

CLIFF HOUSE, CLIFF LANE, WADDINGHAM, LINCOLNSHIRE

HISTORIC BUILDING SURVEY

NGR: SK 96698 95390
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Site code: CHWB 17
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Archive acc. no.: 2017.193

Report prepared for Mr. H. Blandford

by

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Summary

- To fulfil a condition attached to a grant of planning permission, a programme of building recording was undertaken in 2016-17 for Mr. H. Blandford at Cliff House, Waddingham in the West Lindsey district of Lincolnshire. This report details the results of the historic building recording of the former farmhouse, following two earlier reports on the farm outbuildings.
- The former Cliff Farm is a compact group of agricultural buildings in an isolated location, initially constructed in the early 19th century as a typical smallholding in close proximity to local transport. The farmstead appears to have been extensively remodelled after the farm changed hands in 1851, with a sequence of additions and extensions to the farmhouse and the outbuildings rearranged into the crewyard pattern typical of Lincolnshire farms associated with the 'High Farming' movement of the later 19th century.
- The success of this farm is attested to by the successive addition of further outbuildings to the group (largely cart or implement sheds) and is reflected in alterations undertaken to the farmhouse, which was altered and enlarged by the addition of a two-storey northern extension, followed by subsequent smaller pantry and outhouse extensions; all of these changes indicate a continuing increase in the productivity of the farm.
- This building survey has recorded and provided an archive of the buildings to preserve them by record prior to development and the consequent loss of historic evidence contained in their fabric. This report documents the full photographic record of the farmhouse, with brief references to its outbuildings, which were fully documented in two earlier reports.

1.0 Introduction

Planning permission and Listed Building Consent is being sought for alterations to and the renovation of the farmhouse at Cliff House, Cliff Lane, Waddingham, Gainsborough DN21 4UE. This represents an intermediate phase in the rehabilitation of the entire historic farmstead. Phase 1 comprised the conversion of a former cartshed/granary into a dwelling, and was granted planning permission and Listed Building Consent in 2016 under WLDC planning reference 134493/4. The renovation and alteration of the farmhouse, a Grade II Listed Building, is a subsequent phase: works to the remaining farm outbuildings, already the subject of a previous historic building survey undertaken by this company, represent the final phase. This phase is centred on NGR SK 96703 95424.

PCAS Archaeology Ltd. was commissioned by Mr. H. Blandford to undertake a scheme of building recording to mitigate the impact of Phase 1 of the development in 2016, in order to fulfil a condition of the planning permission; a full photographic record of the entire complex was undertaken at this time to produce an archive prior to any further works. The Phase 1 report was issued separately, followed by a report on all of the remaining farm outbuildings. This report details the results of a separate survey of the farmhouse, carried out in January 2017. It complies with the requirements of *National Planning Policy Framework* (replacing PPS 5), which makes it incumbent upon local planning authorities to 'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible' (NPPF, s141). It also complies with guidelines set out in *Recording Historic Buildings, A Descriptive Specification (3rd Edition)*, RCHME (1996); *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*, CIFA (2014), the *Lincolnshire Archaeological Handbook*, Lincolnshire County Council (revised 2016). This part of the project is currently at a pre-application stage; this report will be drawn on to inform a forthcoming planning application and will be presented in support of the application.

Copies of this report will be deposited with the client, the Lincolnshire Historic Environment Record and West Lindsey District Council. Reports will also be deposited at The Collection, Lincoln, along with an ordered project archive for long-term storage and curation.

2.0 Site Location and Description (figs. 1 and 2)

The village of Waddingham is located 24km north of Lincoln and 16km WNW of Gainsborough within the District of West Lindsey. The Cliff House complex is located on the Lincoln Edge on the east side of the A15, but is accessed along Cliff Lane which leads westwards from Waddingham village, some 1.5km distant. It is situated approximately 375m to the east of the main A15 road: the farmhouse (Cliff House) is located at the southwest side of an extensive historic farm building group, with a later phase open-fronted cartshed to its immediate east side; modern portal frame farm buildings are located to the northeast of the group.

The site is centred on NGR SK 96698 95390.

A Statement of Significance prepared by this company to inform the application concluded that Cliff House is a nationally designated heritage asset, of high regional importance, which represents evidence of the history, development and social fabric of its historic estate and provides a historical context to the other farm buildings of the group. Its historic significance is largely attributable to its architectural style and appearance, providing a good example of a large isolated farmhouse at the heart of a late Georgian estate farm.

3.0 Planning Background

Planning permission and Listed Building Consent is being sought for the restoration of Cliff House. The works to the farmhouse represent an intermediate phase in the renovation of the entire historic farmstead; Phase 1 comprised the conversion of a former cartshed/granary into a dwelling and was

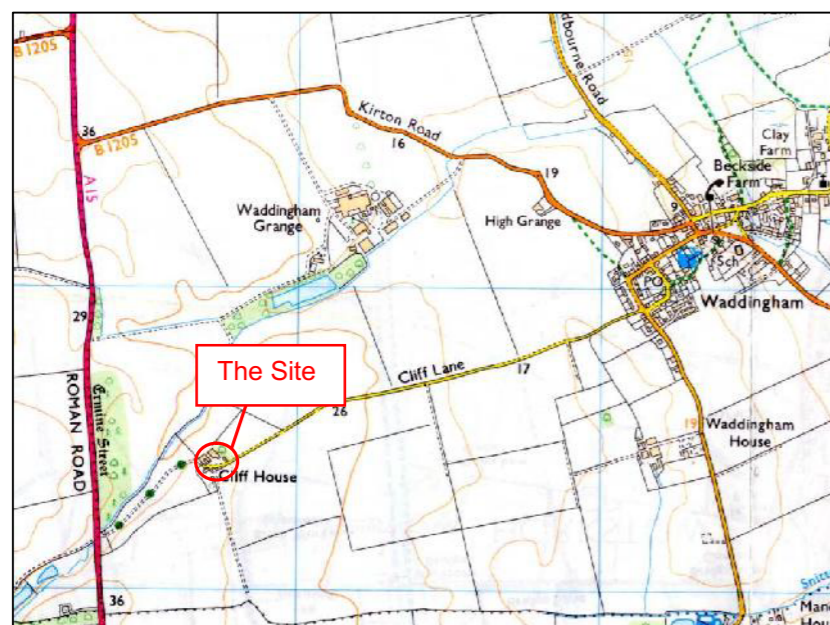


Fig. 1: Site Location at 1:25000. The development site is highlighted in red. (Ordnance Survey © Crown copyright 2012. All rights reserved. Licence No. 100049278)

granted planning permission and Listed Building Consent in 2016 under WLDC planning reference 134493/4.

Cliff House is a Grade II Listed Building, described in the listing document as 'SK 99 NE WADDINGHAM CLIFF LANE; 1/49 Cliff House; II; Farmhouse. c.1800. Coursed limestone rubble with ashlar quoins, brick and stucco dressings, slate roof with raised brick coped gables and 2 brick gable stacks. 3 bay 2 storey front with brick dog tooth eaves course. Central 6 flush panelled door with traceried overlight, wood panelled reveals and narrow hood with finely fluted pilasters, flanked by single glazing bar sashes. To 1st floor are 3 glazing bar sashes. All windows have cambered heads with splayed stucco lintels. Only the 1st floor central window has full glazing bars intact. Listing NGR: SK9669995390.

Such buildings as Cliff House are an important element of the Lincolnshire landscape and provide evidence of the development of farming practices that have now largely disappeared, as well as contributing a sense of place and character. As the development will alter, conceal or destroy aspects of the original fabric of the buildings important to the understanding of their use and development, a scheme of building recording has been undertaken to mitigate the impact of the development, to ensure that such information is not lost.

4.0 Historical Background

Parliamentary Enclosure took place in Waddingham parish in 1770, but the enclosure documentation does not feature Cliff House. Much of the parish common land had already been enclosed under a decree of the Court of Chancery in 1700 (White, 1856, p.606): the Lincolnshire Archives hold no documentation for this event, but plans compiled to illustrate the effect of Parliamentary Enclosure on the parish show that all the land between the village and the western parish boundary, including Cliff House and its farmland, was old enclosure at the time, already in private ownership. However, the construction of Cliff House and its associated farmstead post-dated both periods of enclosure, as the listing description for Cliff House dates it at approximately 1800 (BLB Online).

The 1840 tithe award document for Waddingham parish lists Cliff Farm as plot 156, a 'homestead, yard and garden' forming part of a substantial estate owned and occupied by Amos Kelsey. Kelsey's estate also included the farmsteads that are now Holmes Farm, to the north-east of the village near the valley bottom, and Kelks Farm, on the eastern edge of the parish on the far side of the River Ancholme, and the tithe award lists him as the occupier of all three, although later documentation indicates that Cliff Farm formed the heart of the estate. The associated plan is at a small scale, but the farmhouse can be identified at the south side of the plot, with two parallel blocks of buildings forming the core of the later outbuilding complex to the north. Neither the barn at the north side of the complex, or the phase 1 structure appears on this plan (fig. 3).

Amos Kelsey offered his estate for sale by auction in 1851. The sale brochure notes that the land 'is very conveniently situated for occupation either altogether, or in separate Farms; and there is a good and pleasant Residence on the Cliffe Farm' indicating that this had been used as the principal seat of the estate; however, there is no detailed description of the farmstead other than it possessed barns, stables and other outbuildings. The plan attached to the sale brochure may have been copied from the tithe award plan, as it is at the same small scale of 12 chains to the inch, although 'Cliffe Farm' is differently spelled; the layout of the buildings is the same as in 1840, with a loose group of outbuildings to the north of the farmhouse, and no buildings to the extreme north or east (fig. 4).

The group of outbuildings shown in the earlier mapping had been extended and consolidated by the time of the 1st edition Ordnance Survey mapping of 1855-6 into a U-shaped range around a partitioned crewyard, in the style typical of the High Farming movement (fig. 5). It appears that the western range has remained unchanged, but the eastern range has been rebuilt further to the east, increasing the size of the crewyard, and a building has been added at the north side, linking the ranges. The phase 1 building has also been added to the east of the farmhouse. The first listing for Cliff Farm that could be identified in 19th-century business directories was in the Kelly's Directory of 1889, when it was being run by Mrs. Mary Kirby (p.466). However, a Thomas Kirby and a William Kirby are both listed as farmers in Waddingham by two earlier directories, one compiled only five years after Cliff Farm was put up for auction (White, 1856, p.607; Kelly, 1868, pp.326-7), and it seems probable that one or the other of these men had bought Cliff Farm at the sale of the Kelsey estate and remodelled the farmstead along High Farming lines, and that Mary Kirby was his widow.

