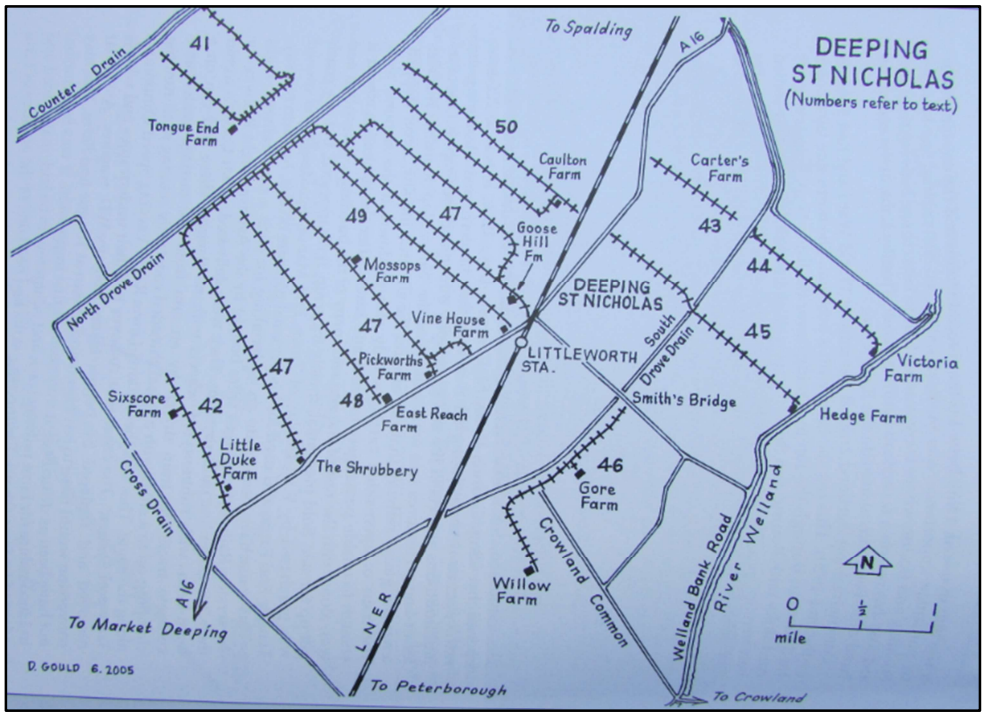
# HISTORIC BUILDING RECORDING




Shrubbery Farm, Main Road, Deeping St Nicholas, Spalding, Lincs, PE11 3DJ.

**Jonathan Biggadike** **March 2021**

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Front cover (figure 1) - Potato railway map of Deeping St Nicholas (source: Squires).

## 1.0 Project Details

| | |
|---|---|
| **Location:** | Shrubbery Farm, Main Road, Deeping St Nicholas, Spalding, Lincs, PE11 3DJ. |
| **National Grid Reference** (NGR): | 518224 313532. |
| **Planning Application Reference:** | H03-552-20. |
| **Listed Building Consent Reference**: | N/A. |
| **Local Planning Authority:** | South Holland District Council. |
| **Client:** | Mr P. Sainsbury & Ms. A. Mealing. |
| **Date of Survey:** | 4th March 2021. |

## 2.0 Introduction

2.1 Planning permission for the change of use, conversion & extension of existing barns and existing live/work unit to form a 5-bed dwelling was granted on 15th September 2020. Condition 3 of the consent requires the submission of a building recording. For ease of reference, the condition is given in full below.

*3 Prior to commencement of the development hereby approved, a full photographic building recording of the site shall be carried out which contains:*

*1 A general view or views of the building in its wider setting.*

*2 The building's external appearance.*

*3 The overall appearance of the principal rooms and circulation areas.*

*4 Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.*

*5 Any machinery or other plant, or evidence of its former existence.*

*6 Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret.*

*7 Any fixtures and fittings*

*8 Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site.*

*This photographic Building recording should also contain a written account which provides the precise location of the property as an address and in the form of a National Grid*

*Reference. A note of any statutory designations and the date of recording with the name(s) of the recorder(s) and the location of any archive material.*

*Prior to the development hereby approved, the photographic building recording report shall be submitted to and approved in writing by the Local Planning Authority and submitted to the Lincolnshire County Council Historic Environment Record for archiving within 3 months of completion.*

*Reason: To ensure that the heritage significance of the host property is properly recorded in its undeveloped state. This condition is imposed in accordance with Section 16 of the National Planning Policy Framework.*

## 3.0 Aims of the Project

3.1 The approved conversion and alterations to the range will lead to the loss or masking of some of the building's historic character, plan form and features. To mitigate for the loss of legibility and to provide an understanding of its chronological sequence of development, the aim of the project will be to identify, interpret and record significant evidence relating to its historic character and phased evolution.

3.2 The subsequent report will be placed in the public domain by its deposition with the SHDC and the Lincolnshire Historic Environment Record (HER).

## 4.0 Statement of Recording Standards

4.1 All work, which forms part of this project, will be undertaken in accordance with the relevant standards and guidance issued by the Institute for Archaeologists and Historic England. A key reference will be the English Heritage publication *Understanding Historic Buildings - a guide to good recording practice (2016).*

## 5.0 Scope of the Recording Exercise/Methodology

5.1 In essence, this will take the form of a Level 2 *'descriptive survey'* including a written assessment, drawn record and photographic survey. This will cover both the exterior and the interior, on a room-by-room basis. It will endeavour to record evidence of phasing and the location of historic features. Special attention will be given to areas where fabric is to be removed.

5.2 Additional on-line archive research will also be carried out. This will include the Historic Environment Record (HER), county trade directories, published county histories and map regression. Note that this report has been prepared during the Covid-19 restrictions and it has not been possible to visit local libraries or archives.

5.3 A full photographic record will be made comprising digital photographs in jpeg. This will include both general oblique shots and details of internal and external architectural features (both functional and structural) as well as the site and its setting.

5.4 Approved measured survey drawings produced by the project architect, are included within the appendices.

## 6.0 Personnel

6.1 All building recording work was undertaken by the author, an experienced conservation consultant and former conservation officer with over 20 years' experience of investigating and recording historic buildings in the East Midlands. He is a chartered landscape architect and an affiliate of the Institute of Historic Building Conservation. He has qualifications in Historic Building Conservation (Cambridge University) & Architectural History with distinction (Leicester University).

## 7.0 Site Location

7.1 Deeping St Nicholas is located 4 miles south-west of Spalding, in the middle of the Deeping Fen. It is a dispersed linear settlement which follows the high road from Market Deeping to Spalding. The Fen is a vast tract of land between the rivers Glen and Welland which is bounded by the higher silt lands to the north-east and the Fen-Upland edge to the west. It consists of almost 15,000 acres of mainly arable land and 71 acres of water. It also includes the hamlets of Tongue End and Hop Pole. In 1900 the village fell partly in Kesteven and the Ness wapentake, with the majority in the Holland division and the Elloe wapentake.

## 8.0 Archaeology & Historical Background

8.1 According to Brewers the name 'Deeping' is derived from the Old English *'deoping'* meaning deep or low place. St Nicholas is the dedication of the church.

