

LEVEL 1 BUILDING SURVEY REPORT
WELLWOOD FARM, DIGBY FEN, LINCOLNSHIRE

Planning Reference: N/22/1515/03
NGR: TF 1250 5452
AAA Site Code: DIWF 08
LCCM Accession Number: 2008.128
Oasis reference: Allenarc1_46329



Report prepared for Mr M Wood

Allen Archaeological Associates
Report Number 2008/045

July 2008

Allen Archaeological Associates
Unit 1C, Branston Business Park
Lincoln Road
Branston
Lincolnshire
LN4 1NT
Tel/Fax: +44 (0) 1522 794400
E-mail: allenarchaeology@btconnect.com
Website: www.allenarchaeology.co.uk



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Document Control

Element	Name	Date
Report prepared by:	Mike Daley	25/07/2008
Report edited:	Chris Clay	28/07/2008
Report produced by:	AAA 2008/045	29/07/2008

Summary

- Allen Archaeological Associates was commissioned by Mr M Wood to carry out a RCHME Level 1 building survey of a brick building at Wellwood Farm, Digby Fen, Lincolnshire.
- The survey identified the building as a former stable block with first floor hayloft/granary that had subsequently been modified to accommodate a number of uses including pig sties and general storage.
- The elements of construction and materials used in this building are typical of the later 19th century. This may be seen in the use of polychrome detailing of the brickwork with single cant bricks at the corners of the building and on the internal jambs of the windows and doorways.
- It would appear that the roof was a later addition replaced at some time during the 20th century.

