

**HISTORIC BUILDING SURVEY REPORT:  
MANOR TOP FARM, LACEBY, NORTH EAST LINCOLNSHIRE**

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Report prepared for Kelly and Macpherson Architects

By  
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Allenarchaeology



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*Cover image: General view of the site, looking north*

## Executive Summary

- Allen Archaeology Ltd was commissioned by Kelly and Macpherson Architects to undertake a historic building survey at Manor Top Farm, Laceby in North East Lincolnshire. The survey was undertaken as a condition of planning consent for residential conversion of two agricultural farm buildings.
- A heritage statement was prepared for this site which revealed that the site lies in an area of moderate archaeological interest. Prehistoric finds have been found scattered in the landscape alongside cropmarks of prehistoric or Roman enclosures. Laceby appears in the Domesday Book of 1086 and has two Grade I and Grade II listed churches of 12<sup>th</sup> and 13<sup>th</sup> century date. Medieval ridge and furrow systems lay scattered in the surrounding landscape.
- Manor Top Farm first appears on historic mapping in the later 19<sup>th</sup> century and may have been owned by William Coates Esq. who is listed as both lord of the manor and a farmer.
- The survey revealed three phases of development. The first phase relates to the construction of the buildings in the mid-18<sup>th</sup> to mid-19<sup>th</sup> century, and the second phase in the latter half of the 19<sup>th</sup> century, relates to the construction of the northwest extension and tack/harness room. The extension may have allowed for the tackle to be stored closer to the horses and/or create a larger workspace in the centre bay, which is proposed as the original harness room. The northwest bay may have been transformed at the same time, creating the stalls along the north and south walls by blocking the doorway to a structure once situated to the north.
- The north structure was demolished during the third phase in the mid-20<sup>th</sup> century and disappeared from the maps between the mid-1950s and the late 1960s and may denote the point in time when the north doorway in the northwest extension was blocked and other repairs were made to the façade.
- The survey has allowed for the two stables to be preserved by record prior to alteration.

## 1.0 Introduction

- 1.1 Allen Archaeology Ltd was commissioned by Kelly and Macpherson Architects to undertake a historic building survey at Manor Top Farm, Laceby in North East Lincolnshire. The survey was undertaken as a condition of planning consent for residential conversion of two agricultural farm buildings.
- 1.2 The building recording and reporting conformed to current national guidelines, as set out in the Historic England document '*Understanding Historic Buildings: A guide to good recording practice*' (Historic England 2016a), and the Chartered Institute for Archaeologists '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (CIfA 2014). The work also followed a specification prepared by this company (AAL 2019).
- 1.3 The documentary and photographic archive will be submitted to North East Lincolnshire Museums Service within twelve months of the submission of this report, where it will be stored under the museum accession code GRIMS:2019.006.

## 2.0 Site Location and Description

- 2.1 The site is located to the southeast of the settlement of Laceby, 6.2km southwest of Grimsby and 11.3km northeast of Caistor in the administrative district of North East Lincolnshire Council. The site is centred at National Grid Reference (NGR) TA 2275 0536 and is c.17m above Ordnance Datum (Figure 1).

## 3.0 Planning Background

- 3.1 Planning permission has been granted for the '*Conversion of existing outbuildings to create two bedroom detached bungalow to include single storey extensions to the front and rear to create additional residential accommodation with internal and external alterations*' (Reference DM/1028/18/FUL). As a condition of planning consent, a programme of historic building recording was required, prior to any alterations or demolition taking place.
- 3.2 The approach adopted is consistent with the recommendations of the National Planning Policy Framework (NPPF), with the particular sections of relevance being Paragraphs 187 and 189 of '*Section 16. Conserving and enhancing the historic environment*' (Ministry of Housing, Communities and Local Government 2018) and Policy 39 '*Conserving and enhancing the historic environment*' of the North East Lincolnshire Local Plan (2018).

## 4.0 Archaeological and Historical Background

- 4.1 A heritage statement was prepared in support of the application (AAL 2018), and the information presented below is a summary of this data.
- 4.2 The site lies in an area of moderate archaeological interest, with a scatter of prehistoric flints, pottery and metalwork recovered nearby, as well as cropmarks of prehistoric or Roman enclosures recorded in the study area.

- 4.3 Laceby is a place name of Scandinavian origin, and the village appears in the Domesday Book of 1086 as a fairly prosperous settlement, with three churches and 94 villagers. The current site lies well beyond the historic core of the village, with several areas of medieval ridge and furrow recorded nearby.
- 4.4 Manor Top Farm first appears on historic mapping in the later 19<sup>th</sup> century. While Manor Farm is not mentioned by name in Kelly's Directory for 1885, for Laceby, William Coates Esq. is listed as both lord of the manor and a farmer, who owns Manor House, making him a possible candidate for the landowner/occupier of Manor Farm. In addition to Coates there are four other named farmers at Laceby, Cornelius Atkinson, William Keyworth, John Pratt, and William Youhill (*ibid*).
- 4.5 The site is recorded on the North East Lincolnshire Local List of Historic Assets of Special Interest, with the following description: *A farmstead, probably 19<sup>th</sup> century, which consists of a pair of cottages and a double range of farm buildings around two courtyards. Most of the buildings shown on Ordnance Survey maps of 1887-9 are present. This site has been surveyed from aerial photographs and maps, and what can be seen from the public highway. It is assumed from this evidence that it is of at least local interest.*

## 5.0 Aims and Objectives

- 5.1 The purpose of the building survey was to allow for the structures to be preserved by record prior to any proposed alterations.