8.2 The Fenland Survey carried out in the 1980s concluded that there had been significant prehistoric settlement in the area with Bronze Age barrows and Iron Age salt making to the east of the fen. There was also limited evidence of Roman settlement by the 3rd century. The Baston Outgang dates from this period and was a gravelled cord wood causeway which linked Deeping and Spalding. It continued in use until at least the 12th century.

8.3 Due to flooding the area seems to have been uninhabited for several centuries between the Saxon and mediaeval periods. The first modern effort to reclaim the fen and manage the floodwaters was started in 1603 by Thomas Lovell. Although it was not until the 1665 Act, granted to the *Adventurers of Deeping Fen,* to erect a bank on the east of the river Welland, from Peakirk to Spalding, that there was any lasting success. It is thought,

however, that the origins of the bank are much earlier. In 1757 the road along the top became the first turnpike road in the Lincolnshire Fens (Wright).

8.4 The Steam engines were installed in 1825 at the Pode Hole pumping station where the North and South drove drains converge. The water was then channelled along the Vernatts drain into the Welland, near Surfleet Seas End, and out into the Wash. These engines were once the largest installation the Fens and continued to operate for a hundred years. This allowed for the agricultural improvement and dispersed settlement which led directly to the creation of the village.

8.5 In 1763 the Littleworth Turnpike Trust Was established to maintain the high road between Spalding and Deeping St James. The toll bars were possibly the last to close in the area, surviving until November 1878. The route survives as the modern-day trunk road, the A1175.

8.6 The Noble Gazetteer of 1833 states that this *'extra-parochial district had a population of 448. There is no church in the district, which consists of a tract of enclosed from the fens belonging to several parishes, partly in the hands of several adventurers the draining, and partly held by persons who are free from drainage expenses by the nature of their tenure; all the land is free from every other charge of assignment, and from land-taxes and ecclesiastical demands. This large tract of land is drained by two engines, recently erected'* (at Pode Hole).

8.7 Rawnsley in his *Highways & Byways in Lincolnshire* describes *'the road for the next 10 miles over Deeping Fen as uninteresting as a road can be'.* He goes on to say that *'in Deeping Fen between Bourne, Spalding, Crowland and Market Deeping there is about 50 square miles of fine flat land'.*

8.8 Pevsner describes keeping St Nicholas as *'a large fen village, endlessly strung out along the main road. No feeling of a village centre. Only by the 1840s was the land sufficiently well drained for the building of the church'.*

8.9 Kelly's Lincolnshire Directory of 1900 describes it as *'an extensive village and parish, originally formed in 1846, and reformed under the Act 19 and 20 Victoria c. 65 (1856) and divided into North, Middle and East townships. The church of St Nicholas was built in 1845 and was designed by the architect, Mr Charles Kirk of Sleaford. The church was endowed with funds bequeathed by William and Nicholas Clark Stevenson'*. The church cost £9000 and opened in 1846. The ecclesial ecclesiastical parish was designated in the same year and in 1856 became a civil parish

8.10 Mixed board schools were built at Deeping High Bank (East township), Littleworth and Tongue End (north township) in 1876.

8.11 The railways arrived by the 1840s.There was a station called Littleworth on the East Lincolnshire Branch of the Great Northern Railway. In addition to this, there was the Counter Drain station on the Bourne and Spalding branch, near Tongue End.

8.12 The Fenland Survey concluded that the modern settlement pattern is of dispersed farmsteads and a post mediaeval rectilinear landscape. During the latter part of the 20th century, and continuing to the present, has seen substantial speculative housebuilding.

## 9.0 Historic Mapping

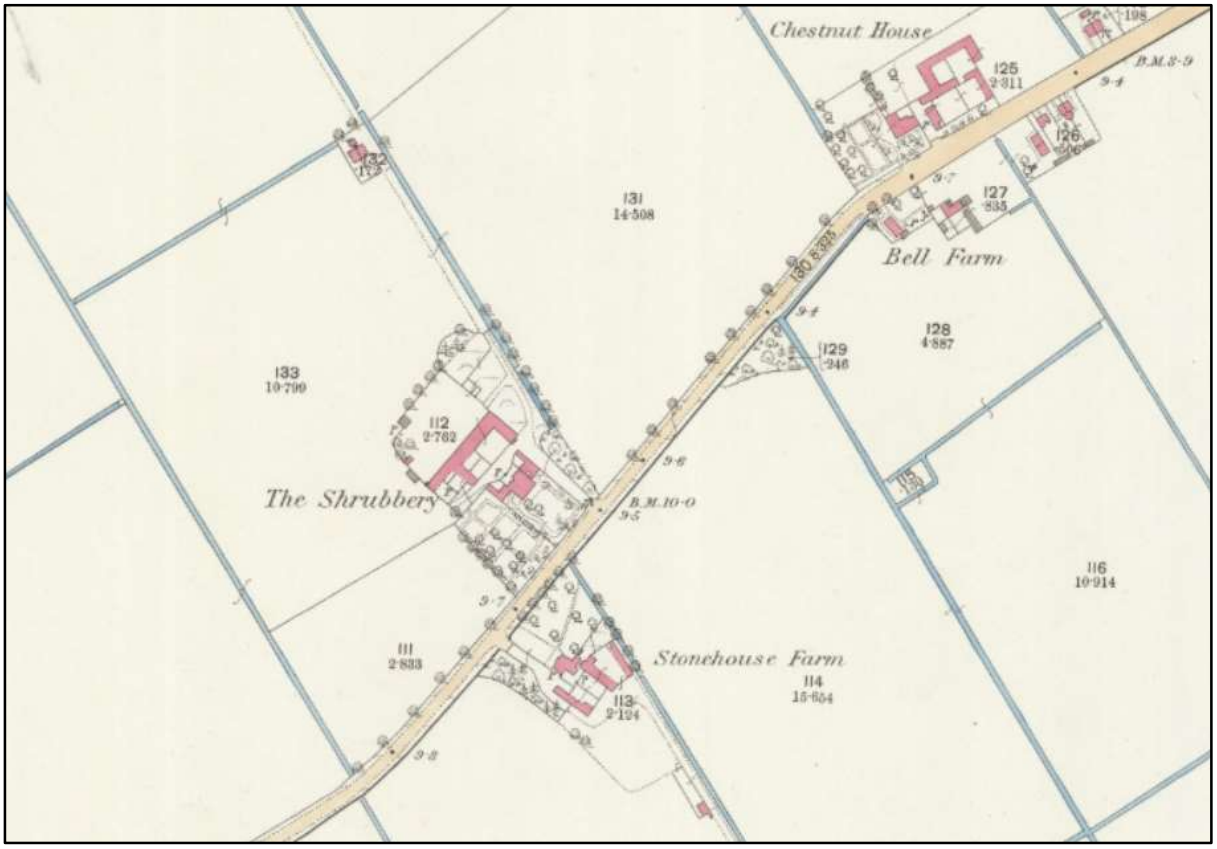



**Figure 2- Extract from 1888 Ordnance Survey (25 inch to 1 mile).**

9.1 The first map in the sequence is recognisable with the farmhouse and adjoining wings and the 'F'- shaped footprint of the ancillary farm buildings to the north-west. The curtilage is well treed and the formal paths of the shrub garden can be seen to the south of the house. The fold yards (or animal enclosures within the crew yard) relating to Buildings E, F and A are clearly shown.