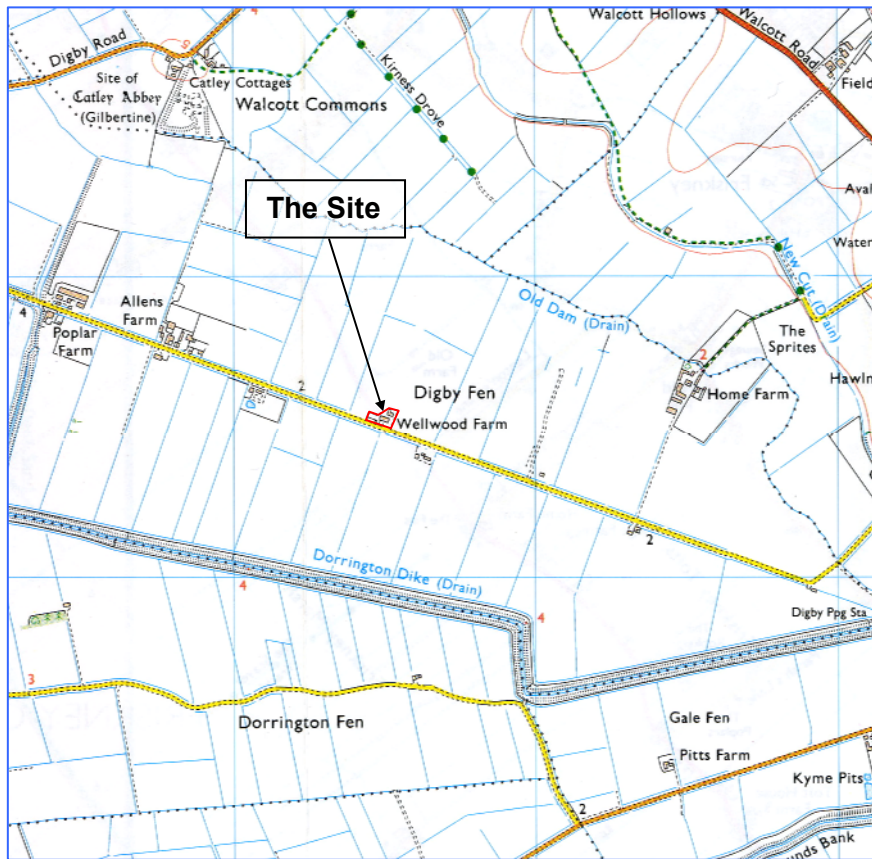


Figure 1: Site location in red at scale 1:25,000

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1.0 Introduction

- 1.1 Allen Archaeological Associates was commissioned by Mr M Wood to carry out a building survey of a brick built barn located at Wellwood Farm, Digby Fen, Lincolnshire, in advance of a scheme of redevelopment of the barn into a domestic dwelling.
- 1.2 The site works and reporting conforms to guidance and best practice contained within *Policy Guidance Note 15* (Planning and the Historic Environment), *Planning Policy Guidance Note 16* (Archaeology and Planning) and *Analysis and Recording for the Conservation and Control of Works to Historic Buildings* (Baker et al 1997). The specification for these works prepared by Allen Archaeological Associates (Clay 2008) also conforms to the English Heritage guidelines in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006) and the local guidelines in the *Lincolnshire Archaeological Handbook: A Manual of Archaeological Practice* (LCC 1998).
- 1.3 The archive will be submitted to The Collection, Lincoln and archived under the LCCM Accession Number 2008.128.

2.0 Site location and description

- 2.1 Wellwood Farm is in the administrative district of North Kesteven, and the parish of Digby. It is in open agricultural land approximately 4.5km east-south-east of Digby and 22km south-east of central Lincoln.
- 2.3 The farm comprises a complex of 19th and 20th century buildings located on the north side of a lane between Digby Road and Causeway Road (see Appendix 1: Plate 1). The site centres on NGR TF 1250 5452.
- 2.4 The main south-western facade of the building is separated from the road frontage by an open yard with additional yard space separating it from open farmland to the rear. To the west is a timber fenced boundary between the site and the grounds of a modern bungalow. To the east of the building is a range of 20th century agricultural storage buildings.

3.0 Planning background

- 3.1 A planning application was submitted by the client for the conversion of the existing barn into a residential dwelling (Planning Reference N/22/1515/03). As a condition of planning, North Kesteven District Council requested the undertaking of a building survey prior to the undertaking of any works. The building survey comprised the recording of all internal and external elevations of the barn, and all architectural features, effectively 'preserving the archaeology by record'. The fieldwork will result in the preparation of a detailed report and ordered project archive.

4.0 Methodology

- 4.1 The building survey recorded all aspects of the existing structure prior to the development. It fulfilled the objectives described in the approved specification (Clay 2008) and the guidelines laid out for an RCHME Level I Building Survey (King 2006). The fieldwork was carried out by the author on Tuesday July 15th 2008.

- 4.2 Photographs were taken of the following: -
- External elevations
 - Internal elevations, including internal walls and subdivisions
 - The roof structure of the buildings
 - The setting of the buildings and their surroundings
 - Architectural details, i.e. windows, doors, decorative brickwork, carpentry joints, re-used timbers and other interesting features, fixtures or fittings. Typically a single representative shot was taken of particular features such as windows or openings of a single type that occurred more than once within the structure
 - General photographs of each room/discrete internal space from sufficient points to show the form, general appearance and methods of construction
- 4.3 A digital camera was used for all photographs, using metric scales of appropriate length for each photograph where applicable. A tripod was used when required.
- 4.4 All photographs were located on plans of suitable scale, showing the position and axis of each shot taken externally (Figure 3) and internally (Figure 4), and are listed in an appendix to this report (Appendix 2). The report includes a selection of these photographs suitable to fulfil the above objectives (Appendix 1).
- 4.5 The plans and photographic record are supported by a descriptive account of the building's construction and any significant architectural details that were recorded.