## 6.0 Methodology

- 6.1 The works were carried out in accordance with the standards and guidance set out in the Historic England document: *Understanding Historic Buildings, A Guide to Good Recording Practice* (Historic England 2016a). The building survey was undertaken by the author who recorded all aspects of the relevant buildings prior to any demolition or alteration.
- 6.2 The stable situated in the northern, centre bay, in the west building was largely surveyed from the exterior due to the presence of bees.
- 6.3 A full list of photographs taken can be found in Appendix 1, a selection of photographs have been incorporated in the Results section of the report. Where safely accessible, photographs were taken of:
  - 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.

- A general internal photographic record. Photographs were taken of each room/discrete internal space from sufficient points to show the form, general appearance and methods of construction.
- 6.4 The survey was carried out on Thursday 2<sup>nd</sup> of May 2019. The weather was sunny. The light was bright and casted some unavoidable dark shadows to some of the exterior shots. All photographs were located on the site location plan (Figure 2 and Figure 3). Plans, sections and elevation drawings were provided by the client (Figure 4 and Figure 5) and amended where necessary in accordance with guidelines set by Historic England (2016b).
- 6.5 Provisional phasing is included in the written narrative and shown on a block plan (Figure 6). Map regression and the study of readily available documentary sources have also been utilised and re-produced where suitable, to provide a historical context to the site (Figure 7).

## 7.0 Results

- 7.1 The building survey comprised two agricultural buildings, for the purpose of this report, named A and B (Plate 1). Building A is a single storey north-northwest to south-southeast orientated brick structure with a lean-to extension to the northwest. Building B is keyed into the northeast corner of Building A and is orientated west-southwest to east-northeast. To the north, buildings are bounded by the farm access. A gravel courtyard is partially enclosed by Buildings A, B and further agricultural buildings to the east. It has an access to the north between Building B and the buildings to the east (Plate 2). A path to the south extends from the buildings to the east, makes a return west of Building A and joins the farm access to the north. The section below provides a descriptive account of each building, starting with an exterior account followed by an interior description.



*Plate 1 (shot 1): General view of Building A to the right and Building B to the left. Looking southeast, 1m scale*



*Plate 2 (shot 10): General view of the buildings from the south, showing the courtyard*

### **Building A**

- 7.2 Building A is a five bay structure and measures approximately 24.5m long and 5m wide with a 9 x 2.5m northwest extension. It is built in English Garden Wall bond with three or five rows of stretchers between each row of headers (Plate 3). Most of the bricks are handmade in various blends of red and yellow. Throughout the structure are later repairs of uniform, machine-made, red bricks. Apart from the lean-to, the roof across the building is double pitched, however the roofing had been removed prior to the survey (client drawings suggest pantiles).



*Plate 3 (shot 4): North-facing elevation showing blocked openings. Looking south, 1m scale*



- 7.3 The north elevation has two blocked up doorways, the one to the east once led to the stable and the west opening into the tack-room situated in the lean-to extension. Between the two blocked up doorways are smaller blocked up ventilation holes or former joist/fixture holes. Concrete rendering may be associated with removed northwest structure.
- 7.4 The east elevation is in English Garden Wall bond with five courses of stretchers between each row of headers (Plate 4). It has four plank and batten doors braced but not ledged. They appear to be later additions, with no beading between the planks, a feature otherwise common for plank and batten doors of 18<sup>th</sup> – early 19<sup>th</sup> century date (Hall 2005). The doors are double hung on four modern pintles and four strap hinges with plain ends. Above each door is a lintel, some of which have mortices suggesting they are reused. A soldier arch is present above the south central bay door. The doors open up to a concrete path in front of the courtyard.
- 7.5 The northernmost stable door has an adjacent blocked up window with segmental arch above, similar to the extant window in the south bay (Plate 5 and Plate 6). The north stable bay also has a drainage hole towards the ground surface, north of the stable door. None was observed on the south side of the door, despite the presence of an internal drainage channel.



*Plate 4 (shot 13): East-facing elevation. Looking northwest, 1m scale*



*Plate 5 (shot 15): Representative shot of stable door, showing blocked window to the left and a small drain on the right hand side of the door. Looking west, 1m scale*



*Plate 6 (shot 14): East-facing elevation of the south bay, showing window with segmental arch. Looking west, 0.5m scale*

- 7.6 The southern bay does not have a door on the east elevation, instead it is accessed from a large modified opening in the south elevation (Plate 7). A square brick chimney stack protrudes through the apex of the roof, at the north end of the southern bay, suggesting it may have been a harness room (English Heritage 2013, p36).



*Plate 7 (shot 6): South and west elevations of Building A. Looking northeast, 1m scale*

- 7.7 Under the eaves on the west-facing elevation is a dentil course which was not present on the east elevation. The original opening for the potential harness room was originally smaller judging by the segmental arch above the existing opening, which has been widened and fitted with a four field timber frame and netting (Plate 8, Figure 4). A bullnose pilaster is positioned in the centre of the north central bay. The long windows on either side of the pilaster are modern additions and likely to be contemporary with the doors on the structure.
- 7.8 An iron manger north of the large opening was most probably used elsewhere on the farm, it is unlikely to be in situ.



*Plate 8 (shot 7): Former harness room to the right with modified opening and later windows to centre bays. Looking east, 1m scale*

- 7.9 The northwest lean-to largely followed an English Garden Wall bond with five rows of stretchers between each row of headers. The door and window frame on the west elevation follow the same modern style as those on the east elevation, although in this instance, the window features two fixed window panes (Plate 9). This structure has also a dentil course under the eaves.



