

BUILDING SURVEY REPORT:
TOWNGATE HOUSE FARM, TOWNGATE WEST,
MARKET DEEPING, LINCOLNSHIRE

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Report prepared for Alston Country Homes

By

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



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Element	Name	Date
Report prepared by:	Chris Clay	03/03/2009
Illustrations prepared by:	Maria Piirainen	27/02/2009
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Summary

- Allen Archaeological Associates was commissioned by Alston Country Homes Limited to carry out a building survey of a range of agricultural buildings at Towngate House Farm, Market Deeping.
- The buildings are of 18th to 20th century date, and comprise two ranges of stable blocks arranged around a central crewyard, with a threshing barn and other barns and stables enclosing the other two sides of the yard. To the west of the crewyard there is a two storey barn with attached oast house. The oast house was likely to have been used both for the malting of barley and the drying of hops during its working life in the 19th century. It retains part of its original internal roof structure, the shape of which evidences a former circular ventilation cowl at the apex of the roof.
- To the south of the main crewyard is a walled garden of probable 19th century date, which is overgrown and occupied by breeze block animal shelters. A number of modern barns and outbuildings occupy the remainder of the site.
- Documentary evidence suggests that the oast house, attached barn and part of the stable block was in existence by the early 19th century, and that the farm was substantially re-modelled during the 19th century, possibly at the time of the construction of the adjacent Towngate Farm House in 1864. The farm was owned by the Goodale family, who are listed as both farmers and maltsters in local trade directories in the first half of the 19th century. There is however no reference to maltsters on the site after 1856, suggesting that the oast house had gone through a change of use by this time.
- The existing buildings have been unused for some time, and are falling into disrepair. Urgent remedial work would be necessary to preserve some of the surviving original elements, which could be funded by, and incorporated into sympathetic redevelopment of the site.

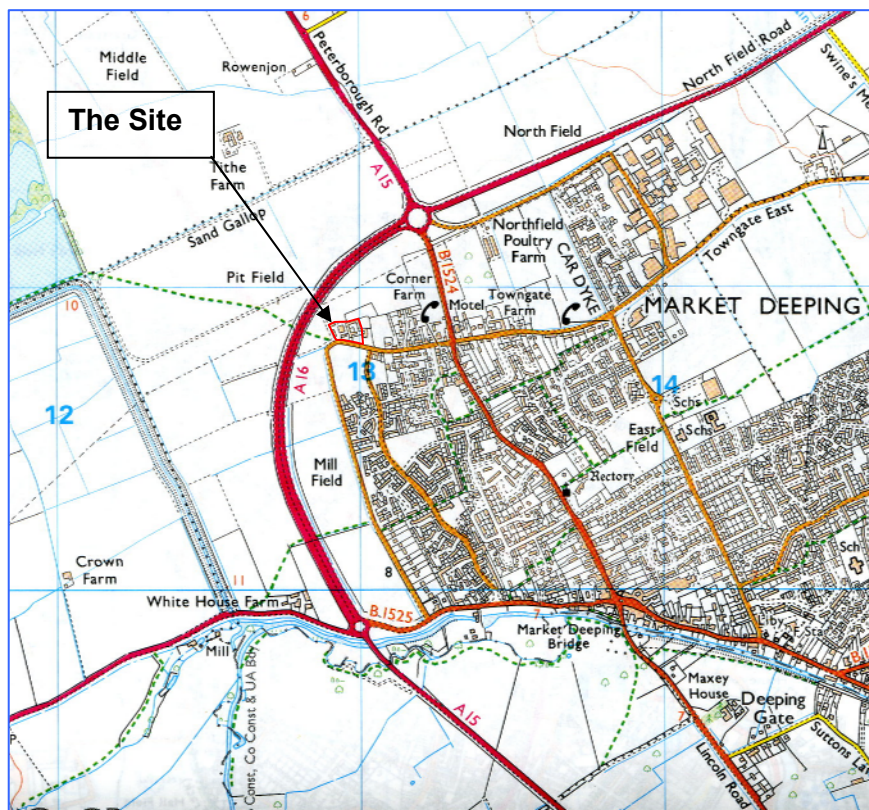


Figure 1: Site location, with the development area outlined in red at scale 1:25,000

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1.0 Introduction

- 1.1 Allen Archaeological Associates was commissioned by Alston Country Homes Limited to undertake a building survey of a complex of agricultural buildings that are proposed to be converted for residential use at Towngate House Farm, Towngate West, Market Deeping in Lincolnshire.
- 1.2 The methodology conforms to the recommendations of the South Kesteven Planning Archaeologist, the English Heritage guidelines in '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (English Heritage 2006), the IfA '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (1999) and the local guidelines in the *Lincolnshire Archaeological Handbook: A Manual of Archaeological Practice* (LCC 1998).
- 1.3 A copy of the survey report and the full project archive will be submitted to the local museum in Lincoln, 'The Collection', for long-term storage and will be stored under the Museum Accession Number 2009.004.

2.0 Site location and description

- 2.1 Market Deeping is a small market town in the administrative district of South Kesteven, located approximately 12.5km north-north-west of central Peterborough and 62km south-south-east of the traditional core of Lincoln.
- 2.2 The buildings that are the subject of this report comprise two ranges of stables arranged around the east and north sides of a crewyard, with further stables to the south and a threshing barn on the west side of the crewyard. Much of the internal space in the crewyard is taken up by two modern steel framed barns and breezeblock pigsties. To the west of this complex is another large barn with a square oast house attached. The southern part of the development area comprised a walled garden with a series of breezeblock pigsties. The development area is centred on NGR TF 13258 10852.
- 2.3 The oast house and attached barn is a Grade II Listed Building (LBS Reference 194575), and the threshing barn and south range of stables are also Grade II listed (LBS Reference 194574).

3.0 Planning background

- 3.1 A number of planning applications have been submitted for the conversion of the existing buildings into residential units (Planning Applications S07/1301/56, S07/1499/56 and S07/LB/6887/56). These applications have subsequently been withdrawn, as it is considered that there is currently a lack of supporting information to establish the architectural significance of the existing buildings. Therefore, it has been requested that a Level III Building Survey is undertaken by a suitably competent archaeologist, to support any future application for the redevelopment of the site.

4.0 Methodology

- 4.1 The works described below are designed to conform to the standards for a Level III Building Survey, as set out in the English Heritage document, *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006). The methodology also fulfils the recommendations of the South Kesteven Planning Archaeologist, and the relevant IfA standards and guidance document (IfA 1999). The building survey was undertaken by the author and one

assistant on Monday January 12th 2009, using a digital SLR camera (Fujifilm Finepix S9500) with a 28 – 300mm lens. The weather was overcast and rainy, but light was generally good, except for some interior shots where there was little illumination available, and a tripod and integral flash were used where appropriate. Photographs of architectural detail incorporated appropriate metric scales, and all shots were located on scale plans of the buildings (Figures 3 – 5). A selection of the photographs is included in this report (See Appendix 1 below), and a list of all shots taken is reproduced in Appendix 2 at the end of the report. The full photographic archive will be submitted to the Lincolnshire Archives with a copy of the report.

4.2 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
- The relationship of the structures to their surroundings
- Architectural details, i.e. windows, doors, decorative brickwork, carpentry joints, re-used timbers 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 occurred more than once within each structure
- Any machinery or other plant, or evidence for its former existence
- Any dates or other inscriptions, any signage, maker's plates or graffiti which contribute to an understanding of its fixtures or machinery
- Any building contents or ephemera which have a significant bearing on the building's history
- A general internal photographic record of the building. Shots were taken of each room/discrete internal space from sufficient points to show the form, general appearance and methods of construction

5.0 Results

5.1 Building A: Oast House and Barn (Appendix 1: Plates 1 – 13, Figures 3, 5 and 6)

- 5.1.1 This is a two storey L-plan structure located at the west side of the proposed development area, its maximum dimensions being 24.75m by 11.7m, with the oast house attached to the north end of the east elevation of the barn. It appears on the Deepings Enclosure Map, which was published in 1815; however, this map pertains to a Parliamentary Act of 1806, suggesting a date of construction prior to 1806 (Figure 11). The Enclosure Map shows the land to be in the ownership of a Mr William Goodale at this time.
- 5.1.2 The entire structure is built in coursed limestone, bonded with a pale yellow/grey sandy mortar with small water-worn gravel, and ashlar quoins. It has a double pitched gable roof over the barn and a hipped roof over the oast house, all in Collyweston slate with projecting eaves.
- 5.1.3 The north and south elevations of the oast house both have a single square opening directly below the eaves (Plates 1 and 2), with another square opening at first floor level in the east elevation, below a plain wooden lintel (Plate 3). The east elevation also has a ground floor doorway and a small blocked window, both below flat arches of stone voussoirs. There is a single X-shaped tie plate in the east elevation and two X-shaped tie plates in the north elevation.
- 5.1.4 A faint roof scar on the east elevation indicates that a double pitched roof building was formerly attached to this elevation. There is no clear indication of this structure on any of the historic maps consulted, although the layout of the building shown on the 1815 Enclosure Map may indicate a small outbuilding at this time (Figures 11 – 13).

- 5.1.5 The interior of the oast house has lost its upper floor and is open to the roof, although there are a series of vertical marks on the north and south elevations that are likely to indicate the location of the joists that formerly supported the upper floor (Plate 4). The lower and upper portions of the interior walls are plastered, with a band of exposed stonework between. The plastering of the upper portion of the walls extends to cover a wattle framework which preserves the circular shape of the oast house roof, with a circular opening at its apex for a ventilation cowl (Plate 5). These features were developed c.1800 (Harvey 1970), suggesting an early 19th century date for this part of the structure. The present roof offers no suitable ventilation for operation of the building as an oast house however and would have been constructed after the building had ceased to be used for crop drying. It appears that the oast house and barn were re-roofed in one phase at this stage of the building's development, although when this occurred is not known.
- 5.1.6 Some evidence may be found in the local trade directories of the area. White's Directory of 1842 and Hagar's Directory of 1849 list William Goodale as a farmer and maltster, and by the time of White's 1856 Directory, it is a John Goodale who is listed as a farmer and maltster. The 1861 Post Office Directory lists no maltster on Towngate however, and the 1872 White's Directory records only two maltsters in Market Deeping, operating on Market Place and High Street.
- 5.1.7 This reflects wider trends evident during the 19th century. Until the arrival of the railways in the mid-19th century, malting and brewing were localised industries due to the cost of transporting the bulky raw materials (barley and water). The improved communications offered by the railways however saw a consolidation by larger brewers during the second half of the 19th century, with the number of local concerns declining steadily (Wright 1982).
- 5.1.8 Oast houses are structures intimately associated with the brewing industry, and strictly speaking were exclusively for the drying of hops prior to their use in brewing. It seems unlikely that the structure on the present site was used exclusively for hop-drying however, but is more likely to have been used as a malting kiln for drying barley. The technologies required for the two processes were very similar and either method could easily have been accommodated by this structure.
- 5.1.9 The principal hop-growing regions were in the south-east of England, particularly Kent, as well as Sussex, Surrey and Hampshire. The next most productive hop-growing region was in the West Midlands counties of Herefordshire and Worcestershire, while Essex, Suffolk and Nottinghamshire had small hop-growing industries. These areas had a massive dominance in hop growing during the 18th and 19th centuries, as illustrated in the table below (after Pocock 1965):

Year	South-eastern England	West Midlands	Notts., Essex, Suffolk	Remaining counties
1724	11,854 (50.6%)	8,543 (36.5%)	2,120 (9.1%)	887 (3.8%)
1835	37,963 (70.4%)	14,525 (26.95%)	1,246 (2.3%)	190 (0.35%)
1878	63,079 (87.9%)	8,511 (11.85%)	149 (0.2%)	50 (0.05%)

Table 1: Hop Acreages by groupings for selected years

- 5.1.10 With a steadily declining share of the annual hop yield in the counties outside the core areas of production, it seems likely that the volume of hops grown in the vicinity of the current site would have been low. Importing hops from any distance was also unfeasible, as hops needed to be processed on the day of its harvest, and therefore a reliance on hops alone would have meant that this structure would have seen little use to justify the expense of its construction. The malting of barley therefore seems a more likely function for this structure, a suggestion furthered by the description of the 19th century landowners, William and John Goodale, as 'maltsters'.

