2 and 3). A selection of the photographs is included in this report (section 8.0), and a list of all shots taken is reproduced as an appendix. The full photographic archive will be submitted to North Lincolnshire Site and Monuments Record Office.

5.0 Results

5.1 Barn 1

- 5.1.1 The barn is a single storey structure built in coursed limestone blocks, set in a pale creamy yellow mortar, which is soft and degraded in several places. Its dimensions are 21m east to west and 5.4m north to south. The roof is a double pitched roof with machine made unglazed ceramic S-shaped pantiles, fixed with cement, that represent a later alteration to the building. Much of the underside of the roof is obscured by polythene cladding.
- 5.1.2 *North exterior elevation:* The north elevation has a single door, around which substantial collapse of the walls and part of the roof has occurred, exposing a partial rebuilding in brick to the east of the doorway. Two X-shaped scars either side of the door indicate the location of former steel ties. Two possible former windows were observed towards the west end of the elevation that have been filled in with stone. At its east end, the elevation abuts the north gable end of Barn 2.
- 5.1.3 *West exterior elevation:* The west elevation fronts onto South Cliff Road, and is adjoined to the south by a boundary wall running parallel to the road. The elevation exhibits tumbling in brick, and sawtooth brick quoins.
- 5.1.4 *South exterior elevation:* This elevation has four doors and a single window. The door at the west end of the elevation is in a simple wooden frame, while the remaining three doors have wooden frames and are capped by a brick segmental arch. The westernmost of these three doors has further brickwork along its east side. A window has been filled in with stone to its west, with a second blocked window to its east, which also has a segmental arch in brick, and further rebuilding in brick along its west edge.
- 5.1.5 The door at the east end of the elevation has a single window immediately to its west, with a brick segmental arch and a wooden frame. Above the door and window is a single course of brickwork directly below the roofline, evidencing a localised repair.
- 5.1.6 A wooden lean-to shelter abuts the west end of the south elevation, its roof sloping down to the boundary wall along South Cliff Road. A similar structure abuts the east end of the elevation, the roof sloping down from Barn 2 to cover the static home housed in a breeze block skin. Both are due for demolition.
- 5.1.7 *Interior:* The building interior has been divided into three uneven sized rooms. The dividing walls are of brick, suggesting that they are a later addition to the structure, which would originally have been a single room. The brickwork appeared to be machine made, measuring approximately 2 ¾" by 8 ¼" - 8 ¾". Small holes in the brickwork were interpreted as possible holes to allow the circulation of air. All the internal elevations are rendered and painted white to a height of approximately 2.2m (immediately below the roof line). As a result, no original architectural details are evident, although the general form of the building is representative of a cow house (Pickles and Lake 2006).
- 5.1.8 The roof has been subject to several ad hoc repairs and alterations in the past, using both wood and metal tie-beams, leaving little indication of its original form.

- 5.1.9 The large room at the west end of the building has been used as a pig-shed, the brick bases of individual sties survive to either side of a central walkway. A door at the east end of the room has a wooden frame with modern concrete rebuilding around it. This suggests that the door may be a later insertion into the wall, although this was not certain.
- 5.1.10 The central room retained no significant architectural details relating to the original structure. There was a low concrete plinth running along the north side of the room, immediately to the north of the doorways into the neighbouring rooms.
- 5.1.11 The room at the east end of the barn was similarly lacking in architectural detail. It had a door and window in its south wall, and a door in the west wall, which appears to be a later insertion. A blocked recess in the east wall may have been a former window, looking into the attached two storey barn.