*Plate 9 (shot 5). West elevation of northwest lean-to. Looking northeast, 1m scale*

- 7.10 The northwest extension appears to have been used as a tack room and has white washed/painted walls (Plate 10). On the east partition wall are fittings for harnesses and saddle-trees, some were broken off against the wall face. The common rafters attached to the wall plate and supported by a purlin, are modern.



*Plate 10 (shot 28): Tack room in the northwest extension. Looking southeast, 1m scale*

- 7.11 The tack room adjoins the stalls of the north stable. The stalls are paired, with two facing north and two facing south (Plate 11 and Plate 12). Each stall has a brick feeding trough with

timber lip, to which two tethering rings each are fitted (Plate 13). There were no hayracks above the trough, but a horizontal timber on the wall in front may have been fitted with a net for the purpose of holding hay. A low timber wall serves as partition between each stall, beyond which is a drainage channel, with an outlet to the east (compare with Plate 5). A water drinker is fitted on the east wall within the northeast stall (Plate 14). A small rectangular niche (Plate 15) next to the northwest stall, near the door, is a common feature where curry combs, medicines or candles were often stored (Peters 1981, 57-59).



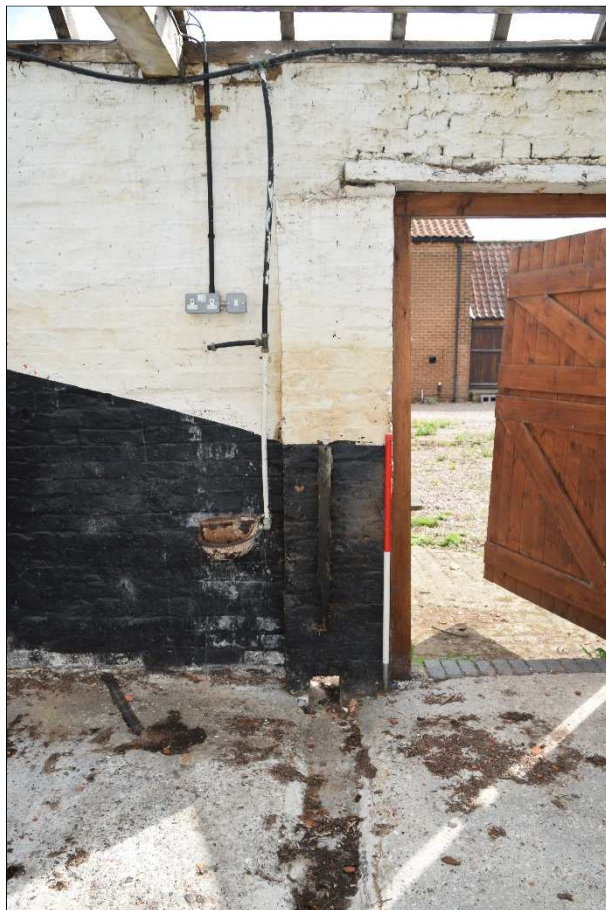
*Plate 11 (shot 30): View of the north stalls. Looking northeast, 1m scale*



*Plate 12 (shot 31): View of south stalls. Looking southwest, 1m scale*



*Plate 13 (shot 32): Representative view of a feeding trough above which is a blocked up doorway to the north. Looking north, 1m scale*



*Plate 14 (shot 38): Water drinker/drinking bowl on the east wall, notice the drainage channel below. Looking east, 1m scale*



*Plate 15 (shot 37): Niche in the west wall of northwest stall. Looking west, 1m scale*

- 7.12 The roof structure within the northern bay consists of a morticed and tenon pegged king post truss with a ridge plank and a dovetail shaped tenon joint (Plate 16 and Plate 17). The purlins supporting the rafters are double rather than single at the centre of the truss. The tie beam is fixed to the wall plate, as are the rafters.



*Plate 16 (shot 33): King post roof truss in the northern bay. Looking south*



*Plate 17 (shot 35): King post structure with pegged purlins*

- 7.13 The stable box to the south was only rapidly surveyed due to bees. A cursory survey showed a trough against the west wall with two tethering rings (Plate 18 and Plate 19). This is the only place in the stable that hints towards an earlier floor surface, in this case comprising worn cobbles. This has been covered by a later concrete surface.



*Plate 18 (shot 39): Northern stable box. Looking west, 1m scale*





*Plate 19 (shot 46): Worn floor surface in the northern stable box. Looking west*

- 7.14 The box to the south of this had a similar layout to that to the north, with a brick trough to the west, with three tethering rings (Plate 20). The roof is modern and recently replaced, comprising rafters attached to the wall plate and supported by purlins and collars, with a ridge plank at the apex of the roof (Plate 21 and Plate 22).



*Plate 20 (shot 40): General view of southern stable box. Looking northeast, 1m scale*



*Plate 21 (shot 42): Close up of brick trough. Looking southwest*



*Plate 22 (shot 41): Roof structure above the centre bays. Looking north*

- 7.15 Within the second bay to the south is a room containing a partially demolished fireplace (Plate 23). The fireplace was a feature part of the harness room during the Victorian era, which suggests that was the original function of this room (English Heritage 2013, 36). Apart from a few nails fixed to the wall, there are no saddle-trees as in the tack room in the northwest extension. With the wall to the north being partially rendered it was impossible to judge whether there were traces of any removed fittings on this wall (Plate 24).



*Plate 23 (shot 43): General view of former harness room with partially removed fireplace. Looking southwest, 1m scale*



*Plate 24 (shot 45): Harness room and partition wall to centre bay. Looking northwest, 1m scale*

- 7.16 The lack of a feeding trough or tethering rings in the southern bay, suggests this end bay may have been used for storage such as for a trap gig or wagon (Peters 1981).