- 5.1.11 The original plasterwork beneath the roof in the oast house is a rare survival, but is in a poor state of repair with several large cracks, and an area to the north that has fallen away completely (Plate 6). Without urgent remedial work taking place, further episodes of collapse of this plasterwork are likely to be imminent.
- 5.1.12 There were no other features inside the building that could be related to its industrial function, such as a kiln to heat the crop, or a slatted floor on which the crop would be spread out to dry. In the west elevation there was a ground floor doorway between the oast house and barn, and another at attic level, the bottom half of which has been blocked to form a pitching hole (Plate 7). Ephemera recorded in the oast house comprised a scythe hung on the south wall, and a possible bellows formed from a large cloth bag attached to a ventilated circular wooden board, with a steel shaft running through it.
- 5.1.13 The attached barn is a four bay structure, which is likely to have served as a storage area for crops before and after processing in the attached oast house. On the west elevation (Plate 8), each bay has a square opening at ground floor level and another on the first floor, each below a flat arch of stone voussoirs. All the bays have a dormer window with a hipped slate roof. There are a series of steel tie plates just above the level of the first floor openings.
- 5.1.14 On the east elevation (Plate 2), the northernmost bay is concealed by the attached oast house, and the remaining three bays are less evenly arranged on account of the uneven spacing of the six openings, which are identical in form to those on the west elevation. Each bay has a dormer window with a hipped roof, again identical to those on the west elevation. The southernmost bay has a single door at ground floor level below a flat arch of stone voussoirs and no other openings, while the bay to the north has four openings. The next bay north has a pair of windows, with the ground floor window opening having been slightly enlarged. This bay also has a first floor doorway below a hipped roof. The layout of the dormers on both elevations is otherwise consistent, suggesting that this may be a later addition to the structure, perhaps contemporary with its re-roofing (Plate 9).
- 5.1.15 The south elevation of the barn has paired openings at first floor level and attic level, identical to those on the east and west elevations. There is a doorway to the west of the first floor opening that would have been accessed by an external staircase, to facilitate the loading of crops directly to the first floor of the barn (Plate 10).
- 5.1.16 The north elevation of the barn has three square openings: at ground floor, first floor and attic level, all identical to the openings in the other elevations. There are two metal L-shaped tie plates, positioned either side of the uppermost opening (Plate 1).
- 5.1.17 The interior of the barn was originally on three floors, although only the planked attic floor survives (Plate 11). Remnants of the joists for the former first floor are visible towards the north end of the barn. At the south end of the barn was a large, brick built plinth measuring approximately 3.3m by 2.2m and 1.5m high, with an X-shaped scar on its top (Plate 12). The function of this feature is unclear, but as it is built in brick it is probably a later insertion, and based on its substantial build, may have been constructed to support some form of static farm machinery.
- 5.1.18 The upper floor was accessible but the floorboards were largely rotten, and as such this area of the building was subject to only a cursory examination, due to health and safety concerns. There are a number of steel reinforcing rods attached to the floor, and to the wall at eaves level. The roof is of clasped purlin construction with a ridge purlin resting on short collar beams (Plate 13).

5.2 Building B: Stable Block (Appendix 1: Plates 14 – 21 and 52, Figures 4, 5 and 7)

- 5.2.1 This building is positioned on a broadly east – west alignment along the south side of the crewyard. It is a two storey, six bay building built in coursed limestone rubble with intervening courses of neatly dressed limestone blocks. It has ashlar quoins and brick dressings around the openings, with a double pitched gable roof with modern low profile concrete tiles. The listing for this building, produced in 1987 (Reference 194574), records the building as having a Collyweston slate roof, suggesting that the building has either been re-roofed since that date or that there is an error in the original listing document. It measures 5.5m by 19.1m in plan.
- 5.2.2 The south elevation is in six bays (Plate 14), with double planked doors at the west end, opening into a storage room, with ashlar quoins and a timber lintel. Immediately to the east is a single wooden stable door below a thin wooden lintel. East of this is a ventilator opening below a semicircular arch with brick dressings (Plate 15), with another stable door to the east, below a flat arch of rubbed bricks, with brick dressing to the jambs. There are two further ventilator openings to the east of this door, identical to the first example. A series of six circular cast iron tie plates run along the wall between the roof eaves and the top of the openings.
- 5.2.3 The north elevation has only a single opening, a door below a flat brick arch with brick dressing to the jambs, positioned directly opposite the door in the centre of the south elevation. The six circular tie plates in the south elevation are mirrored in the north elevation (Plate 16).
- 5.2.4 The east elevation is largely masked by a single storey outbuilding (Building C), but has a square pitching hole partitioned by a wooden mullion above the eaves (Plate 17). The west elevation is also masked, by the wall of the walled garden, and also has a square pitching hole above the eaves (Plate 52).
- 5.2.5 The ground floor of the building is divided into two rooms. The eastern room is a stable block divided by a central passageway between the doors in the north and south elevations (Plate 18). The passageway is flanked by wooden partitions, while a timber pad attached to the first floor joists suggests another partition that divided the western part of the room has been removed. There was no clear evidence for a similar partition to the east, but it seems likely that the eastern part of the room was divided like the western part, to form four equal bays.
- 5.2.6 The floor is likely to be a replacement to the original. It is a cement floor that slopes downwards slightly towards a channel running along the south side of the building, with a series of shallow diagonal grooves to facilitate the clearing away of animal waste and used bedding.
- 5.2.7 The smaller room to the west is accessed by the double doors and has a brick floor (Plate 19). There is a staircase at the east side of the building providing access the attic (Plate 20). The void below the staircase has been partitioned with readily available materials to form a storage area.
- 5.2.8 The attic storey is likely to have served as a hayloft to store feed for the livestock housed below, a common feature of stable blocks in the 18th and early 19th centuries, reflecting the importance of the horse as a farmyard animal, as it was kept near to a ready supply of feed (Brunskill 2004). From the early 19th century however, it became less common practice, as the timber floors of hay lofts were seen to rot very quickly due to the damp rising from the horses below and the weight of the feed stored above (Wade Martins 1991). The current building does not appear on the Enclosure Map of the area, and is therefore later. This map was published in 1815, but the Deeping Enclosure Act was passed in 1806, and therefore was probably surveyed around this time.
- 5.2.9 The floor and walls of the attic storey have a wattle and plaster coating, possibly reflecting an attempt to limit the rotting that was common in such buildings. Approximately in the centre of the building is a hatch that opens to the passageway between the two doors in the floor below.

The hatch is flanked by two vertical timber posts connected by a horizontal timber that has a steel fitting attached. This would originally have supported a hoist or pulley to raise and lower feed and other goods between the two floors (Plate 21).

5.3 Building C: Outbuilding (Appendix 1: Plates 22 – 24, Figures 4 and 7)

- 5.3.1 This is a single storey outbuilding attached to the east end of Building A, measuring 8.25m by 4.4m. It is built in coursed limestone with ashlar quoins and has a pitched corrugated iron roof, sloping downwards to the south.
- 5.3.2 The south elevation has a roughly central blocked doorway, with a single wooden doorway at the west end of the elevation (Plate 22). The north elevation has a central stable door with a blocked doorway to its east, both below a large wooden lintel. There is another stable door to the west, the lower part of which has been blocked to form a small opening below a heavy wooden lintel (Plate 23). Another blocked doorway is evident in the east elevation below a heavy wooden lintel (Plate 17).
- 5.3.3 The interior is divided into three rooms. C1, the western room, was accessed by the door in the south elevation and had no features of note, although a series of painted names and vertical lines on the walls suggest the room was used to store harnesses and other gear for particular animals, hung from iron nails that are still evident.
- 5.3.4 C2, the central room, was similarly empty, other than a shelf on the south wall and a series of nails hammered into a plank on the east wall that were probably for storing tack (Plate 24).
- 5.3.5 The eastern and largest room, C3, had electrical sockets on the walls and a coat rack and hence is likely to have served as a groom's room.

5.4 Building D: Animal Shelters (Appendix 1: Plates 25 – 33, Figures 4, 8 and 9)

- 5.4.1 This building forms a long single storey range running broadly north – south along the east side of the crewyard. It measures 37.25m by 5.1m, and is largely built in coursed limestone with ashlar quoins, although the northern end of the west elevation has been re-faced in breeze blocks. It has a double pitched roof, largely with a corrugated steel covering, except for the northern end of the east elevation and the northernmost corner of the west elevation, which are in ceramic pantiles.
- 5.4.2 The south elevation of the range has a planked wooden door below a wooden lintel, with a square pitching hole above. Above this is a datestone with carved writing of 'G T M 1731' (Plates 25 and 26). Date plaques should be treated with caution, as they may reflect an initial period of construction, or any number of episodes of renovation or rebuilding, or may even be inserted to exaggerate the antiquity of a building. The earliest map consulted was the Enclosure map of the area which did indicate a range of buildings in the location of this structure in the early 19th century (Figure 11). The accuracy of the scaling on this map was somewhat suspect and which part of the range this building represents cannot be determined with any certainty.
- 5.4.3 The east elevation of the range has only a single square window at the north end, set in a timber frame (Plate 27).
- 5.4.4 The north elevation of the range is tied in to that of Building E to the west, and has a single door below a timber lintel (Plate 28).

- 5.4.5 The west elevation has two distinct components. The southern part is built in stone and has ashlar quoins at both the north and south corners (Plate 29). This seems to suggest that this part of the building is the earliest component, with the northern part of the elevation that is fronted with breeze blocks representing a later addition (Plate 30). There is no indication of two structural phases in the east elevation however, suggesting that this may have been extensively repaired or rebuilt to tie in the two components of this range.
- 5.4.6 There are nine wooden stable doors in the west elevation, each accessing one of the nine rooms into which this range is divided (Rooms D1 – D9). Rooms D1 to D9 have largely similar layouts (detailed below) and appear to have served as animal shelter sheds. All nine rooms have the lower part of the walls painted black and the upper part painted white. D10, at the north end of the range has a slightly different layout and may have served as a storage area for tools and feed and a rest area for farm workers (see 5.4.16 below).
- 5.4.7 D1, at the south end of the range, measures 4.5m east – west and 4.1m north – south. To the south is a brick wall with wooden partition above, blocking the door and pitching hole evident in the exterior of the south elevation (Plate 31). The presence of the pitching hole in the south elevation suggests that the room had an upper floor to store feed for the animals housed below. Further evidence of this is present in the form of a series of square recesses in the east and west walls to receive floor joists and a slight recessed groove in the north wall, all set at eaves level. Evidence for these joists was recorded in Rooms D1 to D5, the earliest part of this range. The room has a concrete floor with a diagonal grooved pattern, the same as that recorded in Building B, to facilitate the removal of animal waste and bedding. There is a wooden feeding trough against the east wall.
- 5.4.8 D2 measures 4.5m east – west and 4.1m north – south. There was a brick partition wall to the north, representing a later addition to the building, which had been built over a stone feeding trough that extended into D3. The room was filled with assorted building materials, and could not be investigated any further.
- 5.4.9 D3 was 4.5m east – west and 3.3m north – south. It was separated from D2 to the south by a brick partition, with a stone wall to the north extending to the full height of the building. The stone wall is most likely to be an original dividing wall. The floor was covered with a thick layer of straw bedding, partially concealing a grooved concrete floor similar to the one in D1.
- 5.4.10 D4 measured 4.5m east – west and 4.95m north – south. All four walls were of stone and represent the original layout of this part of the building. As with the room to the south, D4 had a grooved concrete floor with a covering of straw.
- 5.4.11 D5 was 4.5m east – west and 3.1m north – south, with a modern breeze block partition to the north and a stone feeding trough against the east wall (Plate 32). The room was filled with building materials and other general debris and could not be accessed.
- 5.4.12 D6 measured 4.65m east – west and 2.6m north – south. It had a concrete floor with a stone feeding trough against the east wall and breeze block partition walls to the north and south.
- 5.4.13 D7 measured 4.65m east – west and 2.75m north – south. It had the same layout as D6, with a concrete floor, a feeding trough against the east wall, and breeze block partitions to the north and south.
- 5.4.14 D8 also reflected the same layout as D6, with measurements of 4.65m east – west and 2.5m north – south.