The farm appears to have remained in the family for another generation, as Frank Kirby is listed as the proprietor of Cliff Farm in 1892 (Kelly, p.491), but had been sold by the turn of the century, as directories from 1900 and 1905 list Robert Anderson as running both 'Waddingham Cliff' and Holmes Farms (Kelly, 1900, p.579 and 1905, p.593). However, this information cannot be corroborated by the

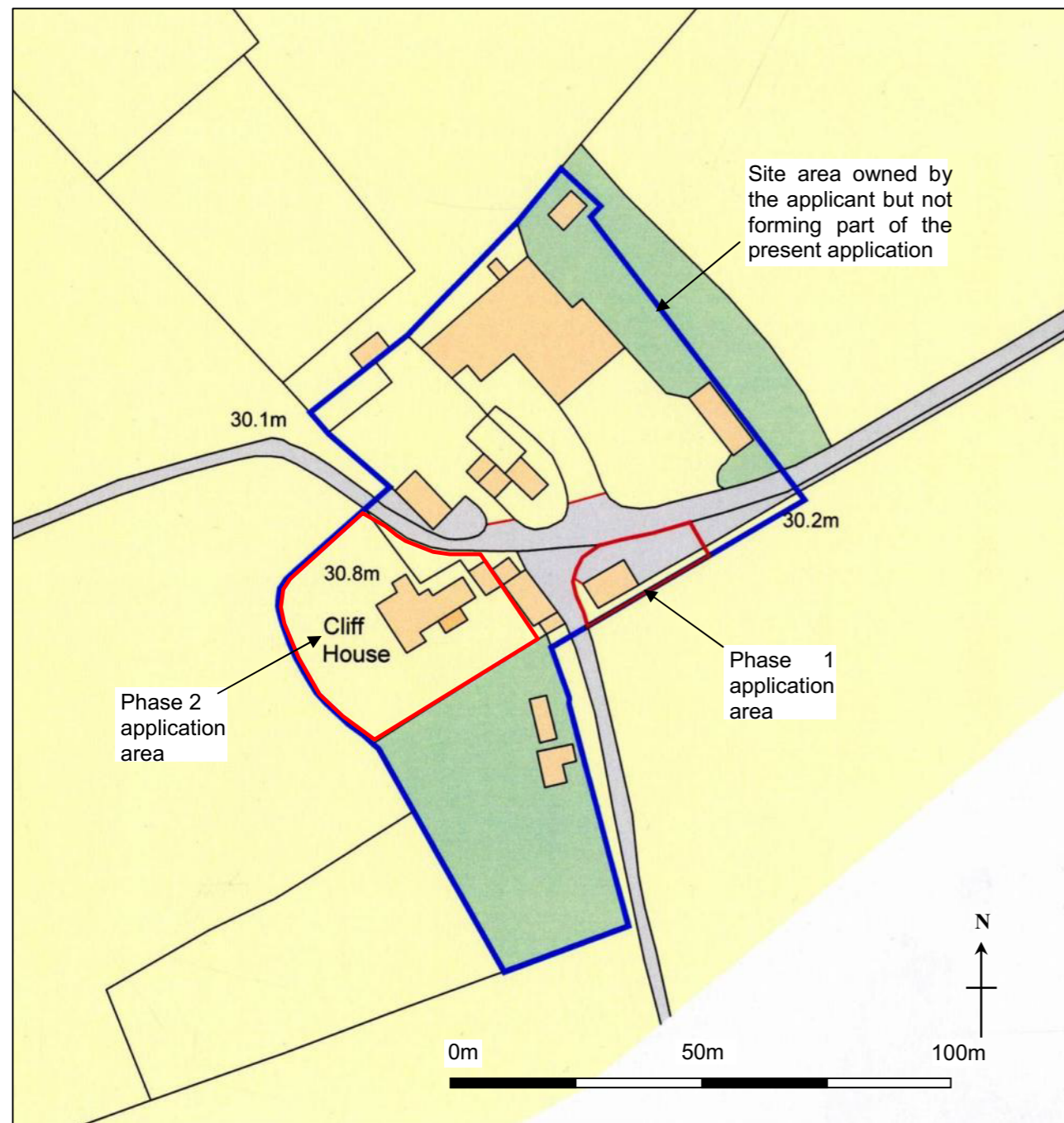


Figure 2: Site location plan at scale 1:1250. The proposed development site is outlined in red. Plan supplied by client.

documentation for the 1910 Land Tax. The Land Tax assessment plan showing Cliff House has been damaged, with a corner torn off and a tear going through the southernmost buildings of the farmstead (fig. 6). Unfortunately, although the document has been restored, the fragment showing the historic buildings has not been replaced quite accurately, and the majority of the surveyor's notes, handwritten on the map, are missing. Enough of the map sheet survives to show that the building to the east of the farmhouse – labelled 'B' by the surveyor – was open-fronted on the north side, towards the access track, while the building at the south-east corner of the farmhouse, shown as part of the same block on earlier and smaller-scale mapping, was a discrete structure, open-fronted on the east side. The only portion of the notes remaining refer to the farmhouse, recording that it was of stone with roofs of both slate and tile, and that it included a dining room, a breakfast room, six bedrooms, a scullery, a wash-house and possibly a drawing-room (the remainder of the list was too fragmentary to identify). The adjoining map sheet was consulted, but no further notes had been made on it; the Lincolnshire Archives do not hold, or cannot locate, the relevant Land Tax record book.

Cliff House or Farm cannot be identified in county business directories during the first quarter of the 20th century, as it is not listed by name and the surnames previously identified do not appear. In the Kelly's Directory of 1926, Albert Hedley Lingard is listed as a farmer at Cliff House, while the 1930 edition lists Joseph Smith in this position, and the last of these directories to be produced, the 1937 edition, continues to list Joseph Smith as the farmer at 'Waddingham Cliff' (Kelly, 1926, p.634, 1930, p.609 and 1937, p.605). The farm appears to have been extended, but not remodelled, during this period: 6" Ordnance Survey mapping surveyed in 1948 and published in 1950 shows the same layout as was surveyed in 1906, down to the partitioning of the crewyard, with a number of additional buildings to the north-east of the outbuilding complex (fig. 7).

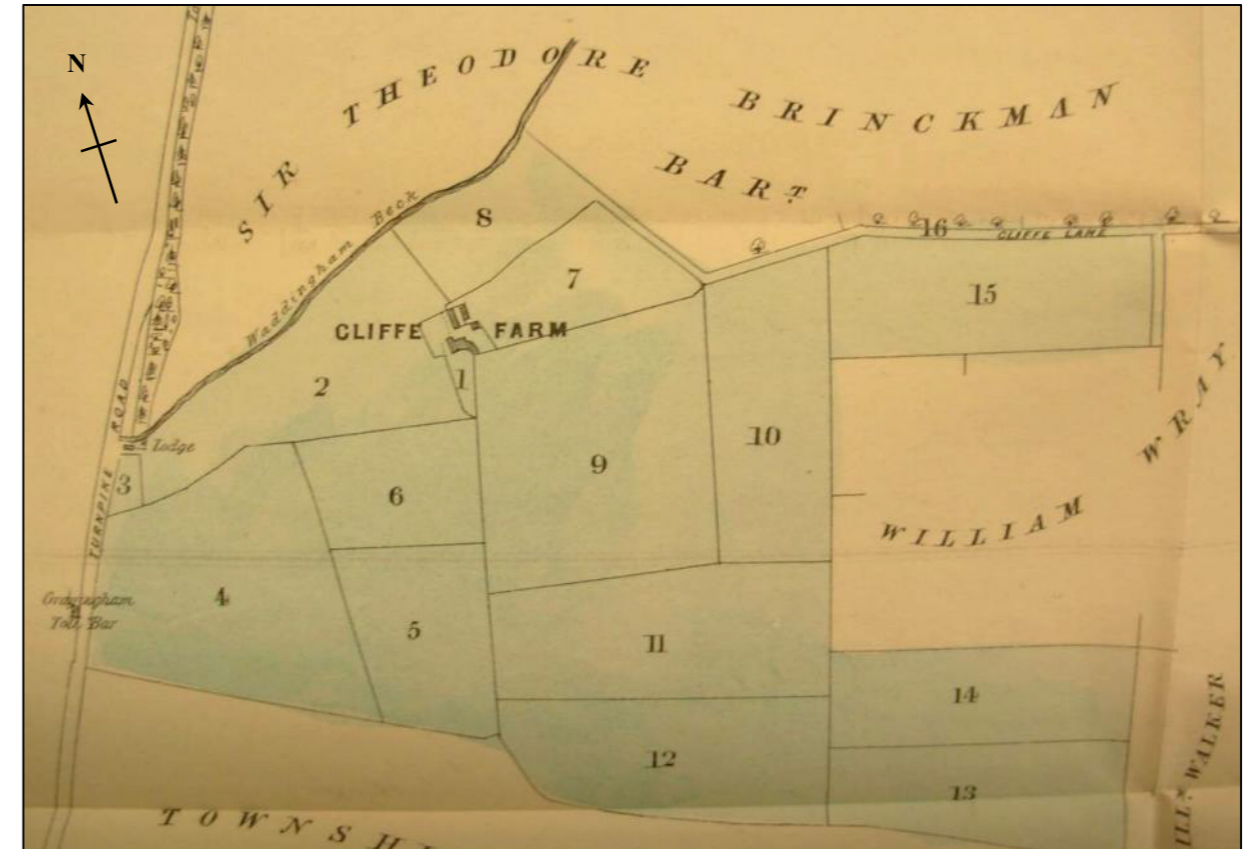


Figure 4: Photographic extract from a sale plan of the Cliff Farm estate from 1851 (not to scale: original scale 12 chains to the inch).

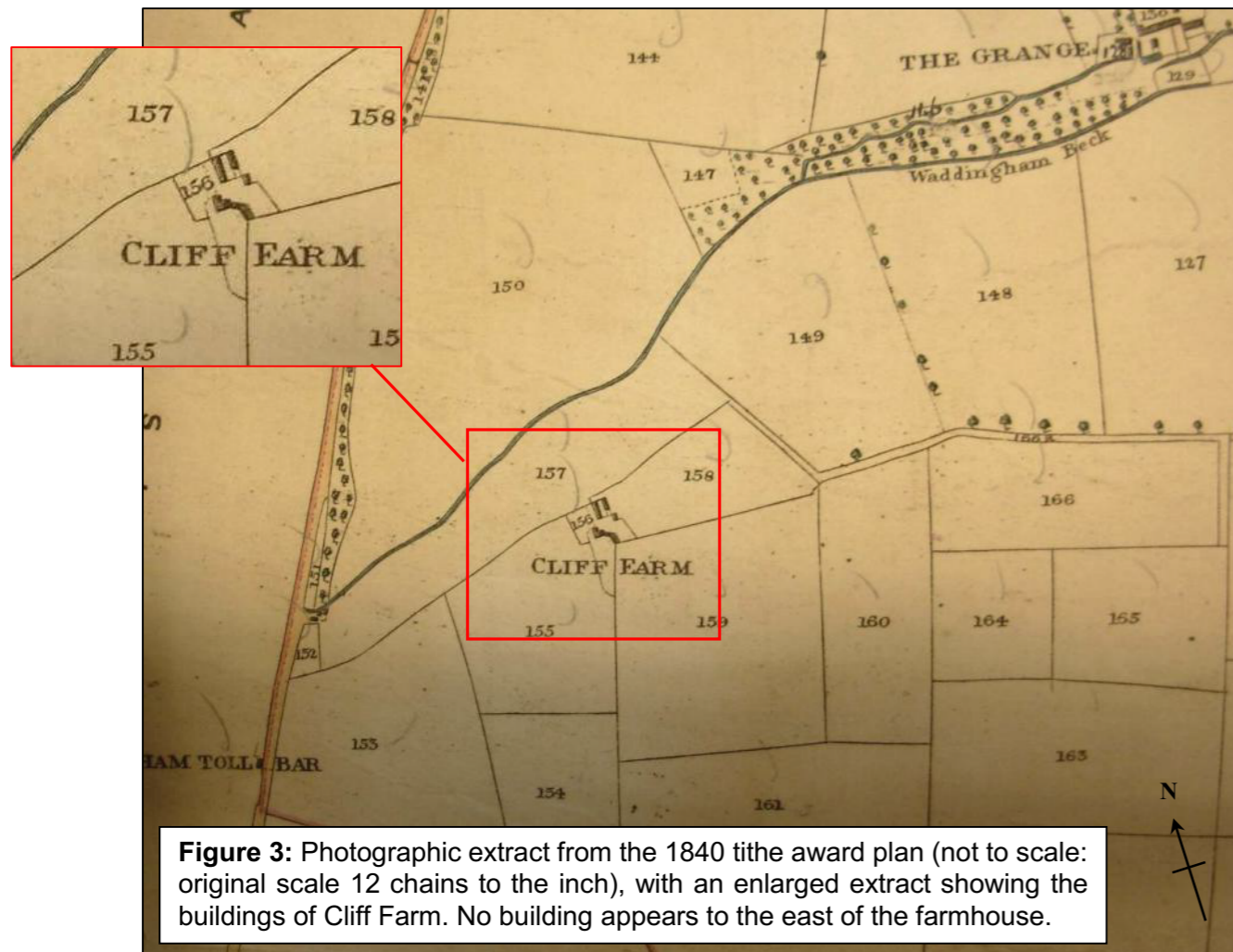


Figure 3: Photographic extract from the 1840 tithe award plan (not to scale: original scale 12 chains to the inch), with an enlarged extract showing the buildings of Cliff Farm. No building appears to the east of the farmhouse.