*Plate 25 (shot 47): General view of the southern bay showing partially removed chimney flue.  
Looking north, 1m scale*

### **Building B**

- 7.17 Building B measures approximately 14m long and 5.5m wide. It has a double pitched roof, although any roof covering had been removed prior to the survey. The north-facing elevation largely follows an English Garden Wall bond with three rows of stretchers between each row of headers (Plate 26). Large areas of repair or rebuilding is visible on this elevation. On the south elevation the pattern follows five rows of stretchers between the headers (Plate 27). The bricks on this elevation, again indicate that the structure may have been rebuilt at some point in the history, with worn handmade bricks in the lower part of the wall, and machine-made bricks above.
- 7.18 The south elevation has two stable doors with three evenly spaced windows, all in the same style as those on Building A and have retained their original segmental arches. A drainage hole/outlet can be found below the centre window, coming from an internal drainage channel (Plate 28).



*Plate 26 (shot 3): North elevation of Building B. looking south, 1m scale*



*Plate 27 (shot 17): South elevation of Building B. Looking north, 1m scale*



*Plate 28 (shot 20): Close up of window and outlet of drain from the stable. Looking north, 1m scale*

- 7.19 The east elevation also show large areas of repair, as well as evidence for a possible blocked up window (Plate 29).



*Plate 29 (shot 22): East elevation of Building B, with arrow pointing to possible blocked window. Looking southwest, 1m scale*

- 7.20 The interior of Building B is suggestive of a second stable, however no partitions have survived (Plate 30). There is a drainage channel to the south and saddle-trees on the south wall, with evidence of further fixtures having been removed from the south and east walls (Plate 31-Plate 33). The floor is of concrete and the walls have been whitewashed in the past. Each of the two doors have plain architraves with bullnose bricks surrounding the doorway. The roof structure consists of rafters attached to the wall plate and supported by

low and mid rafter ties and collar as well as a purlin. The low rafter ties are secured to the wall plate with large straps.



*Plate 30 (shot 23): General internal view of Building B. Looking east, 1m scale*



*Plate 31 (shot 24): Holes on the east wall from removed fixtures*



*Plate 32 (shot 26): Saddle-trees on the south wall, notice the holes to the right where these have been removed. Looking southeast, 1m scale*



*Plate 33 (shot 27): Representative stable door and removed saddle-tree fixtures on the wall. Looking south, 1m scale*

## **8.0 Discussion and Conclusion (Figure 2- Figure 6)**

8.1 The survey suggested three phases of development for stable buildings A and B (Figure 6). The first phase relates to their construction in the mid-18<sup>th</sup> to mid-19<sup>th</sup> century. All structures are visible on the Ordnance Survey map of 1887 (Figure 7). The stables were usually built close to the farmhouse as the horse was a most valued possession. In the early 17<sup>th</sup> century the stables usually abutted the barn or was part of a combination barn (Wade Martins 1991, p35). The survey structures are in close proximity of the farmhouse to the southwest but are set apart from the barn (not part of this survey). Although no stalls were



present within Building B, it has been interpreted as a stable rather than a shed for cattle due to the saddle-tree on the south wall. The presence of two stables would suggest one structure for the working draught horses and one stable for the carriage and riding horses. This set up became common on farms from the mid-18<sup>th</sup> century until the mid-20<sup>th</sup> century when the tractor replaced the working horse (Brunskill 2000).

- 8.2 The handmade bricks which make up most of the structures, would suggest a date predating the mid-19<sup>th</sup> century and any repair work with machine-made bricks postdating the mid-19<sup>th</sup> century (Hammond 1998).
- 8.3 The second phase in the later part of the 19<sup>th</sup> century relates to the construction of the tack room and northwest extension (Figure 7). According to Mrs Beeton's *Book of household management* from 1861, the harness-room should be kept dry, airy and furnished with a fireplace and boiler, to be able to protect the harness, as well as prepare the mashes for the horses. For this purpose the centre bay would have been ideal. Why a further extension was needed is unknown, perhaps to allow for the tackle to be stored closer to the horses and/or create a larger workspace in the centre bay. It is not impossible that the northern bay was transformed at the same time, creating the stalls along the north and south walls by blocking the doorway to the structure once situated to the north.
- 8.4 The Phase 1 north structure was demolished during the mid-20<sup>th</sup> century (Phase 3), disappearing from the maps between the mid-1950s and the late 1960s. This may have been the point when the large opening on the west elevation of Building B was constructed and potentially when the north doorway of the tack room was blocked and other repairs were made to the façade by partially using later machine-made bricks as opposed to the earlier handmade bricks.

## 9.0 Effectiveness of Methodology

- 9.1 The building survey was appropriate to the nature and extent of the proposed development. A permanent record has been created of the buildings, prior to their alteration.

## 10.0 Acknowledgements

- 10.1 Allen Archaeology would like to thank Kelly and Macpherson Architects and their clients Mr and Mrs Mawer for this commission.