- 5.4.15 D9 was 4.65m east – west and 2.8m north – south. It had a concrete floor covered in straw, with a breeze block partition to the south and a stone wall to the north. Again, there was a feeding trough positioned against the east wall.
- 5.4.16 At the north end of the range, D10 was slightly irregular in plan, and had maximum dimensions of 5.95m north – south and 5.9m east – west (Plate 33). It had doors in the north and south elevations and a bricked up doorway in the west elevation. There was a single square opening in the east elevation. The different layout of this building, particularly the number of doors and the addition of a window, suggest that the room may have been used as a rest area for farm workers, as well as to store feed and implements.

5.5 Building E: Animal Shelters (Appendix 1: Plates 28 and 34 – 38, Figures 4 and 9)

- 5.5.1 Building E forms an east – west aligned range, extending westwards from Building D. It measures 31.5m by 5.5m and is divided into ten rooms, E1 – E10. Only the north and south elevations are visible, as the east end of the building abuts Building D, with the two storey barn, Building F, at the west end of the range. The range has a double pitched roof, the north part of which is in corrugated steel sheeting with ceramic pantiles on the south side.
- 5.5.2 The north elevation is in coursed limestone (Plate 28). There are two blocked doorways visible approximately in the centre of the elevation, one blocked in stone and the other in brick (Plate 34). The south elevation is faced in breeze blocks, representing a later repair (Plate 35). There are eleven wooden stable doors in this elevation, two of which access room E5, and one each for the remaining nine rooms. All the rooms in this range were painted the same as D1 to D9, with the lower half in black and the upper half in white.
- 5.5.3 E1 measured 4.75m north – south and 2.9m east – west. The room had a concrete floor with a stone feeding trough against the north wall. The west wall was a breeze block partition, with an original stone wall to the east. The bricked up doorway below a wooden lintel that accessed room D10 was visible in the east elevation (Plate 36).
- 5.5.4 E2 measured 4.7m north – south and 2.8m east – west. This room also had a concrete floor and a stone trough on the north elevation. The east and west elevations are both of breeze blocks, representing later additions to the original building.
- 5.5.5 E3 measured 4.7m north – south and 2.65m east – west. It has the same layout as E1 and E2, with a concrete floor, a stone trough on the north wall, and breeze block partitions to the east and west.
- 5.5.6 E4 measured 4.7m north – south and 2.75m east – west. The layout was identical to that of E1, E2 and E3, except that the western partition wall was of brick rather than breeze blocks.
- 5.5.7 E5 measured 4.7m north – south and 5.7m east – west. This room also had a stone trough against the north wall, and a concrete floor. A scar evident on the feeding trough and the north wall indicated a former north – south partition wall that had been removed (Plate 37).
- 5.5.8 E6 measured 4.7m north – south and 3.45m east – west. This room was filled with hay and as such it was not possible to observe the floor surface. A feeding trough was however visible against the north wall, and it had partition walls of brick to the east and west. The wooden frame of a bricked up doorway evident in the exterior of the north elevation was also visible (Plate 38).
- 5.5.9 E7 measured 4.7m north – south and 2.95m east – west. The floor was concrete, with a diagonal grooved pattern the same as that in D1. There was a wooden feeding trough against the north wall. The east and west walls were brick partitions.

- 5.5.10E8 measured 4.7m north – south and 2.75m east – west. The layout was identical to that of E7, with a grooved concrete floor, wooden feeding trough and brick partitions to the east and west.
- 5.5.11E9 measured 4.7m north – south and 2.75m east – west. This was also the same layout as E7, except that the western partition wall was in breeze blocks.
- 5.5.12E10 measured 4.7m north – south and 2.85m east – west. It has a wooden feeding trough against the north wall and a grooved concrete floor. The wall to the east is a breeze block partition wall, while to the west is a stone wall that has a single wooden planked doorway in a wooden frame, with a bricked up doorway to its north.

5.6 Building F: Barn (Appendix 1: Plates 39 – 42, Figures 4, 5, 9 and 10)

- 5.6.1 This is a two storey barn at the west end of Building E. It measures 7.1m by 6.4m and is built in coursed limestone. It has a hipped roof, which extends southwards over a covered passage between this building and Building G to the south (Plate 39). This portion of the roof has suffered severe fire damage with only the rafters remaining. The surviving components of the roof covering comprise Collyweston slates on the east and north, and corrugated iron on the west.
- 5.6.2 At ground floor level, the building has a door in the south elevation (Plate 40) and another blocked doorway in the north elevation (Plate 41). A square opening is also present in the west elevation, containing a planked wooden door.
- 5.6.3 The ground floor is divided by a brick partition extending from the west wall. At the west side of the building, a steel axle runs through the brick partition, suspended from the ceiling by a series of cast iron supports, with a wheel at each end (Plate 42). This is clearly some form of redundant farm machinery, but its exact function is not clear. Its position close to the threshing barn (Building G) however may suggest that this building was built or adapted to house threshing machinery, which increasingly replaced hand threshing during the early 19th century (Wade Martins 1991).
- 5.6.4 The first floor has a single doorway in the west elevation, which was probably accessed by an external staircase that has since been removed. There is a pitching hole in the south elevation, above the line of the eaves, and another in the east elevation positioned immediately below the eaves. The first floor is accessible through a hole in the floor towards the west side of the building and immediately to the south of the brick partition. This is open to the elements as a result of fire damage to the roof, and contains a deep deposit of rotting organic matter, probably a decomposed store of straw, combined with other materials that had accumulated since the roof has been lost.

5.7 Building G: Threshing Barn (Appendix 1: Plates 43 – 46, Figures 4 and 10)

- 5.7.1 This was positioned along the west side of the crewyard, to the south of Building F. It measured 19.5m by 6.3m and was built in coursed limestone, with ashlar quoins, and a double pitched gable roof with a corrugated steel covering.
- 5.7.2 The interpretation of the building as a threshing barn is largely based on its large opposing openings, in the east and west elevations, each below a basket arch of stone voussoirs, with a prominent central keystone (Plates 43 and 44). These doors would have allowed carts to pass through to unload the crop, and also provided a throughflow of air to carry away the chaff during threshing and winnowing of the grain. Threshing barns are often the largest and earliest

buildings on a farm (other than the farmhouse), and tend to date to before c.1850 (Wade Martins 1991). After this date, the processing of crops was increasingly mechanised, reducing the need for the threshing barn (*ibid.*). There is no indication of this structure on the early 19th century Enclosure Map of the area (Figure 11), suggesting that it was constructed at some point during the first half of the 19th century. The current building is Grade II listed, with Building B included for group value (LBS Reference 194574).

- 5.7.3 There are three square pitching holes, one in the north elevation, one in the south elevation, and a third in the west elevation. The presence of these suggest that there may have been hay lofts at the north and south ends of the buildings, although no physical evidence of these survives. There are also a series of ventilation slits in the east and west elevations, all of which have been bricked up. The original threshing floor between the two open doors has been replaced with a modern concrete floor (Plate 45).
- 5.7.4 The roof structure is largely a modern replacement, although the large tie-beams are likely to be original, each of which supports paired struts extending to a collar beam attached to the principal rafters, with laid-on purlins.

5.8 Building H: Covered Passage (Appendix 1: Plates 47 – 48, Figures 4 and 10)

- 5.8.1 Building H represents a covered passage between threshing barn G to the north and the walled garden to the south. It is built in coursed limestone and has a mono-pitched corrugated steel roof. The south elevation has ashlar quoins and there is a bricked up window below a wooden lintel at first floor level. Part of the east elevation (Plate 47) has been faced with corrugated steel, while the west elevation has been faced with concrete with a brickwork pattern incised (Plate 48).
- 5.8.2 The 1913 Ordnance Survey map of the site (Figure 13) depicts this building, and the covered passage way to the north of Building G, as separate structures to the adjacent buildings, with an additional diagonal line in an opposite direction to the cross-hatching that fills all the buildings. This suggests that both were extant in their present form at this time, although the earlier Ordnance Survey map of 1899 (Figure 12) depicts a single continuous range of buildings, so their precise form at this time is unclear.

5.9 Buildings I and J: Modern Barns (Appendix 1: Plate 49, Figure 4)

- 5.9.1 These two buildings represent modern steel framed structures extending eastwards from the east elevation of threshing barn G (Plate 49).
- 5.9.2 The northernmost building, H, is a steel framed structure with a corrugated steel double pitched roof, while Building I is also steel framed, with corrugated steel sheeting along its east side. There is a yard area to the south of Building I and two single storey brick and breeze block outbuildings are located against the east front of the two structures. There is a further wooden outbuilding to the south that is largely derelict.

5.10 Area K: Walled Garden (Appendix 1: Plates 50 – 53, Figure 2)

- 5.10.1 The walled garden is situated to the south of Building G and to the west of Building B. It is bounded by a coursed limestone wall that encloses a sub-rectangular area with maximum dimensions of 37m east to west and 27.8m north to south (Plate 50). It is accessed by an opening in its north wall, and by a doorway in the east wall. Much of the western part of the

interior of the wall, and part of the eastern wall have been repaired in brick stretcher bond with half-round capping bricks (Plates 51 and 52).

- 5.10.2 There is a range of single storey breeze block buildings against the north wall of the garden, and a further range against the east wall, all of which have small brick feeding troughs inside and are likely to have served as animal shelters (Plates 52 and 53).
- 5.10.3 The remainder of the walled garden is very overgrown and contains large quantities of assorted debris, including a derelict modern greenhouse in the south-east corner. It is therefore not possible to comment on its original layout from the site visit (Plate 52).
- 5.10.4 Documentary research also failed to provide any indication of the original form of this part of the site. It appears on the 1899 and 1913 Ordnance Survey maps of the site (Figures 12 and 13 respectively); however, these provide no indication of its internal arrangement. It seems likely that the walled garden was constructed at the time of the adjacent farmhouse, in 1864, or soon after, to provide an area to grow fruit and vegetables for the occupants of the house.

5.11 Buildings L and M: Modern Barns (Appendix 1: Plates 54 - 55, Figure 2)

- 5.11.1 These two large buildings represent modern barns located to the west of the main farm complex.
- 5.11.2 Barn L is a large brick and steel framed barn filled with modern farm machinery. It has a central component with a curved corrugated steel roof and brick walls at its north and south ends. This is flanked on its east and west sides by steel framed structures with pitched corrugated steel roofs (Plate 54).
- 5.11.3 Barn M is located north of Building A (the oast house), and is a square steel framed structure entirely clad in corrugated steel sheeting (Plate 55). The 1899 and 1913 Ordnance Survey maps show an L-shaped structure in this location (Figures 11 and 12); however this structure is clearly of a much more recent construction, of probable later 20th century date.

6.0 Conclusion

- 6.1 The proposed development encompasses two groups of listed buildings; the oasthouse and barn, and the stables and threshing barn. Although detailed development proposals are not yet available, some general comments can be made concerning the significance of these structures.
- 6.2 Perhaps of most significance is the oast house and barn (Building A). Structures defined as oast houses are rare in Lincolnshire, with other listed examples known at Welby House, on the High Street in Market Deeping (Reference 194541) and on Serpentine Street in Market Rasen (Reference 196477). The distinction between the structures and technology necessary for malting (drying barley) and oasting (drying hops) however are minimal, and as such the terms appear to often be interchangeable. The listing for the structure on the current site refers to it as both an oast house and as a maltings (Reference 194575), and there is some documentary evidence to support this view, derived from the local trade directories. Maltings are more common in Lincolnshire, and as such the interpretation of the function of these buildings will have relevance to its significance.
- 6.3 The trade directories for Market Deeping suggested that the building had ceased to be used as a malting or oast house during the mid-19th century, prior to which the landowners were referred to as 'maltsters'. Therefore, the building may have ceased to be used for its original purpose over a century ago. Since this time, the oast house and barn appear to have been re-roofed in Collyweston slate. There are no other surviving features relating to the building's original use,

such as the kiln required to provide heat, and the upper floor or floors on which the crop would have been spread out to dry. Although the exterior of the structure reflects the form of an oast house or malt kiln, the single internal feature indicative of its original use is the surviving plasterwork below the existing roof, which should if possible, be preserved. This is however in a poor state of repair, with many large cracks, and a large section to the north has recently fallen away. Planning guidance provided by English Heritage with regard to an earlier application for the redevelopment of the site in 2005 (Letter Reference L00020949), highlights the importance of the retention of the original roof structure and cladding, although in this case, despite the survival of the internal plasterwork, the current external roofing does not appear to reflect the original form and function of the building.

