

**MAP**  
**ARCHAEOLOGICAL PRACTICE Ltd.**

**Manor Top  
Saxby Hill  
Saxby All Saints  
North Lincolnshire**

**SE 99268 17396  
PA/2012/0326  
MAP 5.03.2015  
Historic Building Recording**

**MAP  
ARCHAEOLOGICAL PRACTICE LTD**

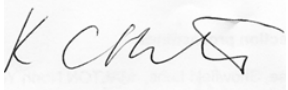
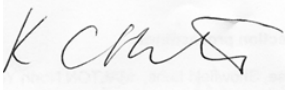
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**HISTORIC BUILDING RECORDING  
(PHOTOGRAPHIC & DESCRIPTIVE RECORD)**

<b>Report Prepared By</b> 	<b>Report Authorised By</b> 
<b>Date:</b> <b>26/02/2015</b>	<b>Date:</b> <b>26/02/2015</b>

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**HISTORIC BUILDING RECORDING  
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**Non Technical Summary**

*This report has been undertaken by MAP Archaeological Practice Ltd under the instruction of Melanie Edwardson of Edwardson Associates on behalf of Stewart Brown, to record the cart shed and store at Manor Top, Saxby Hill, Saxby All Saints, North Lincolnshire, prior to its renovation as a Residential Dwelling.*

*The Building Recording surveyed the cartshed, which was a late eighteenth/early nineteenth century brick detached two storey building with granary above, and a mid twentieth century brick single storey store. The cart shed was in very poor condition, with partially collapsed roof and upper floor. Access was only safe at the entrance to the first floor.*

**1. Introduction**

1.1 The Building Recording has been commissioned by Melanie Edwardson of Edwardson Associates on behalf of Stewart Brown to record the structures at Manor Top, Saxby Hill, Saxby All Saints, North Lincolnshire in advance of their alteration as a permanent archive record of the agricultural function of the barns to inform future study and management, prior to its renovation as part of the proposed residential development (SE 99268 17396 : Fig. 1).

- 1.2 In accordance with the recommendations of the National Planning Policy Framework (March 2012), which states that the *'Local Planning Authority.... should also 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 [within the Historic Environment Record].'* The Historic Building Recording and Report was undertaken to satisfy Condition 9 on the Planning Permission (**PA/2012/0326**):-

**Condition 1**

No alteration or development shall take place until the applicant, or their agents or successors in title, has produced an historic building record of the traditional agricultural buildings in accordance with a written specification, including a timetable for the recording, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

**Condition 2**

The historic building recording shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

**Condition 3**

The historic building archive shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of commencement of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

**Reason**

To comply with policy HE9 of the North Lincolnshire Local Plan as the traditional agricultural buildings are heritage assets of local significance.

- 1.4 The Building Record was undertaken on Wednesday 18<sup>th</sup> February 2015.
- 1.5 This report was funded by Stewart Brown.
- 1.6 All maps within this report have been produced from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright. License No. AL 50453A.

## **2. Site Description**

- 2.1 *The Proposed Development Area is part of the farmstead at Manor Top on Saxby Hill, which is located north-east of the village of Saxby All Saints. The village of Saxby All Saints is located on the B1204, between Brigg and Scunthorpe. The Proposed Development Area comprises a range of late twentieth century farm buildings, a mid twentieth century building (Building 1) and a nineteenth century cart house (Building 2).*
- 2.2 The site is roughly rectangular in plan and is 80m by 40m in size and stands at a height of c. 96m AOD.
- 2.3 The Proposed Development Area stands on soils of the Andover 1 Soil Association (343h: Mackney et al. 1984 . 7) described as “*shallow, well drained calcareous silty soils over chalk on slopes and crests. Deep calcareous and non-calcareous fine silty soils in valley bottoms. Striped soil patterns locally*”.

## **3. Archaeological and Historical Background**

- 3.1 The place name Saxby has a Scandinavian origin meaning *Saxi's farmstead*. Prehistoric date from the area indicate much earlier settlement in the area. *Saxby*, or *Sassebi*, is recorded in the Domesday book in 1086AD. In the medieval period, the Manor House stood on the site to the north of the present building, and was surrounded by a moat. The pasture field to the north of the village contains earthwork remains of ridge and furrow ploughing, a remnant of the medieval open field system. The village and surrounding fields are a Designated Conservation Area.
- 3.2 The farm at Manor Top is located on the crest of the hill north of the village of Saxby All Saints and comprises, a small nineteenth century brick cottage, large modern barn, a collection of tumbled down pantiled outbuildings and a nineteenth century carhouse and granary.

#### **4. Aims and Objectives**

4.1 The Aim of the Historic Building Recording of the farm buildings on site was to:-

- Provide a systematic historic building recording of both buildings prior to the commencement of any alterations
- to determine the original nature, date and survival of any earlier structure and fabric and their development to present day

#### **5. Methodology**

5.1 The interior and exterior of the buildings were observed and notes taken on the layout, construction materials and architectural details. A photographic record using 35mm monochrome film and 14 megapixel digital cameras was undertaken.

5.2 The photographic record for the building assessment comprised 36 monochrome print film exposures and 48 digital shots. The Photographic Record of features and general trench shots included a film register noting film number, shot number, location of shot, direction of the shot, and a brief description of the subject (Appendix 1).

#### **6. Results**

6.1 The Building Record was undertaken at Manor Top on the 18<sup>th</sup> February 2015.

##### **6.2 *Cart Shed: Exterior Description (Figs. 4-8; Pls. 1-11)***

6.2.1 The Cart Shed was unused at the time of the survey and in a poor state of repair as the roof and granary floor had partially collapsed. The building was a two storey structure, constructed of local plain brick, in English Garden Wall bond with a hipped pan tile roof (Figs. 4-5; Pls. 3-4 & 10-11). The bricks measured 230mm long by 105mm wide by 75mm high. The guttering and down pipes are modern asbestos replacements. The ground floor was a cart shed, open on the eastern elevation and supported by four brick piers. The top of each pier was

supported by a tie beam. The wooden lintel was covered in metal flashing to protect it from the elements. The south gable had a building scar to suggest a single storey lean-to had been demolished at some point in the past. The northern elevation had an exterior stairs to the first floor granary. The door was central to the gable and was plank built. These stairs were constructed from the regular modern standard bricks as the twentieth century store to the east (220mm long by 105mm wide by 73mm high) . The rear of the stairs had were open and used to store land drain pipes. The east and west elevations both had two symmetrical windows at first floor level below the eaves. These windows were louvered with three panes above and with concrete sills, suggesting they were later insertions or replacements.