## 11.0 References

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### **Maps**

1887 Ordnance Survey map sheet 'Lincolnshire Sheet XXX.1' (National Library of Scotland)

## Appendix 1: Photographic Archive List

Photo Number	Direction	Structure	Interior/Exterior	Description
1	SE	A,B	Exterior	General site shot
2	S	A	Exterior	General view of surveyed buildings from north
3	S	B	Exterior	N-facing elevation
4	S	A	Exterior	N-facing elevation
5	NE	A	Exterior	W-facing elevation of northwest extension to A
6	NE	A	Exterior	E-facing elevation
7	E	A	Exterior	Close up of windows on E-facing elevation
8	NE	A,B	Exterior	S-facing elevation
9	N	A,B	Exterior	General view of court yard
10	NW	A,B	Exterior	General view from south
11	NW	A,B	Exterior	General view from south
12	NW	A,B	Exterior	General view from south
13	NW	A	Exterior	E-facing elevation
14	W	A	Exterior	Close up of SW corner
15	W	A	Exterior	Representative door on E-facing elevation
16	SW	A	Exterior	Tie-plate and tie rod from east elevation
17	N	B	Exterior	S-facing elevation
18	W	A	Exterior	Close up of drainage hole on east elevation
19	N	B	Exterior	Close up of drainage hole on south elevation
20	N	B	Exterior	Close up of representative window and drain
21	N	B	Exterior	Representative window on south elevation
22	SW	B	Exterior	E-facing elevation
23	E	B	Interior	General interior
24	E	B	Interior	Close up of east elevation and removed fittings
25	S	B	Interior	Close up of harness fitting on south elevation
26	SE	B	Interior	Close up of harness fitting on south elevation
27	S	B	Interior	Close up of plank and batten door with braces
28	SE	A	Interior	General view of harness room
29	S	A	Interior	General view of harness room
30	NE	A	Interior	Northwest stable
31	SW	A	Interior	Northwest stable
32	N	A	Interior	Representative view of trough and blocked up doorway
33	S	A	Interior	Pegged roof truss above northwest stable
34	SW	A	Interior	Pegged roof truss above northwest stable
35	SW	A	Interior	Pegged roof truss above northwest stable
36	S	A	Interior	Pegged roof truss above northwest stable
37	W	A	Interior	Niche in west wall of northwest stable
38	E	A	Interior	Representative view of drainage channel in northwest stable and water trough
39	E	A	Interior	General view of stable with cobbled floor, north central bay
40	NE	A	Interior	General view of stable south central bay
41	N	A	Interior	Modern roof truss
42	SW	A	Interior	General view of trough
43	SW	A	Interior	Blocked up fireplace
44	SE	A	Interior	Blocked up fireplace
45	W	A	Interior	General view of possible grooms room
46	W	A	Interior	General view of stable, north central bay
47	N	A	Interior	General view of shed
48	E	A	Exterior	Close up of amended opening on W-facing elevation

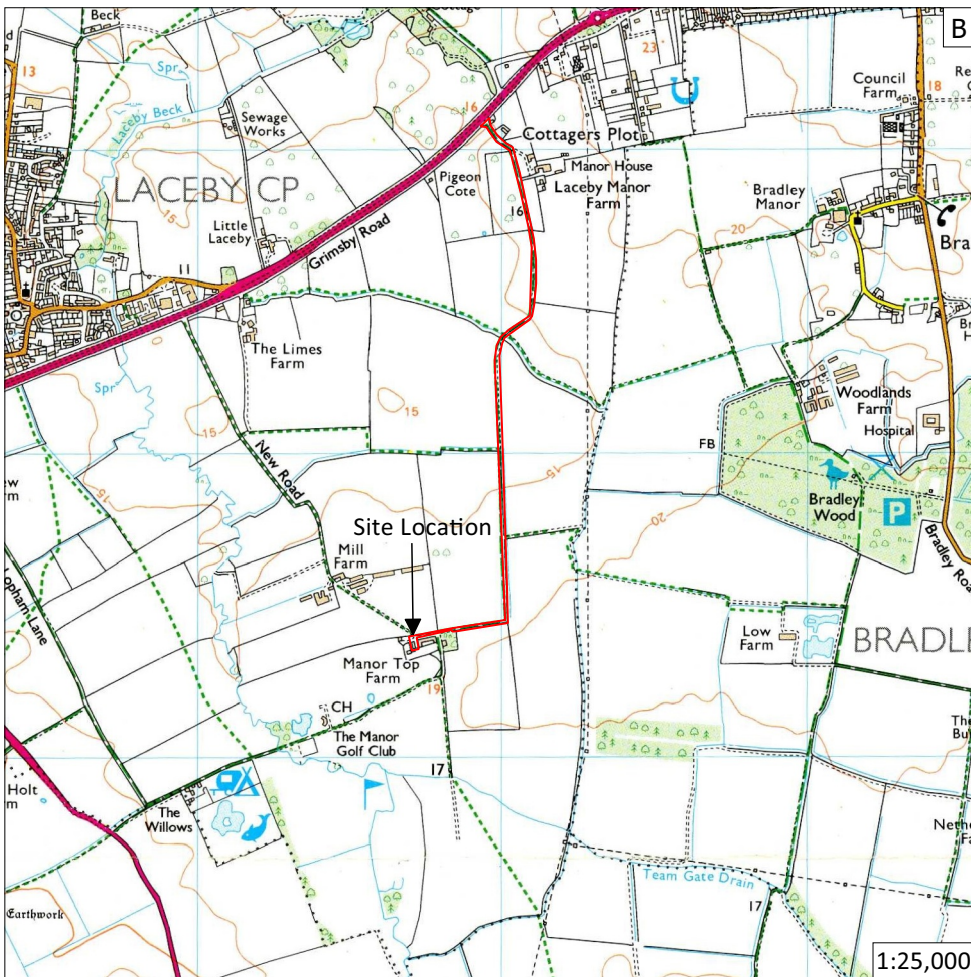
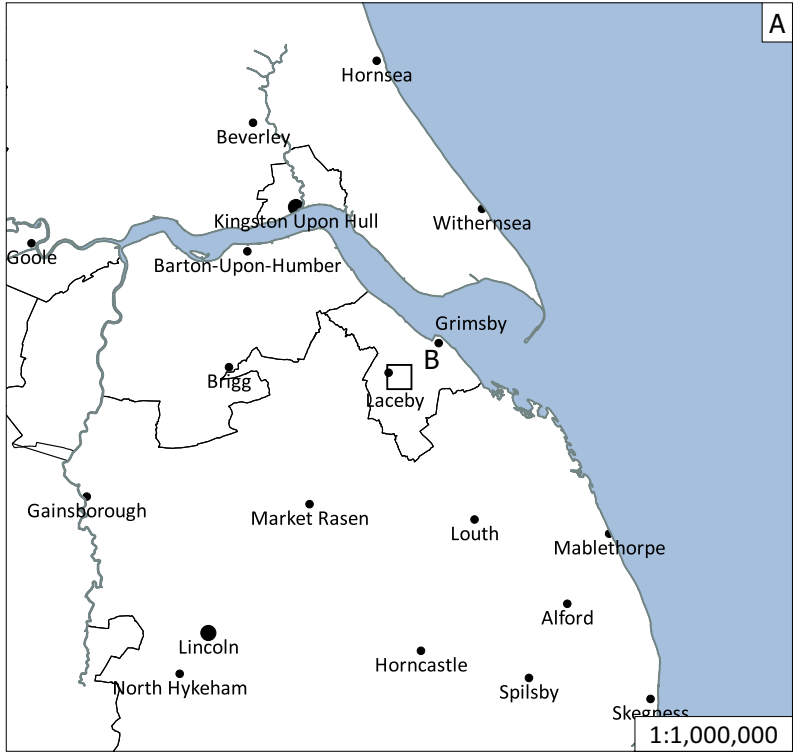
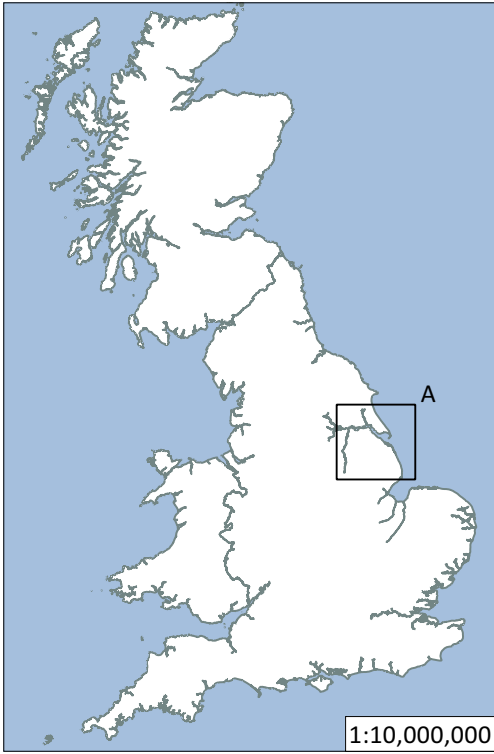