- 6.4 The attached barn also retains its original form on the exterior, although there are no features of architectural significance internally. It has lost its original first floor, and the attic floor is also in a poor state of preservation, with many rotten joists and timbers. Based on the available evidence, this group of buildings is therefore considered to be of regional significance based on their rarity, mitigated somewhat by the lack of surviving internal original features.
- 6.5 The other listed buildings on the site comprise a stable block (Building B) and adjacent barn (Building G), listed for their group value, rather than intrinsic architectural merit. Both are largely intact in their original form, and appear to be structurally sound, although they have both been re-roofed. The stable block currently has a roof of modern concrete tiles, while the barn has a corrugated steel roof.
- 6.6 The stable block retains a small number of original features, including several of the wooden stable partitions on the ground floor and a staircase to the first floor. The threshing barn retains its large opposing doorways, although the former threshing floor between the two has been replaced by a modern concrete floor. There are no other original features inside the barn, for example haylofts, and several of the original ventilation slits have been blocked. Architecturally both stables and threshing barns are well represented on farms in Lincolnshire, therefore this group of buildings is considered to be of local significance.
- 6.7 The proposed development also includes several unlisted buildings, including stable blocks D and E, and barn F. The stables have been subject to several episodes of alteration, including the addition of brick and breeze block partitions internally, blocking of original openings, as well as major breeze block repairs to the entire south elevation of Building E, and part of the west elevation of Building D. A replacement corrugated steel roof also covers large parts of the two buildings.
- 6.8 Barn F is in a poor state of repair, having suffered fire damage to the roof, to the south elevation, and to a covered passage that extended to the threshing barn to the south.
- 6.9 The walled garden, K, bears little trace of its former layout, beyond the survival of the original boundary wall. The interior is very overgrown, and two ranges of modern breeze block outbuildings and a greenhouse have been added, all of which detract from the original layout of this part of the site. It is proposed that the boundary wall for the walled garden should be retained and accommodated into any future redevelopment of the site.
- 6.10 Other features on the site of negligible significance include a number of modern barns (Buildings I, J, L and M), as well as several small outbuildings in the crewyard.
- 6.11 The English Heritage guidance provided in 2005 highlighted a concern that the site forms a discrete historic entity, and that subdivision of this entity will be detrimental. Since that date however, Towngate House Farm has been sold as a private dwelling, along with some of the farmland and a range of outbuildings. The wider landscape setting of the farm has also been

affected by the construction of the A16 bypass, which has isolated the farm buildings from much of the land that originally belonged to the estate.

- 6.12 Given that this fragmentation has already commenced, in the opinion of the author sympathetic redevelopment of the remaining components of Towngate House Farm for residential use would provide the best means to retain the remaining buildings as a single entity. This should be based on a single development programme to a design that retains the original form and layout of the buildings and is consistent across the site. Furthermore, the demolition of some of the less appealing elements of the site, such as the breeze block outbuildings would serve to enhance the setting of the more historic elements of the existing farm buildings.

7.0 References

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Trade Directories

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White's Directory, 1842

Hagar and Co.'s Commercial Directory, 1849

White's Directory, 1856

Post Office Directory, 1861

White's Directory, 1872

8.0 Acknowledgements

8.1 Allen Archaeological Associates would like to thank Alston Country Homes Limited for this commission.

9.0 Site archive

9.1 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 museum accession number 2009.004.

Appendix 1: Colour Plates

(The number in brackets relates to the shot numbers in Appendix 2 and on Figures 2 – 5)



Plate 1 (Shot 91): North elevation of Building A, oast house and barn, looking south-west.



Plate 2 (Shot 88): South elevation of oast house and east elevation of attached barn, looking west-north-west.



Plate 3 (Shot 90): East elevation of oast house, looking west-south-west. Note the faint roof scar on the north side of this elevation.



Plate 4 (Shot 86): Interior of the oast house, looking north. Note the scars defining the former joists of the first floor to the left of shot.

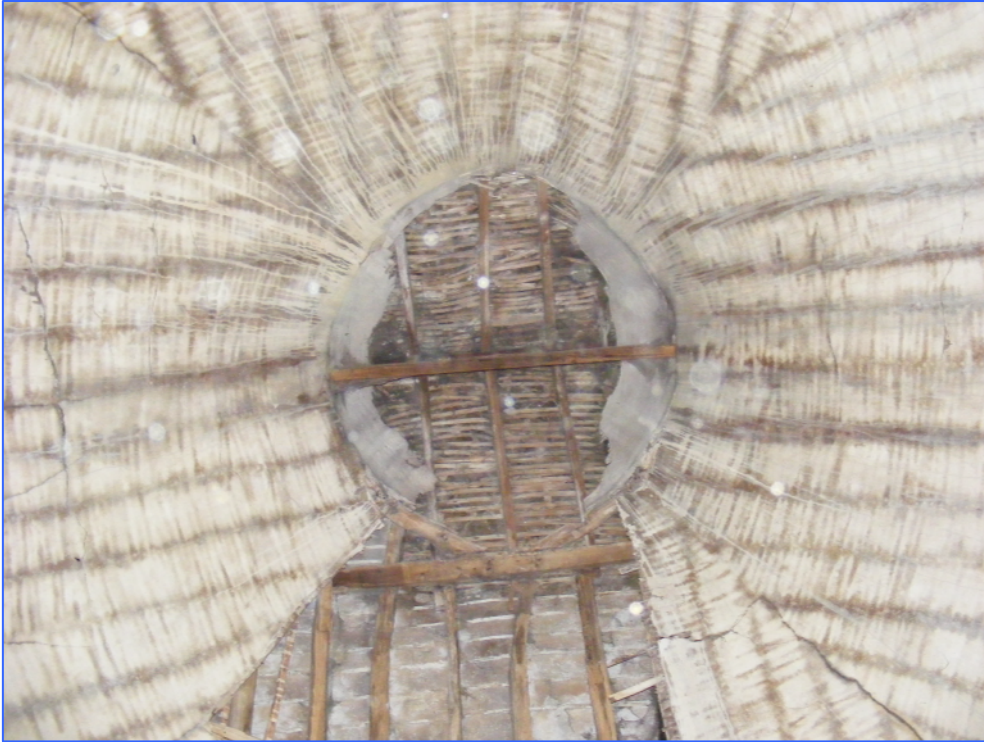


Plate 5 (Shot 80): Vertical shot of internal roof structure in oast house, showing aperture for former circular cowl.



Plate 6 (Shot 77): Roof structure of oast house, looking north, showing area of recent collapse.



Plate 7 (Shot 83): Partially blocked doorway between the oast house and barn, looking west-south-west.



Plate 8 (Shot 119): West elevation of Building A barn, looking east-south-east.



Plate 9 (Shot 95): Detail of doorway at north end of east elevation of Building A barn, looking west. The hipped roof reflects the design of the dormers on both this and the west elevation.



Plate 10 (Shot 89): South elevation of Building A barn looking north-north-west.



Plate 11 (Shot 74): Interior of Building A barn, looking north-north-west. Note the remnants of the former first floor joists at the far end of the building.



Plate 12 (Shot 73): Brick plinth, possible former machine stand at south end of Building A barn, looking south-south-east. Note also the doorway and pitching hole in the wall to the rear.



Plate 13 (Shot 47): First floor of Building A barn, looking south-south-east.



Plate 14 (Shot 43): South elevation of Building B, looking west-north-west.



Plate 15 (Shot 43): Detail of ventilated opening in south elevation of Building B, looking north.



Plate 16 (Shot 51): North elevation of Building B, looking south-south-west.



Plate 17 (Shot 36): East elevations of Buildings C (foreground) and B (background), looking west.



Plate 18 (Shot 48): Interior of stable block in Building B, looking east-north-east. Note the remnant of a former partition attached to the ceiling joist in the foreground.



Plate 19 (Shot 45): Western room of Building B, looking north-west.



Plate 20 (Shot 47): Staircase in Building B, looking east.



Plate 21 (Shot 52): Upper floor of Building B, looking east-north-east. In the centre of the shot is the hatch to the lower floor.



Plate 22 (Shot 37): South elevation of Building C, looking north-west.



Plate 23 (Shot 38): North elevation of Building C, looking south.



Plate 24: (Shot 39): Central room (C2), in Building C, looking south-south-east.



Plate 25 (Shot 1): South elevation of Building D, looking north.



Plate 26 (Shot 2): Detail of datestone in south elevation of Building D, looking north.



Plate 27 (Shot 3): East elevation of Building D, looking south-west.



Plate 28 (Shot 4): North elevation of Buildings D (to left of shot) and E, looking west-north-west.



Plate 29 (Shot 5): West elevation of Building D, south end, looking north-east.



Plate 30 (Shot 155): West elevation of Building D, north end, looking east-north-east.



Plate 31 (Shot 6): Interior of room D1, looking south-east.



Plate 32 (Shot 11): Room D5, looking east-north-east, with brick partition to the left of the shot.



Plate 33 (Shot 15): Room D10, north end of Building D, looking north-east.



Plate 34 (Shot 32): Detail of blocked doorways in north elevation of Building E, looking south-south-east.



Plate 35 (Shot 20): South elevation of Building E, looking north-west. Building F is visible at the extreme left of the shot.



Plate 36 (Shot 21): Room E1, looking north-north-west.



Plate 37 (Shot 25): Room E5, looking north-west. Note the scar in the middle of the shot indicating a probable former partition.



Plate 38 (Shot 27): Room E6, looking north-north-west. The top of the blocked doorway in the north elevation is visible in the background.



Plate 39 (Shot 60): East elevation of Building F, looking west-south-west, showing fire damage to the roof.



Plate 40 (Shot 67): South elevation of Building F, showing extent of fire damage, looking north-east.



Plate 41 (Shot 66): North elevation of Building F, looking south-south-east.



Plate 42 (Shot 69): Interior of Building F, ground floor, looking west.



Plate 43 (Shot 65): West elevation of Building G, looking north-east, showing the large doorway typical of threshing barns.



Plate 44 (Shot 61): Detail of doorway in east elevation of Building G, looking west-south-west, with the opposing door in the west elevation visible in the background.



Plate 45 (Shot 62): Interior of Building G, looking north-north-west.



Plate 46 (Shot 113): Detail of blocked ventilation slit, internal east elevation of Building G, looking east-north-east.



Plate 47 (Shot 58): East elevation of Building H and adjacent threshing barn, Building G, with modern barn J to the right of shot. Looking west.



Plate 48 (Shot 64): West elevation of Building H, with threshing barn to the left and the boundary wall of the walled garden to the right. Looking east-north-east.



Plate 49 (Shot 18): Modern steel framed barns I and J, with modern breeze block outbuildings to their front. Looking south-west.



Plate 50 (Shot 100): Exterior of walled garden, Area K, looking south-east. Towngate Farm House is in the background.



Plate 51 (Shot 103): Brick repair to west end of garden boundary wall, looking north-north-west.



Plate 52 (Shot 106): East end of walled garden, Area K, looking east-north-east. The breeze block outbuildings are to the left of the shot, with the black doorway to the farmhouse at the centre, and a derelict greenhouse to the right of the shot. In the background is Towngate Farm House, with the west elevation of Building B to the left of the shot.



Plate 53 (Shot 102): Breeze block outbuildings along north side of walled garden, looking north-east, with Buildings G, H and B in the background.



Plate 54 (Shot 99): Modern barn, Building L, looking north-east.



Plate 55 (Shot 115): Modern barn, Building M, looking west.