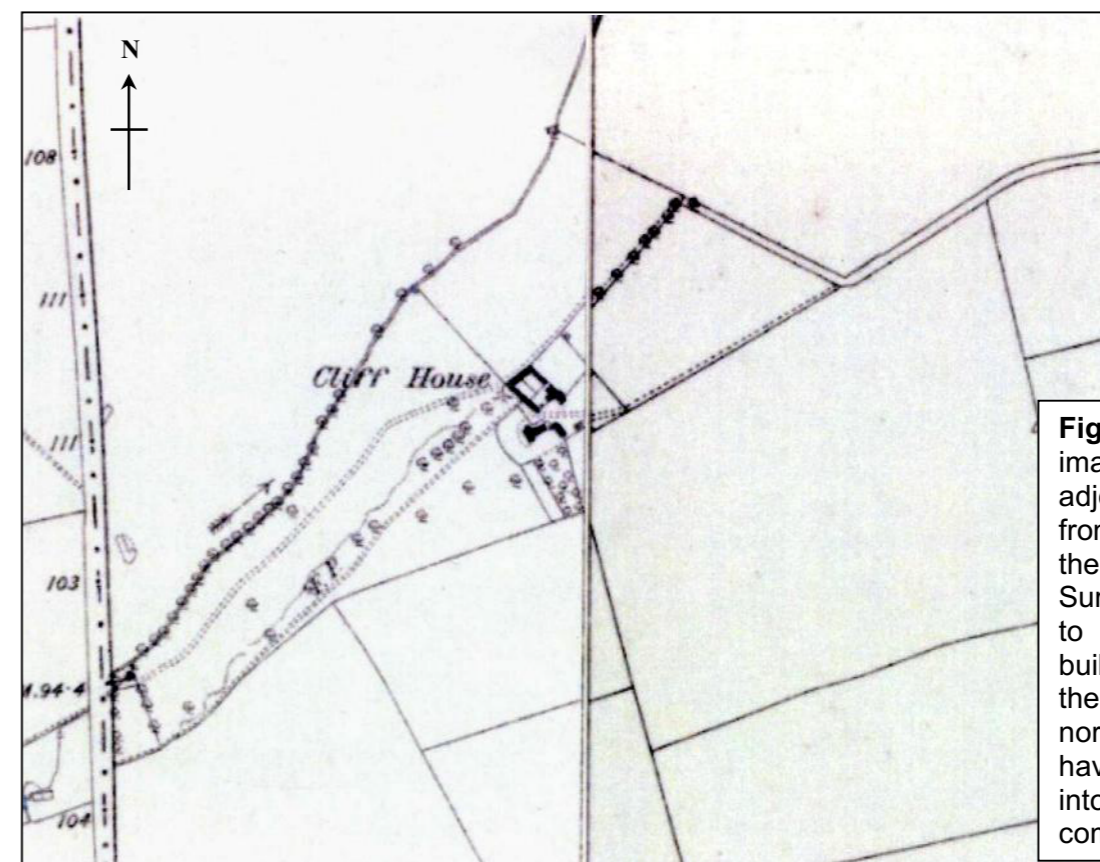


Figure 5: Composite image from two adjoining map sheets from the 1885-6 6" to the mile Ordnance Survey 1st edition (not to scale), showing a building to the east of the farmhouse. The northern outbuildings have been extended into a U-shaped complex.

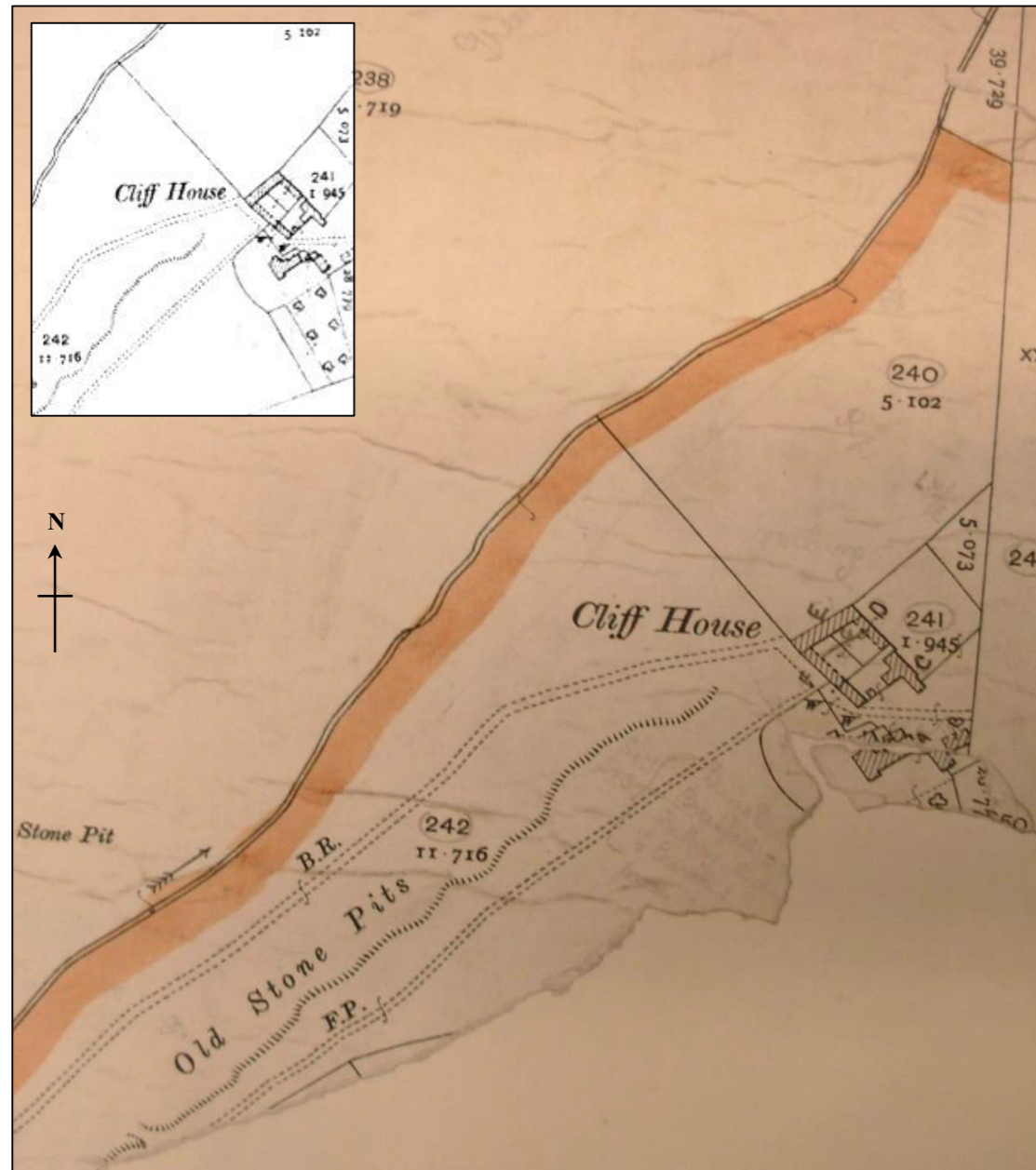


Figure 6: Photographic extract (not to scale) from the surveyors' field plan from the 1910 Land Tax assessment, with the surveyors' notes overwritten on a sheet of the 2nd edition 25" to the mile Ordnance Survey mapping from 1906. The original map has been heavily damaged and a fragment has been inaccurately placed during restoration: the inset shows an extract from the original map sheet, in which the buildings can be seen in correct proportion. Broken lines as part of a building's outline indicate that the building was open-fronted on this side.

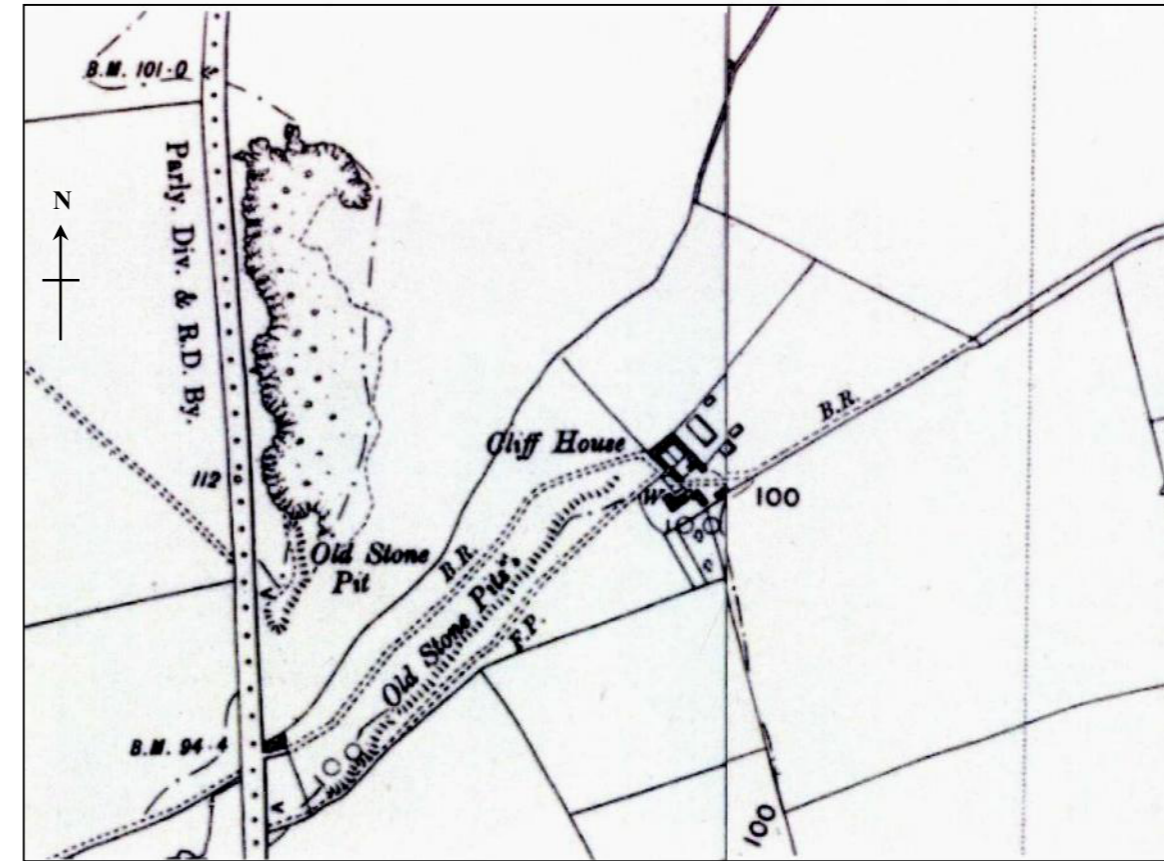


Figure 7: Extracts from two adjacent map sheets of the 1948 revision of the Ordnance Survey 6" to the mile mapping, published in 1950 (not to scale). The buildings surveyed in 1906 are uncoloured; new buildings, differentiated from the previously surveyed buildings by being uncoloured, have been constructed to the north-east.