9.2 Given its proximity to the threshing barn, field number 112 is likely to have been a stack yard that may have become another animal enclosure for buildings B and D. Three smaller buildings can be seen relating to this space which are no longer extant.

9.3 Interestingly, at the northern end of field 113 are a pair of semi-detached cottages, which presumably housed farm workers, well out of sight of the big house. These were not shown on the 1975 OS edition.

9.4 The second map in the sequence provides less detail but, in actual fact, is little changed from the preceding edition.

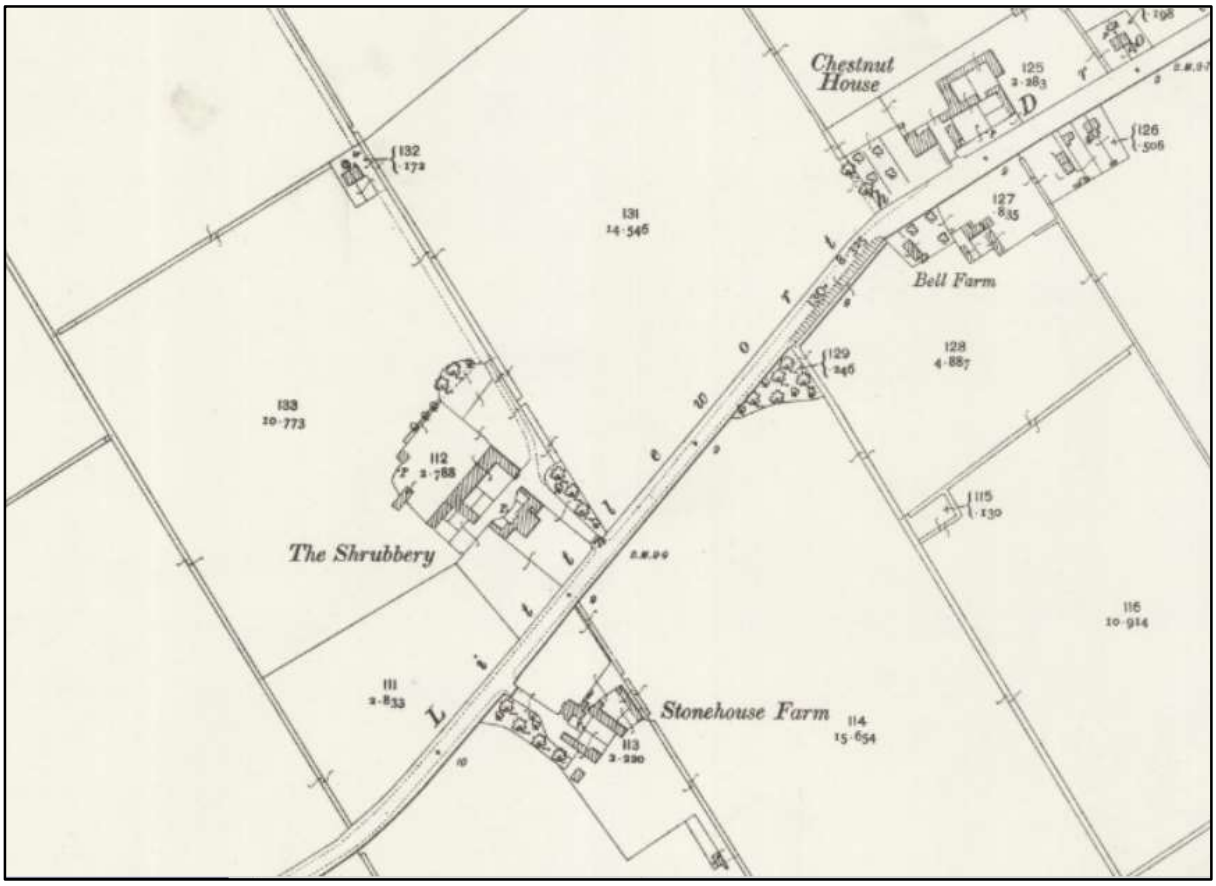



**Figure 3 - Extract from 1904 Ordnance Survey (25 inch to 1 mile).**

## 10.0 Building Description

10.1 For ease of reference, it is proposed to use the same references (A to F) for each phase of building, as used the Structural Inspection Report and Design & Access Statement. The key plan is provided below.

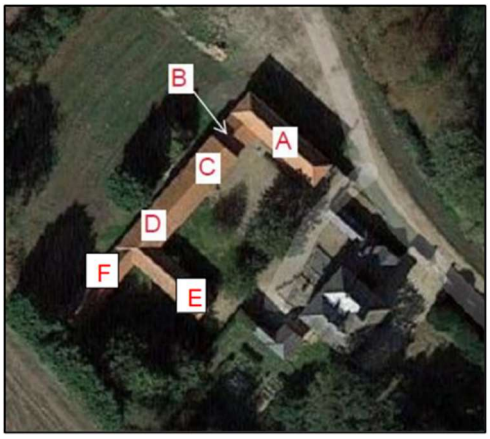



**Figure 4 – Key Plan for Building Phases.**

10.2 The Structural Inspection Report suggests that the farmhouse (The Shrubbery) dates from circa 1830 and that the ancillary farm buildings are contemporary with this. The report goes on to detail the alterations which have been carried out more recently, as confirmed by the current owners. This includes the substantial rebuilding and alteration of Building F by a local builder prior to 2002. The roof tiles to Buildings A to F were also replaced in 2002. Building C had been used as a car workshop prior to this date. Building A was refurbished in 2004 and is currently used as living accommodation (See planning application reference number H03-0477-03). This part of the building had previously been used as a workshop. Building D had localised repairs to the roof structure and the brick piers were rebuilt.

**Building A**

10.3 This two-storey redbrick building is built up off a coursed rubble stone plinth, approximately 470 mm high. The top of arched brick foundations can be seen just above ground level. It is estimated that there are 8 similar arches along each flank. It may be that these arches transfer the wall loading to a lower foundation level.

10 .4 The external walls are solid masonry, built in a monk bond (3 stretches to 1 header). The bricks are locally made red clays. The average dimensions are 235 mm long by 73 mm deep by 110 mm wide with 10 mm flush joints. The eaves are corbelled with 2 courses of brick. There are modern plastic rainwater goods on rise and fall brackets.

10.5 The courtyard elevation has a pair of doorways with segmental arches built using bull nosed bricks on each intrados and door jambs. This treatment, and the width of these doors, may suggest that this part of the interior had previously been used as a milking parlour.

10.6 The smaller doors and window openings have flat voussoir arches. The extant pintles suggest stable doors. The external brick staircase provided direct access to a hayloft or granary. It is built in matching brick with Yorkstone treads. The metal railings are comparatively modern. The doorway adjacent to the landing has been infilled and dressed

with vertically hung roof slates. An interesting feature is the small opening at ground level which is likely to have provided access to a dog kennel. Given the limited size, this is likely to have been for a terrier for ratting.

10.7 Building A has a dual-pitched timber roof with hipped ends. It is covered with red clay Roman tiles. The original covering for all of the farm buildings is likely to have been locally made red clay pantiles. As mentioned in the Structural Inspection Report some of the existing roof structure is visible from the internal first floor level and is formed by a series of king post trusses spanning transversely along with purlins and rafters. All timber members appear to be formed from hardwood.