Appendix 2: Photographic archive list

Shot No	Facing	Type	Description
01a, b	N	Exterior	South elevation of Building D
02a, b	N	Exterior/detail	Datestone on south elevation of Building D
03	SW	Exterior	East elevation of Building D
04	SW	Exterior	North elevation of Buildings D and E
05a, b	NE	Exterior	West elevation of Building D, south end
06	SE	Interior	General shot of D1 interior
07	NE	Interior	General shot of D1 interior
08	ENE	Interior	General shot of D2 interior
09a, b	ENE	Interior	General shot of D3 interior
10a, b	ENE	Interior	General shot of D4 interior
11a, b	ENE	Interior	General shot of D5 interior
12a, b	E	Interior	General shot of D7 interior
13a, b	ESE	Interior	General shot of D6 interior
14a, b	E	Interior	General shot of D9 interior
15a, b	NE	Interior	General shot of D10 interior
16a, b	SE	Interior	General shot of D10 interior
17a, b	SW	Interior/detail	Roof structure at junction of Buildings D and E, Room D10
18a, b	SW	Exterior	General shot of outbuildings and modern barns I and J
19a, b	NNW	Exterior	South elevation of Building E, east end
20a, b	NW	Exterior	South elevation of Building E, west end
21a, b	NNW	Interior	General shot of E1 interior
22a, b	NNW	Interior	General shot of E2 interior
23a, b	NNW	Interior	General shot of E3 interior
24a, b	NNW	Interior	General shot of E4 interior
25a, b	NW	Interior	General shot of E5 interior
26a, b	NE	Interior	General shot of E5 interior
27a, b	N	Interior	General shot of E6 interior
28a, b	N	Interior	General shot of E7 interior
29a, b	N	Interior	General shot of E8 interior
30a, b	N	Interior	General shot of E9 interior
31a, b	N	Interior	General shot of E10 interior
32a, b	SSE	Exterior	Blocked up doorways in north elevation of Building E
33a, b	SSE	Exterior/detail	Doorway in north elevation of D9
34a, b	SW	Exterior/detail	Quoins at north-east corner of Building D
35a, b	W	Exterior/detail	Possible ventilation hole in east elevation of Building D
36a, b	W	Exterior	East elevations of Buildings B and C
37a, b	NW	Exterior	South elevation of Building C
38a, b	S	Exterior	North elevation of Building C
39a, b	S	Interior	General shot of C2 interior
40a, b	ESE	Interior	General shot of C3 interior
41a, b	N	Interior	General shot of C1 interior
42a, b	WNW	Exterior	South elevation of Building B
43a, b	N	Exterior/detail	Detail of window in south elevation of B1
44a, b	N	Exterior/detail	Detail of tie plate on south elevation of B1
45a, b	NW	Interior	General shot of B2 interior
46a, b	SE	Interior	Wooden partition on east internal elevation of B2
47a, b	E	Interior/detail	Staircase in B2 to first floor
48a, b	ENE	Interior	General shot of B1 interior
49a, b	N	Interior	Doorway in north elevation of B1
50a, b	E	Interior/detail	Hatch in ceiling of B1
51a, b	SSW	Exterior	North elevation of Building B
52a, b	ENE	Interior	General shot of the first floor in Building B
53a, b	SW	Interior/detail	Hatch and winch structure in Building B, first floor

Shot No	Facing	Type	Description
54a, b	W	Interior	West internal elevation of Building B
55a, b	NW	Exterior/detail	Bricked up pitching hole on south elevation of G2
56a, b	NW	Exterior	General shot of barn J
57a, b	NNW	Exterior	General shot of barn J
58a, b	W	Exterior	General shot of south end of east elevation of Building G and east elevation of Building H
59a, b	ESE	Interior	General shot of barn J and yard wall
60a, b	WSW	Interior	East elevations of Buildings G and F, with covered passage between, showing area of fire damage
61a, b	W	Exterior/detail	Detail of doorway in east elevation of Building G
62a, b	NNW	Interior	General shot of Building G interior
63a, b	SSE	Interior	General shot of Building G interior
64a, b	ENE	Exterior	West elevation, south end, of Building G and west elevation of Building H
65a, b	NE	Exterior	West elevation, north end, of Building G
66a, b	SSE	Exterior	North elevation of Building F
67a, b	NE	Exterior	South elevation of Building F showing areas of fire damage
68a, b	NNW	Exterior	West elevation of Building F, obscured by lorry trailer
69a, b	W	Interior	General shot of Room F1 interior
70a, b	W	Interior	General shot of Room F2 interior
71	NE	Interior	General shot of first floor in Building F
72a, b	SSE	Interior	General shot of A2 interior
73a, b	SE	Interior	General shot of A2 showing brick plinth in south-east corner
74a, b	NNW	Interior	General shot of A2 interior
75a, b	ENE	Interior/detail	Detail of window in east elevation of A2
76a, b	NW	Interior	General shot of A1 interior
77a, b	NNW	Interior/detail	Internal roof structure of A1
78a, b	N	Interior/detail	Internal roof structure of A1
79a, b	SSE	Interior/detail	Internal roof structure of A1
80a, b	Up	Interior/detail	Internal roof structure of A1
81a, b	NNE	Detail	Close up of possible billows in A1
82a, b	SSE	Detail	Close up of scythe in A1
83a, b	WSW	Interior/detail	Pitching hole in A1
84a, b	SE	Interior	General first floor shot of A2
85a, b	ENE	Interior/detail	Roof structure of A1, from first floor pitching hole
86a, b	NNE	Interior	General shot of A1 interior
87a, b	ENE	Interior/detail	Surface of brick plinth in south-east corner of A2
88a, b	NW	Exterior	East elevation of A1, south elevation of A2
89a, b	NNW	Exterior	South elevation of Building A
90a, b	WSW	Exterior	East elevation of A2
91a, b	SW	Exterior	North elevation of Building A
92a, b	SE	Exterior	West elevation of Building A
93a, b	WSW	Exterior/detail	Detail of doorway and tie bars on east elevation of A1
94a, b	WSW	Exterior/detail	Blocked up window on east gable of A1
95a, b	W	Exterior/detail	Detail of door with hipped roof east elevation of A2
96a, b	WSW	Exterior/detail	Representative window in east elevation of A2
97a, b	SE	Exterior	West elevation of Building A
98a, b	ENE	Exterior	West elevation of Building A
99a, b	NE	Exterior	General shot of Building L
100a, b	SE	Exterior	Boundary wall of walled garden
101a, b	SSE	Exterior	Access to walled garden at east end of north elevation
102a, b	NE	Exterior	Breeze block outbuilding on north side of walled garden
103a, b	NNW	Exterior	Northwest corner of the walled garden, showing brick repair to boundary wall
104a, b	W	Exterior	West internal elevation of walled garden showing brick repair to boundary wall
105a, b	S	Exterior	South internal elevation of walled garden boundary

Shot No	Facing	Type	Description
106a, b	ENE	Exterior	East end of walled garden, showing breeze block outbuildings, access to farm house, and derelict greenhouse
107a, b	NW	Interior	Interior of breeze block outbuilding in walled garden
108a, b	WSW	Exterior	Entrance to wall garden in east elevation
109a, b	ENE	Exterior	South elevation of walled garden, from Towngate West
110a, b	WSW	Exterior	Western boundary wall of farm, to south of Building A
111a, b	NNW	Exterior	Access to farm yard, with Building B in background
112a, b	WSW	Exterior/detail	Blocked up ventilation slot, east external elevation of Building G
113a, b	ENE	Interior/detail	Blocked up ventilation slot, east internal elevation of Building G
114a, b	NNW	Exterior	General shot of area between Buildings F and G to right and L to left
115a, b	WNW	Exterior	General shot of Building M
116a, b	N	Exterior/detail	Detail of Towngate House Farm sign
117	NW	Exterior	General shot of Building A, east elevation
118	SE	Exterior	West elevation of Building A
119	SE	Exterior	West elevation of Building A
120	ENE	Exterior	Detail of blocked window, west elevation of Building A
121	E	Exterior	Detail of blocked dormer window, west elevation of Building A
122	Up	Interior	Vertical shot of roof structure in A2
123	W	Interior	Pitching hole in A1
124	ENE	Interior	Pitching hole in A1
125	SSE	Interior	General shot of A2 interior
126	W	Exterior	North end of east elevation of A2
127	SE	Exterior	North and west elevations of Building F
128	ENE	Exterior	Fire damage to covered passage between F and G
129	SSE	Exterior	Upper part of south elevation of Building G and pitching hole
130	NNW	Exterior	Upper part of south elevation of Building F and pitching hole. Also shows fire damage to roof
131	NNW	Exterior	Fire damaged door in south elevation of Building F
132	N	Interior/detail	Detail of roof and wall, ground floor of Building F
133	SW	Exterior	Fire damage to roof of Building F
134	WSW	Exterior	Fire damage to roof of Building F and covered passage
135	SSE	Exterior/detail	Detail of cracks in north elevation of Building F
136	SE	Exterior	Fire damage to roof of Building F and covered passage
137	NE	Exterior	West elevation of Building G, south end
138	ESE	Exterior	West elevation of Building G, south end
139	SSE	Interior	Roof structure of Building G
140	NW	Exterior	Roof structure of covered passage between F and G, prior to fire damage
141	E	Exterior	West elevation of Building H
142	SSE	Interior	Roof structure at south end of Building G
143	S	Exterior/detail	Detail of quoins at junction of Buildings B and C, north elevation
144	ENE	Exterior/detail	Blocked ventilation hole, west elevation of Building G
145	ENE	Exterior/detail	Detail of north corner of doorway in west elevation of Building G
146	E	Exterior	Detail of damage at north-west corner of Building G
147	NNE	Exterior	Oblique view of doorway in west elevation of Building G
148	WSW	Exterior	North elevation of Building D, with Building E beyond
149	WSW	Exterior	East elevation of Building E
150	SW	Exterior	Bricked up doorway in north elevation of Building E
151	NNE	Exterior	West elevation of Building D and south elevation of Building E
152	SSW	Exterior	East elevation of Building D, south end
153	NNW	Exterior	East elevation of Building D
154	SW	Exterior	East elevation of Building D
155	ENE	Exterior	West elevation of Building D, north end, Building E to left
156	NNW	Exterior/detail	Detail of double doors in South elevation of Building B

Shot No	Facing	Type	Description
157	N	Exterior/detail	Detail of tie plate in south elevation of Building B
158	NNE	Exterior	South elevation of Building B, east end
159	NNW	Exterior	South elevation of Building B, west end
160	NNW	Exterior/detail	Detail of opening in south elevation of Building B
161	N	Exterior/detail	Detail of gutter spout on south elevation of Building C
162	WNW	Exterior	South elevations of Buildings B and C
163	W	Exterior/detail	Detail of pitching hole/window in south elevation of Building B
164	N	Exterior	South elevation of Building D
165	N	Exterior/detail	Datestone in south elevation of Building D
166	S	Exterior	North elevation of Building C
167	WNW	Exterior	South elevation of Building B
168	NE	Exterior	Derelict outbuildings at east side of walled garden
169	E	Exterior/detail	Detail of door to Room D5
170	NW	Exterior/detail	Detail of pitching hole/window in south elevation of Building B
171	ENE	Interior/detail	Detail of roof in Room B2
172	ESE	Interior/detail	Detail of damaged roof structure, Building B first floor
173	ENE	Interior	First floor, Building B
174	ENE	Interior	First floor, Building B
175	N	Exterior	Access to farm and south elevation of Building B