### 6.3 *Cart Shed: Interior Description (Figs. 6-8 & Pls. 12-19)*

6.3.1 The ground floor of the cart shed had an earthen floor and was used as a storage area (Pls. 12 & 13). The first floor was supported by four beams. These joists appeared to be sawn timber, as the sides were smooth and had no signs of being re-used.

6.3.2 The first floor was in a dangerous condition and partially collapsed at the southern end of the building (Pls. 14-19). The granary was only viewed from the door because of the poor state of the floor. The roof structure was supported by four main king post trusses (Fig. 6). The planks are 17cm wide with replacement planks nearest the door. The timbers were sawn wood with iron braces and stays.

### 6.4 *Store: Exterior Description (Fig. 9 & Pls. 20-25)*

6.4.1 The store is a single storey brick built structure with low pitched gable roof covered in asbestos sheet. The building is built in header bond and thin pointed concrete mortar. The bricks are modern standard bricks (220mm long by 105mm wide by 73mm high). The building probably dates from the middle of the twentieth century fro its construction materials. There is a large double door on the southern gable for vehicle access. There is a sliding door entrance in the middle

of the western elevation and there is a large concrete plinth, in front of this door. The building is well lit with five windows on the west elevation, two on the north elevation and six windows on the east elevation. These windows are metal framed casement.

#### 6.4.2 *Store: Interior Description (Fig, 9 & Pls. 26-28)*

6.5.1 The interior of the store has a concrete floor and is open with five metal roof trusses with a 'W' frame (Pls. 26-27).

## 7. **Conclusions**

7.1 The granary over cart shed building was the only original farm building still standing within the farmyard at Manor Top, and was a typical building of a late eighteenth century improved farm. The cartshed had a granary above which was accessed via an exterior staircase. These steps had been replaced, probably at the same time as the construction of the mid-twentieth century store as the modern bricks matched. Both buildings also had asbestos down-pipes and guttering. The first floor windows were also a later replacement or insertion. There was also a building scar on the southern elevation suggesting a single storey lean-to or outbuilding had been demolished at some point in the past. There were no signs of any earlier structures within the cart shed and granary and it appears to have been a single build.

7.2 The store is a mid-twentieth century building and is still in use at the time of the survey. It is a single phase building with no renovations or additions and typical of the mid-twentieth century.

## 8. Bibliography

Brunskill, R.W. 1987            Traditional Farm Buildings of Britain. Gollancz.

English Heritage 2006        Understanding Historic Buildings. A Guide to Good Recording Practice. English Heritage Publishing.

Institute for Archaeologists. (2008) *Standard and Guidance for the Archaeological Recording of Buildings and Structures*. Reading: Institute for Archaeologists.

[http://www.archaeologists.net/sites/default/files/node-files/ifa\\_standards\\_building.pdf](http://www.archaeologists.net/sites/default/files/node-files/ifa_standards_building.pdf)

Institute for Archaeologists. (2013) Code of Conduct. Reading: Institute for Archaeologists.

<http://www.archaeologists.net/sites/default/files/node-files/Code-of-conduct-RevOct2013.pdf>