Figure 1: Site location outlined in red

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Site Code	LATF 19
Scale	1:10,000,000 1:1,000,000 1:25,000 @ A4
Drawn by	M Stockdale
Date	13/05/2019

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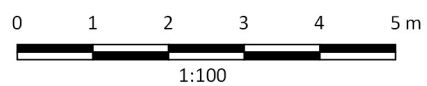
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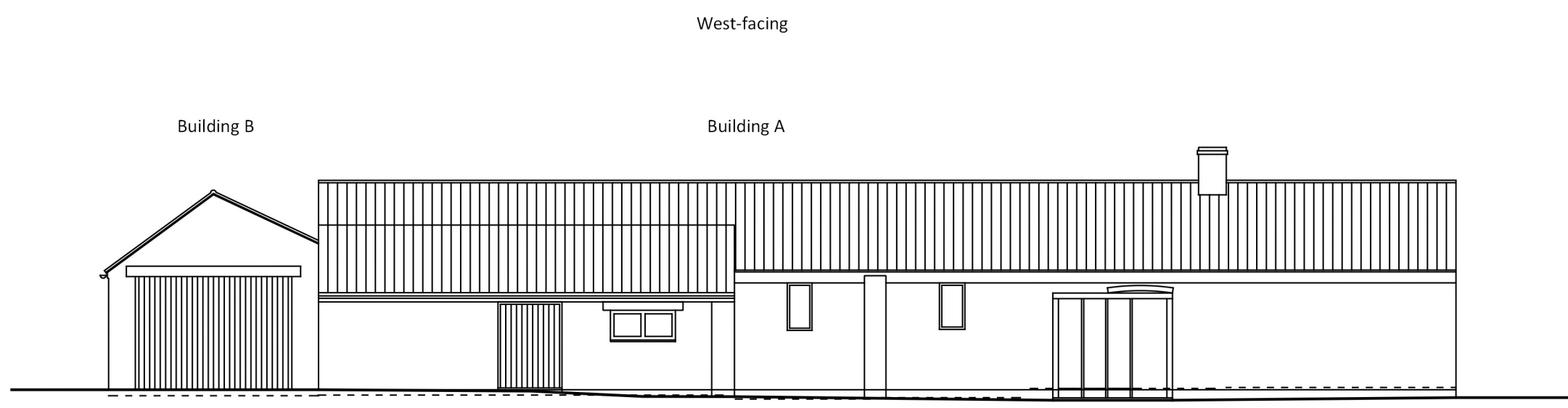
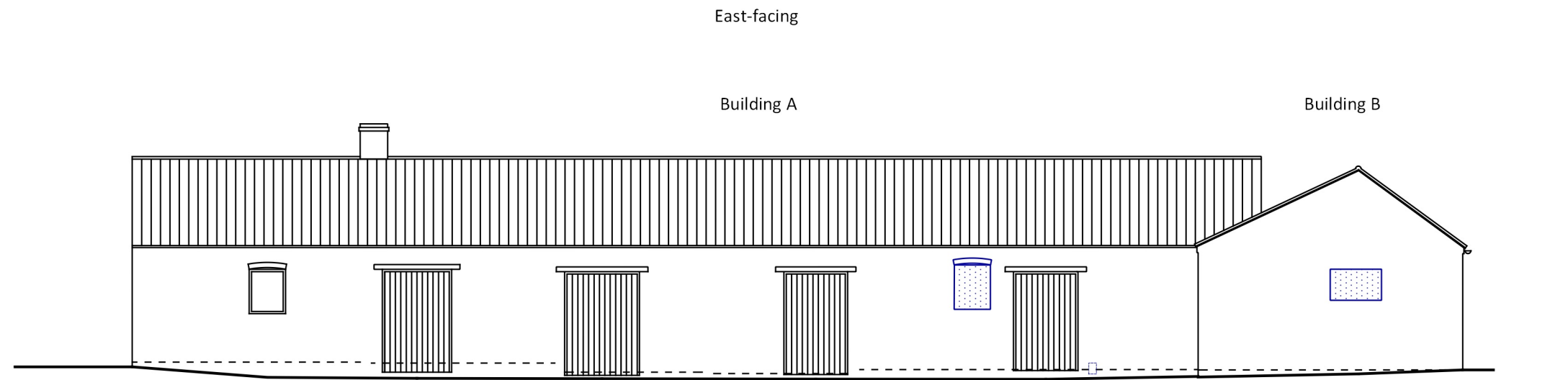