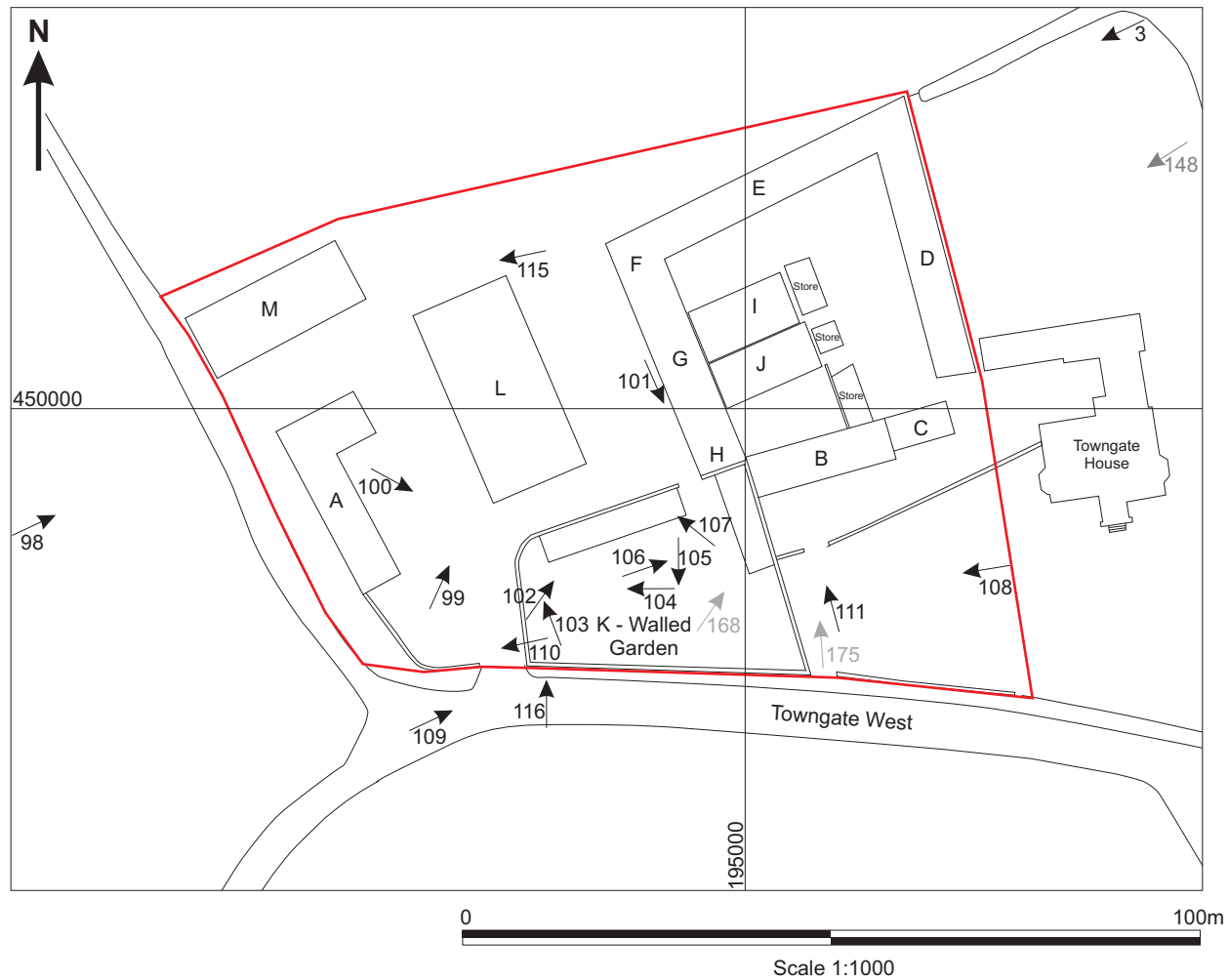


Figure 2: Plan of the proposed development area outlined in red at scale 1:1000. Numbered arrows in black indicate location and orientation of photographs taken during the building survey. Numbered arrows in grey indicate photographs provided by the client. All other shots shown on Figures 3 - 5.

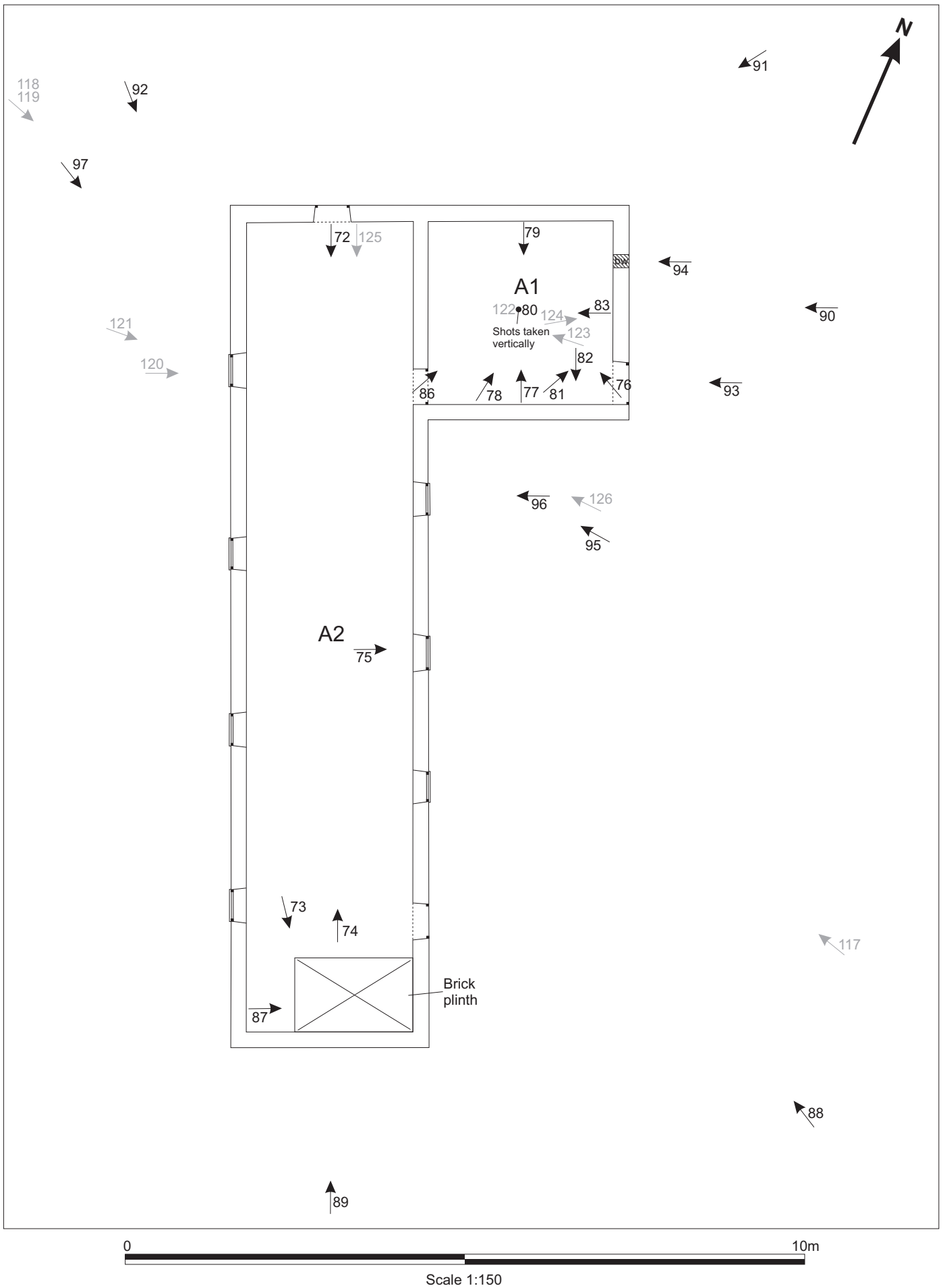


Figure 3: Ground floor plan of Building A at scale 1:150. Numbered arrows in black indicate location and orientation of photographs taken during the building survey. Numbered arrows in grey indicate photographs provided by the client.

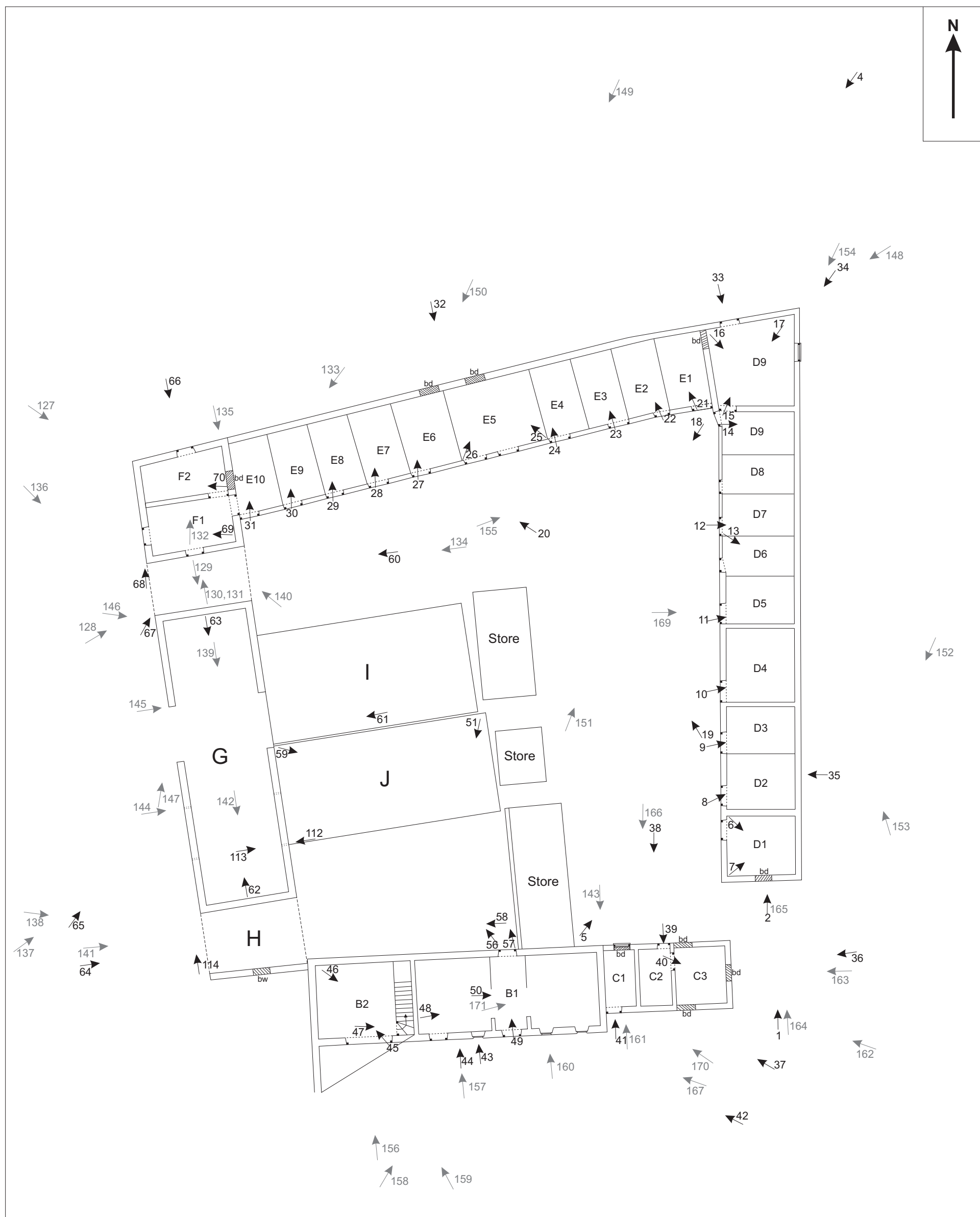
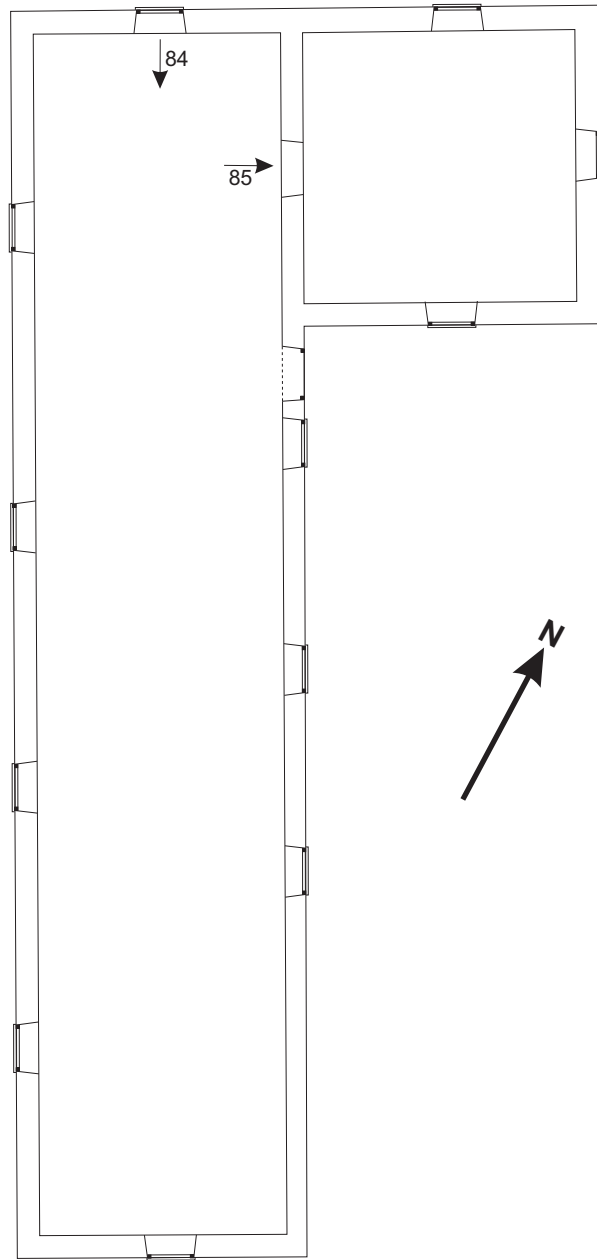
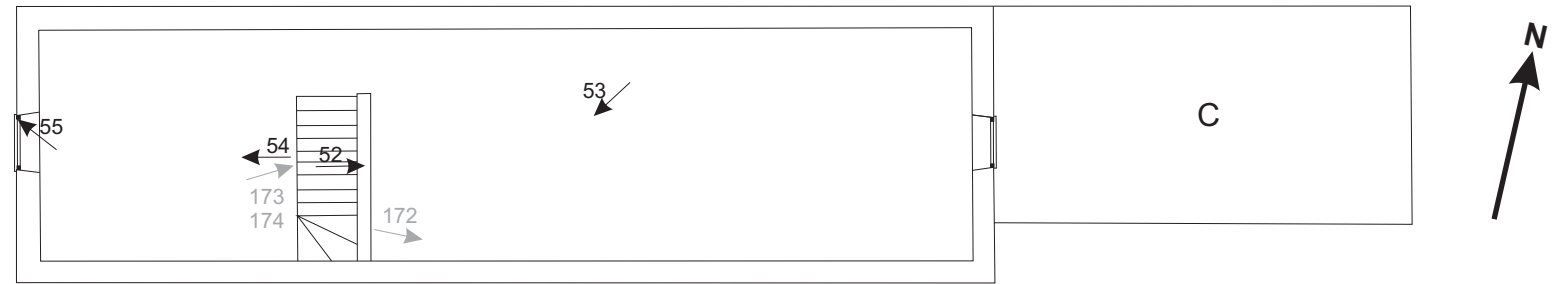


Figure 4: Ground floor plan of Buildings B to J, at scale 1:250. Numbered arrows in black indicate location and orientation of photographs taken during the building survey. Numbered arrows in grey indicate photographs provided by the client.