10.8 At the first-floor level large hardwood tie beams are visible below the plasterboard ceiling line. It is assumed that these are principal beams spanned by secondary timber joists.

10.9 The rear flank wall is similarly constructed but as would be expected has fewer openings. There is a sequence of small window openings at first floor level, complete with flat voussoir arches. The existing windows are top hung with pegged frames, a vertical glazing bar and hardwood sills. These are likely to date from the middle of the 20th century.

10.10 Other notable features on this elevation include the large stone block quoins to the left-hand side and the sequence of 8 brick arches to foundation level. There is also a cast-iron downpipe and hopper.

10.11 The North East gable also has a pair of infilled doors which have been dressed with natural slate.

10.12 As mentioned previously, this building was converted to a live/ work unit. All of the windows and doors fitted to the original openings on the courtyard elevation are timber.

**Building B**

10.13 This open sided two bay building with a dirt floor is likely to have been an animal shelter. It is currently used for domestic storage, including salvaged building materials and an oil tank.

10.14 The rear wall is built in local red brick in Monk bond and the pier to the right-hand side is cut into the corner of the earlier building (note the butt joint in figure 18). The freestanding pier is built in a contrasting gault yellow bullnosed brick. The ‘built-in’ pier to the right-hand side has a chamfered edge. The brick dimensions vary between 230-35 mm long by 110 to 115 mm wide with 10 mm joints. The visible stone plinth of Building A can be seen within the bay and is approximately 800 mm high.

10.15 Building B has a dual-pitched roof, covered with clay Roman tiles. The existing roof is formed from a central king post truss spanning in the north-south plane with clasped purlins. The paired rafters span from wall plate to purlin and on to ridge level. All timber members appear to be formed from hardwood.

10.16 Aligned with the truss is a stall partition, constructed using 85 x 73 mm posts at 980 mm centres and 225 mm deep by 18 mm thick horizontal boards. At truss level the remnants of a riven lath and thick lime plaster screen can be seen.

**Building C**

10.17 This former threshing barn is a two-storey structure in local red clay brick with a dual-pitched roof covered with clay Roman tiles. It is a solid masonry construction built in English bond (alternating courses of stretchers and headers).

10.18 The key characteristic of this building type are the opposing high doors which historically would have enabled a loaded cart to enter, unload and leave without having to reverse. Each of the openings is still legible, although the doors to the courtyard elevation have been shortened to correspond to the short flight of steps which have been added. Similarly those to the opposite flank wall have been cut to fit around the addition of the potato railway ramp and platform. This is primarily a concrete construction with a brick retaining wall with a chamfered blue engineering brick capping. The brick arch detail with a keystone is intact on both openings. There are also stones positioned to support hinges for the large plank doors.

10.19 The existing ledged timber plank doors may not be original but are of significant age, each with large heavy duty hand wrought strap hinges. These may not be dissimilar from the originals.

10.20 The smaller doors at each end of the courtyard elevation are not a typical feature of this building type which suggests that they may be a later insertion, post-dating its use as a threshing barn. The number and arrangement of stone blocks to each (for pintles) may suggest their subsequent use as stabling. Each has been infilled with matching brickwork internally and the height of the opening reduced on the exterior view.

10.21 Two or three courses have been rebuilt at the eaves level on the courtyard elevation. The rainwater goods have rise and fall brackets.

10.22 The building has six timber trusses with angled struts and iron tension rods which align with internal brick piers. There are clasped purlins and timber rafters. The roof has a layer of sarking felt in place, above the rafters.

10.23 There is a partial first floor at the western end of the building supported on timber joists with timber noggins. This is a relatively modern replacement of the original which makes use of a painted steel joist supported by a railway sleeper. The lower floor is used as a workshop and is enclosed by a modern stud work partition.

10.24 The presence of sockets in the internal face of the flank walls at the other end of the barn show that there was also a floor in this stead. The openings are approximately 80 mm wide by 185 mm deep and are at 380 mm centres.

10.24 There are ventilation slits on each of the flank walls. The external dimensions of these are 80 mm wide by 310 mm high. As can be seen in figure 32, the openings are wider internally, measuring 215 mm wide by 310 mm deep.

10.25 The ground floor is formed from a concrete ground bearing slab, apart from the central portion, close to the main doors. This section has timber boarding present at floor level covering an inspection pit that was used previously as part of a car workshop. There is still a galvanised security shutter inside the doors on the north western elevation.

10.26 There is a plain iron stove located adjacent to the roller shutter.

10.27 There are steel pattress plates visible on the outside of the northern and southern elevations but these do not run through the building to tie the elevations together.

10.28 There is a cast-iron downpipe and hopper to the left-hand side of the courtyard elevation.

10.29 There are 2 crudely inserted windows at 1st floor level on the north western elevation complete with soldier arches

**Building D**

10.30 This is a 3-bay open-sided animal shelter with a dirt floor and brick flank wall to the rear. It has a dual pitched clay Roman tile roof with one hipped end. The open bays are on the north-east elevation.

10.31 Inside the masonry is painted black to approximately 1 m high with (white) distemper above. In the rear flank wall is a ledged plank door leading into Building E complete with 2 steps and both long and short, heavy duty strap hinges

10.32 The existing roof structure is formed from two king post trusses complete with purlins and internal tension rods. The roof is supported by the flank wall and two rebuilt bullnosed brick piers. Note the reveals at each end have chamfered bricks.

10.33 There are recent localised repairs to each of the trusses, with the replacement of large members including a purlin.

10.34 There is a band of stone above ground level visible on the southern elevation. Above this is a solid brick wall. Below the stone, the top of brickwork arches are visible. These again may be arches that transfer the wall loading to a lower (possibly piled?) foundation level. There is evidence of historical localised repointing to this wall.

10.35 From within the shelter, it is possible to see the large loft door in the southern gable of Building C. It is a simple plank door with a pair of wrought iron strap hinges.

**Building E**

10.36 This is an open-sided animal shelter with a brick gable and rear flank wall. has a dual-pitched roof and is covered with clay Roman tiles. There is a hip at the southern gable. It has

6 bays and, together with the adjoining brick wall, would have formed a fold yard or crew yard. There is a 315mm wide brick wall which divides the 6 bays into threes. It has the rough outline of a door opening. The 3 bays closest to Building D have a modern brick plinth wall and slender steel stanchions instead of brick piers.

10.37 The south-west elevation of this building has 5 openings with flat voussoir arches. These measure 900 mm high by 960 mm wide. 4 have been infilled with commons and one in matching brick. The brick dimensions are 250 mm long by 70 mm deep by 105 mm wide with up to 15 mm joints laid in a monk bond. At low-level there are 7 brick arches.

10.38 On this wall there are remnants of cast-iron rainwater goods on rise and fall brackets including a decorative hopper and a downpipe. The adjoining crew yard wall is 1.6 m high with a half round brick capping. The brick bond is a variation of Flemish garden wall bond with 5 stretchers and one header.

10.39 The existing timber roof structure is formed from four king post trusses with large section purlins. The trusses are supported on the wall to the west by two isolated brick piers and two steel columns made from PFC profiles. There are four eaves beams supporting the roof along the eastern elevation.