5.0 Photographic survey (Figures 3 and 4, Appendix 1: Plates 1 -14)

- 5.1 External:** (Plate 2) The building is of four bay construction on two floors with a hipped roof of 20th century ribbed pantiles. The walling is of soft faced slop moulded bricks laid in English Garden Wall Bond. Polychrome detailing has been used at the corners of the building and the internal door and window jambs using single cant bricks made of gault clay (Plates 2, 4 and 5).
- 5.1.1 The south-west facing elevation has three blocked windows on the ground floor, arranged two to the left and one to the right of the main doorway. Each window aperture is headed by a rough segmental arch of brick headers. The doorway is topped by a double brick arch in the same style over a plain plank door in a timber frame that rests on a stone sill (Plates 2 and 3).
- 5.1.2 The first floor has three small blocked in windows at the eaves (Plate 2). The absence of brick arches over the window heads (as on the ground floor) indicates the lowering of the roof line at some point in the building's development.
- 5.1.3 The north-west facing elevation (Plate 4) is of plain brick walling with holes at first floor joist level from the removal of roof timbers and projecting brickwork associated with the demolition of an adjoining single storey lean-to building. The concrete base from this building is still in situ, which is also evidenced by the remnants of whitewashing on the extant wall.
- 5.1.4 The north-east facing elevation (Plate 6) has three openings on the ground floor. Two small doorways set low in the wall (one partially obscured from view by a farm trailer) were associated with the buildings former use as pig sties. A blocked in single doorway at the left side of the façade (Plate 7) is topped by a single segmental arch of brick headers.
- 5.1.5 Holes in the walling at first floor joist level are probably associated with the superstructure of the pig sty. This would have extended from the rear of the building covering an area delineated by the concrete apron that is still intact (Plates 6 – 8).

- 5.1.6 On the first floor there is a single central timber framed doorway with a corrugated iron covered door that is flanked on either side by two small single pane windows set high in the wall (Plates 6 and 8).
- 5.1.7 The south-east facing elevation is of plain brick walling with a single small blocked window on the first floor. There is a pair of plain strap iron tie plates at joist level at each corner with opposing tie plates located on the north-west elevation (Plate 5). This elevation could not be photographed due to the proximity of an adjacent building.
- 5.2 Internal:** Accessed via the main door in the south-western elevation, the ground floor currently consists of a single open space with a concrete floor inset with the remains of cinder block walling associated with its former use as pig sties (Plate 9).
- 5.2.1 The blocked in windows in the south-west wall have cant brick detailing to their jambs and timber lintels above (Plate 10). The blocked in door at the north-west corner is similarly detailed (Plate 11).
- 5.2.2 The ceiling is open to the joists that are supported by a wall plate set into the double thickness of the wall. A square opening in the joists at the north-east corner of the room (Plate 11) formerly provided access to the first floor via a fixed staircase (now removed).
- 5.2.3 The first floor is also a single space that is open to the rafters (Plate 12). The hipped roof structure is of clasped purlin collar truss construction supporting common rafters (Plate 13). Additional cross beams connect to the truss base at the wall plate (Plate 14).

6.0 Discussion and conclusion

- 6.1 The materials and construction style of this building may be considered as typical of the later 19th century. The use of polychrome detailing became fashionable from the later 1860s on substantial industrial and agricultural buildings, the use of single cant bricks in a contrasting gault clay fabric being a common decorative application (Brunskill 1997).
- 6.2 The plan and form of the building with high ground floor doorway and ceiling and the provision of several windows for lighting the interior indicates that it was constructed primarily as stabling for horses with the first floor used as a granary and hay loft.
- 6.3 The internal space would have been divided by timber partitions to create a row of stalls with cribs probably extending from the back wall, although no evidence remains to determine the original internal arrangement of the building.
- 6.4 The central doorway at first floor level provides easy access for the loading of hay and feed from carts below. The presence (and number) of windows at the upper level as opposed to simple vents may however indicate that it was formerly used as barrack rooms for carters working on the land, a common dual function for buildings of this type in the 19th century (Brunskill 1987).
- 6.5 The present roof structure is constructed in light weight sawn timbers covered by 20th century triple ribbed tiles and has completely replaced the original roof structure. This is likely to be an addition which coincided with the lowering of the walls to the level of the first floor window heads.

