

Witham Archaeology

A report to Mr Julian Warrick on behalf of Mr & Mrs Armson

January 2015



HISTORIC BUILDINGS AT AUSTENDIKE HALL, AUSTENDIKE ROAD, MOULTON, LINCOLNSHIRE

Assessment of Significance

R Trimble

HISTORIC BUILDINGS AT AUSTENDIKE HALL, AUSTENDIKE ROAD MOULTON, LINCOLNSHIRE

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Assessment of Significance

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HISTORIC BUILDINGS AT AUSTENDIKE HALL, AUSTENDIKE ROAD, MOULTON, LINCOLNSHIRE

ASSESSMENT OF SIGNIFICANCE

SUMMARY

This report presents an assessment of the significance of historic farm buildings at Austendike Hall, Austendike Road, Moulton Lincolnshire. The report was commissioned by Mr Julian Warrick on behalf of Mr and Mrs Armson, to provide information in support of an application to the local planning authority for permission to convert traditional farm buildings to residential use. The report includes an assessment of documentary sources relating to grounds on the west side of the house, where a new drive is proposed.

The farmhouse is a Grade II listed building dated variously as mid 18th century (Heritage List No. 1359267) or as late Georgian (Pevsner 1989). It is a four bay building in red brick, displaying significant evidence of alteration in the Victorian period.

The agricultural buildings include a combined threshing barn/stable structure with a probable hayloft over the stable, and a coach/trap house, stable and tack room, with a probable granary above. Both buildings are attributable to the late eighteenth/early nineteenth century, and together with house, appear to correlate with a group of structures shown on the Ordnance Survey First Series map of 1824. A fourth building depicted on the 1824 map probably correlates with early fragments of wall incorporated into a Victorian cattle shelter shed on the eastern periphery of the complex. The cattle shelter and a north range (now largely demolished) including a probable cart shed were probably added in the mid nineteenth century, completing a courtyard arrangement around cattle yards shown on the 1888 1:2500 Ordnance Survey map.

A full report on the results of the survey will be accessioned to the Lincolnshire Historic Environment Record and The Collection, Danes Terrace, Lincoln, together with the project archive.

1.0 INTRODUCTION

This report presents an assessment of the significance of historic farm buildings at Austendike Hall, Austendike Road, Moulton Lincolnshire. The report was commissioned by Mr Julian Warrick, on behalf of Mr and Mrs Armson, to provide information in support of an application to the local planning authority, for permission to convert traditional farm buildings to residential use. The report includes an assessment of documentary evidence relating the historic character of grounds immediately west of the house, where a new drive is proposed.

A photographic survey of the buildings was carried out on 15th January 2015.

The information in this document is presented with the proviso that further data may yet emerge. Witham Archaeology cannot, therefore, be held responsible for any loss, delay or damage, material or otherwise, arising out of this report. The document has been prepared in accordance with the Code of Conduct of the Institute of Archaeologists.

2.0 SITE LOCATION AND DESCRIPTION (see Figs. 1 and 2)

Austendike Hall lies in the hamlet of Austendike, in the parish of Moulton and in the administrative district of South Holland, at a distance of c. 2.5km south of the village core (NGR TF 1916 3103) and

5.5km east of the centre of Spalding. The property is bounded by Austendike Road on the south side and agricultural land to the west, east and north.

The house and gardens occupy the western part of the property, with agricultural buildings to the east, extending to the eastern boundary. The topography of the area is generally level.

3.0 PLANNING CONTEXT

National planning policy relating to historic environment assets is set out in Section 12 of the National Planning Policy Framework (NPPF), titled *Conserving and Enhancing the Historic Environment*. Specific guidance on conservation issues relating to traditional farm buildings is set out by English Heritage in two documents: *The Conversion of Traditional Farm Buildings: A Guide to Good Practice* (2006) and *Living Buildings in a Living Landscape : Finding a Future for Traditional Farm Buildings* (2006). However, references to planning policy contained in the latter documents have been superseded by the publication of NPPF in 2012.

A new local plan covering Boston Borough and South Holland District is being produced by the South East Lincolnshire Joint Strategic Planning Committee, which was formed in 2011. Policy statements on the historic environment (Chapter 6, EN4 to EN12), contained in the existing South Holland local plan adopted in July 2006 have not been saved.

The historic core of the village of Moulton is designated as a Conservation Area. The area is located more than 2km north of Austendike Hall.

The farmhouse at Austendike Hall is a Grade II listed building (Heritage List No. 1359267) described as follows:

House. Mid C18 with C19 alterations. Red brick with some render and some ashlar dressings. Slate roof with broken dentillated eaves, tumbled gables, single ridge and 2 gable stacks. 2 storeys with attic, 4 bay front with ashlar quoins. Doorway with panelled door and reveal. Doorway flanked by single projecting bay windows with raking roofs and each with 2 glazing bar sashes. Single glazing bar sash further left with segmental head. Single semi-circular headed glazing bar sash over doorway with ornate glazing bar head. This window is flanked by single Venetian windows and to the far left is a single glazing bar sash with segmental head. 4 C19 slate hung dormers with segmental heads and single glazing bar casements. The original dormers would have broken through the dentillated eaves.

The only other designated heritage asset within a 1km radius of the site is the King's Hall medieval moated site, c. 1km to the east-southeast. The moated site is Scheduled as an Ancient Monument (Heritage List No. 1017217).