## 9. List of Contributors

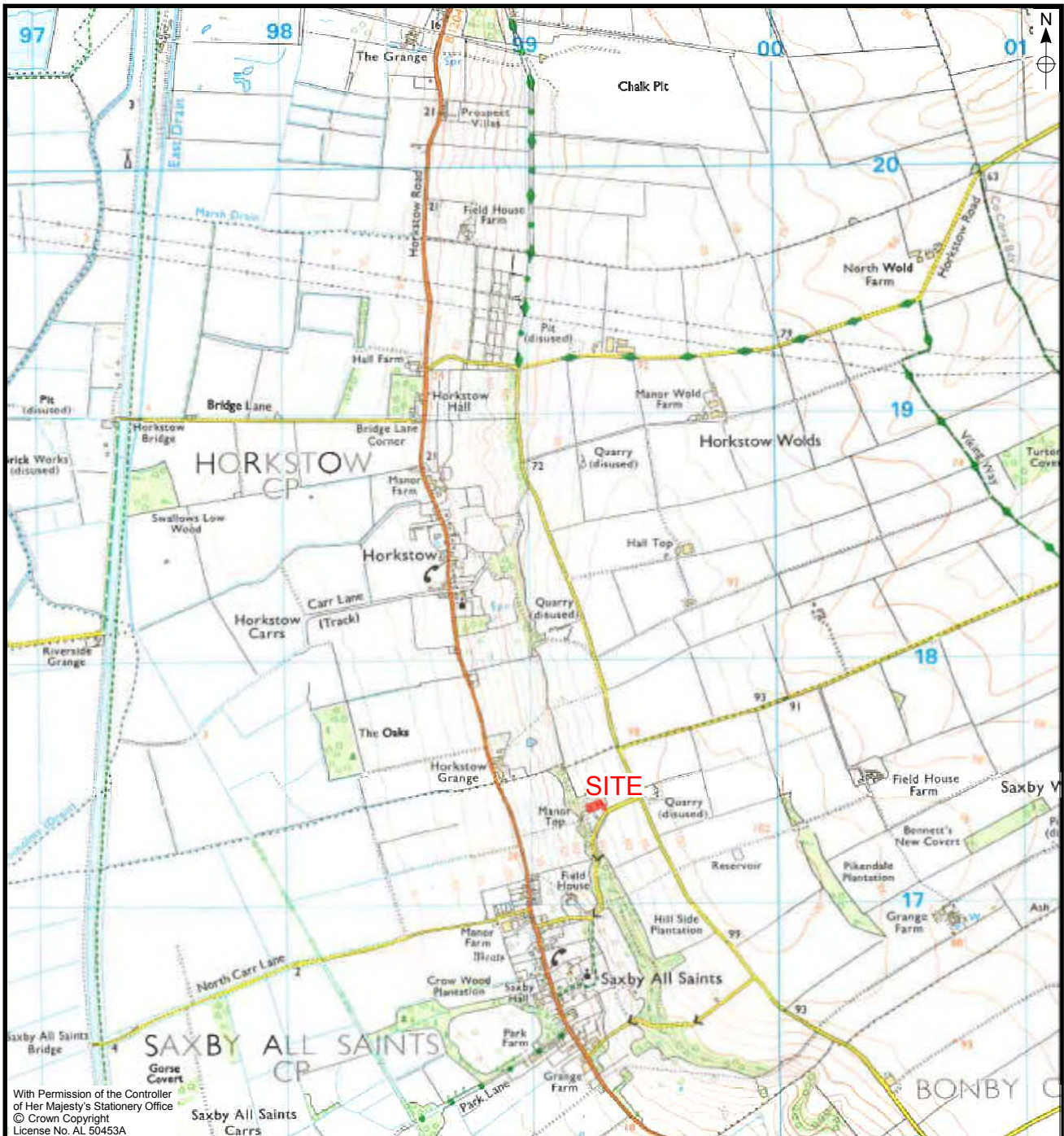
Photographer            Kelly Hunter


Report                    Kelly Hunter

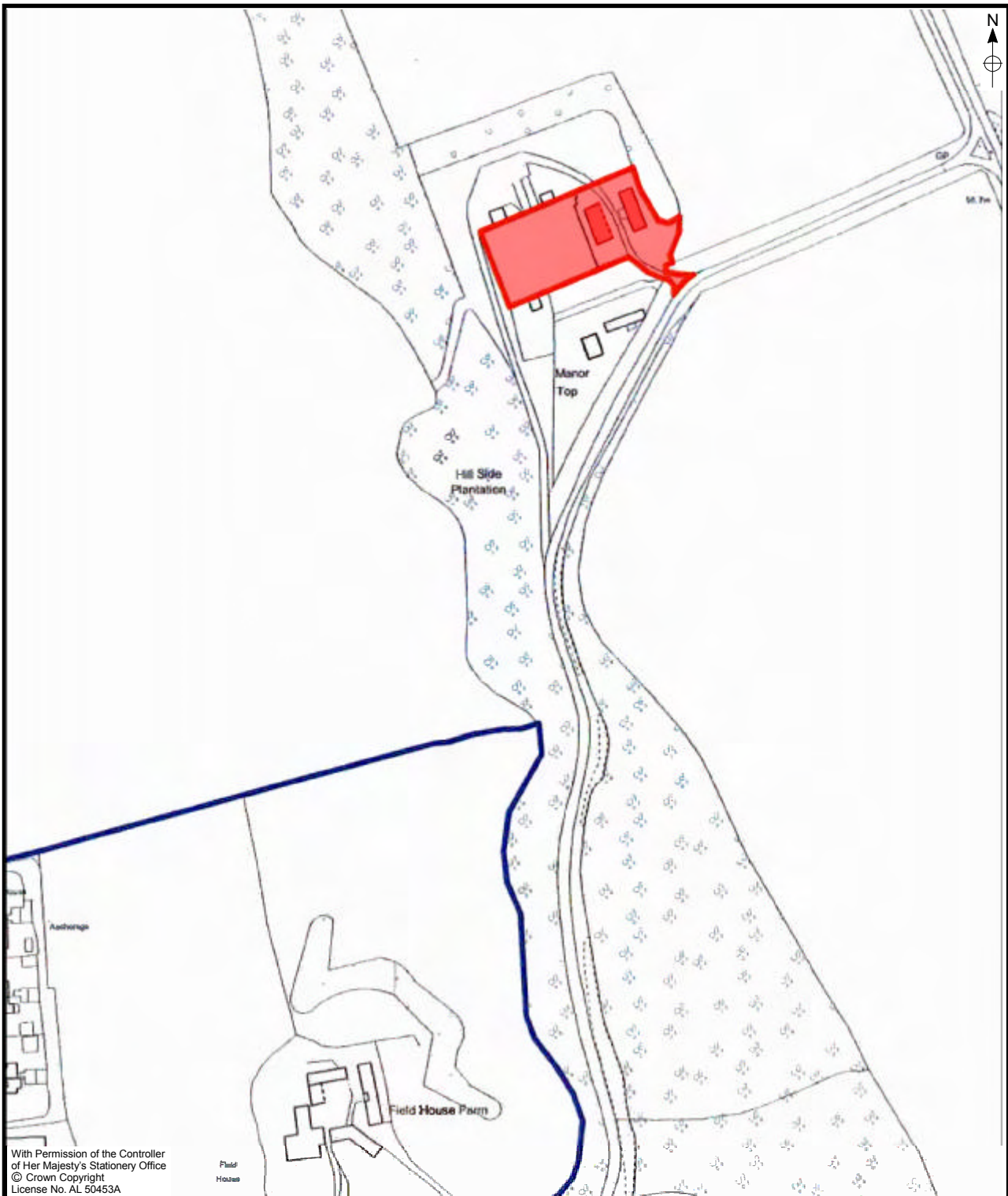
Illustrations            Kelly Hunter

Plates                    Kelly Hunter






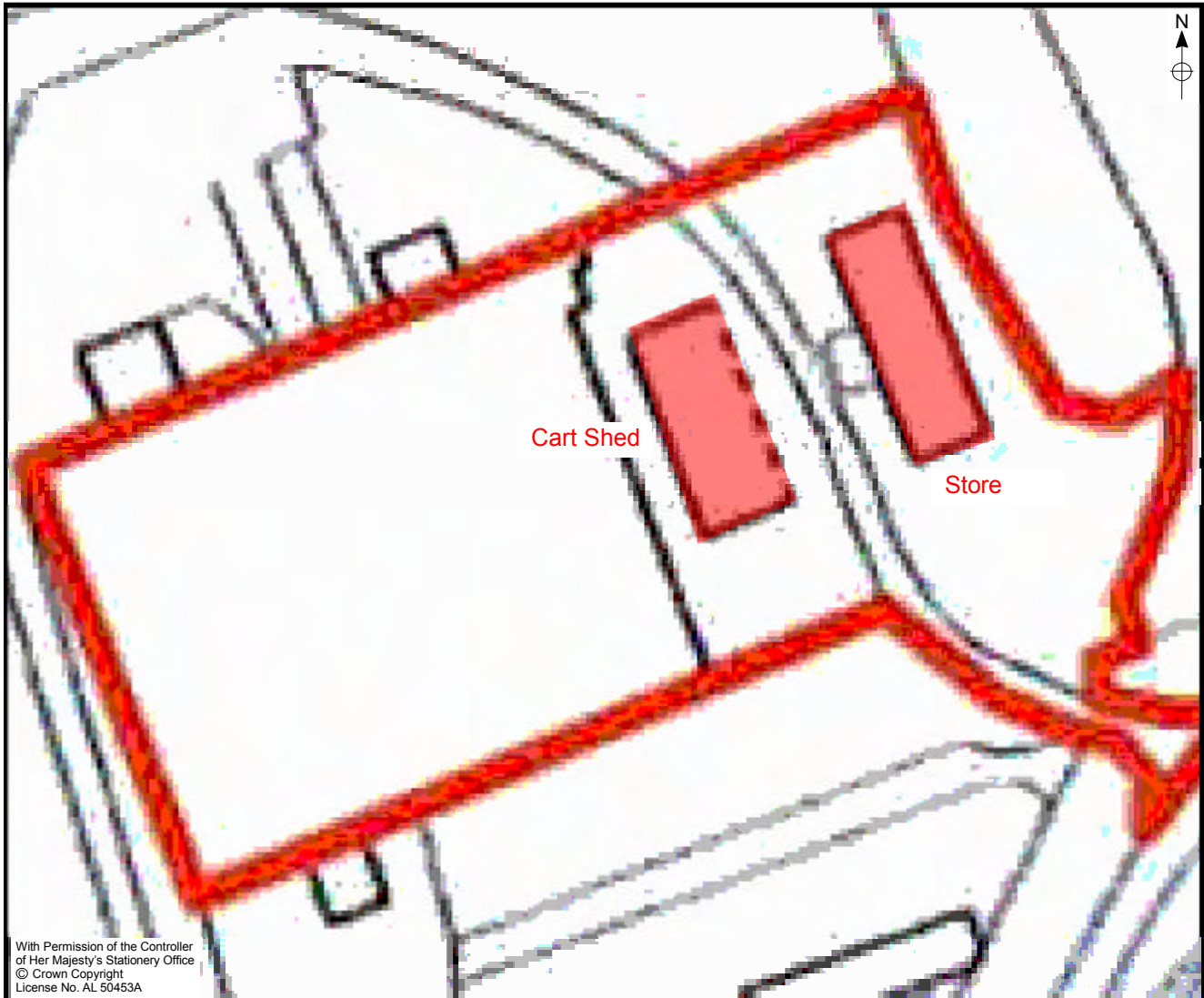
	<p><b>TITLE:</b> Site Location.</p>	
<p><b>SITE:</b> Manor Top, Saxby Hill, Saxby All Saints, North Lincolnshire</p>	<p><b>FIGURE:</b> 1.</p>	<p><b>Scale:</b> 1:25,000</p>
<p><b>CLIENT:</b> Stewart Brown</p>	<p><b>DRAWN BY:</b> KCH</p>	