5.0 Methodology

The photographic survey was undertaken by S. A. Savage on 13th January 2017. Photography was undertaken in 35mm monochrome (using Ilford FP4 plus ISO125 filmstock) for archival purposes supplemented with digital colour photography (using a 10.4 Mpixel format). It included general shots of the site and detailed photography of room arrangement; main elevations and constructional details such as window openings, and fixtures and fittings, such as doors and window fenestration. Weather conditions on the day were clear and bright with a brisk northerly wind; flash was employed in all interior situations and included some fill-in flash to penetrate sharp shadows in the exterior shots. The photographs were further supplemented by Room-based record sheets and Brickwork recording sheets.

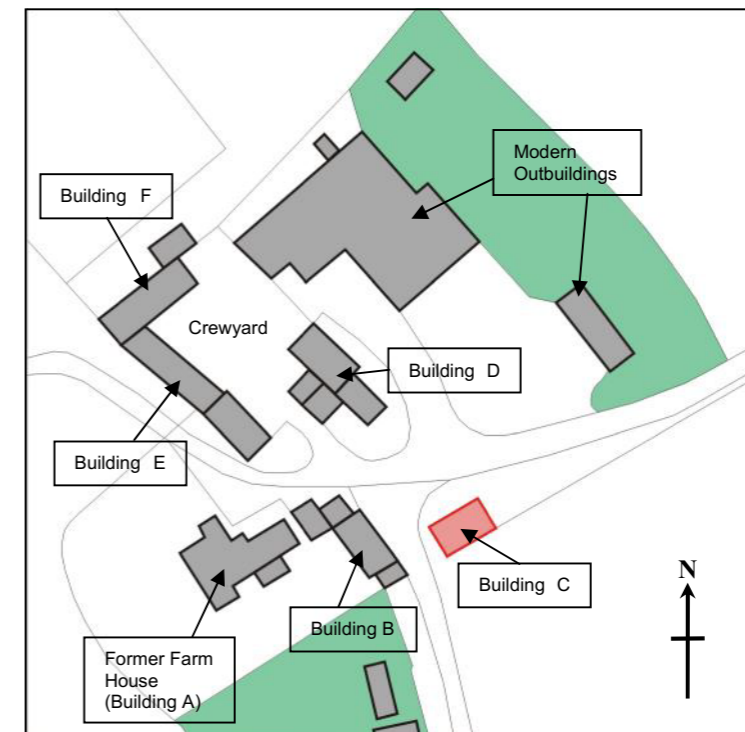


Figure 8: Modern site layout plan. Scale 1:1250. Plan supplied by client.



Fig. 9: Plan of the farmhouse showing the room numbers allocated for this report. Scale 1:100

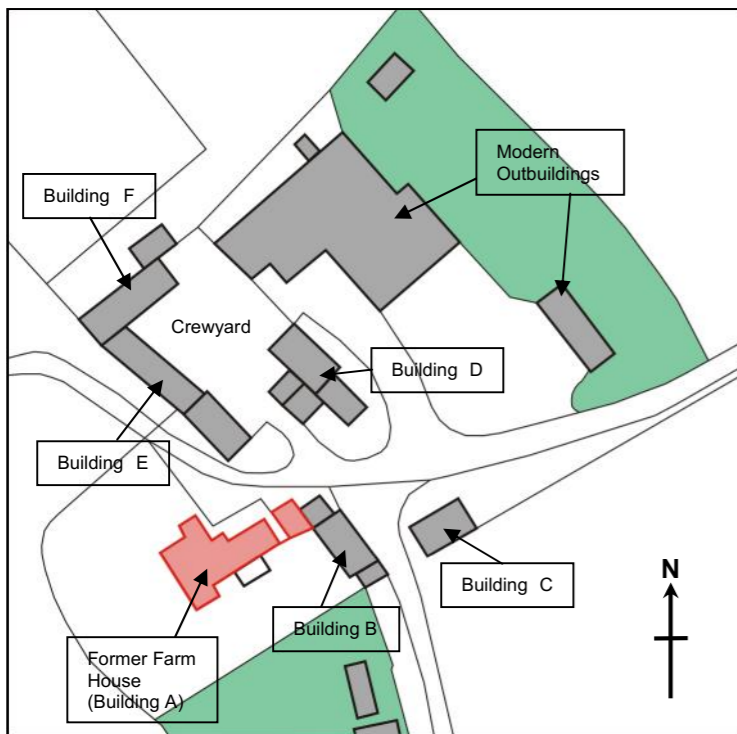
6.0 Primary Photographic Fabric Record

The results of the photographic survey are presented thematically here, but because of considerations of light (direction of sun, etc) the archive photographs do not follow the same sequence. Plans showing the location and direction of the photographs used in this report can be found in Appendix 1. The building is oriented northeast to southwest; this axis is considered east-west in this document for simplicity of description.

General Site Arrangement

The buildings which are subject to redevelopment represent a former farmhouse and its outbuildings of a mid- to late 19th-century date. They form a group towards the western end of Cliff Lane, an unclassified road linking Waddingham to the A15 in the district of West Lindsey.

The farmhouse (Cliff House – Building A) is located at the southwest side of an extensive historic farm building group (Buildings D-F) which is arranged around a crewyard with modern farm buildings located to the northeast. The Phase 1 building (Building C) is located at the south side, separated from the farmhouse by another open-fronted cartshed (Building B). Modern portal frame farm buildings are located to the northeast of the group.



Site layout plan. Not to scale.
Based on a plan supplied by client.



The former farmhouse is located at the southwest of the group. This comprises an original building of late Georgian or early Victorian date, 'L'-shaped in plan, with extensive single and two-storey extensions to its rear. The building has a formal western façade of three bays. Like the outbuildings, the house is of limestone, but with brick dressings and additions, with a mixture of slate and pantile roofs.

Setting

The Cliff House Farm buildings occupy an isolated position in open arable farmland, separated from the village of Waddingham by more than 1km. They are linked to the village by Cliff Lane, a single track road which continues (as a gated track) to the west and the A15 trunk road. Their nearest neighbours are a small cottage at the junction of the A15 and Cliff Lane, probably originally a tied cottage to the farm.

While the farm occupies a shallow bluff, it is surrounded by mature trees and is not prominent in the landscape. The arrangement of the local roads means that the only clear, publicly accessible views of the farm are from Kirton Road, approximately 1km to the north.

Because of the mature trees along the eastern boundary, the farm is also not prominent when approached along Cliff Road from the east side: the cartshed gives an impression of brick among the trees, while the farmhouse itself is obscured behind the other buildings of the farm.



Neighbouring buildings

Building B

A single-storey open-fronted cart or implement shed with a lean-to shed at its north side is present to the immediate east side of the farmhouse, at the south west side of the outbuilding group.

The building is of four bays, separated by timber posts and is constructed of roughly coursed limestone rubble with a pitched roof of pantiles. Its west side forms the eastern boundary of a garden area to the south of the farmhouse, and is joined at its northwestern corner to the outbuildings of the farmhouse. Its close proximity to the farmhouse suggests that this building may have comprised a stable and trap house in the early incarnation of the farm.



Farm Outbuildings

The historic farm outbuildings are grouped around three sides of a former crewyard. These consist of a two-storey storage barn at the north side (Building F), with an open-fronted shed and loose-boxes forming the western range (Building E), incorporating at its south side an outbuilding relatively recently converted to a dairy. The eastern range (Building D) is separate from the storage barn, and consists of cattle and pig accommodation to the north with stables and a first-floor pigeonloft at the south side. The majority of the outbuildings are of limestone rubble construction, with later alterations and additions in brick.

The Phase 1 outbuilding (Building C) is a late cartshed/granary addition to the group and was undergoing its domestic conversion at the time of the survey.



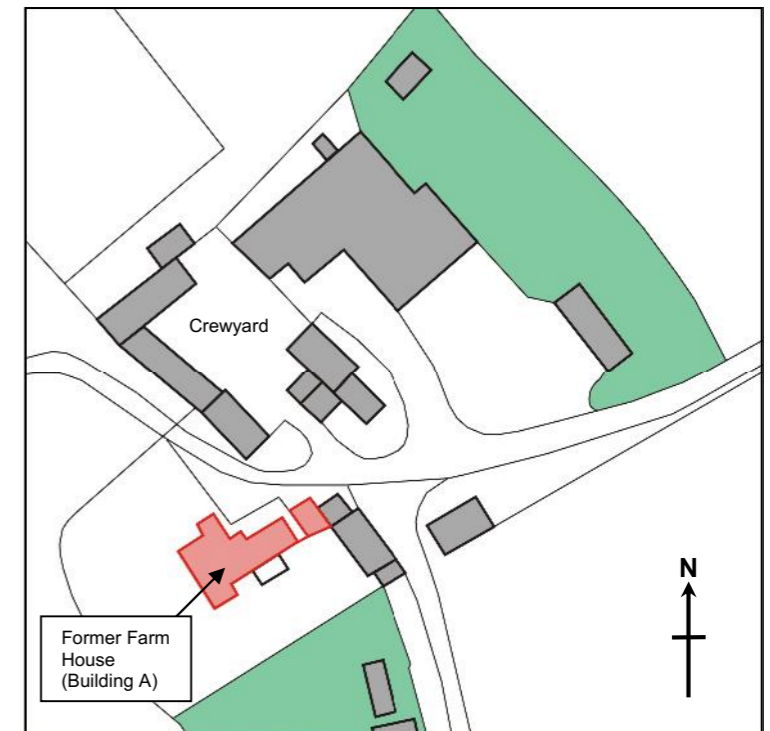
Exterior, Main Block

The main building is built of coursed limestone block and rubble (average block 0.22m x 0.17m x 0.09m; largest 0.65m x 0.17m x 0.14m; quoin 0.35m x 0.27m x 0.23m). It is of two storeys with a pitched roof. The building has a dog-tooth brick eaves cornice and the western pitch of the roof is of slate. Brick gable stacks are present to north and south.

West Elevation

This is the front elevation of the building and faces the open area to the west of the main farm outbuilding group, looking towards Ermine Street.