- 6.6 The 1891 Ordnance Survey Map (Figure 5) depicts the stable block within a complex of contemporary farm buildings, and it represents the last remaining extant structure from the 19th century phase of the farm.
- 6.7 The internal spaces of the building retain few features of historic character as a direct consequence of changes in the function of the building over the years. The only original internal feature of architectural significance is the chamfered brickwork of the door jambs and windows.
- 6.8 The external elevations are in a fair state of repair and despite the blocked in windows and doorway and the insertion of additional openings to the rear, the historic fabric of the building remains intact. The replacement of the roof in the 20th century is also in keeping with the 19th century vernacular tradition and does not detract from the character of the building as a whole.

7.0 Effectiveness of methodology

- 7.1 The application of a Level 1 building survey was an appropriate level of mitigation for the scale of these works, and has provided a comprehensive record of the building in its present form prior to its conversion.

8.0 Acknowledgements

- 8.1 Allen Archaeological Associates would like to thank Mr M Wood for this commission.

9.0 References

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10.0 Site archive

- 10.1 The documentary and photographic archive is currently in the possession of Allen Archaeological Associates. It will be submitted to The Collection, Lincoln within six months, where it will be stored under the unique archive Accession Number 2008.128

Appendix 1: Colour Plates

Shot numbers relate to the photographic archive in Appendix 2.



Plate 1 (Shot 2):
The setting of the barn, viewed looking north-west along the adjacent lane.

Plate 2 (Shot 5): The south-west facing elevation showing the blocked in windows on the ground and first floors. Looking north-east.





Plate 3 (Shot 6): Detail shot of a blocked in window on the ground floor of the south-west facing elevation, looking north-east.

Plate 4 (Shot 9): The north-west facing elevation, looking north, showing the scarring from the recently demolished outbuilding and the surviving concrete floor.



Plate 5 (Shot 24): Shot taken looking north-east of the south-west corner of the barn showing the polychrome detailing using single cant bricks in a gault fabric at the corners of the barn. To the right is a simple tie plate.



Plate 6 (Shot 11): The north-east facing elevation viewed looking south. Note the concrete apron for the pig sties formerly accessed through the small openings in the barn wall.

Plate 7 (Shot 15): A shot taken looking south-west showing the blocked doorway in the north-east elevation and the slight outward bow in the wall at eaves level in the south-east facing elevation.



Plate 8 (Shot 13): The north-east facing elevation looking south-south-west and showing the rear aspect of the barn and surrounding buildings.



Plate 9 (Shot 17):
The ground floor
interior of the barn,
looking north.



Plate 10 (Shot 20):
The north-east facing
interior ground floor
elevation viewed
looking south.



Plate 11 (Shot 31): A blocked opening in the first floor joists that formerly housed an internal staircase. The opening is located in the north-east corner of the barn over the blocked external doorway, the shot was taken looking north-east.



Plate 12 (Shot 28): Internal shot of the empty first floor looking south-west. Note the blocked window in the south-west wall



Plate 13 (Shot 30):
Detail of the clasped
purlin construction of
the roof timbers, viewed
looking south.



Plate 14 (Shot 25):
General shot of the
hipped roof construction
looking south-west.