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	<p><b>TITLE:</b> Development Area.</p>	
<p><b>SITE:</b> Manor Top, Saxby Hill, Saxby All Saints, North Lincolnshire</p>	<p><b>FIGURE:</b> 2.</p>	<p><b>Scale:</b> 1:2,500</p>
<p><b>CLIENT:</b> Stewart Brown</p>	<p><b>DRAWN BY:</b> KCH</p>	





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**TITLE:** Location of Cart Shed and Store.

**SITE:** Manor Top, Saxby Hill, Saxby All Saints,  
North Lincolnshire

**FIGURE:** 3.

**Scale:** 1:500

**CLIENT:** Stewart Brown

**DRAWN BY:** KCH

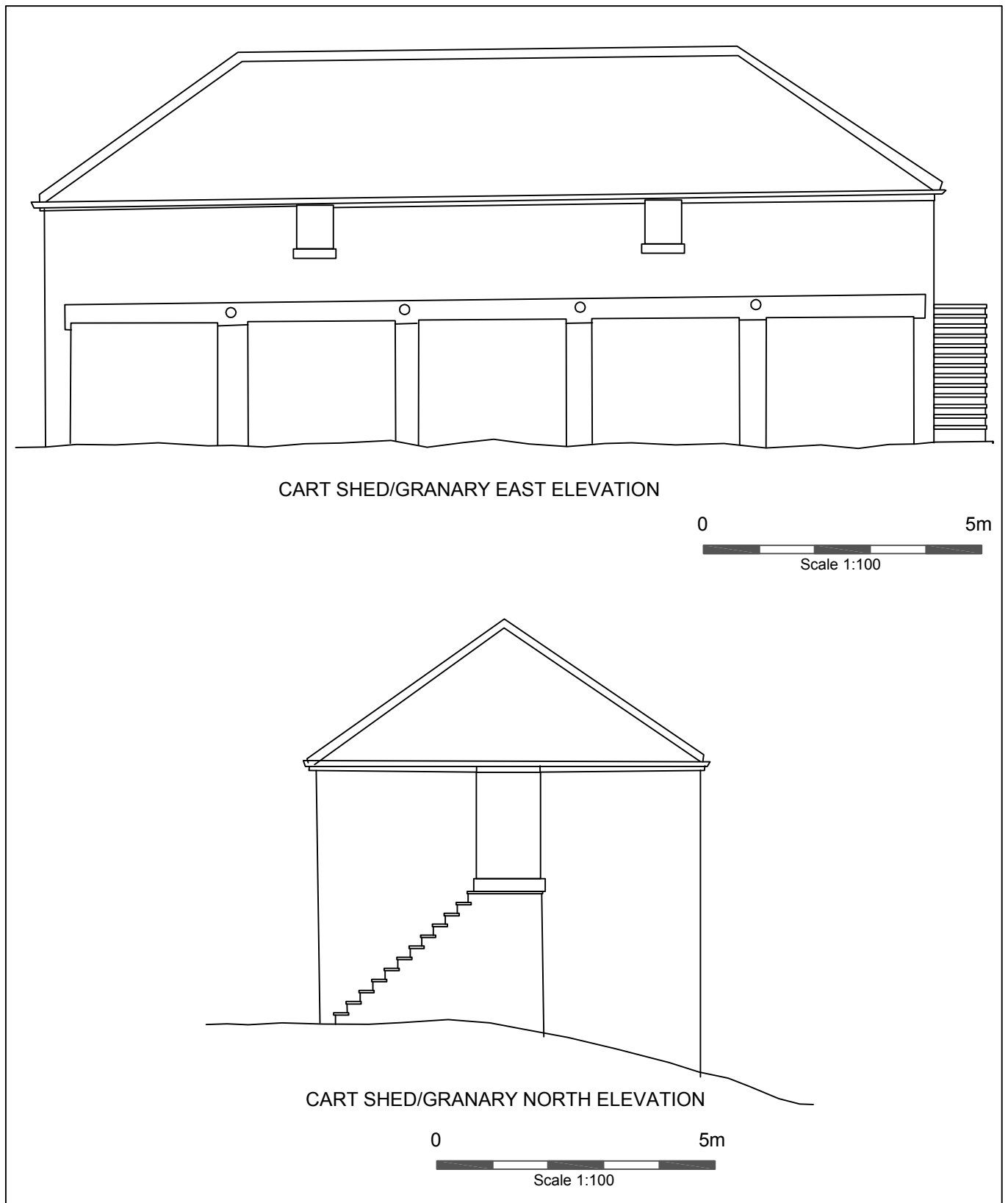


Figure 4. Cart Shed/ Granary: East and North Elevations.