10.40 Of interest within the southernmost 3 bays is a timber manger which is approximately 835 mm wide, 1250mm high and approximately 400mm deep. It is supported on timber legs (75 mm x 120 mm in section) and fixed with iron straps. There are 5 legs for the manger which extends the whole width of the 3 bays. The side and bottom of the trough are formed from 65 mm thick planks. The side has 2 planks, the top member being 180 mm deep and the lower 230 mm. The base is supported by joists which are 150 mm deep by 55 mm wide which join the supporting legs.

**Building F**

10.41 This building was reconstructed on the original footprint over eighteen years ago. The rear flank wall has been rebuilt using reclaimed bricks for the outer leaf with an inner leaf of concrete blockwork. The brick bond is five stretchers to one header. The brick dimensions are 235-245 mm long by 78 mm deep by 110-120 mm wide. Some of the joints are up to 20 mm deep. There is a modern doorway on the rear flank wall with a soldier arch above.

10.42 The dual-pitched roof is modern and covered with clay Roman tiles. It has a gable wall at the western end and intersects with Building D at the eastern end to form a valley in the roof. The existing timber roof structure is formed from a series of trusses spanning in the north-south plane. The purlins span between the trusses and on to adjacent blockwork walls. The rafters span from wall plate level to the purlins and on to ridge level. All members appear to be formed from softwood. The roof has a layer of felt above the rafters.

10.43 The southern elevation has two window openings, two door openings and two arches. All are built in reclaimed brick but are clearly modern.

10.44 There are three dividing blockwork walls 100mm wide that subdivide Building F transversely. This building has a shallow strip footing foundation which was visible along the northern elevation.

10.45 Adjoining this building is a crew yard wall in matching red brick which has been partially rebuilt. There is a modern field gate and then a short section which joins the garden wall to The Shrubbery garden wall at 90°. This lower section of crew yard wall here is historic and is built in a monk bond with a round brick capping. This aligns with the enclosure shown on the historic Ordnance Survey maps, forming a second crew yard.