Appendix 2: Photographic archive list

Shot	Facing	Type	Description
1	NW	external	Location shot (setting)
2	N	external	Location shot (setting)
3	W	external	Location shot (setting)
4	NE	external	South west elevation
5	NE	external	South west elevation
6	NE	external	Blocked lower window
7	NE	external	Main door S/W elevation
8	NE	external	Blocked first floor window, S/W elevation
9	NE	external	North west elevation
10	S	external	North east elevation
11	SW	external	North east elevation pig sty doorway
12	S	external, detail	North elevation, cross tie
13	SW	external	N/E elevation, blocked doorway
14	WSW	external	N/E elevation and S/E elevation
15	E	internal	G /floor interior
16	N	internal	G /floor interior
17	NE	internal	G /floor interior
18	S	internal	S/W elevation interior
19	S	internal	S/W elevation interior
20	E	internal	G/Floor interior
21	N	internal	G/Floor interior
22	NE	internal	G/Floor interior
23	NNW	external, detail	Tie plate in West elevation
24	E	internal	First floor roof timbers
25	N	internal	First floor roof timbers
26	E	internal	Interior walls first floor
27	N	internal	Interior walls first floor
28	NW	internal, detail	Holes in first floor (example)
29	N	internal, detail	Clasped purlin roof truss