A search carried out on the Historic Gateway website revealed no evidence of undesignated heritage assets in the vicinity of the site. The house itself is recorded in the Lincolnshire Historic Environment Record (HER Ref. 25460).

3.0 METHODOLOGY

The photographic survey of the buildings was carried out in accordance with guidelines issued by English Heritage in the document *Understanding Historic Buildings: A Guide to Good Recording Practice* (2006), and recommendations by the Association of Local Government Archaeological Officers.

The photographic record was compiled in monochrome 35mm film and colour digital in RAW format (to be converted to TIFF for archive storage) using an SLR film camera with 28-90mm zoom lens and a DSLR 16 megapixel camera with 16-85mm lens (24 – 135mm film equivalent). The record includes general views of the buildings and their settings, views of all of the elevations and interiors, and detail shots of specific architectural features (for example, doors, windows, roof structures etc.). An index to the images was compiled on Witham Archaeology *pro forma* registers.

All of the buildings were inspected for evidence of structural alteration and development over time.

A visit was also made to the Lincolnshire Archives Office, to search for representations of the site contained on historic maps.

4.0 RESULTS OF DOCUMENTARY RESEARCH

Located within the ancient administrative district (Wapentake) of Elloe, Moulton is one of a series of elongated parishes extending around the Wash. The elongated form of the parishes results from successive reclamations into the freshwater fens on the landward side and marshes on the seaward side. The parishes each contain a mother village, with hamlets distributed on land reclaimed from the fen and the sea in various episodes from the 12th/13th onwards.

The hamlet of Austendike lies on the fenward side of the parish adjacent to the most ancient fen bank in the wapentake of Elloe. The bank, anciently called Austendyke or Hundlegate is mentioned in a document of 1257 but probably pre dates the Conquest in AD1066. It was shared with Weston and Spalding and may have been constructed in a joint undertaking by the parishes.

Moulton was enclosed by Act of Parliament in 1803. The plan accompanying the award shows Ann Tatam as the owner of two plots of land (809 and 810) located to the north of Austendike Road, including the area now occupied by the buildings and gardens comprising Austendike Hall. The existing complex falls mostly into Plot 810, with part of the garden on the west side of the house extending into Plot 809 (see Fig. 6). Although buildings are not represented on the map as whole, the absence of boundaries for the farmstead would appear to suggest that the farm was not yet in existence. Ann Tatam was the daughter of John Hardy and widow of William Tatam. She died in 1807 aged 57, leaving a son, John and two daughters, Ann Foster and Rebecca. She was buried in Moulton parish church (Marat 1814, 123).

An original drawing for the 'Old Series' One Inch Ordnance Survey map, produced by Thomas Yeakell in 1812, depicts a group of buildings at the current location of Austendike Hall (see Fig. 7). On the published version of the map dated 1824 (see Fig. 8), four buildings are represented at the same location. The latter representation may be schematic but appears to correlate with the extant farmhouse and an early phase of agricultural buildings identified later in this report. More or less the same arrangement is shown on Greenwood's map of c. 1828 (see Fig. 9).

White's Directory of 1842 describes Moulton as a large village, which increased in population from 1228 in 1801 to 1850 in 1831. By 1842 the population had exceeded 2000. In the same directory, John Tatam of Austendike (presumably the son of Ann Tatam and noted to weigh 36 stone) is identified as one of the main landed proprietors in the parish. At the time of his death in 1861, at the age of 77, he appears to have resided at Austendike House, situated to the west of Austendike Hall. In the census of the same year, Tatam's wife, Elizabeth (aged 76), was identified as the head of household and as a 'landed proprietor', while his daughter, also Elizabeth (aged 54), was identified as a 'proprietor of houses'. The family were no longer resident in the parish by the time of the next census in 1871. However, the daughter, Elizabeth (then aged 74), was resident in Spalding in 1881, apparently supported by revenue from her properties and other funds.

The census of 1871 lists six households at Austendike, including one headed by Isaac Cooke, a widower farming 207 acres and employing 3 men. It appears that the Cooke family were the occupants of Austendike Hall, as a son, William Robert Cooke, who must have succeeded Isaac, is identified as the current occupant by the 1872 edition of White's directory. The Cooke family had been living at Margaretta Farm, Clenchwharton, Norfolk at the time of the previous census in 1861.

In view of the map and other documentary evidence outlined above, it is plausible that Austendike Hall originated as a tenanted farmstead, constructed on land owned by the Tatam family (themselves resident at Austendike House) in the period immediately after the completion of parliamentary enclosure. A late Georgian origin accords with Pevsner's (Pevsner 1989) description of Austendike Hall as a late Georgian farmhouse, 'dressed up with stone quoins and Venetian windows with Gothick glazing-bars'.

The first detailed depiction of the farmstead occurs on the Ordnance Survey 1:2500 County map of 1888 (see Fig. 10). It shows the extant barn/stable (1), coach/trap house (2), and probable shelter shed (3),

together with a north range (4), which is now largely demolished. The buildings are arranged around a group of enclosures, presumably cattle yards. Probable ancillary buildings extend to the rear of the house and there is an area west of the house, which may be interpreted as hard-standing for vehicles. A path appears to link the 'area of hard-standing' to the ancillary buildings.

The layout was largely unchanged in 1904, as seen on the 1:2500 County map of that year (See Fig. 11). There is less detail of the grounds so it is not possible to establish whether the area of hard-standing was retained on the west side of the house.