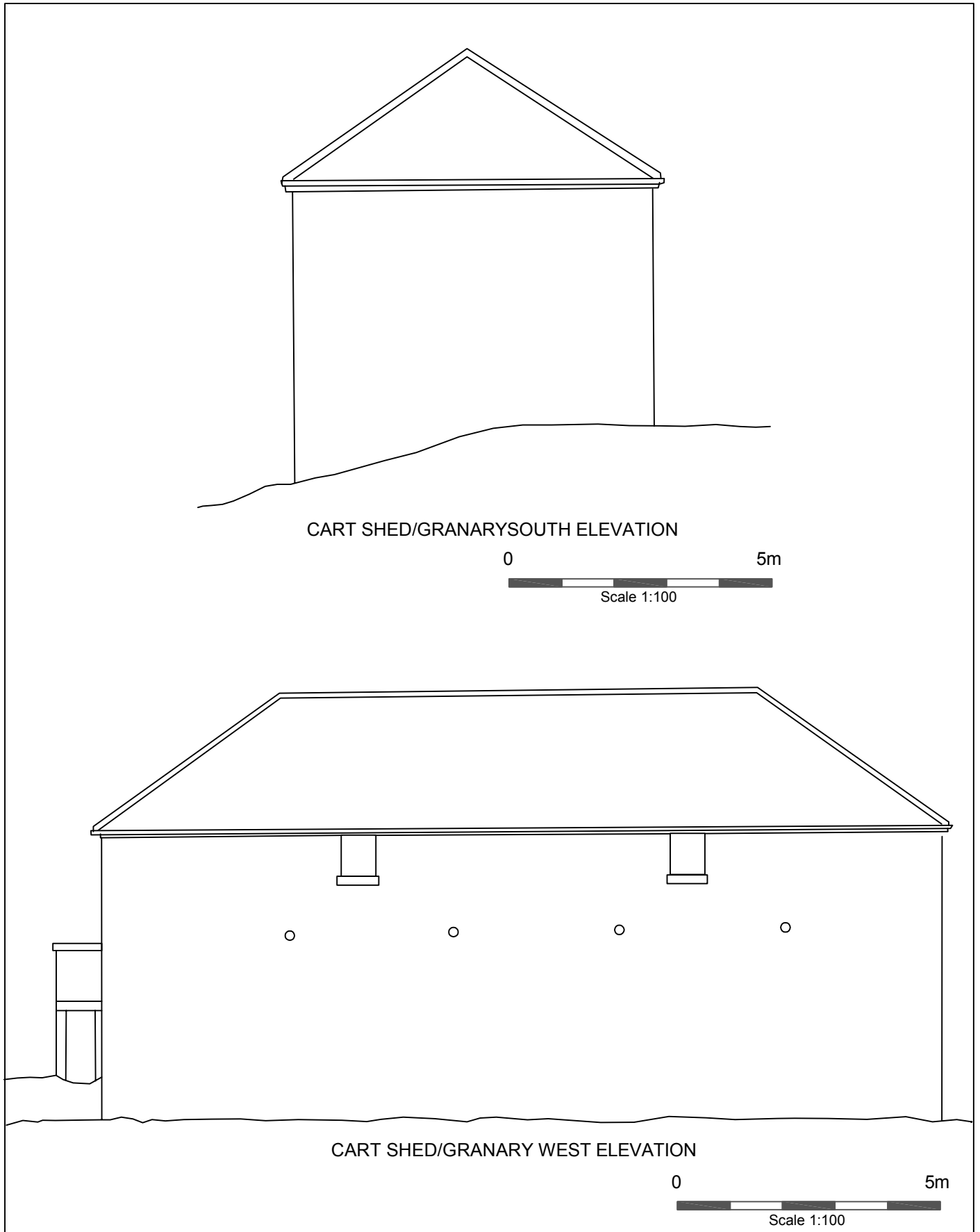


Figure 5. Cart Shed/Granary: South and West Elevations.

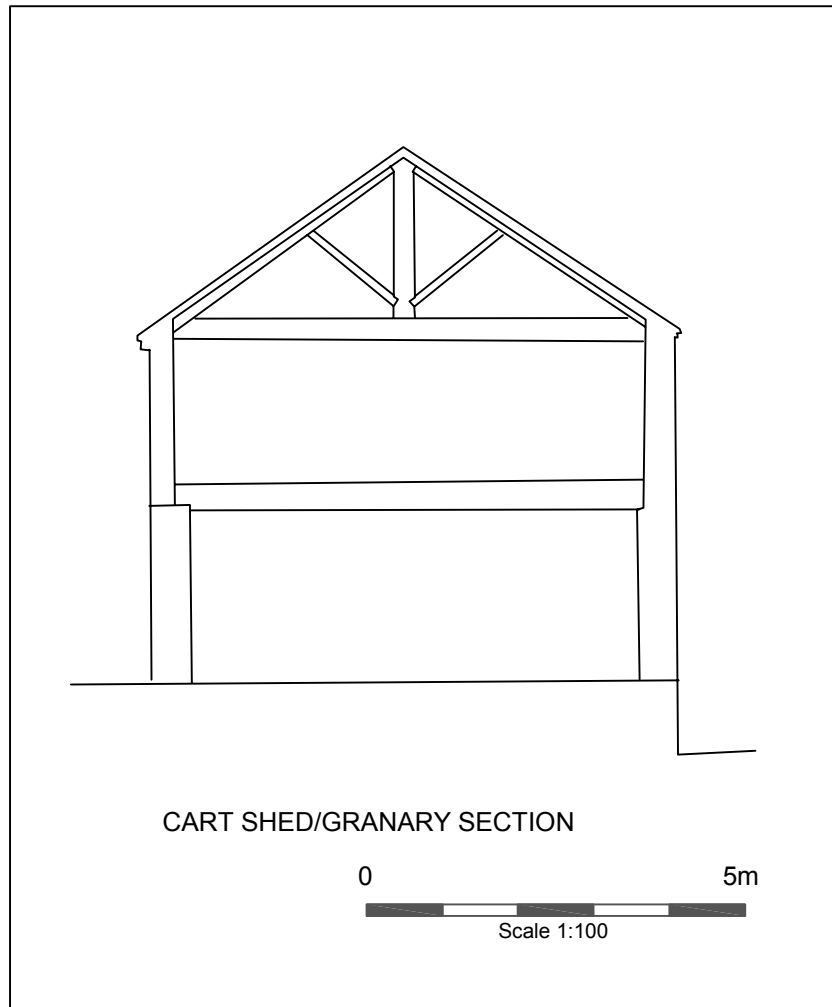


Figure 6. Cart Shed/ Granary Section.