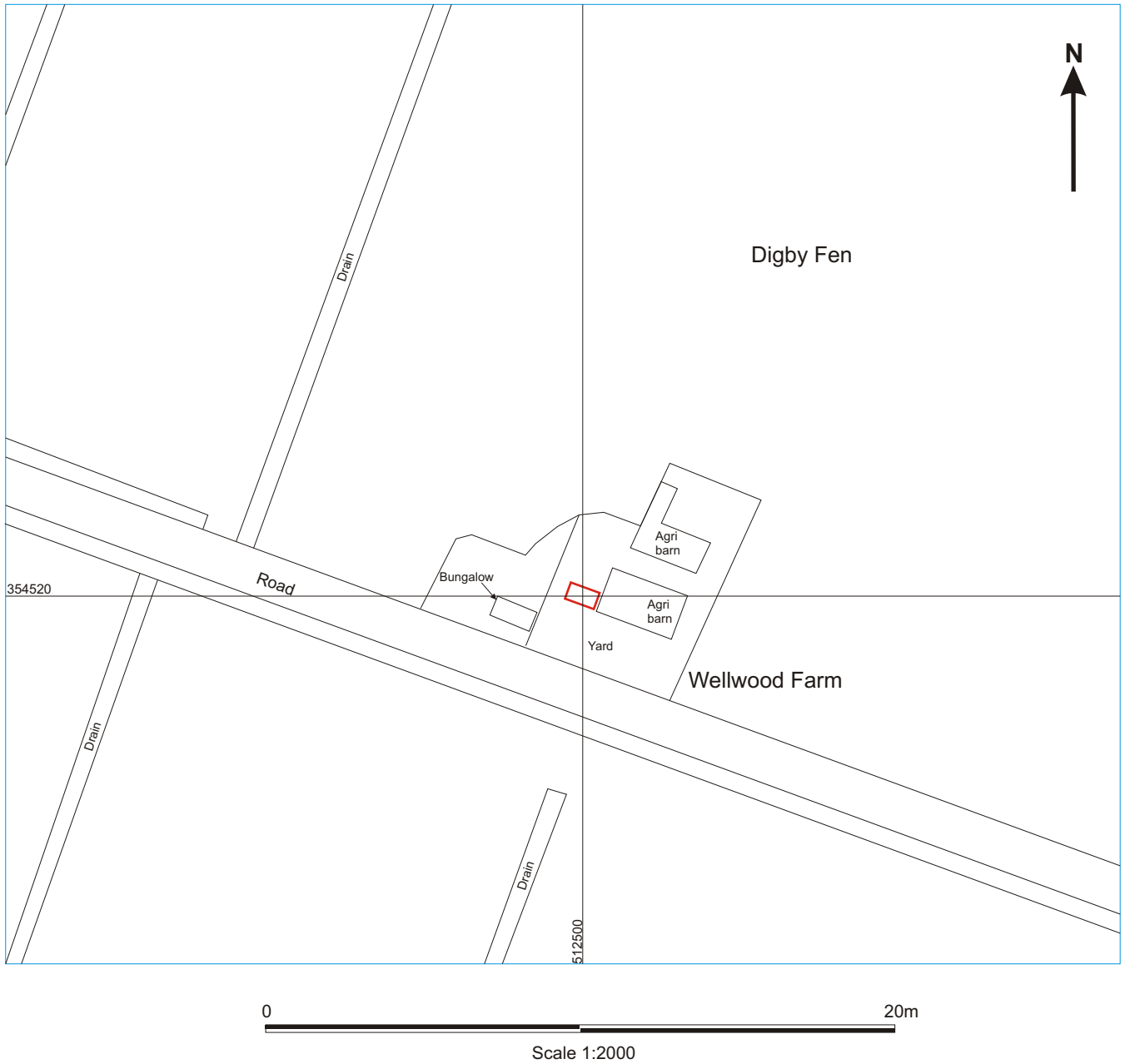


Figure 2: Site location plan with the barn highlighted in red at scale 1:2000

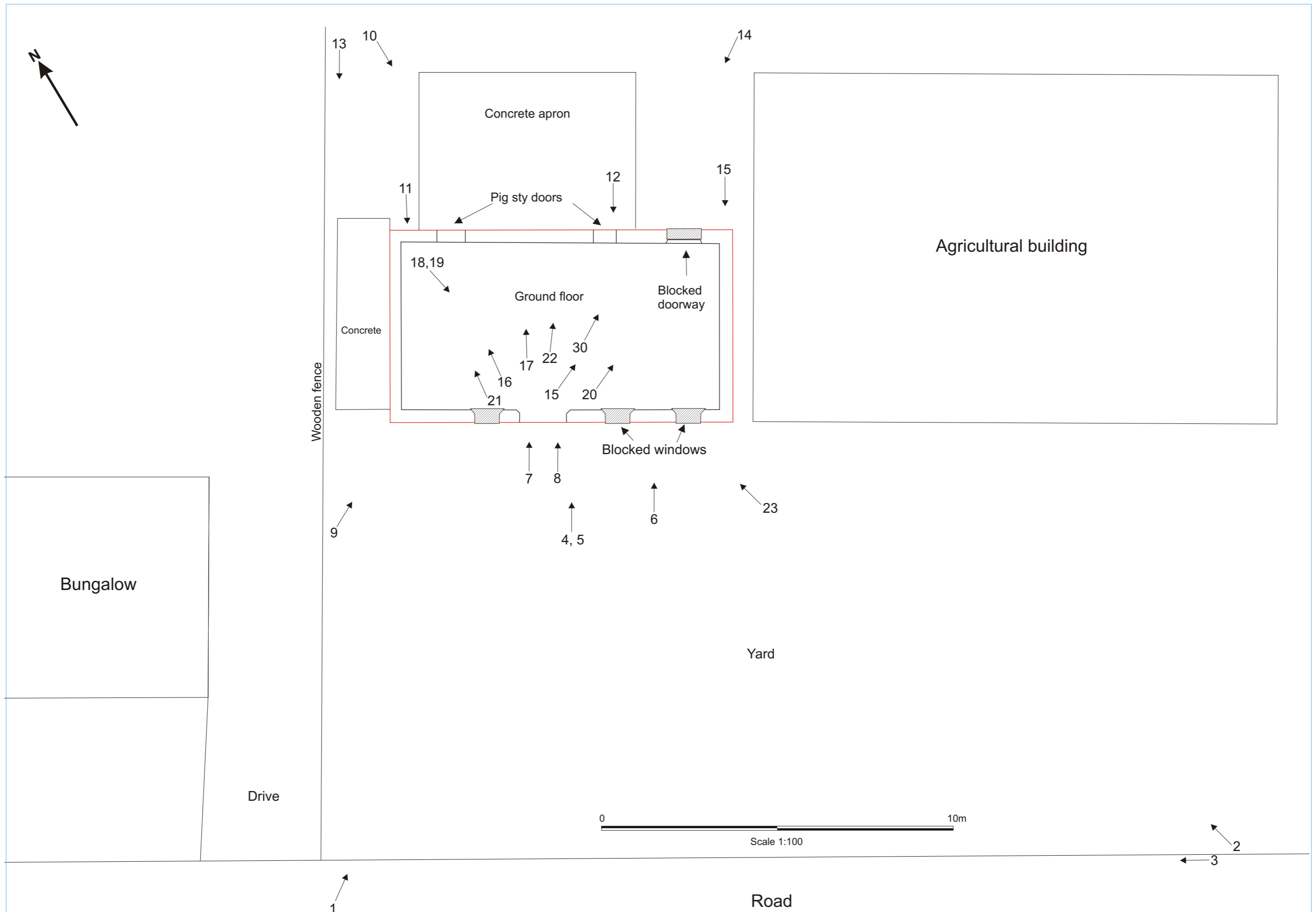


Figure 3: Site outlined in red with location and directions of all photographs at scale 1:100. Number denotes the shot number and the arrow the direction taken. List of photographs shown in Appendix 2.