## 11.0 Photographic Survey



**Figure 5 – Building A, courtyard/ south-west elevation.**



**Figure 6 - Building A, pair of bull nosed brick arches.**



**Figure 7 - Building A, close-up of doorway showing original pintles.**



**Figure 8 - Building A, Southeast gable (note external staircase with integral dog kennel).**



**Figure 9 - Building A, Southeast gable above boundary wall.**



**Figure 10 - Building A, North-east flank wall.**



**Figure 11 - Building A, North East flank wall.**



**Figure 12 - North West elevation of Buildings A & B.**



**Figure 13 – Building B as above.**



**Figure 14 - Remnants of partition between the bays in Building B**



**Figure 15 - Roof structure to Building B**



**Figure 16 - Building B As above. Note 'pitching hole' to Building C.**



**Figure 17 - Building B, bullnosed brick pier in gault brick.**

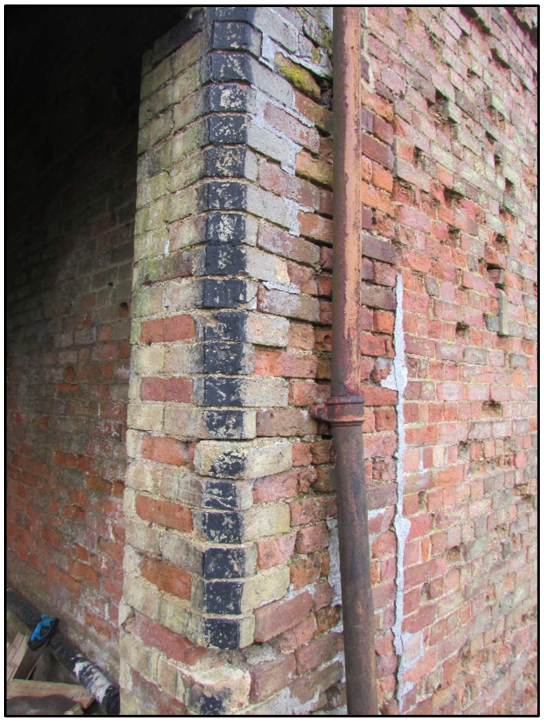


**Figure 18 - Building B, chamfered brick pier.**



**Figure 19 - Building B, Reverse (SW) view of partition.**



**Figure 20 - Building B, Lower section of the above.**



**Figure 21 - South East elevation of Building C.**



**Figure 22 - North West elevation of Building C.**



**Figure 23 - Building C Close up of potato railway platform.**



**Figure 24 – North West elevations of Buildings A, B & C**



**Figure 25 - Note butt joint between Buildings B & C.**



**Figure 26 - Roof structure to Building C.**



**Figure 27 - Close-up of the loft door in the north-eastern gable of Building C.**



**Figure 28 - Partially infilled door to LHS of the Courtyard elevation of Building C.**



**Figure 29 - Remodelled threshing barn door to Courtyard elevation of Building C.**



**Figure 30 - Infilled doorway to right-hand side of the courtyard elevation to Building C.**



**Figure 31 - Building C, interior of flank wall to courtyard.**



**Figure 32 - Building C, interior view of infilled ventilation slit.**

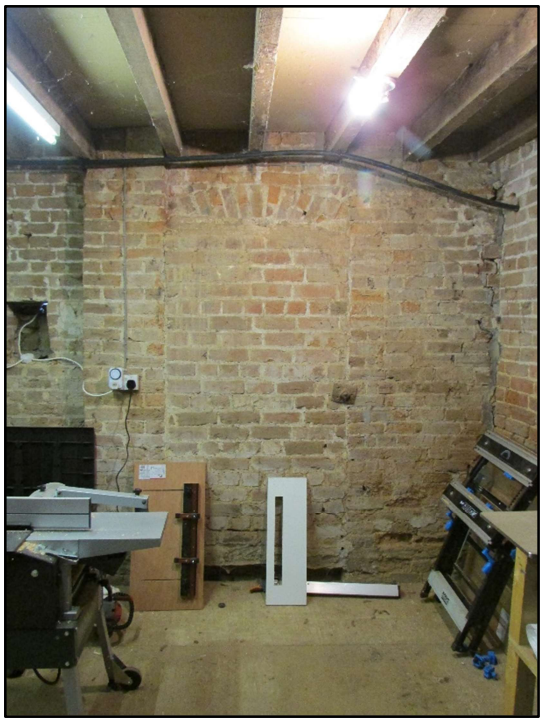


**Figure 33 - Infilled doorway to courtyard elevation of Building C.**



**Figure 34 - Modern floor at the southern end of Building C.**



**Figure 35 - Building C & Potato railway platform.**



**Figure 36 - Barn door to North West elevation of Building C.**



**Figure 37 - Stove adjacent to North-west flank wall of Building C.**



**Figure 38 – North-west elevation of Building D.**



**Figure 39 - Building D oblique view of the above.**



**Figure 40 - Butt joint between Buildings C and D.**

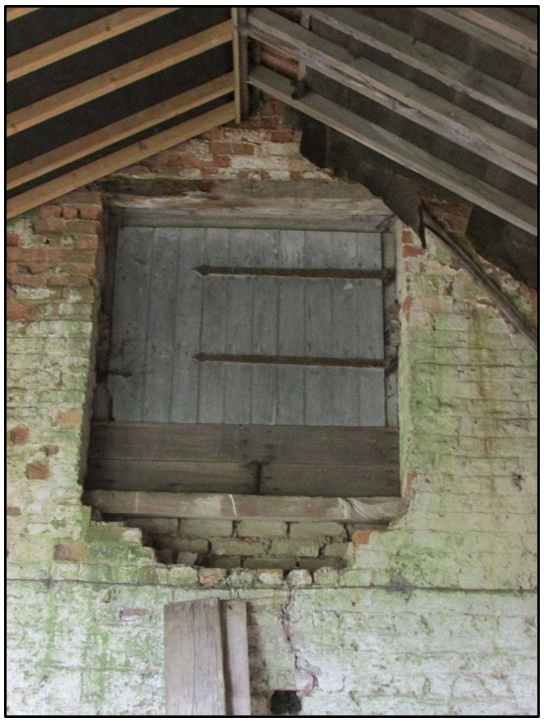


**Figure 41 - Loft door to southern end of Building D.**



**Figure 42 - Roof structure to Building D.**



**Figure 43 - Building D, reverse view of the above. Note door to Building C.**



**Figure 44 - Building D, valley detail to Building C.**



**Figure 45 - Building D, junction with the roof to Building F.**



**Figure 46 - Building D.**



**Figure 47 - Building D, door into building F.**



**Figure 48 - Building D, latch detail.**



**Figure 49 - Building D, base of door above foundation arch.**



**Figure 50 - South-west elevation of Building E.**



**Figure 51 – South-east gable of Building E.**



**Figure 52 - North-east elevation of Building E.**



**Figure 53 - Building E Close up of the above.**



**Figure 54 - Building E, close up of rainwater goods on South-west gable.**



**Figure 55 - Building E As above cast-iron hopper.**



**Figure 56 - North West elevation of crew yard wall. Note the rear of The Shrubbery beyond Building E.**



**Figure 57 - Crew yard wall as above looking toward Building E.**



**Figure 58 - Timber manger in Building E.**



**Figure 59 - Roof structure and South-east gable to Building E.**



**Figure 60 - Brick piers to Building E.**



**Figure 61 - Building E, door into Building D.**



**Figure 62 - Internal partition to Building E.**



**Figure 63 - Rear flank wall to Building E**

## 12.0 Discussion

12.1 The Shrubbery is a comparatively plain but elegant late Georgian farmhouse. It is built of gault brick and has a low pitched, slate roof. There are later, single storey wings to each side which would have contained ancillary storage and possibly stables. It is a comparatively substantial and high-status farmhouse for the area.

12.2 The oldest building within the range is the threshing barn (Building C). It is contemporary with the house and is a very late example of the type which became redundant with the increasing use of steam powered threshing machines. The 2nd phase (Building A) is more typical of a mid-19th-century Lincolnshire farm building, containing stables and milking parlour at ground floor with a hayloft or granary above (or even accommodation for farm labourers or carters).

12.3 The open-sided shelters D, E and F are all subsequent additions and illustrate the development of a planned, but phased, farmstead. The infill, which forms Building B, is likely to have been the first and the original version of F being the last.

12.4 As is common with many agricultural buildings the uses change over time and the potato railway platform adjoining the former threshing barn is clear evidence of this. W. Dennis & Sons farmed over 2000 acres in Deeping Fen. By 1910 they had installed a narrow gauge (2 feet) light railway around their farms which served amongst others The Shrubbery (see figure 1). At first it extended to 11 miles in length and joined the station at Littleworth. The brick potato warehouse adjacent the level crossing is still extant. Contemporary press clippings suggest that it may have actually extended to a total of 20 miles. According to Squires The Shrubbery line is the first to close in 1930.

## 13.0 Conclusion

13.1 The farmhouse and its ancillary farm buildings are a good and relatively complete example of a dispersed farmstead and the changing agricultural methods seen during the Georgian and Victorian period in the Lincolnshire fens. The grouping of the farm buildings just to the north of the house is a typical arrangement, once common in the district.

13.2 The house is built in gault brick and has a more Regency feel. It is therefore not typical of farmhouses in the Holland Fens. None the less it is a relatively high-status and quite unique building.

13.3 Despite the obvious changes and limited rebuilding of the farmstead, its evidential and historical significance is high. Whilst it may not satisfy the strict criteria for statutory designation it should clearly be considered as a non-designated heritage asset and merits inclusion on any buildings of local interest list.