5.0 DESCRIPTIONS OF THE BUILDINGS SCHEDULED FOR CONVERSION

The following account contains descriptions of each of the buildings, both externally and internally, with photographs grouped together at the end of each section for ease of reference.

5.1 Route of the Proposed New Access Drive

The route of the proposed drive is occupied by gravelled paths and gardens west of Austendike Hall (*Plates 1 & 2*). The front elevation of the house is divided into four bays, the three on the east side forming a symmetrical arrangement around the door, the other forming an offset element to the west. This might reflect that western wing of the house originally contained more service related functions. The western bay retains the original windows in the south facing elevation, in contrast to the remainder of the elevation, which underwent substantial alteration during the Victorian period.

Whitewashed areas on walls to the rear of the building (*Plate 3*) indicate where it was abutted by the 'ancillary' buildings shown on historic maps. The buildings must have extended over much of the area occupied by the existing rear garden and probably incorporated the barrel vaulted structure (most likely a Victorian coal cellar) located at the northern edge of the area (left of view in *Plate 4* and *Plate 5*).

PLATES 1 – 6



Plate 1: Austendike Hall, south facing elevation, looking northeast



Plate 2: Austendike Hall, west facing elevation, looking east

PLATES 1 – 6 (CONT.)



Plate 3: Austendike Hall, north facing elevation, looking southeast



Plate 4: Austendike Hall, garden to the rear, looking southeast

PLATES 1 – 6 (CONT.)



Plate 5: Probable coal cellar, looking northeast



Plate 6: Austendike Hall, east facing elevation, looking west

5.2 Building 1 (Exterior)

General

Externally, Building 1 measures 18.72m long by 6.25m wide. It is constructed in red brick, mostly in English Bond but with some variation at lower levels in the north facing elevation, to an irregular Garden Wall Bond. The building is gabled with a pantile roof.

The lower extents of the walls are concrete rendered and there is continuous dentillation around the eaves, except for the northwest corner where there is evidence of some rebuilding owing to structural weakness.

Internally, the building is divided by a transverse wall built in brick. The larger space east of the wall houses a traditional threshing barn open to the roof, while to the west there is a two-storey component interpreted as a stable with hayloft above (see below). The first floor unit now functions as a bar and entertainments room.

Exterior

The south facing elevation (*Plate 7*) includes a pitching door (right of view) located at high level in the threshing barn, and the original north door of the barn, covered by wooden sliding doors. A pair of segmental brick arches are visible in the wall of the stable, defining infilled openings, which are mostly obscured by concrete render. Stylistically, the arches are comparable with detail around the ground floor openings in Building 2 and with apparently original openings in the house, notably the fourth bay in the south facing elevation. A small, rectangular window to left of view is probably a late alteration. A cast iron drain is located at the southwest corner of the building.

The west facing gable (*Plate 8*) features an original opening to the hayloft/entertainment room, with a segmental brick arch above. It now contains a casement window, but might, originally, have functioned as a pitching eye. There are the remains of a cast iron gutter.

The north facing elevation (*Plate 9*) includes the door to the stable (right of view), a single width doorway to the threshing barn (probably a later insertion, centre of view) and the original north door of the barn, which has been infilled with relatively modern brick.

The doorway to the stable contains a plank door and three light window above. Openings to either side of the door (*Plate 10*), defined by areas of brick infill, probably functioned as vents to the stable. Two columns in the brickwork at first floor, defined by light coloured brick in alternate courses, can be interpreted as ventilation to the hayloft, with the openings blocked by the lighter coloured brick. The lack of detail around the stable door and adjacent vents suggests that the features may represent modifications to the original design.

There is a modern concrete lintel over the original north door to the threshing barn, which may have been inserted during work to brick up the opening. A vertical crack in brickwork at the northeast corner of the building (*Plate 11*) may have resulted from movement in the walls. There is evidence of rebuilding at the gable end of the structure, and tie-plates have recently been installed in the long walls, as part of works to alleviate an outward lean in the walls.

The east gable is plain (*Plate 12*).

PLATES 7 - 12



Plate 7: Building 1, south facing elevation, looking northeast



Plate 8: Building 1, west and south facing elevations, looking east

PLATES 7 – 12 (CONT.)



Plate 9: Building 1: west and north facing elevations, looking southeast



Plate 10: Building 1, north facing elevation (western end), looking c. south

PLATES 7 – 12 (CONT.)



Plate 11: Building 1, north facing elevation (eastern end), looking c. south



Plate 12: Building 1, south and east facing elevations, looking northwest

5.3 Interior of Building 1 (see Plates 13 – 29)

Threshing Barn

The threshing barn is open to the roof and has a modern, concrete floor. The original ladder to the hayloft survives (resting against the north wall in *Plate 13*) but access to the loft is now provided by recently built wooden stairs (*Plate 14*).

The roof structure in the barn consists of three trusses, with tie-beams of rough-hewn timber, and raking struts, rafters and purlins in sawn timber (*Plate 15*).

The larger of the opposing barn doors faces south to Austendike Road (*Plate 16*), while the smaller faces into yards on the north side of the building (*Plate 17*). Both doors are buttressed to either side. The north door retains a wooden lintel but is blocked in beneath with modern brick.