The formal western elevation is of three bays, with a central door with a fanlight present in a panelled timber doorcase with fluted pilasters and a bracketed porch over. The door is flanked by sash windows with stucco lintels (applied over cambered brick lintels), with three windows at first floor level; none of the windows have sills.



South Elevation

The south elevation is blind; it has a brick verge and brick kneelers, and a simple two-flue gable stack with a two-course brick cap. The surviving rainwater goods are of cast iron: a rainwater hopper and downpipe are present at the west side.



North Elevation

The north elevation is also blind, with similar brick details to those seen at the south side. A later two-storey extension abuts the east side and a cast-iron rainwater hopper with a plastic downpipe is present at the junction of these elements.



East Elevation

The east side of the main block is largely obscured by the service wing and subsequent extensions built at its north side. No openings are present here.



Open Space to South

The area to the south of the buildings is now largely open with several mature trees. On historical mapping, the area to the south of these trees is shown as woodland, which would have obscured any view from the house in this direction beyond the lawn here.



Service Wing

The building has a wing to the east with a lower ridge: this is constructed in similar materials to the main block, but the openings here have various brick lintels (brick size: 8½" x 4¼" x 2¾"), suggesting some degree of historical alteration.

The dog-toothed cornice continues around this wing and along the back of the building where the roof of the main block becomes a catslide over the stairs. All of the roofs at the rear are of pantiles, including the eastern pitch of the main block.



South Elevation

Only three windows are present in this elevation, with a larger ground floor window having a cambered lintel, with a smaller segmental window to the east. At first floor level a four-pane Yorkshire sash is present immediately below the wall-plate.

At the east side, the footings and a roof scar provide evidence of a now disappeared lean-to structure.

North Elevation

A later large, ground-floor projecting, flat-roofed bay with single-hung sashes is present at the north side of the rear wing adjacent to the rear door of the building: this is constructed of 2¾" brick in stretcher bond and is partially obscured behind a later pantry extension to the main block.

A single door opening with a rendered cambered lintel is present at the east side, containing a framed and ledged plank door. At first floor level a four-pane Yorkshire sash is present immediately below the wall-plate.



East side

A single-storey outshut is present against the east gable of the building, with a narrow door opening with a segmental brick lintel. The area between this later extension and the neighbouring open-fronted cartshed is occupied by a group of outbuildings now in a ruinous condition.



Subsequent Extensions

A further later two-storey extension is present at the north side of the building, lit by a two-storey projecting bay at its north side. This building has its own pitched roof of slates, independent of the original structure.

It is built of coursed larger blocks separated by 5-8 courses of limestone rubble between. (Blocks 0.3-0.45m x 0.13m and rubble 0.2m x 65mm); this extension has brick dressings at its corners and the north face is entirely brick (brick size: 8³/₄" x 4¹/₄" x 2⁵/₈", 3 courses = 9") in 3-course EGW bond, cement rendered above wall-plate level.



This extension has a coal cellar below, with a coal chute at the west side.

Further extension has taken place along the rear of the main block and includes a pantry in 2³/₄" brick in 3-course EGW bond, further extended for an outside toilet in a salt-glazed 3" brick in stretcher bond.

At the rear of the main block, the dog-toothed eaves cornice seen throughout the original structure does not extend beyond the small first floor window, suggesting that the building has been altered here when the two-storey extension was added.



Interior, Main Block

The rooms in the main building are organised on the ground floor in a fashion typical of a Georgian or Victorian domestic property, with reception rooms flanking a central entrance hall.

Ground Floor – Room 1

This entrance hall (Room 1) has a floor of 6" quarry tiles, and the reception rooms have four-panel doors in panelled doorcases; a 5½" bead-topped skirting is also present here.

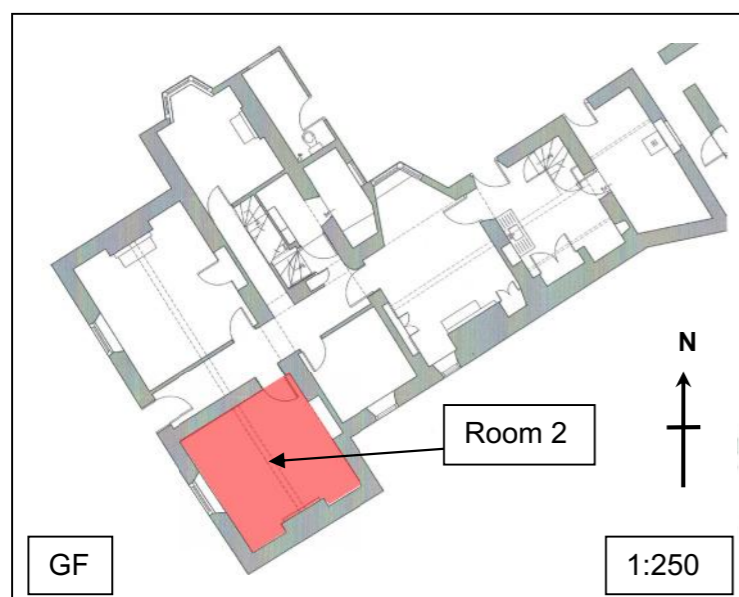
The six-panel front door has a fanlight with an ogee and chamfer head.



Room 2

This is the main reception room of the house, located to the south of Room 1. It retains an original plaster-lath ceiling bisected by a central north-south beam with a return-bead soffit. It has a double-hung sash window in the west wall, which retains its four-panel shutters and shutter-boxes. Room 2 was clearly the formal reception room with a larger skirting (9½" torus-bead); it retains its original arched cast-iron fireplace and marble fire surround.

Doors throughout the main block are 4-panel raised and fielded interior doors with ½" ogee panel mouldings. Room 2 retains a 'press' in the east wall, here with an arched opening and shelves inserted. Both ground floor reception rooms have floors of 6½" floorboards running east-west.

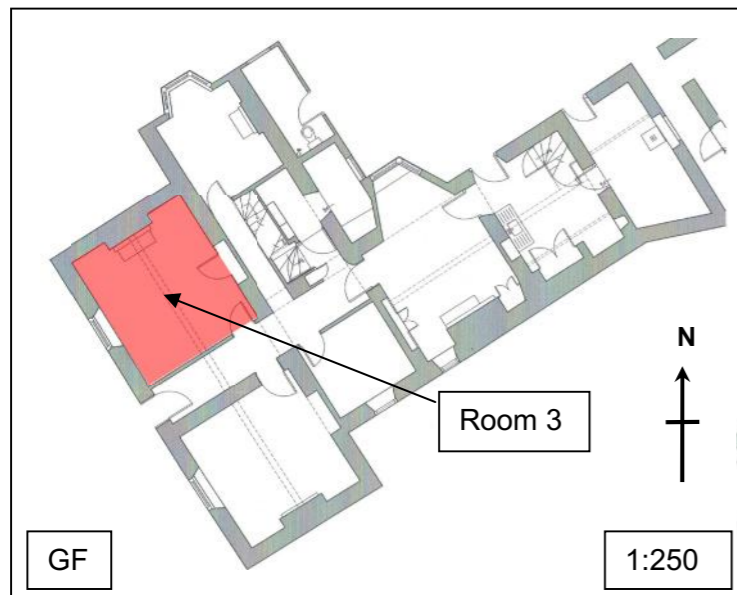


The sash windows have been altered by having their dividing glazing bars removed to produce a four-over-four pane arrangement with oddly proportioned panes – this has been undertaken in all of the west facing windows with the exception of the central window on the first floor.

Room 3

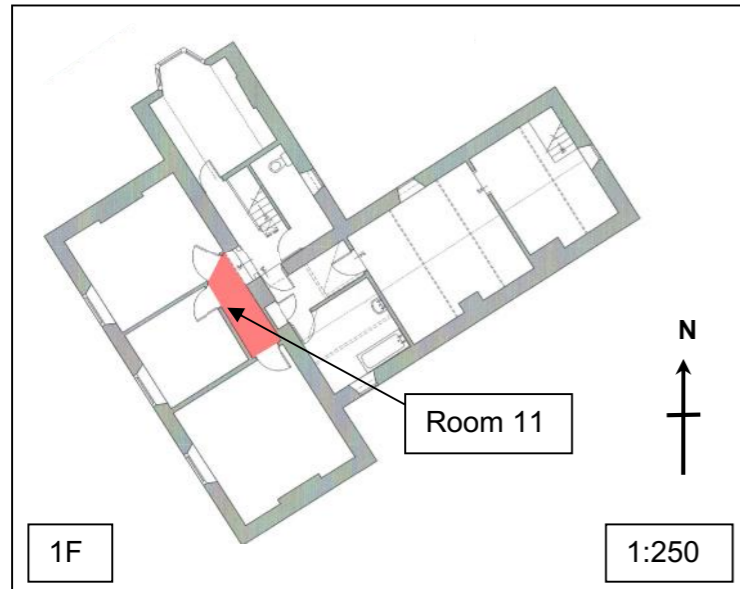
This is the 'living room', located at the north side of Room 1. Like Room 2, it has an original plaster-lath ceiling bisected by a central north-south beam with a return-bead soffit. It has a double-hung sash window in the west wall, which retains its four-panel shutters and shutter-boxes. The fireplace has been renewed with a 1930s style tile surround and enamelled grate. The room has only 5" torus-bead skirting.

Room 3 also has a 'press' in the east wall, here with a plain four-panel door with bolection panel mouldings.



First Floor

The first floor of this wing of the building is composed of three bedrooms (Rooms 12-14) which all have windows in the west elevation and are accessed from a corridor at the east side (Room 11).



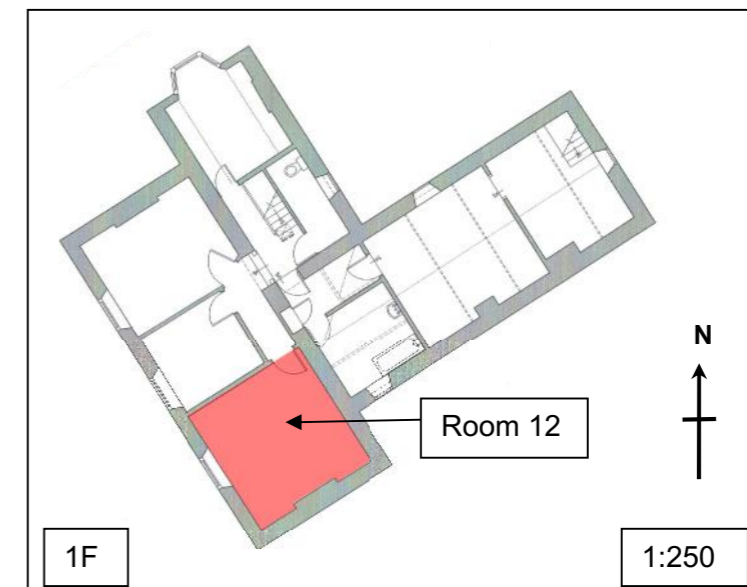
Room 11

The opening between the first-floor stair landing and Room 11 has a finely-fluted architrave and contains two shallow steps, making up the difference in floor level between the main block and the service wing. Light was admitted to this area through a glazed panel above the door to Room 13.

Room 12

This room occupied the southern part of the first floor of the main block, above Room 2.