First floor plan of Building A



First floor plan of Building B



First floor plan of Building F

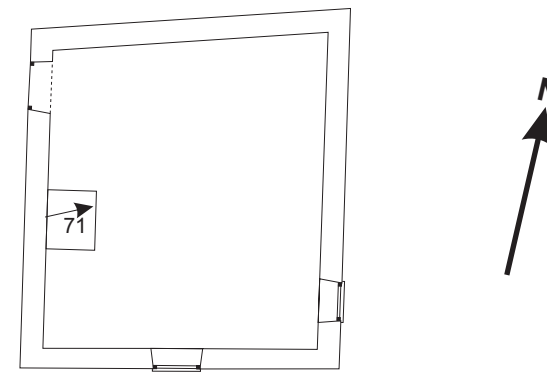
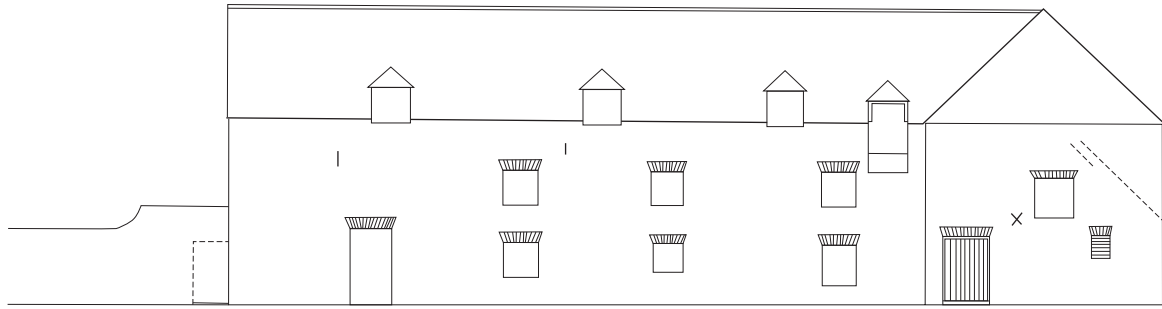
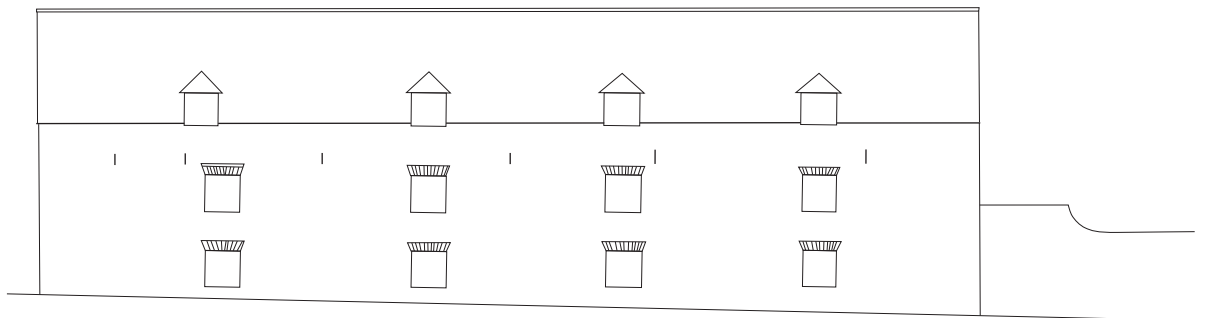


Figure 5: First floor plans of Buildings A, B and F, at scale 1:150. Numbered arrows in black indicate location and orientation of photographs taken during the building survey. Numbered arrows in grey indicate photographs provided by the client.

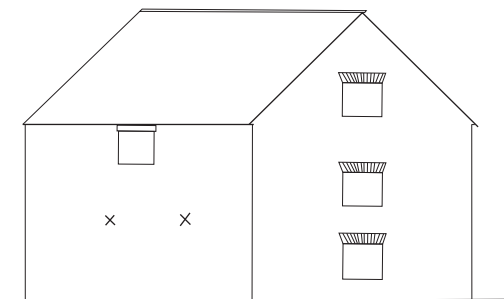
East elevation of Building A



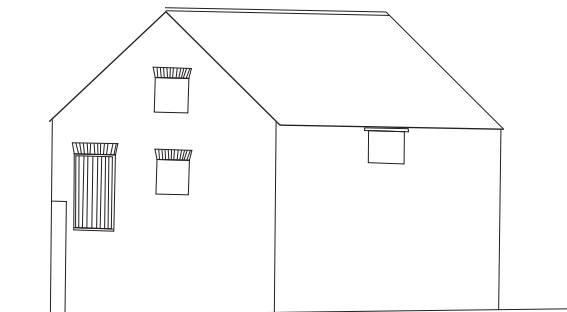
West elevation of Building A



North elevation of Building A



South elevation of Building A



North facing section through Building A

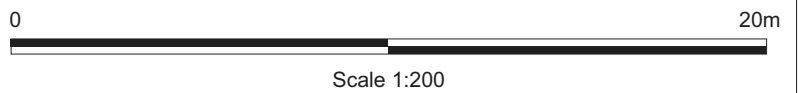
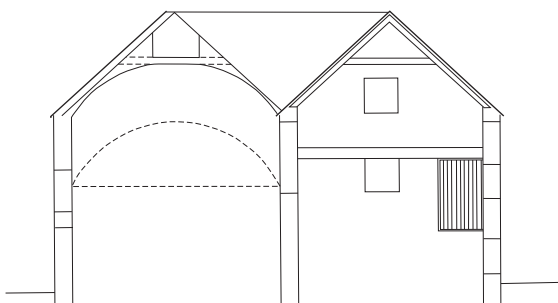
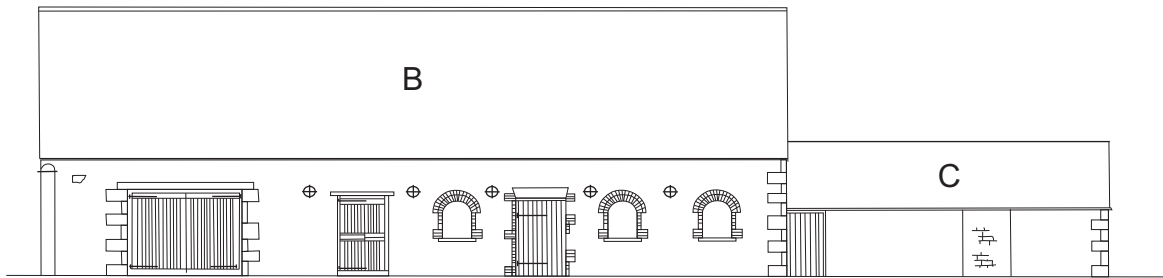
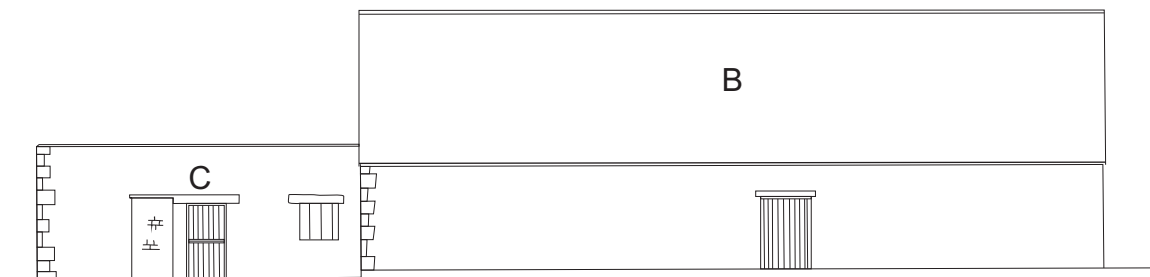


Figure 6: Elevations and section through Building A at scale 1:200

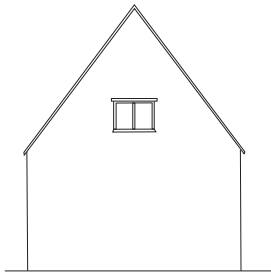
South elevation of Buildings B and C



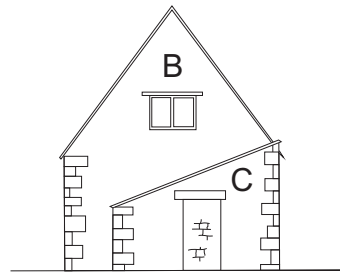
North elevation of Buildings C and B



West elevation of Building B



East elevations of Buildings B and C



Section through Building B

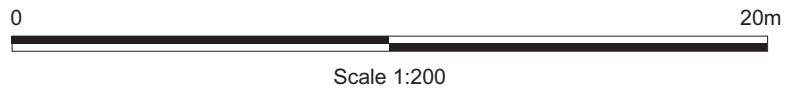
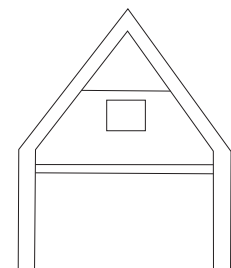
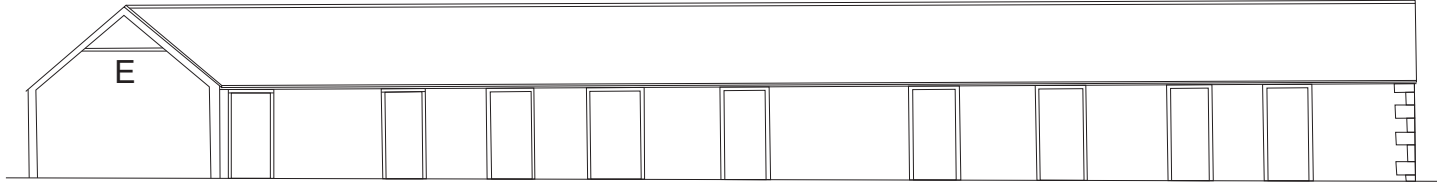


Figure 7: Elevations of Buildings B and C and section through Building B at scale 1:200