Below the pitching door in the south wall (*Plate 18*), there are two ventilation slots infilled with brick (*Plate 19*), which are defined by segmental brick arches. A third ventilation slot was noted in the south wall, west of the door (*Plate 20*, to left of view). Externally the ventilation slots are covered by the concrete render (see above).

Straight joins near the northern end of the dividing wall, and a timber lintel overhead (*Plate 20*, right of view), define the position of a doorway, which would have communicated with the adjacent stable.

A small opening noted at low level in the south wall (near the eastern end and defined by a timber lintel) may relate to use of a threshing machine, with the machine connected to a steam engine located outside the barn.

Hayloft

The probable hayloft has been converted into an entertainment room and bar (*Plate 21*), resulting in the screening of most of the original detail. The undersides of the roof purlins are still visible and there is a reused timber forming the lintel over the window opening (*Plate 22*). The lintel bears original peg holes and joints.

Stable

In its most recent phase of use, the stable had stalls placed against the south wall. Marks on the walls indicate the positions of two iron hayracks (*Plate 23*), one at the northwest corner (right of view) and one positioned near the eastern end of the south wall (left of view). Evidence of mangers survives in the form of remnants of timber inserted into the west wall (*Plate 24*, centre of view beneath the corner hay rack) and the east wall, as well marking along the walls. A bricked up opening positioned mid way along the south wall probably marks an original doorway (see also *Plate 7*, curved arch to the left). The blocked opening to the east is less clearly defined (at least in the interior) but seems to be partly covered by the hay rack. The latter feature may be interpreted as a vent/window.

There are two small, square openings high in the south wall (both infilled), one on each side of the stable. They probably represent vents to the individual stalls or boxes served by the each of the hay racks. The extant rectangular window may result from a more recent alteration, carried out after the blocking of openings in the north wall (see below).

There is a bricked up opening with a timber lintel above (*Plate 25*, right of view), located near the southern end of the brick internal wall (see also *Plate 20*). The adjacent manger on the south wall would probably have extended beyond the southern side of the opening, which suggests that the opening belongs to the earlier configuration of the stable, when the openings in the south wall were in use.

Rectangular, bricked up openings are clearly visible in the north wall (*Plates 26 and 27*) flanking the door to either side. The openings would have contained vents/windows to the stable and were probably installed as part of a general redesign involving the blocking of openings in the south wall and the positioning of stalls on that side of the building (probably in the mid 19th century or later).

The stable has a cobble floor with a stone drainage channel running east-west behind the stalls (*Plate 28*). A broad plank is set into the floor at the eastern end of the drain (*Plate 29*). The purpose of the plank is not certain.

PLATES 13 – 29



Plate 13: Building 1, threshing barn interior, looking east

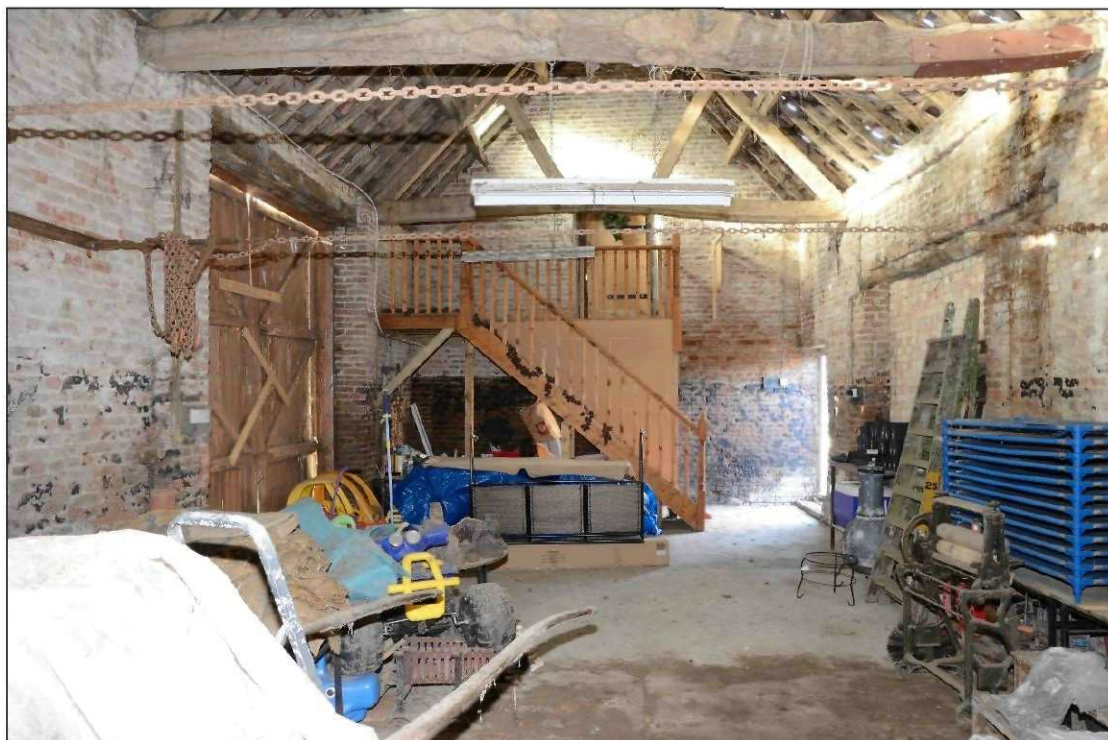


Plate 14: Building 1, threshing barn interior, looking west

PLATES 13 – 29 (CONT.)