Figure 2: Site location plan showing location and direction of external photographs (Base plan provided by the client)



Figure 3: Internal floor plans showing location and direction of photographs





Key  
 blocked window

Site Code	LATF 19
Scale	1:100 @ A3
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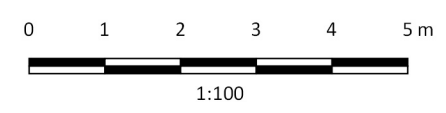
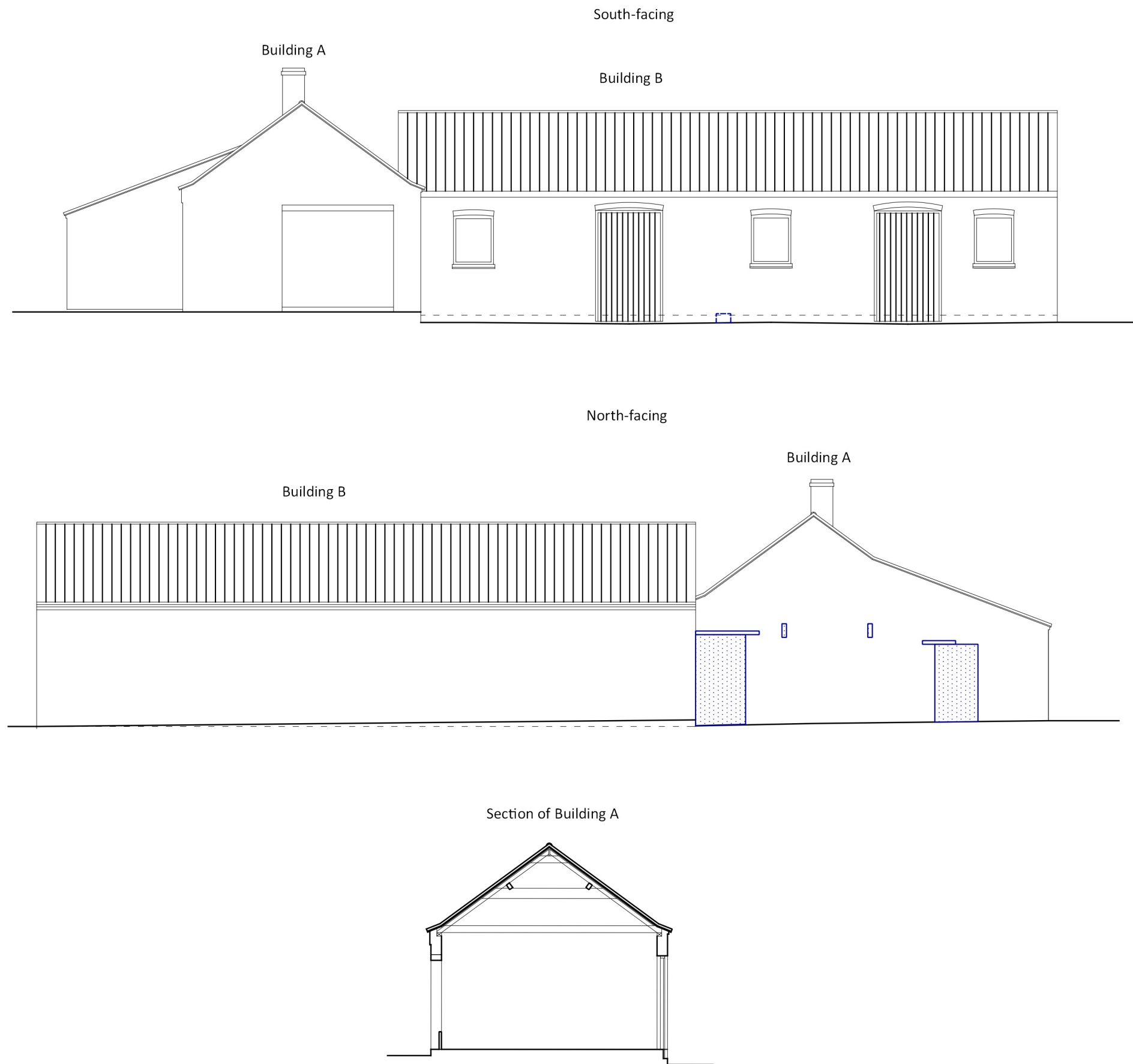



