

**PANTON HOUSE BARN
HEDGEFIELD HURN
SPALDING
LINCOLNSHIRE**

**WRITTEN SCHEME OF INVESTIGATION
FOR
HISTORIC BUILDING RECORDING**

**Planning Application No: H08-0967-16
Grid Reference: TF 22085 29593
Accession No. LCNCC: 2019.105**

**PREPARED FOR
TAC ARCHITECTS**

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The Old School,
Cameron St, Heckington,
Sleaford, Lincs
NG34 9RW

T: 01529 461618

E: info@apsarchaeology.co.uk

W: www.apsarchaeology.co.uk



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TABLE OF CONTENTS

1	SUMMARY	1
2	INTRODUCTION	1
3	SITE LOCATION	1
4	PLANNING BACKGROUND	2
5	AIMS AND OBJECTIVES	2
6	BUILDING RECORDING	2
7	SITE OPERATIONS	3
8	REPORTING.....	3
9	REPORT DEPOSITION.....	4
10	ARCHIVE	4
11	PUBLICATION.....	4
12	CURATORIAL RESPONSIBILITY.....	4
13	VARIATIONS AND CONTINGENCIES.....	4
14	PROGRAMME OF WORKS AND STAFFING LEVELS.....	5
15	INSURANCES.....	5
16	COPYRIGHT.....	5
17	BIBLIOGRAPHY.....	6

1 SUMMARY

- 1.1 *A programme of historic building recording is required prior to the proposed change of use and alterations of agricultural building to one dwelling at Panton House Barns, Hedgefield Hurn, Gosberton, Spalding, Lincolnshire*
- 1.2 *Panton House is a Grade II Listed Building. The associated complex of farm buildings are present on the site on the 1888 1st edition Ordnance Survey Map of the area. Some of the complex appears to have been demolished and superseded by more modern agricultural buildings.*
- 1.3 *Planning permission was granted for the change of use and conversion of agricultural buildings into a single dwelling provided a scheme of archaeological works is undertaken prior to any demolition or rebuilding of the structure. The structure, ground plan, external elevations and internal details will be recorded in writing, graphically and photographically.*
- 1.4 *On completion of the fieldwork a report will be prepared detailing the results of the investigation. The report will consist of a narrative supported by illustrations and photographs.*

2 INTRODUCTION

- 2.1 This document comprises a written scheme of investigation for historic building recording prior to the change of use and conversion of agricultural buildings into residential dwelling at Panton House Barns, Hedgefield Hurn, Spalding, Lincolnshire.
- 2.2 This document contains the following parts:
 - 2.2.1 Overview.
 - 2.2.2 Stages of work and methodologies.
 - 2.2.3 Programme of works and staffing structure of the project

3 SITE LOCATION AND HISTORIC BACKGROUND

- 3.1 Gosberton is a village and civil parish in the South Holland District of Lincolnshire. The site lies to the south in the Risegate area and is located some 2.7km southwest of the village of Gosberton and some 7km to the north of the centre of Spalding. Panton House Barns lie on level ground on the northeast side of Hedgefield Hurn at approximately 5m AOD at National Grid Reference TF 22085 29593.
- 3.2 Panton House is a Grade II Listed Building (List Entry Number: 1359289) (and is described thus "House. c.1830. Red brick in Flemish bond, stucco dressings, slate roof, stone coped gables. 2 gable stacks. L-plan. 2 storey, 3 bay front with central double panelled doors and verlight, panelled reveals, plain pilastered doorcase, flanked by single margin light sashes. To first floor 3 similar windows. All windows

have splayed stucco lintels". The historic agricultural buildings lie within the curtilage of this farmhouse.

The 1st edition 25" Ordnance Survey map shows that a complex of farm buildings surrounded a north facing crew yard to the north of the farmhouse.

- 3.3 Subsequent mapping shows little change. By 1932 the buildings are mostly in the same general form as depicted on the 1:2500 map. The less detailed 6" of 1951 appears to indicate little change. By the publication of the 1971 edition 1:2500 the buildings have been enclosed in a modern agricultural range.

4 PLANNING BACKGROUND

- 4.1 Planning permission (H08-0967-16) and Listed Building Consent (H08-0968-16) has been granted by South Holland District Council for the change of use and conversion of agricultural buildings into a residential dwelling at Hedgefield Hurn, Gosberton, Spalding, Lincolnshire. A programme of historic building recording is required in advance of any development in order to ensure adequate recording of historical fabric which is to be lost/altered.

5 AIMS AND OBJECTIVES

- 5.1 The aim of the work will be to provide a detailed record of the standing building on the site prior to its renovation and change of use.
- 5.2 The objectives will be to establish:
- 5.2.1 the form of the building;
 - 5.2.2 the date of the building and features of special interest;
 - 5.2.3 the state of preservation of the buildings and any features of special interest present.

6 BUILDING RECORDING AND HISTORICAL RESEARCH

- 6.1 Building Investigation will be undertaken prior to the alteration and change of use of the existing building. Subject to accessibility and Health and Safety considerations, the record will include:
- 6.1.1 A detailed photographic survey, to be tied to floor plans, showing the building and any associated outbuildings and their context; details of the exterior and interior relevant to the building's design development and use; interior views of all rooms and circulation areas; all roof structures; doors, windows and any other original or historic structural or decorative features and details; any machinery or contents that have a relevant bearing on the history of the building.