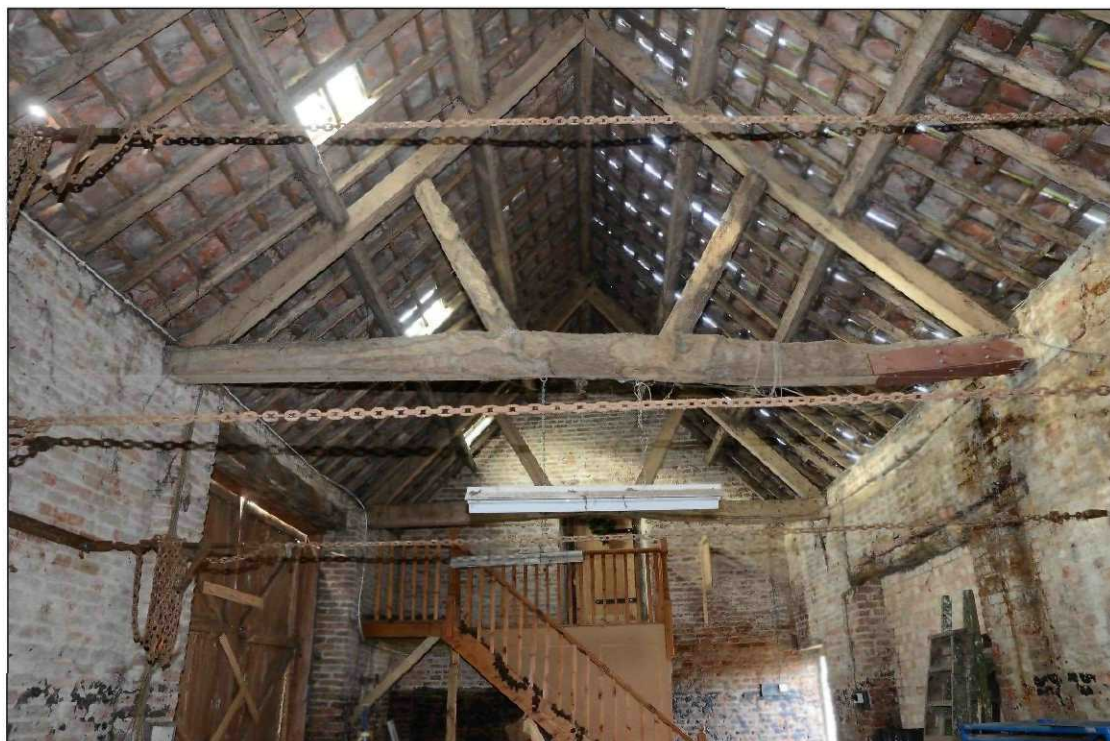


Plate 15: Building 1, roof structure, looking west

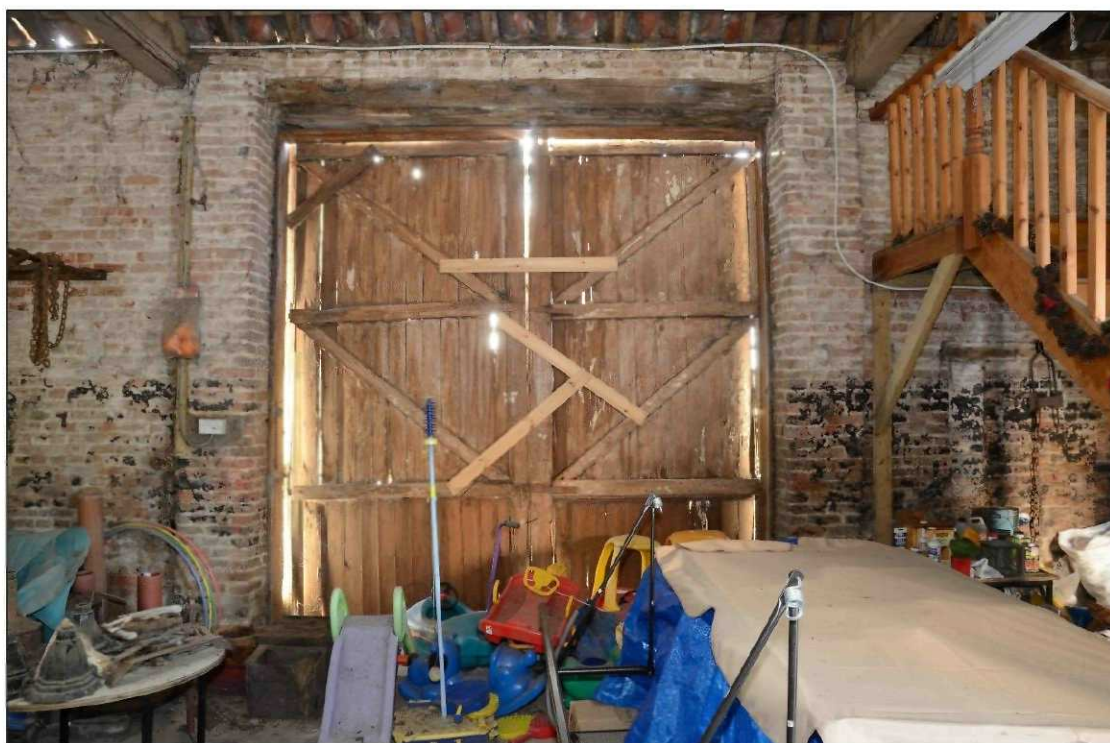


Plate 16: Building 1, interior of south door, looking south

PLATES 13 – 29 (CONT.)