Jonathan Biggadike

Principal

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Maps

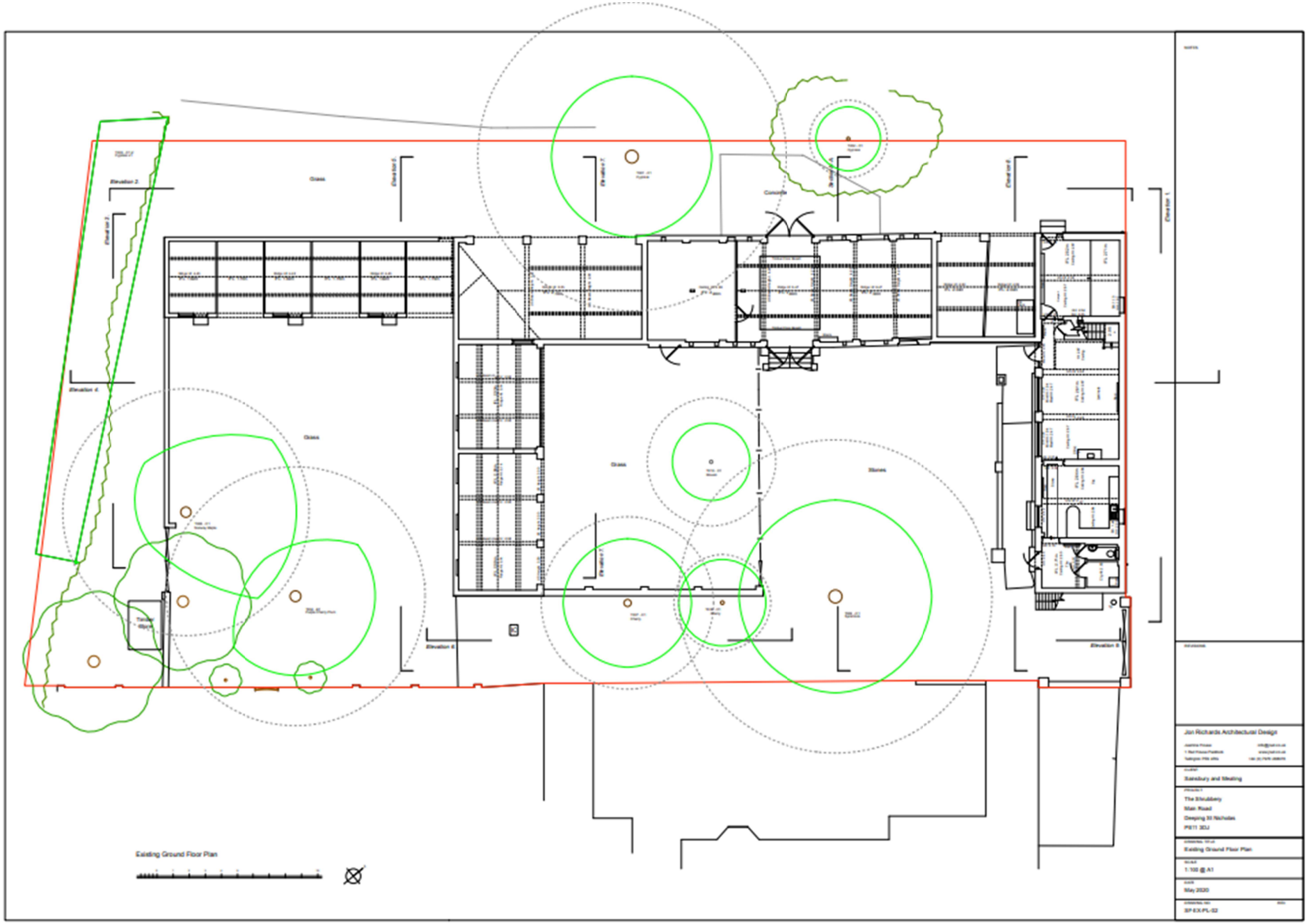
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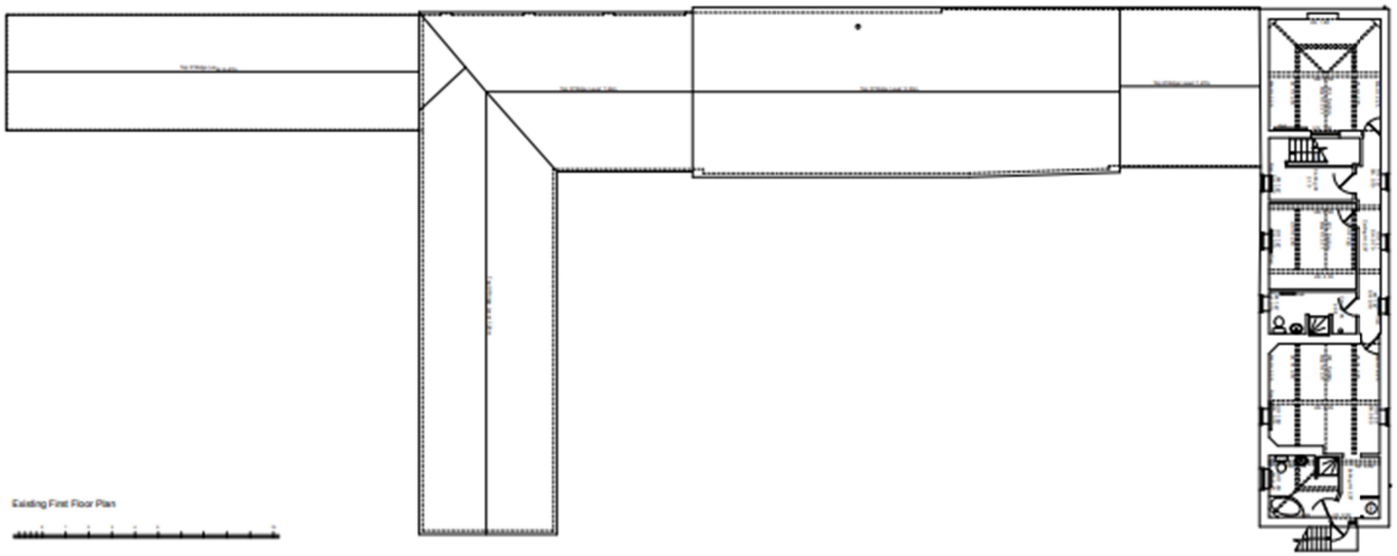
Lincolnshire CXLVII.7 (Deeping St Nicholas; Market Deeping)
Revised: 1902, Published: 1904.

Websites

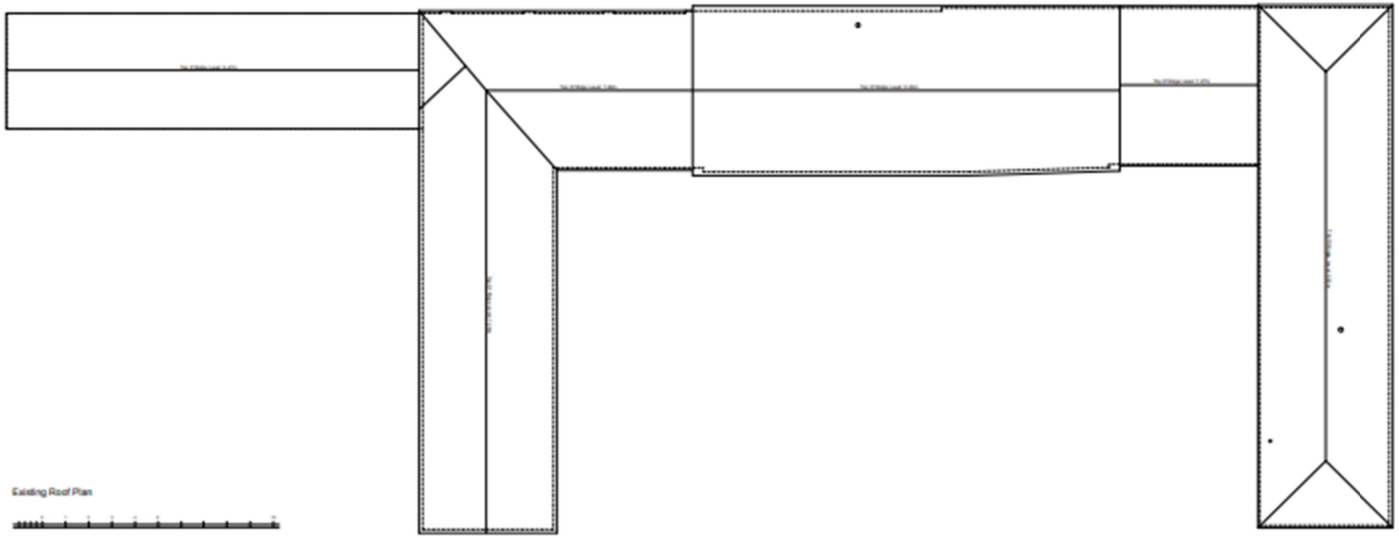
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|---|---|
| South Holland District Council | www.sholland.gov.uk |
| A Vision of Britain Through Time | www.visionofbritain.org.uk/place |
| Heritage Gateway | www.heritagegateway.org.uk/ |
| Historic England | www.historicengland.org.uk |
| National Archives | www.discovery@nationalarchives.gov.uk |
| Lincs to the Past | https://www.lincstothepast.com |

## APPENDICES


Elevation 1
Elevation 2
Elevation 3
Elevation 4
Elevation 5
Elevation 6
Elevation 7
Elevation 8
Elevation 9
Grass
Concrete
Stones
Existing Ground Floor Plan
Jon Richards Architectural Design
Salisbury and Meating
The Shrubbery
Main Road
Deeping St Nicholas
PE11 3DJ
Existing Ground Floor Plan
1:100 @ A1
May 2020
SP-EX-PL-02



Existing First Floor Plan



Existing Roof Plan

Jon Richards Architectural Design

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Tadcaster LS24 9RU

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CLIENT
Sainsbury and Mealing