The first floor remains largely unaltered, and Room 12 has a plain plaster/lath ceiling and a 5¾" bead-topped skirting, with 1¼" ogee and chamfer-moulded architraves to its door and window openings. The floor is of 10" tongue-and-grooved floorboards which run north-south.

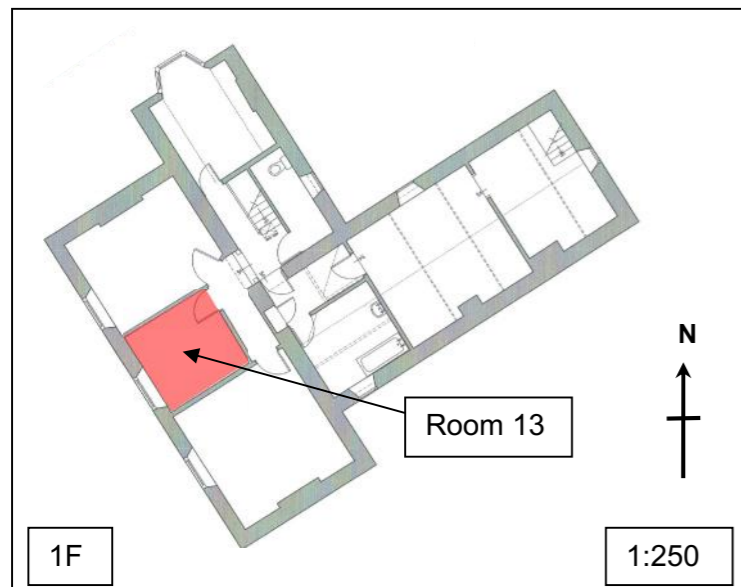


Room 12 has a door typical of the main block - a 4-panel raised and fielded interior door with 1/2" ogee panel mouldings. It retains an original fireplace in the south wall with a cast-iron hob grate and simple timber surround.



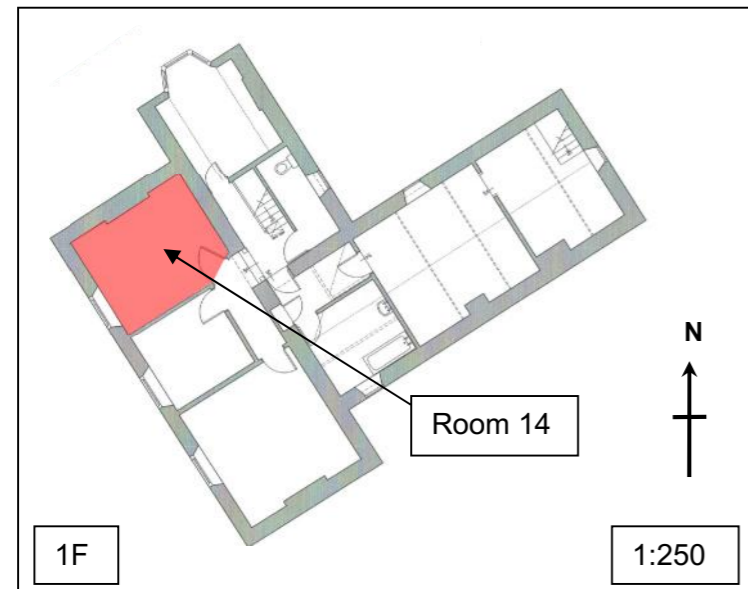
Room 13

The central room (Room 13) has the only example of an unaltered sash window in the west elevation. It is otherwise similar in fixtures and fittings to Room 12, but has no fireplace.



Room 14

This room occupied the northern part of the first floor of the main block. It is identical in fixtures and fittings to those described above in Room 12, with an identical fireplace and grate – here in the north wall. The floor here is of similar floorboards, but on 3" x 3" joists at 14½" centres.



Roof

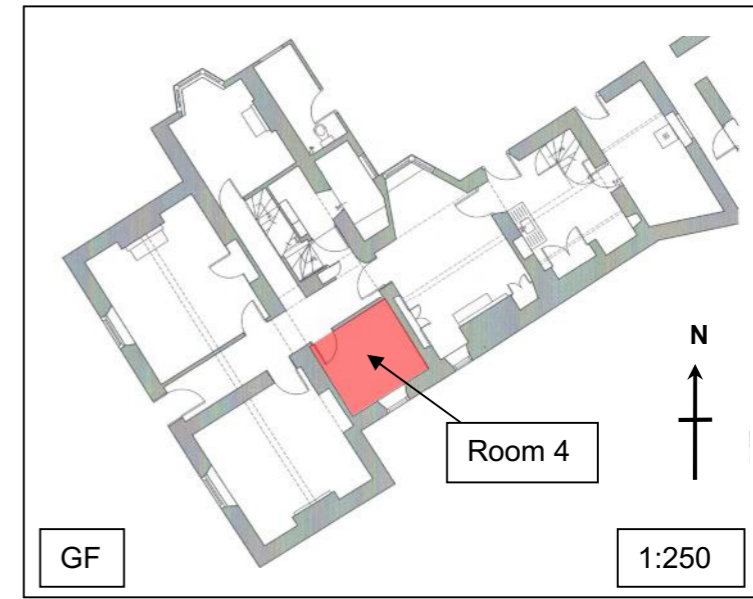
A gap in the ceiling afforded a view into the roof, whose structure is of collar-principal rafter construction with clasped through-purlins and a ridgeboard. The area between the rafters has been insulated in plaster-lath.

Service Wing

This originally consisted of three rooms at ground floor level (Rooms 4, 6 and 7), with three rooms above (Rooms 15, 17 and 18). Modern alterations have been carried out in Rooms 6 and 7, with the insertion of concrete floors and more recent fixtures. This part of the building represents the service wing of the farmhouse.

Ground Floor - Room 4

To the east of Room 2, Room 4 has most recently served as a pantry or storeroom – it has timber shelves on three walls and is lit by a Yorkshire sliding sash window in the south wall (this has been altered in the same way as the west windows). Room 4 retains a floor of worn brick in half- overlapping east-west rows.



Room 1a

At the rear of the reception rooms, at the north side of the entrance hall, a corridor gives access to the staircase (stairs go 9", rise 8 1/4" with 3/4" stick balusters, 2 1/2" newel and handrail 31" high) and beyond to Room 5, the ground floor room of the northern extension.



Room 6

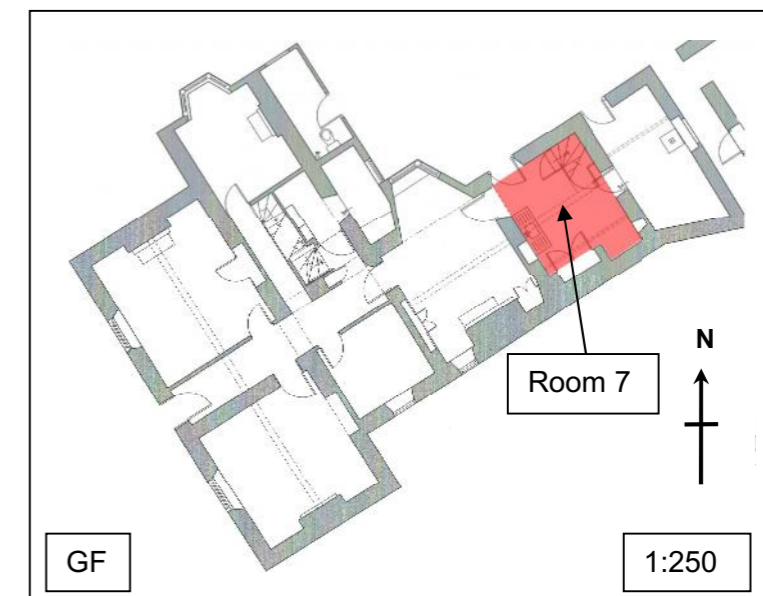
This is the central room of the service wing. It has a recent ceiling of 3¾" matchboard with a single east-west boxed beam. The room is accessed from the entrance hall (Room 1) at the west side, and a door opposite gives access to Room 7. Room 6 has a floor of poured concrete and 5½" skirting. It is lit by a large bay window in the north wall which has a single-hung 6-over-6 pane sash and 4-over-4 pane side window with plain 4-panel interior shutters; this bay has a 9½" torus-bead skirting. No openings in this part of the building have architraves, and the doors here are of ledged vertical 7" bead-edged planks.

A heavy chimneybreast with a modern flue and timber panelling is present at the south side of the room. To the west is a small 4-pane window.



Room 7

Room 7 has a ceiling of 3½" pine matchboard on two east-west chamfered beams. It has no windows; an exterior door is present at the west side of the north wall, while a winding timber staircase rises in the northeast corner (rear stairs: go 9¼", rise 9¼"; and wind to east and south). It has a floor of 9" terrazzo tiles. A chimneybreast with a large cupboard now let into it occupies the south wall.





The exterior door has timber-panelled jambs, while the panelling to the staircase is of wide vertical bead-edged tongue and grooved planks. A small alcove is present at the south side of the west wall.

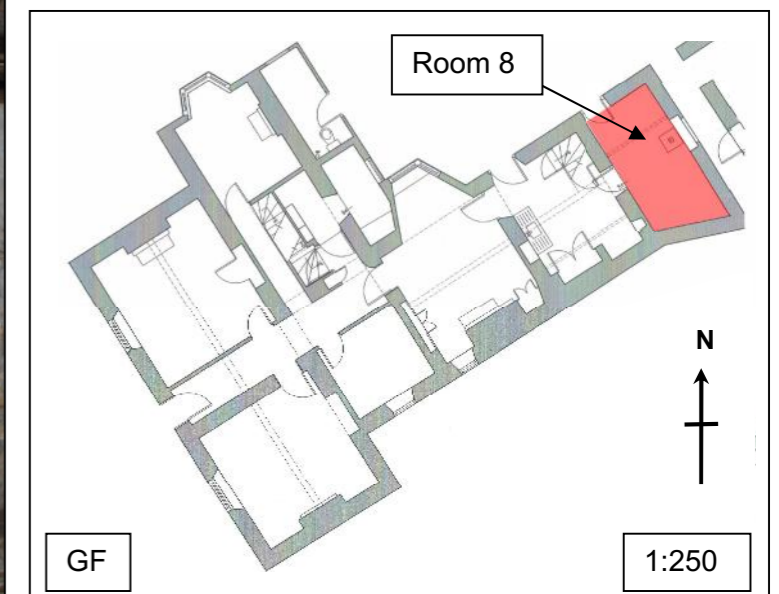
Room 8

Room 8 occupies the lean-to extension at the east end of the Service Wing.

Its ceiling consists of the exposed timbers of its monopitched roof: a 5½" x 3" beam and purlin support 3" x 2½" common rafters at 16" centres. It has a small Yorkshire sliding sash in the east wall, each element of three enlarged panes (similar to the west elevation). The floor is of 6" quarry tile, laid in half-overlapping east-west rows.



An exterior door of ledged vertical 6" bead-edged planks is present at the east side of the north wall.