Plate 17: Building 1, interior of north door, looking north

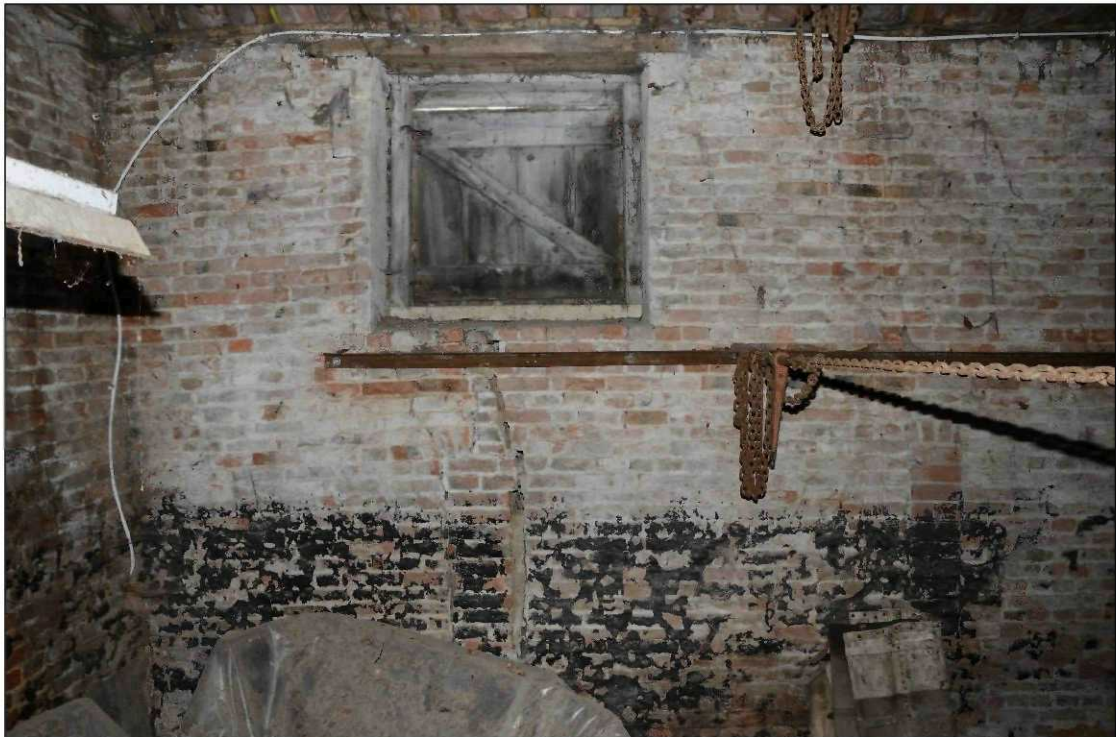


Plate 18: Building 1, interior of pitching door, looking south

PLATES 13 – 29 (CONT.)



Plate 19: Building 1, pair of blocked ventilation slots, looking south



Plate 20: Building 1: blocked ventilation slot (left) and doorway (right), looking southwest

PLATES 13 – 29 (CONT.)



Plate 21: Building 1, former 'hayloft' interior, looking west



Plate 22: Building 1, lintel (reused) over the 'hayloft' window, looking west

PLATES 13 – 29 (CONT.)