- 6.1.2 Dimensioned plans of each floor as existing, which will incorporate details of the form and location of any structural or decorative features of historic interest, timber framing, graffiti, ritual marks or carpenter marks; supplemented by
- 6.1.3 A written record providing an account of the building's type, materials and possible dates; an account of the overall form and successive phases of development; an account of fixtures, fittings, machinery and their uses in relation to the form and function of the building

7 SITE OPERATIONS

7.1 General considerations

- 7.1.1 All work will be undertaken following statutory Health and Safety requirements in operation at the time of the investigation.
- 7.1.2 All work will be carried out in accordance with the *Lincolnshire Archaeological Handbook* (Lincolnshire County Council 2016) and any revisions of such received up to the acceptance of this specification. Additionally, the work will be undertaken in consideration of, and with reference to, the regional research agenda (Knight *et al.* 2012).
- 7.1.3 The work will be undertaken according to the relevant codes of practise issued by the Chartered Institute for Archaeologists (CIfA), under the management of a Member of the institute (MCIfA). Archaeological Project Services is CIfA registered organisation no. 21. The standards set in Historic England's *Management of Research Projects in the Historic Environment* (2015) and *Archaeological Archives* (APP 2007) will be adhered to.
- 7.1.43 The building recording would be undertaken by staff with experience of such examinations up to English Heritage Level 4 standard (As defined in *Understanding Historic Buildings: A Guide to Good recording Practice* Historic England 2016).
- 7.1.4 Any and all artefacts found during the investigation and thought to be 'treasure', as defined by the Treasure Act 1996, will be removed from site to a secure store and promptly reported to the appropriate coroner's office and the Portable Antiquities'/Finds Liaison Officer. The archaeological curator will also be informed.

8 REPORTING

- 8.1 On completion of the fieldwork, a report detailing the results of the building recording will be prepared. This will consist of:

A summary of the survey results.

A description of the history and historical setting of the building.

A text describing the results of the building survey.

Location plans of the site and building.

Floor plans of the building.

Interpretation of the development and use of the building.

Appropriate photographs of the elevations, general interior views and specific features.

9 REPORT DEPOSITION

- 9.1 Copies of the report will be sent to: the client; the West Lindsey District Council Planning Archaeologist; and to Lincolnshire County Council Historic Environment Record.

10 ARCHIVE

- 10.1 The documentation and records generated during the investigation will be sorted and ordered into format acceptable to The Collection, Lincoln. This will be undertaken following the requirements of the document titled *Conditions for the Acceptance of Project Archives* for long-term storage and curation. The archive will be deposited no later than December 2020.

11 PUBLICATION

- 11.1 Details of the investigation will be input to the Online Access to the Index of Archaeological Investigations (OASIS).

If appropriate, notes on the findings will be submitted to the appropriate national journals: *Britannia* for discoveries of Roman date, and *Medieval Archaeology* for findings of medieval or later date. In addition, a note will be submitted to the local journal, *Lincolnshire History and Archaeology*.

12 CURATORIAL RESPONSIBILITY

- 12.1 Curatorial responsibility for the archaeological work undertaken on the site lies with the South Holland District Council Planning Archaeologist. They will be given written notice of the commencement of the project.

13 VARIATIONS AND CONTINGENCIES

- 13.1 Variations to the proposed scheme of works will only be made following written confirmation of acceptance from the archaeological curator.
- 13.2 In the event of the discovery of any unexpected remains of archaeological/historical importance, or of any changed circumstances, it is the responsibility of the archaeological contractor to inform the archaeological curator.
- 13.3 Where important archaeological/historical remains are discovered and deemed to merit further investigation additional resources may be required to provide an appropriate level of investigation, recording and analysis.
- 13.4 Any contingency requirement for additional fieldwork or analysis outside the scope of the proposed scheme of works will only be activated following full consultation with the archaeological curator and the client.

14 **PROGRAMME OF WORKS AND STAFFING LEVELS**

- 14.1 The building recording will be undertaken prior to the development and is expected to take one day on site and a further four days for the production of the report.
- 14.2 A historic building specialist with experience of historic building recording and analysis will undertake the work.
- 14.3 Analysis and report production and illustration will be undertaken by the historic buildings specialist.

15 **INSURANCES**

- 15.1 Archaeological Project Services, as part of the Heritage Trust of Lincolnshire, maintains Employers Liability Insurance of £10,000,000, together with Public and Products Liability insurances, each with indemnity of £5,000,000. Copies of insurance documentation can be supplied on request.

16 **COPYRIGHT**

- 16.1 Archaeological Project Services shall retain full copyright of any commissioned reports under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Specification.
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- 16.4 The author of any report or specialist contribution to a report shall retain intellectual copyright of their work and may make use of their work for educational or research purposes or for further publication.

17 BIBLIOGRAPHY

ClfA, 2014 *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*

Historic England, 2016 *Understanding Historic Buildings, A guide to good recording practice*

Knight, D, Vyner, B and Allen, C, 2012 *East Midlands Heritage An Updated Research Agenda and Strategy for the Historic Environment of the East Midlands*

Ordnance Survey 25" Map 1887 *Lincolnshire CXXVI.13*

Ordnance Survey 6" Map 1887 *Lincolnshire CXXVI.SW*

Ordnance Survey 1:2500 Map 1971 *Lincolnshire CXXVI.13*

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