5.2 Barn 2

- 5.2.1 The barn is a two storey structure, largely built of coursed limestone blocks, set in a pale creamy yellow mortar, which, similar to Barn 1, is soft and degraded in several places. Its dimensions are 22.65m north to south and 6m east to west. It has a double pitched roof of ceramic unglazed pantiles that do not appear to be the original roof.
- 5.2.2 *North exterior elevation:* The north elevation is very similar in design to the west elevation of Barn 1, in that it is stone built, with decorative brick tumbling along the roofline, and brick sawtooth quoins. In this instance however, the sawtooth quoins on the west corner of the elevation only extend downwards from the roofline of the barn to the roofline of the attached single storey barn, suggesting the two buildings represent a single phase of construction. The elevation also has a door to allow access to the upper storey, which probably originally served as a hayloft/granary.
- 5.2.3 *East exterior elevation:* This elevation also has brick sawtooth quoins at each corner. There are three openings in the upper storey that have been filled in with brick. Each opening is also capped with a segmental arch of a single soldier course of brick headers. There is a blocked doorway at ground level, approximately half way along the elevation, also capped with a brick segmental arch. Two oval metal plates denote probable tie-beams.
- 5.2.4 At the north end of the elevation, there is an opening in the ground floor divided into three bays, allowing access into a room the width of the building and c.8.8m long. The southern bay is open, with a brick pier on its north side, and bull-nose bricks on each corner. The central and northern bays are blocked by a concrete wall to a height of c.1.5m, and divided by a square pier that has an external concrete face; the composition of the core being unknown. The opening itself appears to be an original feature as the brick sawtooth quoins that decorate the corners of the barn are evident on the south edge of the opening, although the piers may be later additions. Wooden beams run along the top of the opening, but there is a brick segmental arch above the eastern bay that is blocked with stone. This suggests the pier faced with concrete originally formed a bay with the arch above, or has replaced an earlier pier of brick or stone.
- 5.2.5 Internally, there are no architectural features of note, other than a door at the south side of the opposing elevation. The floor is concrete, and the roof consists of chipboard panels attached to a series of cross beams that forms the floor of the room above. This room is typical of an 18th/19th century cartshed, in that it has a large open frontage to allow access, and faces away from the farm yard, towards the fields. Cartsheds were also commonly situated below grain storage areas, as appears to be the case here (Pickles and Lake 2006).

- 5.2.6 *South exterior elevation:* This elevation appears to have been almost entirely rebuilt during the later 20th century. At ground floor level, the corners of the elevation exhibit the typical stone build, with brick sawtooth quoins. Much of the elevation is taken up with large sliding corrugated steel double doors however. The upper portion of the wall is constructed of breeze blocks.
- 5.2.7 *West exterior elevation:* This elevation was largely obscured by a lean-to and a static caravan in a breeze block skin, which is not due for demolition until after the demolition works for the barn have been completed. The only features evident were the doorway into the three bay opening towards the north end of the elevation, and a blocked window in the upper storey, directly above the roof of Barn 1.
- 5.2.8 *Interior, ground floor:* The building was divided into two separate rooms, which had no shared access. At the north end of the barn was the room with three open bays on the east side and a wooden doorway on the west side. There were no architectural features of note in this room (see 5.2.4 above). The original function of the room may have been as a cartshed or store.
- 5.2.9 The southern part of the ground floor has a modern concrete floor and is currently in use as a storage area, with a wooden ladder allowing access to the upper storey. A workshop area has been created at the north end of this room, measuring 5.6m north to south and taking up the width of the building. The walls of the workshop area have been plastered and painted white, and there are blocked doorways in the east and west walls. The blocked doorway in the east wall is visible externally, but the exterior of the blocked doorway in the west wall is obscured by the static caravan. Two breeze block piers at the south end of the workshop area support the overlying wooden timbers and chipboard roof.
- 5.2.10 There is a single blocked window in the upper part of the east wall, also visible externally. A number of small recesses were evident in both the east and west walls that have been blocked with brick and are likely to have originally served as ventilation, to aid the drying out of stored crops.
- 5.2.11 The roof structure is clearly visible in this part of the barn. It is a form of double rafter roof, with the rafters supported by two purlins on each side of the roof. There is no visible wall plate to receive the rafters. The upper purlins are supported by collar beams between every third or fourth rafter and the lower purlin rests on queenposts attached to tie beams. Above the purlins is a coverage of thin wooden slats running longitudinally along the roof.
- 5.2.12 *Interior, first floor:* The upper storey of the barn is divided into two rooms. The first is a mezzanine area, directly above the workshop area on the ground floor. It has a floor of modern chipboard panels, resting on a series of wooden cross timbers, which may be original. There were no wall scars to suggest any internal dividing walls in this part of the first floor, so it is likely that it retains its original form, perhaps originally serving as a hayloft or granary.
- 5.2.13 The second room is to the north of the mezzanine floor, separated from it by a whitewashed stone wall that appears to be an original feature, with a door towards the south end of the wall. This room is 5m wide by 8.9m long, and has a second door in the centre of its north wall. This is also likely to be an original feature which allowed the unloading and loading of crops directly to the upper storey of the barn from outside. The room also has two blocked windows in the east elevation, and a single blocked window in the west elevation, all of which are visible externally.