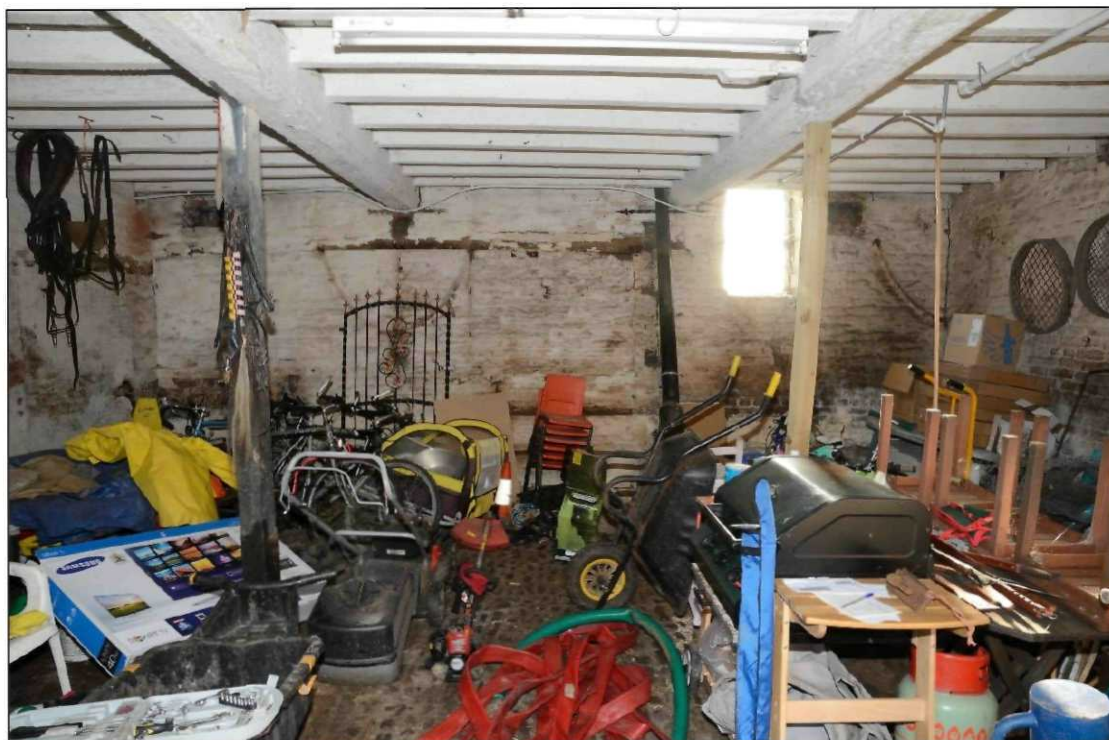


Plate 23: Building 1, stable interior, looking south



Plate 24: Building 1, impressions of hayrack and manger in the stable, looking southwest

PLATES 13 – 29 (CONT.)

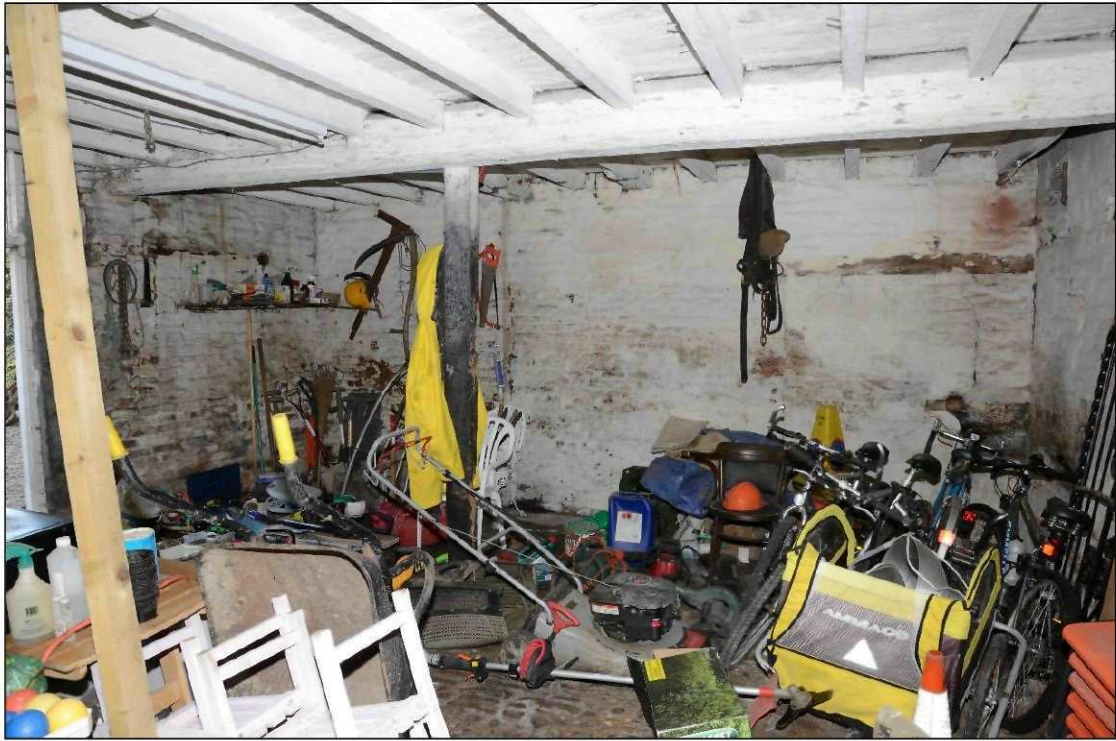


Plate 25: Building 1: east side of the stable, looking east



Plate 26: Building 1, blocked opening west of the stable door, looking north

PLATES 13 – 29 (CONT.)