PROJECT
The Shrubbery
Main Road
Deeping St Nicholas
PE11 3DJ

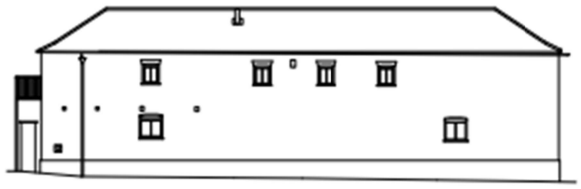
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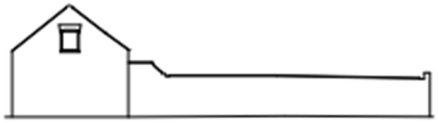
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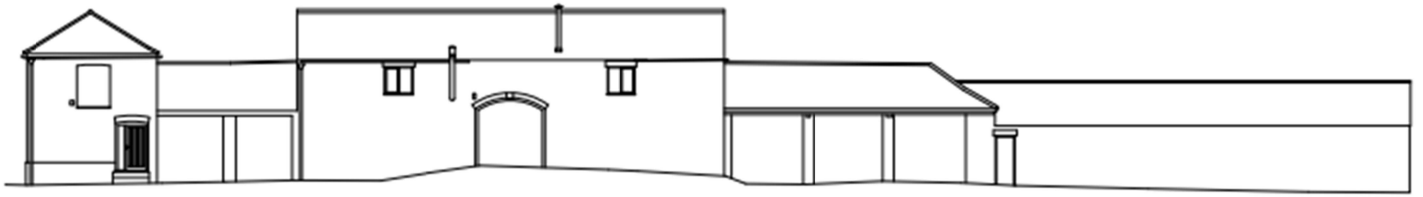
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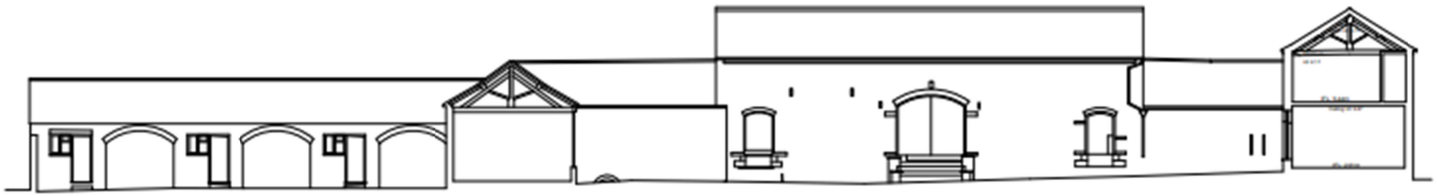
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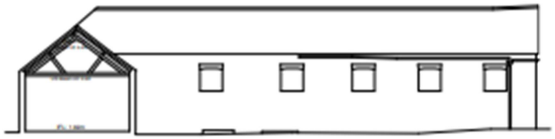
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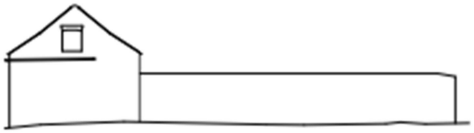
Elevation 3.



Elevation 4.



Elevation 5.



Elevation 6.



Elevation 9.



Datum: 1.00m
Elevation 7.



Elevation 8.



Section A-A.

Jon Richards Architectural Design

Jasmine House
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Tattingstone IP9 0PU

07538 [illegible]
[illegible]
[illegible]

Job title

Sainsbury and Meeting

Site address

The Shrubbery
Main Road
Dowsing St Nicholas
PE11 3DJ

Drawing title

Existing Elevations and Sections

Scale

1:100 @ A1

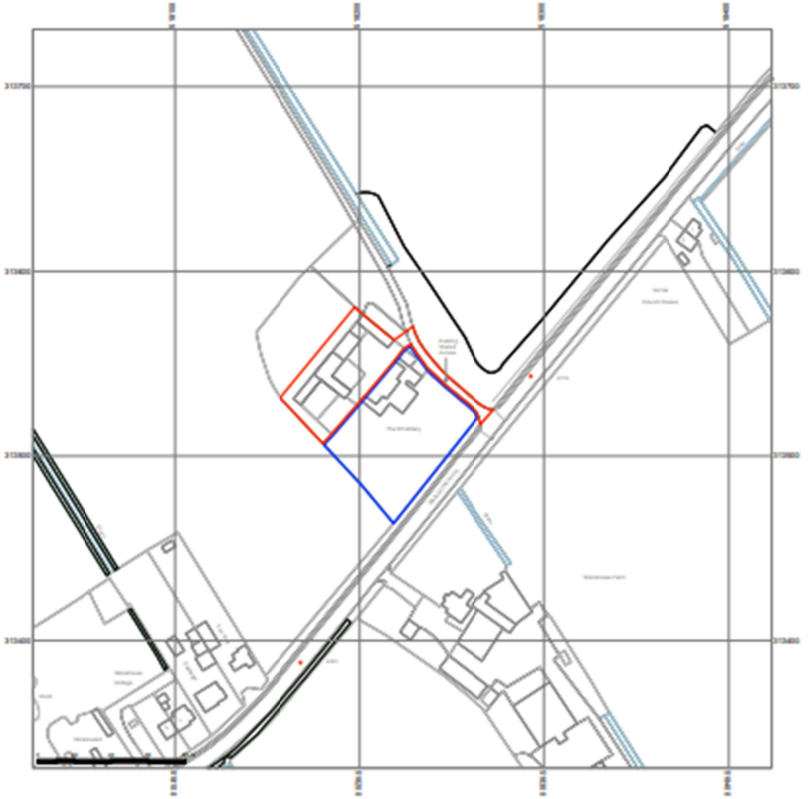
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Rev.

3F-E0-PL-04




Site Location Plan 1:1250

Jon Richards Architectural Design

Client
Sainsbury and Mealing

Project
The Shrubbery
Main Road
Deeping St Nicholas
PE11 3DJ

Drawing Title
Site Location Plan

Scale
1:1250 @ A1

Date
July 2020

Drawing No. | Rev
SP-E3-PL-05


The Shrubbery
Existing Site Plan

# Lincolnshire HER

If you have any comments or new information about this record, please email us.

**Name:** The Shrubbery, Deeping St. Nicholas
**HER Number:** 26987
**Type of record:** Building

**Summary**

The Shrubbery, Deeping St. Nicholas

**Grid Reference:** TF 181 135
**Map Sheet:** TF11SE
**Parish:** DEEPING ST NICHOLAS, SOUTH HOLLAND, LINCOLNSHIRE

**Full description**

The Shrubbery, Deeping St. Nicholas. Partially extant 19th century farmstead. Regular courtyard of F plan. The farmhouse is detached from the main working complex. There has been a partial loss (less than 50%) of traditional buildings. Isolated location. {1}

<1> **English Heritage**, 2015, *English Heritage Farmsteads Project, 9729* (Digital Archive). SLI15702.

**Monument Types**

FARMSTEAD (Post Medieval to Modern - 1800 AD? to 2050 AD)

**Sources and further reading**

<1> Digital Archive: English Heritage. 2015. English Heritage Farmsteads Project. 9729.

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