6.0 Acknowledgements

- 6.1 Allen Archaeological Associates would like to thank Mr. Garry Cooper for this commission, and for his co-operation during the photographic survey.

7.0 References

Allen M., 2006, *Specification for a photographic survey: Recording of barns at Highcliffe Farm, Kirton in Lindsey, North Lincolnshire*, Allen Archaeological Associates

Brunskill R.W., 2000, *Vernacular Architecture. An illustrated handbook*, Faber & Faber Limited, London

English Heritage, 2006, *Understanding historic buildings: A guide to good recording practice*, English Heritage, Swindon

Pickles D., Lake J., 2006, *The conversion of traditional farm buildings: a guide to good practice*, English Heritage, Swindon

8.0 The Plates

8.1 Black and white plates



Plate 1: Northern elevation, looking south, showing the area of collapse around the central door of Barn 1, and the northern gable end of Barn 2.



Plate 2: Detail of the north elevation of Barn 1, showing a blocked window and a scar indicating a former X-shaped tie (scale 1m).



Plate 3: Eastern elevation of Barn 2, looking west.



Plate 4: Detail showing the three bay opening (possible former cartshed) at the north end of Barn 2. Looking north-east.



Plate 5: Detail showing blocked doorway in the east elevation of Barn 2. Looking west (scale 0.5m)



Plate 6: Western gable end of Barn 1 fronting South Cliff Road. Note the brick sawtooth quoins and tumbling. Looking east.



Plate 7: South elevation of Barn 1, looking east-north-east from the west end of the building.



Plate 8: Detail of door and blocked windows in south elevation of Barn 1, looking north (scale 1m).



Plate 9: Detail showing door and window at the east end of the south elevation of Barn 1, looking north (scale 1m).



Plate 10: South elevation of Barn 2, looking north-east.



Plate 11: General view of large room at the west end of Barn 1. Looking east-south-east from the north-west corner. The brick foundations of the pig sties are clearly visible as are the wooden and steel tie beams in the roof.



Plate 12: General view of large room at the west end of Barn 1. Looking west-south-west from the north-east corner. Again, the former pig sties and the roof supports are visible.



Plate 13: Detail showing the brickwork of the dividing wall between the two rooms at the east end of Barn 1, looking east. A number of 'airholes' are also visible.



Plate 14: General view of room at the east end of Barn 1, looking north-north-west from the south-east corner.



Plate 15: View of the doorway in the west wall of the room at the east end of the barn. The modern concrete around the door frame suggests that it is a recent addition or alteration. Looking west (scale 1m).



Plate 16: Interior of Barn 2, looking north. The workshop area is visible in the background, with the former hayloft above.



Plate 17: First storey room at the north end of Barn 2, looking south-south-east towards the doorway and a blocked window.



Plate 18: Interior east elevation of Barn 2, showing blocked ventilation holes. Looking south-west.