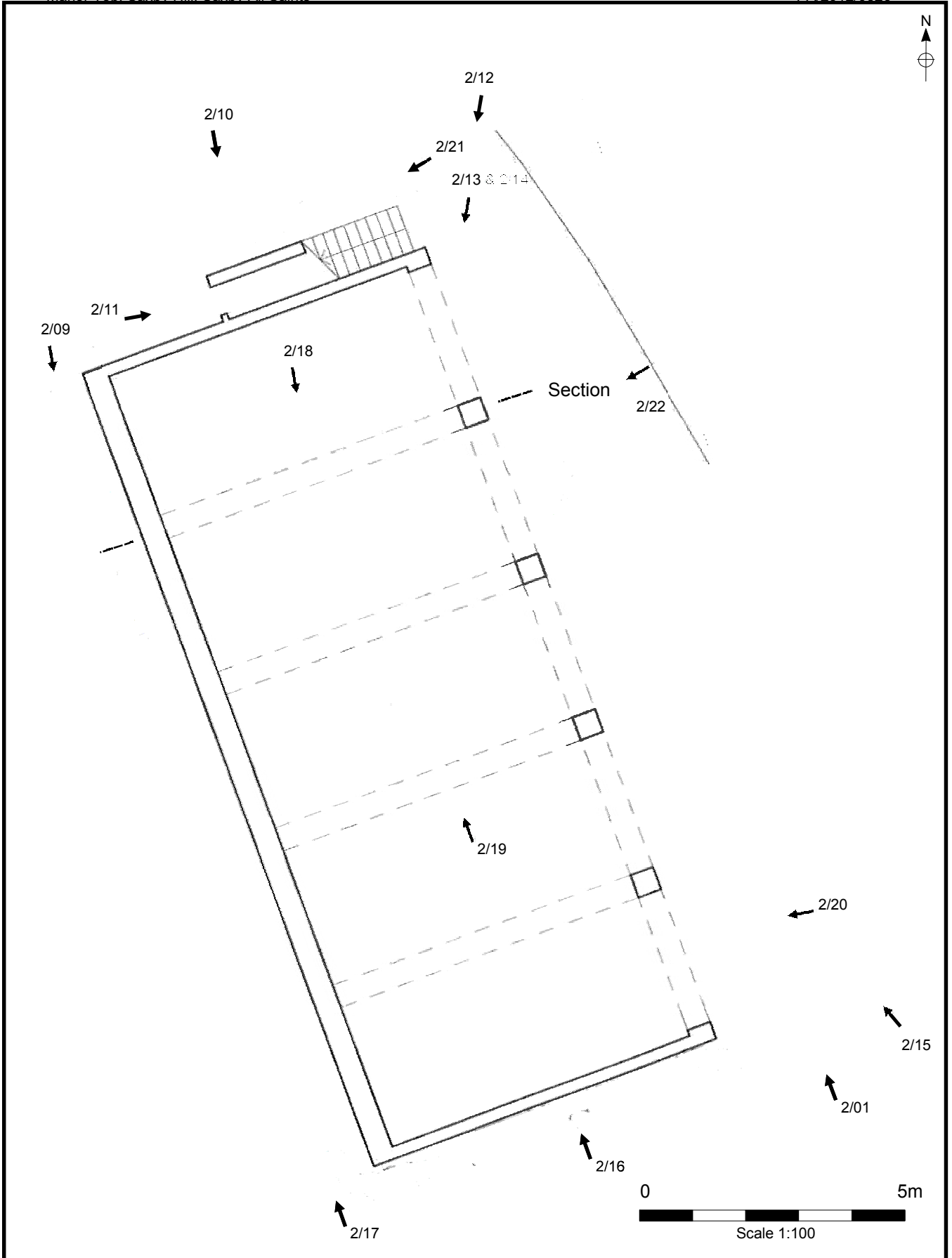


Figure 7. Cart Shed/Granary Ground Floor Plan.

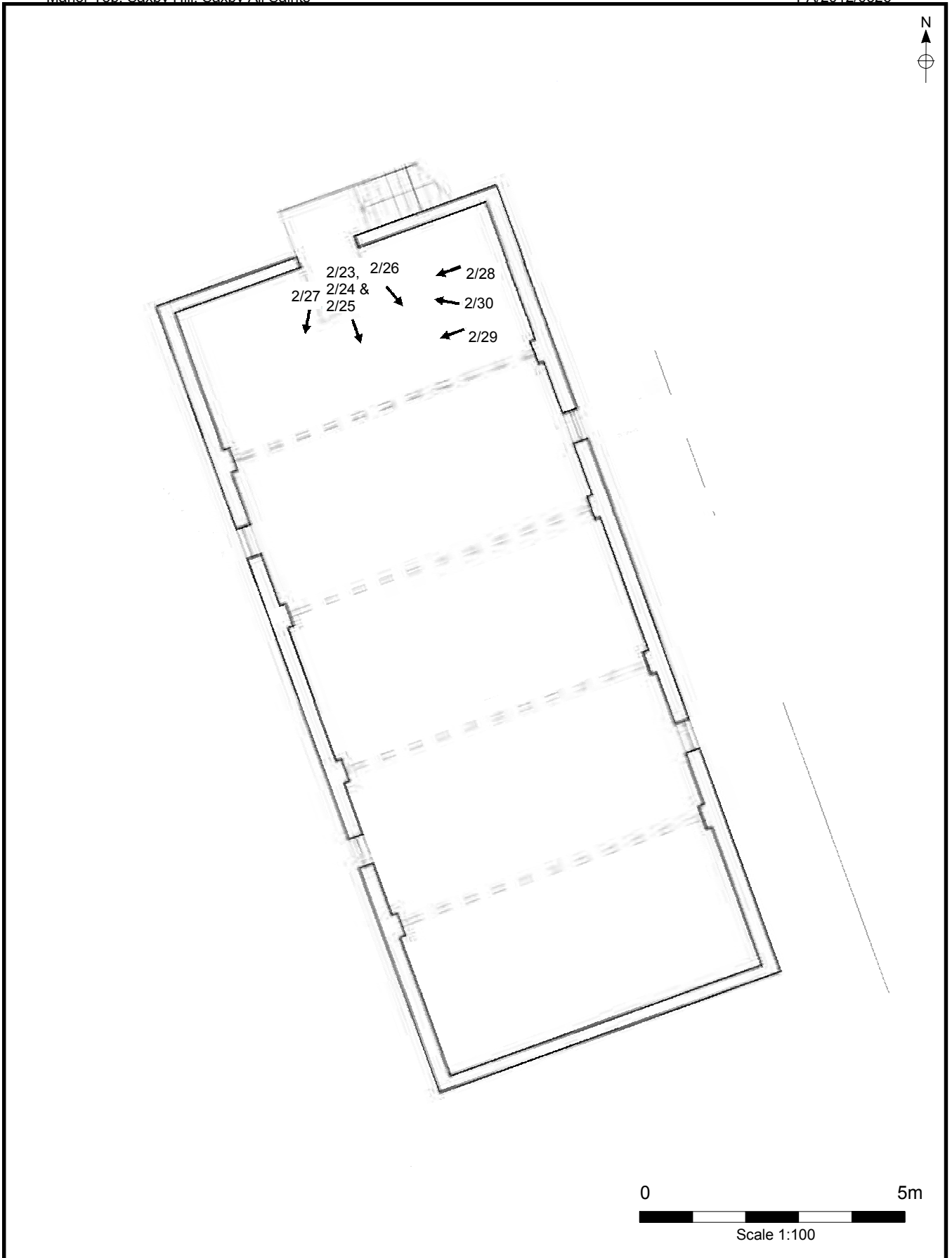


Figure 8. Cart Shed/Granary First Floor Plan.