West elevation of Building D and section through Building E



East elevation of Building D

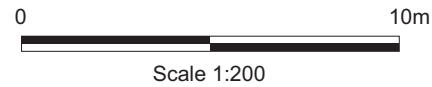
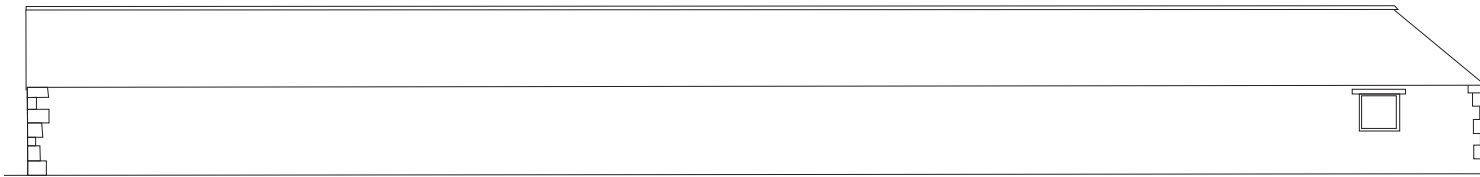
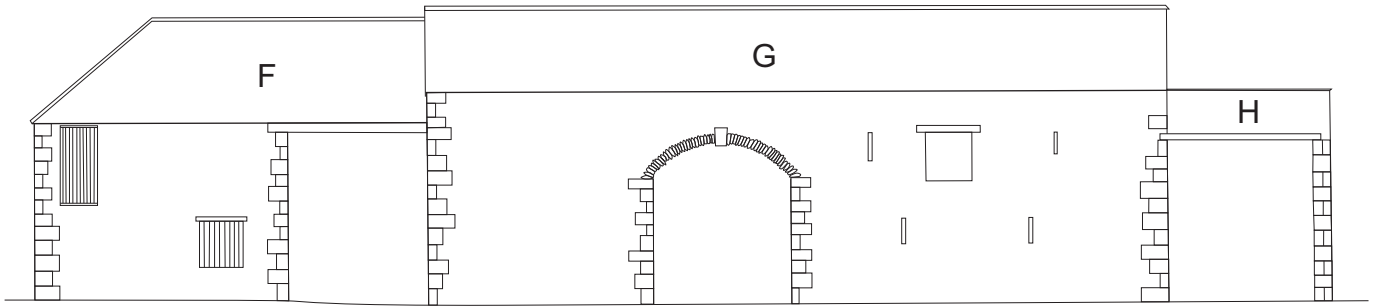


Figure 8: East and west elevations of Building D, and section through Building E at scale 1:200

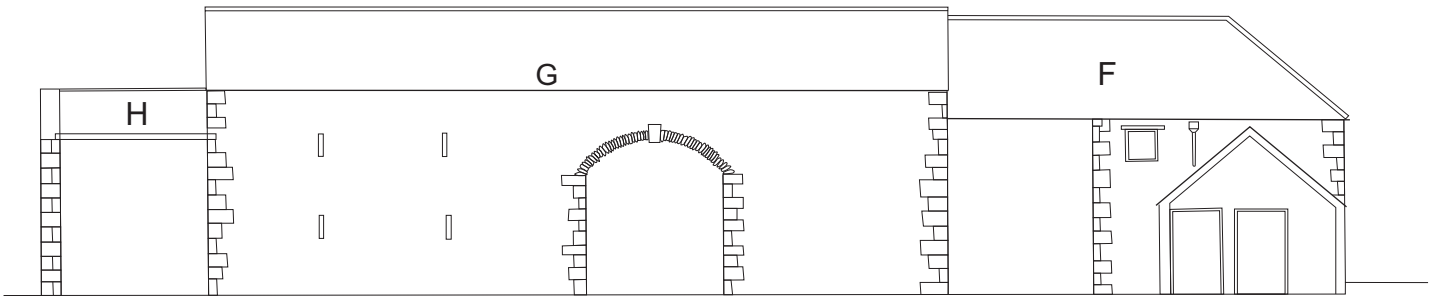


Figure 9: South and north elevations of Buildings D, E and F at scale 1:200

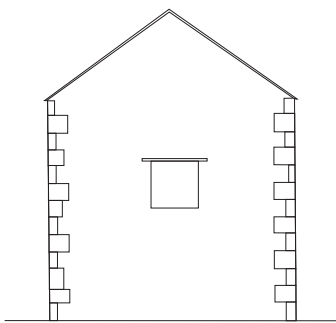
West elevations of Buildings F, G and H



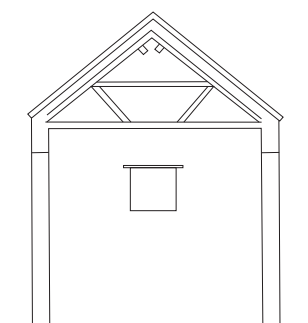
East elevations of Buildings F and G and section through Building E



North elevation of G



Section through Building G



Section through Building F

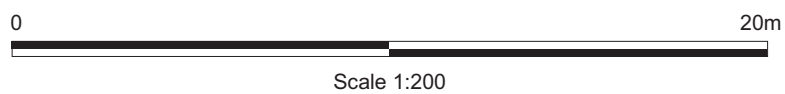
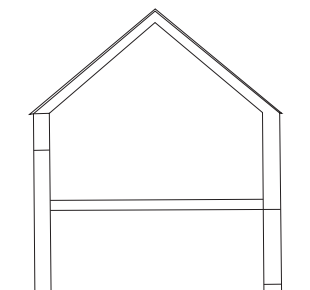


Figure 10: West, east and north elevations and sections through Buildings E, F, G and H at scale 1:200

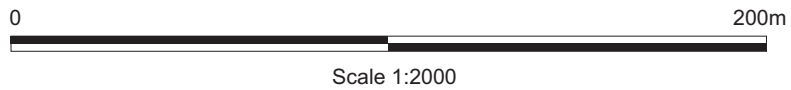


Figure 11: Extract from the Deeping Enclosure Map of the development area (Enclosure Act 1806, published 1815), with the existing buildings superimposed in red (scaled to approximately 1:2000)

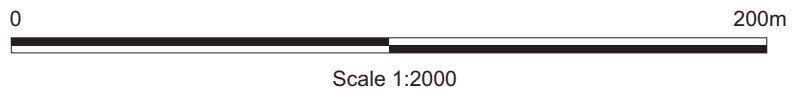
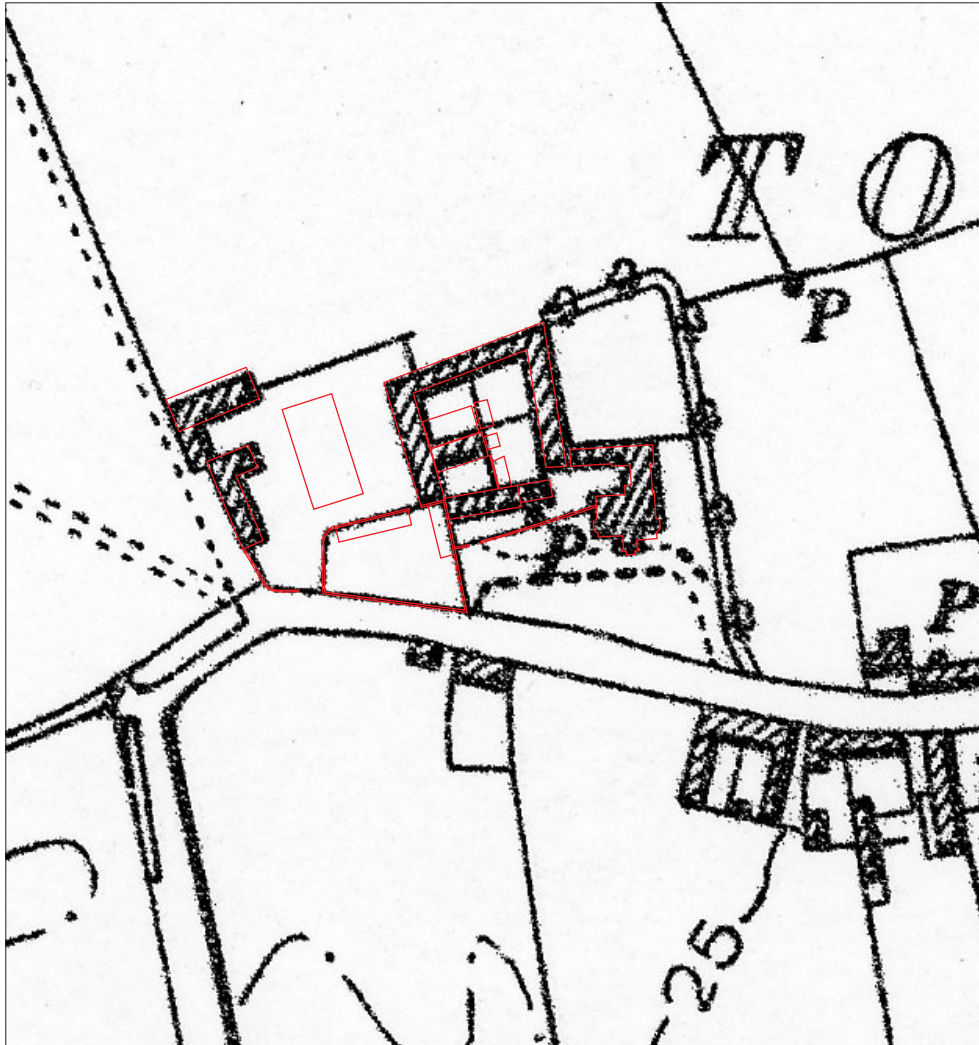
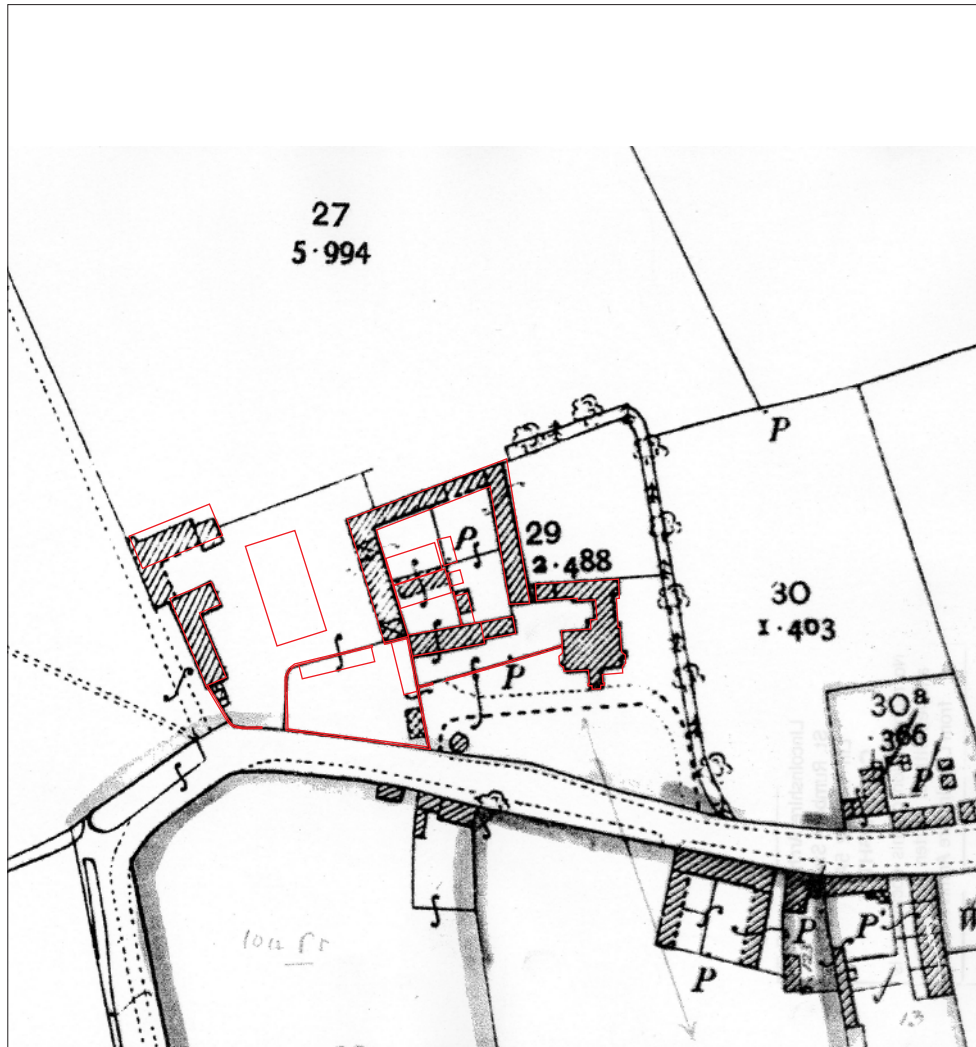


Figure 12: Extract from the 6' scale 1886 Ordnance Survey Map (revised 1899) of the development area, with the existing buildings superimposed in red (scale 1:2000)



0 200m
Scale 1:2000

Figure 13: Extract from the 1913 Ordnance Survey 1:1250 scale map of the development area, with the existing buildings superimposed in red (scale 1:2000)