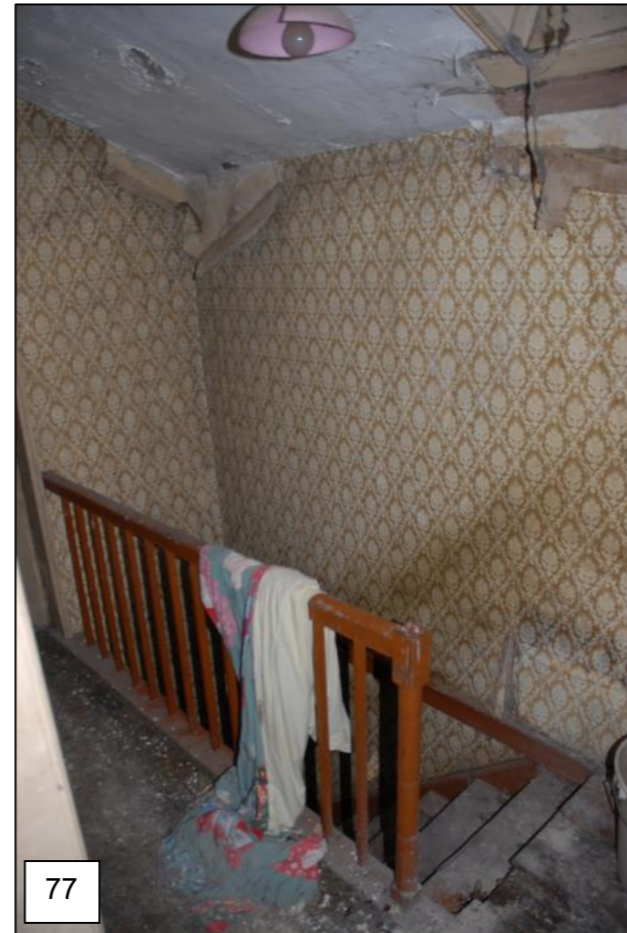
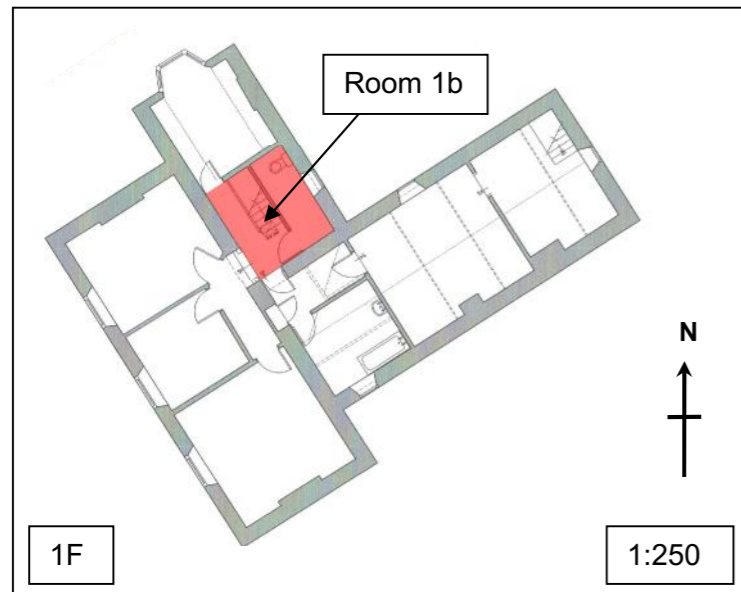


First Floor - Room 1b

This is the first-floor landing within the service wing of the building.

The staircase has a simple safety rail with a turned newel and stick balusters. The ceiling is of plaster lath, with a rooflight near the head of the stairs.

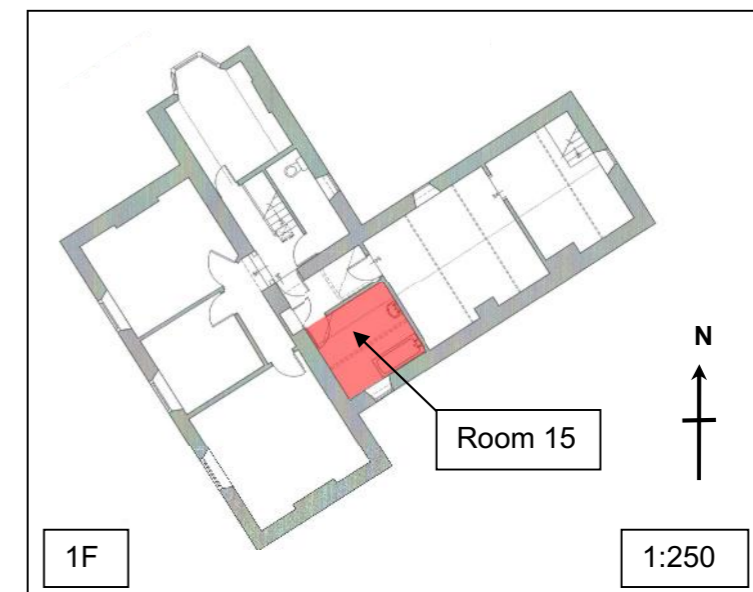
A narrow toilet is accessed from a small four-panel door to the east.



Room 15

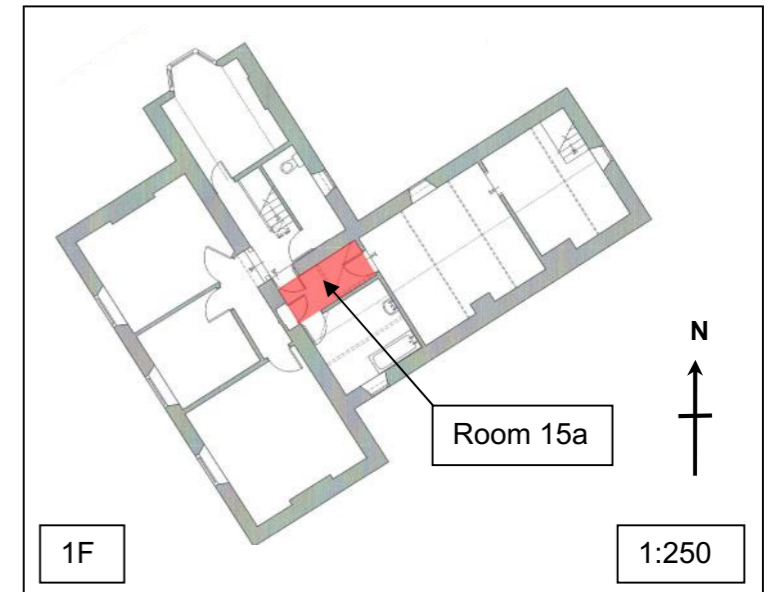
This room occupies the area above Room 4, separated by a stud partition from a corridor giving access to the main rooms of the service wing.

It has a plasterboard ceiling and is lit by a small four-pane Yorkshire sliding sash in the south wall.



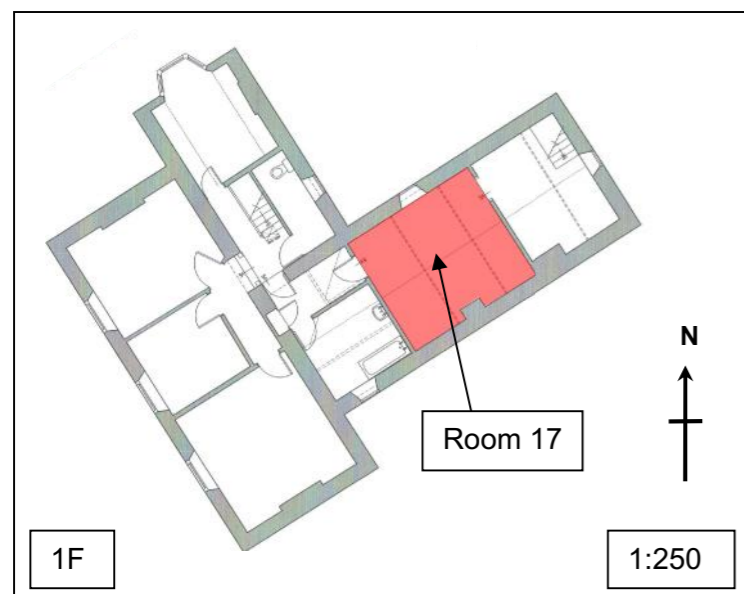
Room 15a

This is a narrow corridor linking the landing to the service wing along the north side of Room 15. This room arrangement is fairly recent, having plasterboard ceilings and a stud partition.



Room 17

This Room is located at first floor level, above Room 6. It has a floor of 10¼" tongue and grooved floorboards running east-west. It is lit by a small Yorkshire sash in the north wall (each element of six small panes). The floor level in Room 17 is higher than that of Room 18; in both rooms, the timbers of the collar-rafter roof are exposed, with only the remains of a plaster/lath ceiling surviving between the rafters.

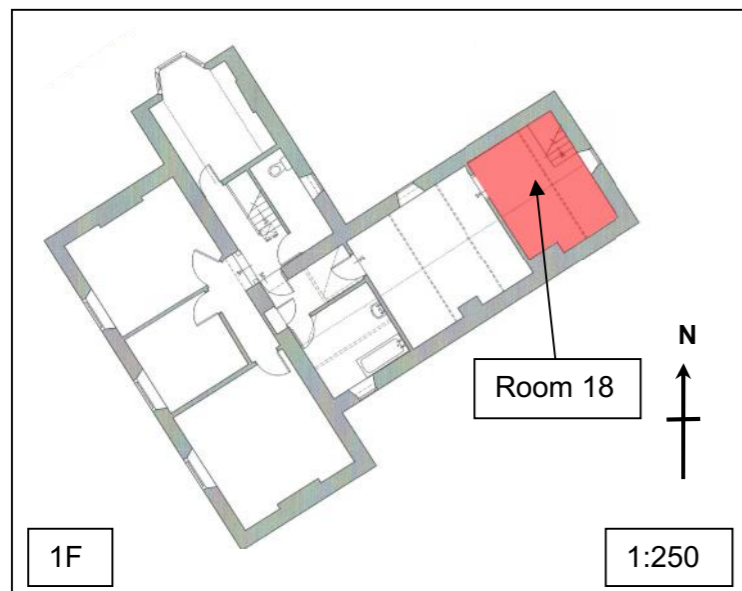




The collar-principal rafter roof has clasped through-purlins, ridge collars and a ridgeboard.

Room 18

This room is located above Room 7 at the east end of the first floor of the service wing. Its ceiling is composed of the exposed timbers of the collar-rafter roof, with only the remains of a plaster/lath ceiling surviving between the rafters. It is lit by a small boarded window in the east wall and has a floor of 10¼" tongue-and-grooved floorboards running east-west.





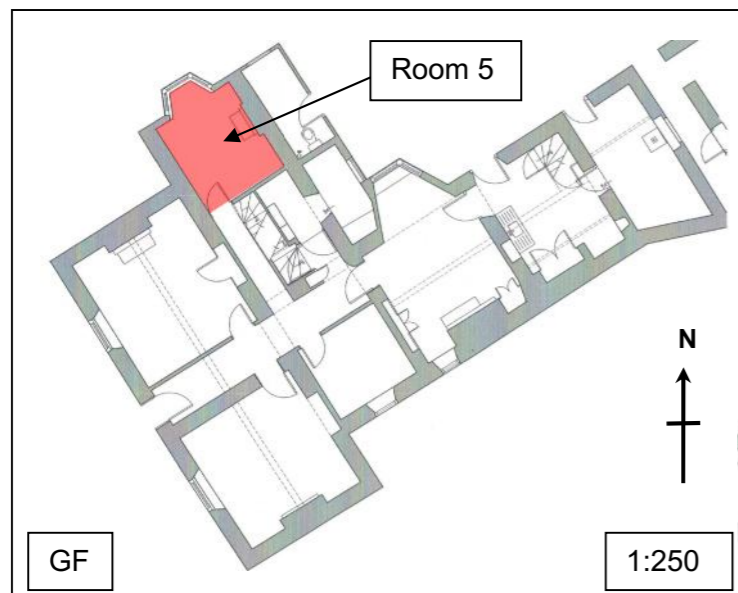
The winding timber staircase rises from Room 7 rises in the northeast corner (rear stairs: go 9¼", rise 9¼"; and wind to east and south), but has no safety rail. The room is whitewashed throughout.