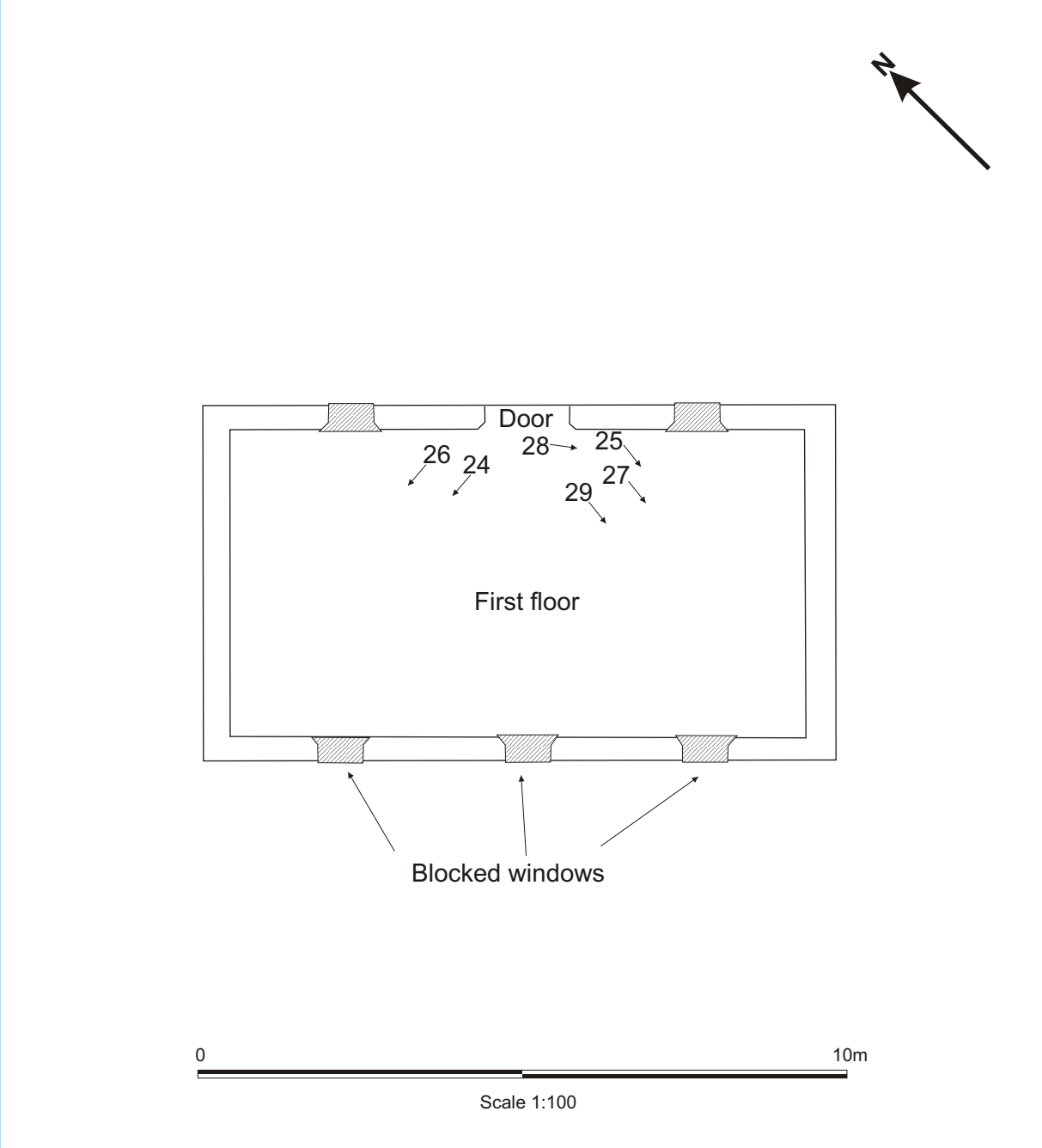


Figure 4: First floor plan showing the locations and directions of all photographs at scale 1:100. Number denotes the shot number and the arrow the direction taken. List of photographs shown in Appendix 2.

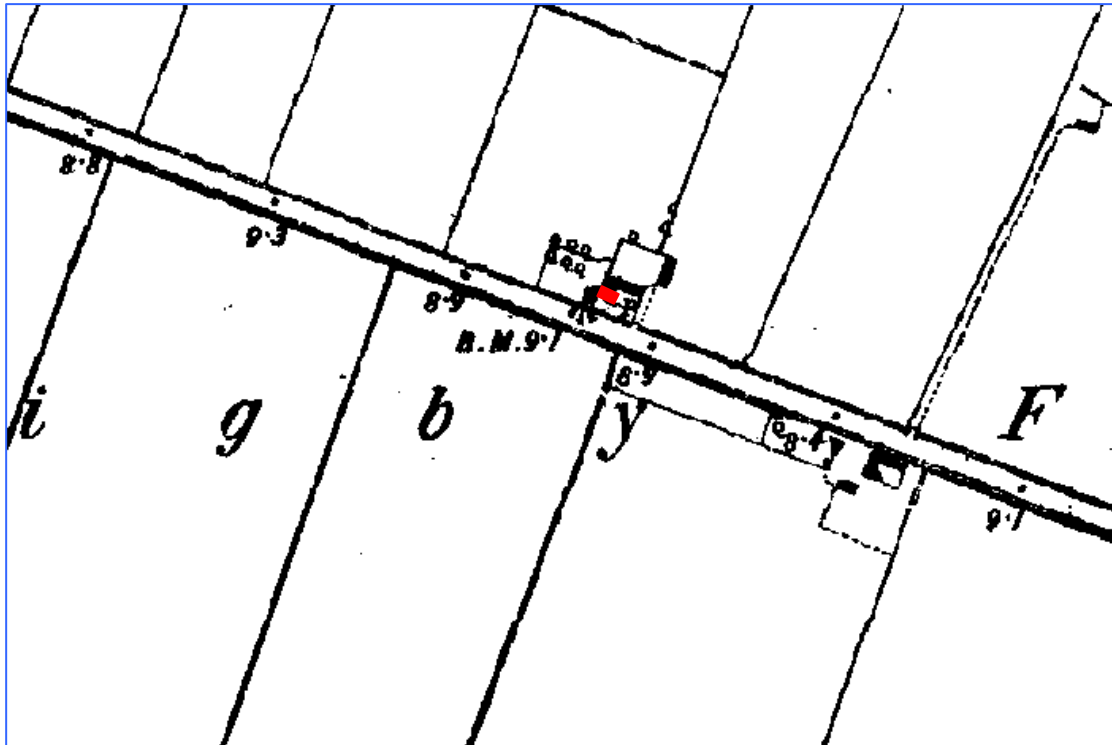


Figure 5: The Stable block shown in red on the 1891 First Edition Ordnance Survey Map (not to scale)