Figure 4: Existing east and west elevation drawings. Base drawings provided by the client.



Key  
 blocked door

Site Code	LATF 19
Scale	1:100 @ A3
Drawn By	M Stockdale
Date	13/05/2019

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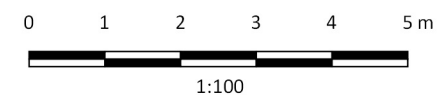
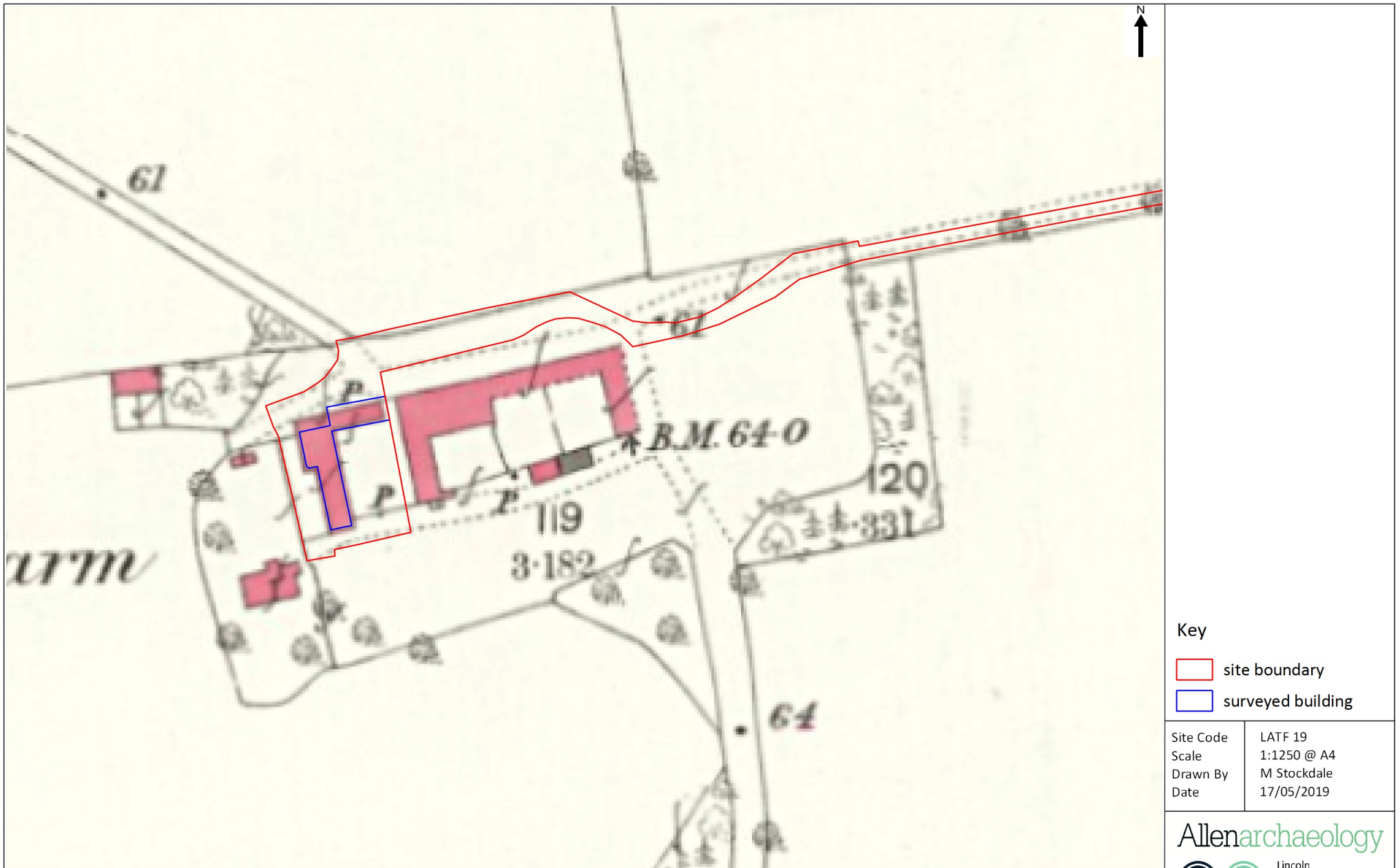


Figure 5: Existing south and north facing elevations and representative section. Base drawings provided by the client





Figure 6: Phased block plan



Key

- site boundary
- surveyed building

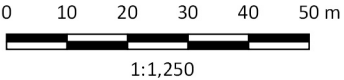
Site Code	LATF 19
Scale	1:1250 @ A4
Drawn By	M Stockdale
Date	17/05/2019

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Figure 7: Extract from 1887 Lincolnshire Sheet XXX-1 (National Library of Scotland) map as seen in AAL 2018





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