Plate 19: Roof structure of Barn 2, looking south from the hayloft/mezzanine.

8.2 Colour plates



Plate 20: General view of the site, looking north-north-east. The west end of Barn 1 fronts onto the road. Barn 2 is in the background. The building in the foreground is a modern breeze block pig shed, due for demolition.



Plate 21: North elevation of the barns, looking south.



Plate 22: Barn 2, looking south-west. Part of Barn 1 is also visible extending to the west.



Plate 23: West gable end of Barn 1, looking east from South Cliff Road.



Plate 24: South elevation of Barn 1. Looking north-west, showing the two doors and the blocked windows.

Appendix 1: Photographic archive list**Film 1: Black and white**

<i>Frame no.</i>	<i>Looking</i>	<i>Description</i>
1	South	North elevation of barn
2	South	North elevation of barn
3	West	Eastern gable end of barn, fronting South Cliff Road
4	West	Eastern gable end of barn, fronting South Cliff Road
5	South	Possible blocked window and scar indicating X-shaped tie rod.
6	South	Possible blocked window and scar indicating X-shaped tie rod.
7	ENE	South elevation, east end.
8	ENE	South elevation, east end.
9	WNW	South elevation, west end.
10	WNW	South elevation, west end.
11	North	Door and blocked windows in south elevation.
12	North	Door and blocked windows in south elevation.
13	North	Door and window at east end of south elevation.
14	North	Door and window at east end of south elevation.
15	South	Window at east end of south elevation.
16	South	Window at east end of south elevation.
17	West	Doorway in eastern partition wall.
18	West	Doorway in eastern partition wall.
19	NNW	Room at east end of barn.
20	NNW	Room at east end of barn.
21	East	Brickwork of eastern partition wall
22	East	Brickwork of eastern partition wall
23	ESE	Large room at west end of barn.
24	ESE	Large room at west end of barn.
25	ENE	Large room at west end of barn.
26	ENE	Large room at west end of barn.
27	North	General view of courtyard, looking towards south elevation
28	North	General view of courtyard, looking towards south elevation

Film 2: Colour slide

<i>Frame no.</i>	<i>Looking</i>	<i>Description</i>
1	South	North elevation of barn
2	South	North elevation of barn
3	West	Eastern gable end of barn, fronting South Cliff Road
4	West	Eastern gable end of barn, fronting South Cliff Road
5	ENE	South elevation, east end.
6	ENE	South elevation, east end.
7	WNW	South elevation, west end.
8	WNW	South elevation, west end.
9	North	General view of courtyard, looking towards south elevation
10	North	General view of courtyard, looking towards south elevation
11	NNE	General view of the site from South Cliff Road
12	NNE	General view of the site from South Cliff Road

Film 3: Black and white

<i>Frame no.</i>	<i>Looking</i>	<i>Description</i>
1	West	East elevation of barn
2	NE	South elevation of barn
3	North	Interior of barn, south end
4	East	Blocked window in east elevation (interior)
5	East	Blocked window in east elevation (interior)
6	NE	Upstairs room
7	East	Upstairs room
8	NW	Room at north end of barn
9	West	Blocked doorway in east elevation (exterior)
10	ESE	West elevation with breeze block extension
11	South	Roof structure
12	SW	Blocked vents in west elevation (interior)

Film 4: Colour slide

<i>Frame no.</i>	<i>Looking</i>	<i>Description</i>
1	West	East elevation of barn
2	NE	South elevation of barn
3	North	Interior of barn, south end
4	East	Blocked window in east elevation (interior)
5	East	Blocked window in east elevation (interior)
6	NE	Upstairs room
7	East	Upstairs room
8	NW	Room at north end of barn
9	West	Blocked doorway in east elevation (exterior)
10	ESE	West elevation with breeze block extension (obscured by lens flare)
11	South	Roof structure
12	SW	Blocked vents in west elevation (interior)
13	SW	General view of barn