Later Extensions

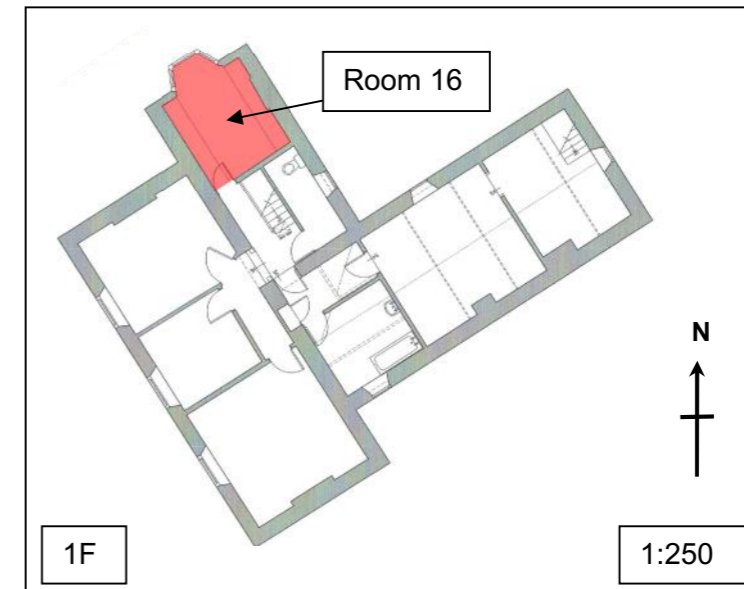
**Two-storey Northern Bay
Room 5**

This is the ground floor room of the two-storey northern extension. It has plaster lath ceilings and a similar floor to the Georgian wing but with 7½" skirting; it is lit by a bay window at the north side with a 2" sunk-bead architrave, and the plain four-panel door has a 1½" ogee and fillet architrave. The bay window itself has collapsed and is now boarded. The fireplace at the north side of the room has been renewed with a 1930s style tile surround.



Room 16

This is the first-floor room of the two-storey northern extension. It is similar in all respects to Room 5 below, but retains a cast-iron hob-grate.



Cellars below Room 5

A cellar is present below the northern extension, built of similar brick to the north wall of the building. It has a brick bench around three sides, but the exterior access at the west side has been blocked in brick. It has a ceiling composed of the exposed east-west joists of the floor of Room 5 above, and is accessed down brick steps situated below the main staircase.

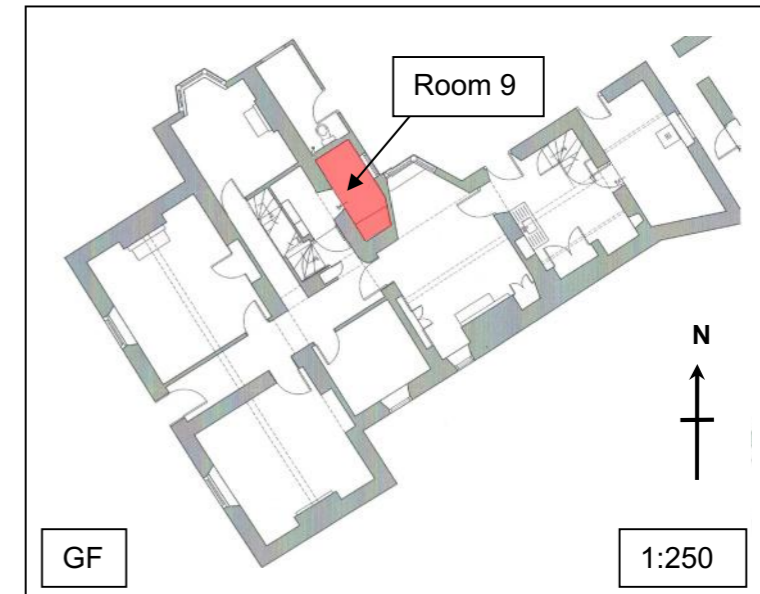


Room 9

The arrangement of the main staircase is likely to have been altered, as the northern two-storey extension has a cellar below and the access to this is directly below the stairs. This arrangement, with a corridor at the rear giving access to a small storeroom (Room 9) can only have come about when the extensions were added.

At first-floor level, the landing toilet (Room 1b) and separate bathroom arrangement (Room 15) also represent later alterations.

Room 9 has a concrete floor, whitewashed walls and is lit by a Yorkshire sliding sash window in the south wall (also with the glazing altered in the same way as the west windows). A brick built platform is present at the south side of the room, three courses in height.

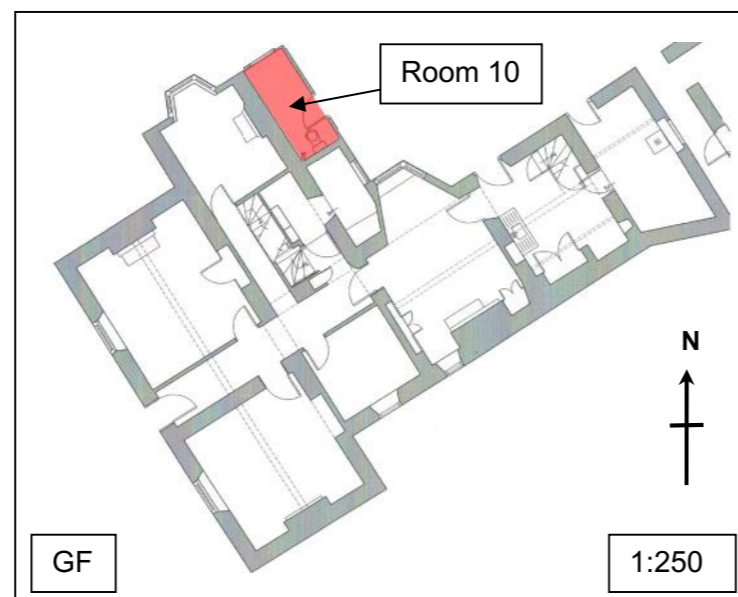


Room 10

Later still, a separate outhouse extension was added to the east side of the northern two-storey extension.

This room has whitewashed 4" brick walls, a poured concrete floor and a simple four-pane window in its north wall. Its ceiling is the exposed timber joists of a felted monopitch roof.

It is accessed from a plank door in the north wall.



7.0 Discussion and Conclusions

Cliff House appears to have begun as a typical three-bay Lincolnshire farmhouse of late Georgian date. Cliff Farm is a compact group of buildings in an isolated location, initially constructed in the early 19th century as a typical smallholding in close proximity to local transport; unusually for a farmstead of this date in an upper-cliff location, its establishment cannot be connected to the Parliamentary Enclosures, as this side of Waddingham parish had been enclosed approximately a century earlier. Its historic significance is largely attributable to its architectural style and appearance, providing a good example of a substantial farmhouse at the heart of a late Georgian isolated estate farm.

It has been successively extended, as were its farm outbuildings, after the farm changed hands in 1851 and a crewyard arrangement was adopted for the farmstead. The success of this farm is attested to by the successive addition of further outbuildings to the group (largely cart or implement sheds) and is reflected in alterations undertaken to the farmhouse, which was altered and enlarged by the addition of a two-storey northern extension, followed by subsequent smaller pantry and outhouse extensions.

There can be no doubt of the heritage significance of the farmhouse at Cliff House: it is a Grade II Listed Building, of high regional importance which represents evidence of the history, development and social fabric of its historic estate and provides a historical context to the other farm buildings of the group.

This building survey has recorded and provided an archive of the building to preserve it by record prior to redevelopment and the consequent loss of historic evidence contained in its fabric.

8.0 Archive

The photographic record will be placed with The Collection, Lincoln, a publicly accessible resource, and will form a long-term record of the building's history.

The archive will comprise the following:

- 4no Monochrome films, one of 12 exposures, and two of 36 exposures and one of 9 exposures
- 1no CD containing 94 digital image files with accompanying index sheets and plans showing the location of the building, the room numbering and position and direction of photos

- 1no General Account Sheets
- 1no Brickwork Recording Forms
- 4no Room-Based Recording Forms
- This account

9.0 Acknowledgements

Thanks are expressed to the owner, Mr Blandford, for commissioning this report and providing access during the fieldwork, and to John Roberts Architects for supplying plans of the site.

10.0 References

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Lincolnshire Archives ref. 6 TAX OS XXXVI.10: 2nd edition 25" to the mile OS map sheet with surveyors' notes from the 1910 Land Tax assessment.

Ordnance Survey 6" to the mile 1st edition map sheets XXXVI.SE and XXXVI.SW, 1885-6.

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Sources consulted, but not referred to

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Lincolnshire Archives ref. 6 TAX/42/53: 1910 Land Tax record book catalogued as pertaining to Waddingham, but which proved to be for Binbrook.

Lincolnshire Archives ref. 6 TAX OS XXXVI.11: 2nd edition 25" to the mile OS map sheet with surveyors' notes from the 1910 Land Tax assessment.

Appendix 1: Location of Photographs

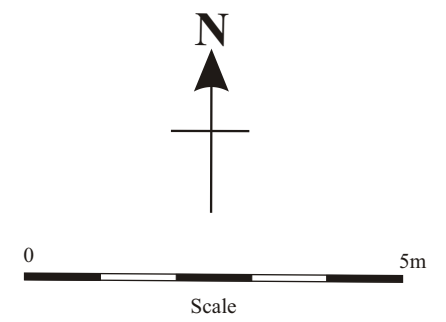


Plan showing the layout of the site at scale 1:500. The position and direction of general and settings photographs is shown in blue. (Plan supplied by client)

GROUND FLOOR



Ground floor plan of Cliff House, Waddingham at scale 1:100. The position and direction of interior and detail photographs is shown in blue; those in red were taken at cellar level. (Plan supplied by client)



FIRST FLOOR

First floor plan of Cliff House, Waddingham at scale 1:100. The position and direction of interior and detail photographs is shown in blue; the one in red was taken at roof level. (Plan supplied by client)

Appendix 2: OASIS Summary

OASIS DATA COLLECTION FORM: England

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Cliff House, Waddingham - PCAS Archaeology Ltd

OASIS ID - precon3-301451

Versions

View	Version	Completed by	Email	Date
View 1	1	Mrs. R. D. Savage	rachel.savage@pcas-archaeology.co.uk	17 November 2017

Completed sections in current version

Details	Location	Creators	Archive	Publications
Yes	Yes	Yes	Yes	1/1

Validated sections in current version

Details	Location	Creators	Archive	Publications
No	No	No	No	0/1

File submission and form progress

Grey literature report submitted?	No	Grey literature report filename/s
Boundary file submitted?	No	Boundary filename
HER signed off?		NMR signed off?

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Front Cover Photograph: General view of the site from the north-west.

Back Cover Photograph: Successive extensions at the rear of the building, looking southwest.