Plate 1. Cart Shed and Store. Facing North-west.



Plate 2. Cart Shed Exterior. East and South Elevations. Facing North-West.

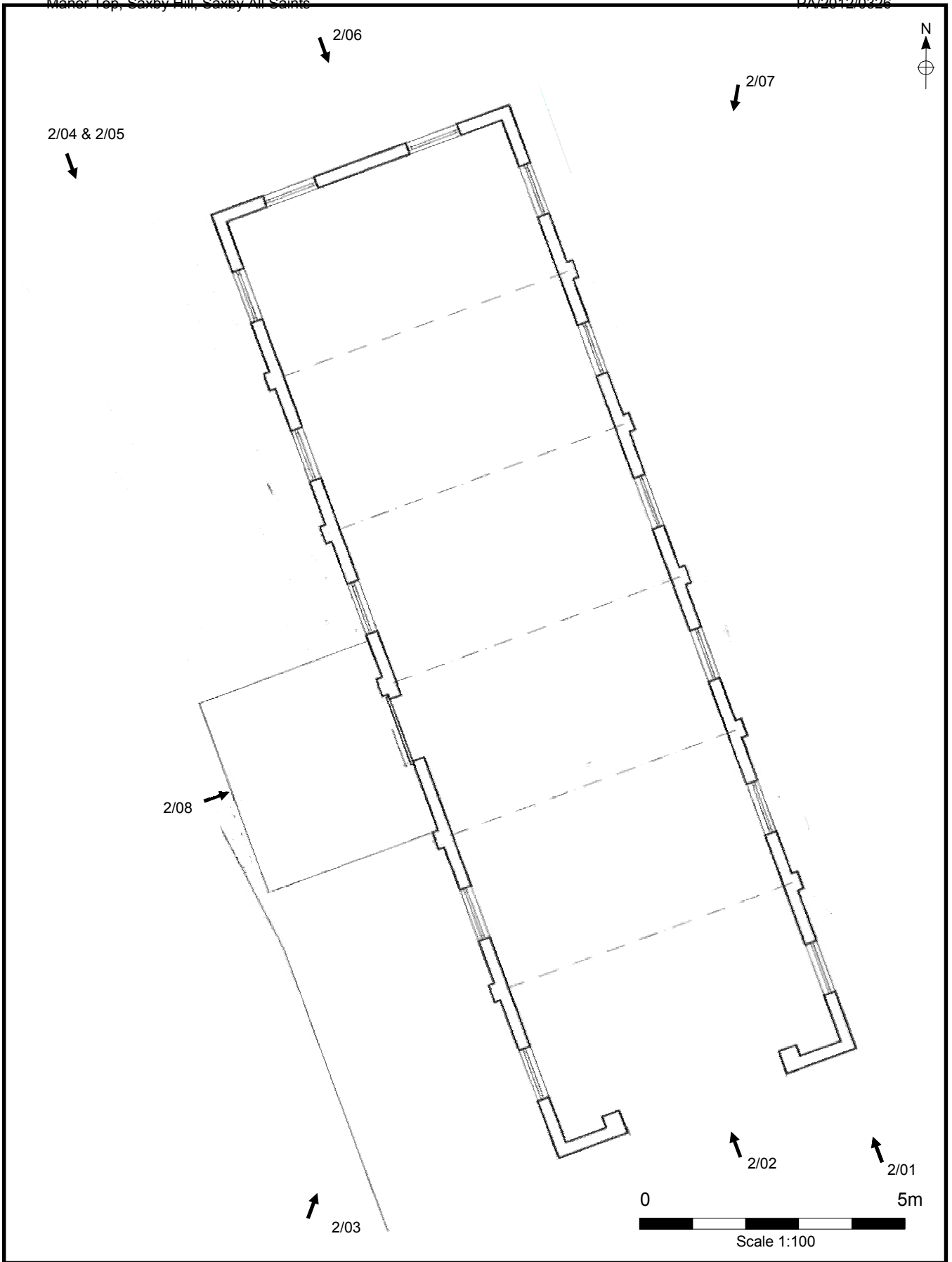


Figure 9. Store Ground Floor Plan.



Plate 3. Cart Shed Exterior: East Elevation. Facing South.



Plate 4. Cart Shed Exterior: North Elevation. Facing South.





Plate 5. Cart Shed Exterior: South Elevation. Facing North.



Plate 6. Cart Shed Exterior: South and West Elevations. Facing North-east.





Plate 7. Cart Shed Exterior: West Elevation. Facing South.



Plate 8. Cart Shed Exterior: Collapsed Floor. Facing West.





Plate 9. Cart Shed Exterior: East Elevation. Facing West.



Plate 10. Cart Shed Exterior: Steps to Granary. Facing South-west.





Plate 11. Cart Shed Exterior: Rear of External Steps. Facing East.



Plate 12. Cart Shed Interior: Ground Floor. Facing South.





Plate 13. Cart Shed Interior: Ground Floor. Facing South.



Plate 14. Cart Shed Interior: First Floor. Facing South.





Plate 15. Cart Shed Interior: King Post Roof Truss. Facing South.



Plate 16. Cart Shed Interior: First Floor. Facing South-East.





Plate 17. Cart Shed Interior: First Floor. Facing South-west.



Plate 18. Detail of Hipped Roof. Facing West.





Plate 19. Door. Facing West.



Plate 20. Store Exterior: South Elevation. Facing North.



Plate 21. Store Exterior: West Elevation. Facing North-east.



Plate 22. Store Exterior: West Elevation. Facing South-east.





Plate 23. Store Exterior: West Elevation Door. Facing East.



Plate 24. Store Exterior: North Elevation. Facing South.



Plate 25. Store Exterior: East Elevation. Facing South-west.



Plate. 26. Store Interior. Facing North.



Plate 27. Store Interior. Facing South.



Plate 28. Store Interior. Facing West.

## APPENDIX 1

### Manor Top, Saxby Hill, Saxby All Saints, North Lincolnshire (MAP 5.03.2015)

Planning Ref. PA/2012/03263

SE 99268 17396

#### Photographic Archive Listing

#### Monochrome Print (Ilford HP5 - Processed by CC Imaging Leeds)

Camera: Nikon FG with 35mm Perspective Shift Lens

File	Date	Description	Facing	Exposure	Aperture
Film 2/01	11/03/2015	Barn and Store: Exterior	North-west	125	f22
Film 2/02	11/03/2015	Store: Exterior South Elevation	North	60	f22
Film 2/03	11/03/2015	Store: Exterior South and West Elevations	North-east	60	f22
Film 2/04	11/03/2015	Store: Exterior North and West Elevations	South-east	60	f22
Film 2/05	11/03/2015	Store: Exterior West Elevations	South-east	60	f22
Film 2/06	11/03/2015	Store: Exterior North Elevation	South	60	f22
Film 2/07	11/03/2015	Store: Exterior East Elevation	South-west	60	f22
Film 2/08	11/03/2015	Store: Exterior West Elevation Door	East	60	f22
Film 2/09	11/03/2015	Cart Shed: Exterior West Elevation	South-east	125	f11
Film 2/10	11/03/2015	Cart Shed: Exterior North Elevation	South	125	f11
Film 2/11	11/03/2015	Cart Shed: Exterior Rear of External Steps	East	125	f8
Film 2/12	11/03/2015	Cart Shed: Exterior North and East Elevations	South-west	60	f22
Film 2/13	11/03/2015	Cart Shed: Exterior East Elevation	South-west	60	f22
Film 2/14	11/03/2015	Cart Shed: Exterior East Elevation	South-west	60	f22
Film 2/15	11/03/2015	Cart Shed: Exterior East Elevation	North-west	60	f22
Film 2/16	11/03/2015	Cart Shed Exterior: South Elevation	North	60	f22
Film 2/17	11/03/2015	Cart Shed Exterior: South and West Elevations	North	60	f22
Film 2/18	11/03/2015	Card Shed: Interior Ground Floor	South	15	f8
Film 2/19	11/03/2015	Card Shed: Interior Ground Floor	North	8	f8
Film 2/20	11/03/2015	Cart Shed: Exterior East Elevation Collapsed Upper Floor	West	60	f8
Film 2/21	11/03/2015	Cart Shed; Exterior Stairs to Granary	South-west	60	f11
Film 2/22	11/03/2015	Cart Shed: Exterior East Elevation Detail	West	60	f16
Film 2/23	11/03/2015	Cart Shed: Interior First Floor	South	60	f8 (flash)
Film 2/24	11/03/2015	Cart Shed: Interior First Floor	South	60	f8 (flash)
Film 2/25	11/03/2015	Cart Shed: Interior First Floor	South	60	f8 (flash)
Film 2/26	11/03/2015	Cart Shed: Interior First Floor	South-east	60	f8 (flash)



Film 2/27	11/03/2015	Cart Shed: Interior First Floor	South-west	60	f8 (flash)
Film 2/28	11/03/2015	Cart Shed: Interior First Floor	West	60	f8 (flash)
Film 2/29	11/03/2015	Cart Shed: Interior First Floor	West	60	f8 (flash)
Film 2/30	11/03/2015	Cart Shed: Interior First Floor	North-west	60	f8 (flash)

## Digital Shots

### Camera: Pentax WG-1 (14 Megapixel)

File	Date	Description	Facing
IMGP4788	18/02/2015	Barn and Store: Exterior	North-west
IMGP4789	18/02/2015	Store: Exterior South Elevation	North
IMGP4790	18/02/2015	Store: Exterior South and West Elevations	North-east
IMGP4791	18/02/2015	Store: Exterior West Elevation	South-east
IMGP4792	18/02/2015	Store: Exterior North and West Elevations	South-east
IMGP4793	18/02/2015	Store: Exterior North Elevation	South
IMGP4794	18/02/2015	Store: Exterior North Elevation	South
IMGP4795	18/02/2015	Store: Exterior East Elevation	South-west
IMGP4796	18/02/2015	Store: Exterior West Elevation Door	East
IMGP4797	18/02/2015	Store: Exterior West Elevation Door	East
IMGP4798	18/02/2015	Store: Interior	North
IMGP4799	18/02/2015	Store: Interior	South
IMGP4800	18/02/2015	Store: Interior	West
IMGP4801	18/02/2015	Store: Interior	East
IMGP4803	18/02/2015	Cart Shed: Exterior West Elevation	South-east
IMGP4804	18/02/2015	Cart Shed: Exterior North Elevation	South
IMGP4805	18/02/2015	Cart Shed: Exterior Rear of External Steps	East
IMGP4806	18/02/2015	Cart Shed: Exterior North and East Elevations	South-west
IMGP4807	18/02/2015	Cart Shed: Exterior East Elevation	South-west
IMGP4808	18/02/2015	Cart Shed: Exterior East Elevation	South-west
IMGP4809	18/02/2015	Cart Shed: Exterior East Elevation	North-west
IMGP4810	18/02/2015	Cart Shed Exterior: South Elevation	North
IMGP4811	18/02/2015	Cart Shed Exterior: South and West Elevations	North
IMGP4812	18/02/2015	Cart Shed Exterior: South and West Elevations	North
IMGP4813	18/02/2015	Card Shed: Interior Ground Floor	South
IMGP4814	18/02/2015	Card Shed: Interior Ground Floor	South
IMGP4815	18/02/2015	Card Shed: Interior Ground Floor	North-west
IMGP4816	18/02/2015	Card Shed: Interior Ground Floor	North
IMGP4817	18/02/2015	Cart Shed: Exterior East Elevation Collapsed	North
IMGP4818	18/02/2015	Cart Shed; Exterior Stairs to Granary	South-west
IMGP4819	18/02/2015	Cart Shed; Exterior Stairs to Granary	South-west
IMGP4820	18/02/2015	Cart Shed: Interior First Floor	South
IMGP4821	18/02/2015	Cart Shed: Interior First Floor	South
IMGP4822	18/02/2015	Cart Shed: Interior First Floor	South
IMGP4823	18/02/2015	Cart Shed: Interior First Floor	South
IMGP4824	18/02/2015	Cart Shed: Interior First Floor	West
IMGP4825	18/02/2015	Cart Shed: Interior First Floor	West
IMGP4826	18/02/2015	Cart Shed: Interior Ground Floor	East
IMGP4827	18/02/2015	Cart Shed: Interior Ground Floor	East
IMGP4828	18/02/2015	Cart Shed: Interior Ground Floor	South
IMGP4829	18/02/2015	Cart Shed: Interior First Floor	West
IMGP4830	18/02/2015	Cart Shed: Interior First Floor	South-west
IMGP4831	18/02/2015	Modern Sheds	West
IMGP4832	18/02/2015	Modern Sheds	West

IMGP4833	18/02/2015	Modern Sheds	South
IMGP4834	18/02/2015	Modern Sheds	East
IMGP4835	18/02/2015	Modern Sheds	South
IMGP4836	18/02/2015	Modern Sheds	South