Plate 27: Building 1, blocked opening east of the stable door, looking north

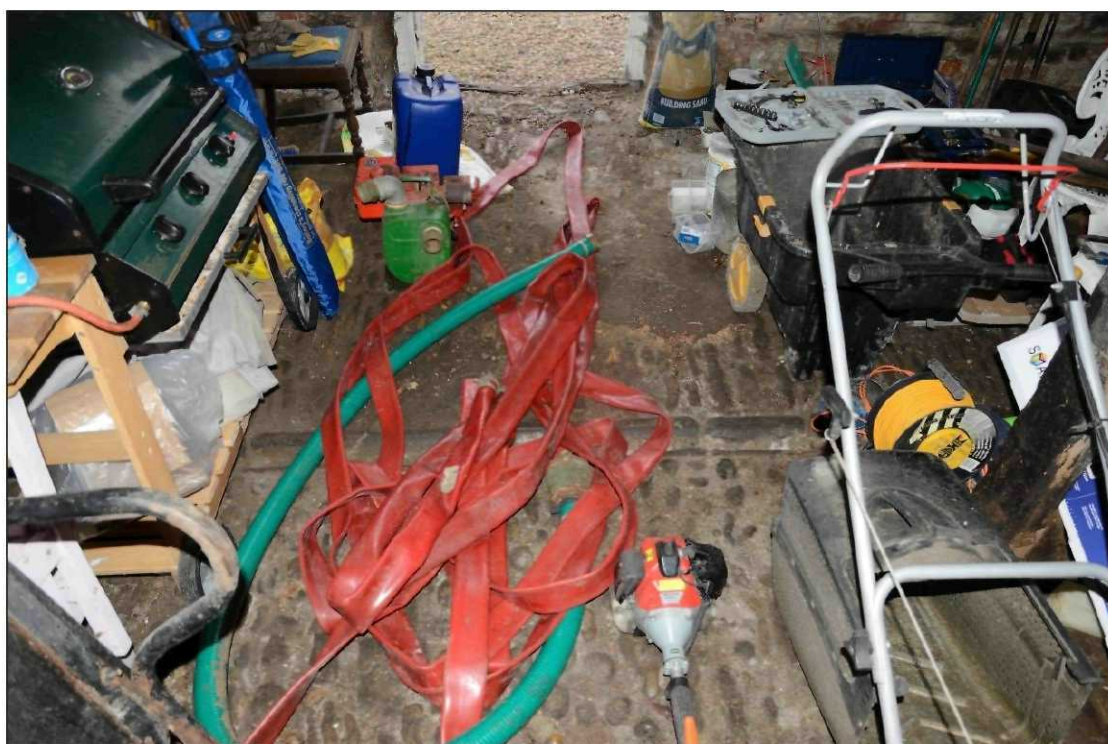


Plate 28: Building 1, stable floor and drain, looking north

PLATES 13 – 29 (CONT.)



Plate 29: Building 1, reused timber incorporated into the stable floor, looking east

5.4 Exterior of Building 2 (see Plates 30 – 32)

General

Building 2 is a two-storey brick structure containing a stable, tack room and coach/trap house at ground floor and an area interpreted as a granary at first floor. A partial outshot to the rear forms an integral part of the original structure, containing stairs to the first floor. The majority of the fabric is in regular English Bond although some variation occurs to the rear, with some occurrences of Garden Wall Bond. Treatment around the main openings in the south and west elevations, with brick segmental arches, is comparable to detailing around openings in the barn and the certain areas of the house. The building is gabled with a pantile roof.

Exteriors

The south elevation presents a balanced/symmetrical façade (*Plate 30*) with tall openings to the stable (left of view) and tack room (right of view) at ground floor, each with semi-circular arches in brick. The coach/trap house has a segmental arch extending to the same height. At first floor there are three square openings (originally louvred vents?) to the probable granary. The openings contain wooden shutters and window frames.

In the west facing elevation there is a doorway to the covered entrance providing access to the stairs. The opening contains a wooden frame and plank door (*Plate 31*). There is also a small, square window to the probable stable.

On the north side of the building (*Plate 32*) there are two shuttered openings to the ‘granary’ and a single shuttered opening at ground floor in the east wall of the outshot. There is also a window to the tack room.

In the east elevation (see *Plate 56*) there is a single rectangular (aligned horizontally) window to the tack room. It contains a three light window and has a shallow, curved brick arch over.

PLATES 30 - 32



Plate 30: Building 2, south and west facing elevations, looking northeast



Plate 31: Building 2, door and window in the west facing elevation, looking east

PLATES 30 – 32 (CONT.)



Plate 32: Building 2, north facing elevation, looking south

5.5 Interior of Building 2 (Plates 33 – 46)

Tack Room

The tack room is located at ground floor on the east side of the building. The walls of the room are clad in wood at the northern end and there are windows in the east and north walls (*Plate 33*). The room has a slab floor and remnants of a lath and plaster ceiling survive in areas.

There is a fireplace at the northeast corner and a hinged section in the cladding above (*Plate 34*). A row of wooden harness pegs is present on the west wall, close to the door (*Plate 35*).

Coach/trap house

The central unit has plastered walls (*Plate 36*) and a brick floor (*Plate 37*). A wooden plank set into the floor and running longitudinally may have provided a level base for the movement of wheeled vehicles.

Stable

Although there was little surviving detail in the interior, the association with a tack room and probable 'vehicle store' suggests that the westernmost unit was used as a hackney stable. The high door (matched by the tackroom) is consistent with such a use. Evidence of a manger might be expected on the end wall but at the time of the visit the area was obscured by stored items (*Plate 38*). The unit has a brick floor (*Plate 39*) and there are fragmentary remains of a lath and plaster ceiling adhering to the joists above.

Entrance to First Floor

The entrance to the first floor is open to the roof with a staircase against the east wall (*Plate 40*). There is a shuttered opening at ground floor, adjacent to the wooden stairs (*Plate 41*). The steps are relatively unworn and appear to have replaced the original means of access. A crack in the north wall of the main structure is visible from the stairs (*Plate 42*).

First Floor/probable granary

At first floor (*Plates 43 and 44*), there are three shuttered openings in the south wall and two in the north, east of the door. The roof structure incorporates rough-hewn tie-beams with sawn timbers for the common rafters, collar ties and clasped purlins situated at approximately mid height in the roof.

The doorway at the head of the stairs contains a plank door (*Plate 45*) located in a timber frame. The openings in the long walls contain external wooden shutters with wire meshed frames behind (*Plate 46*).

PLATES 33 - 46



Plate 33: Building 2, 'tack room' interior, looking north



Plate 34: Building 2, fireplace in the 'tack room', looking northeast

PLATES 33 – 46 (CONT.)

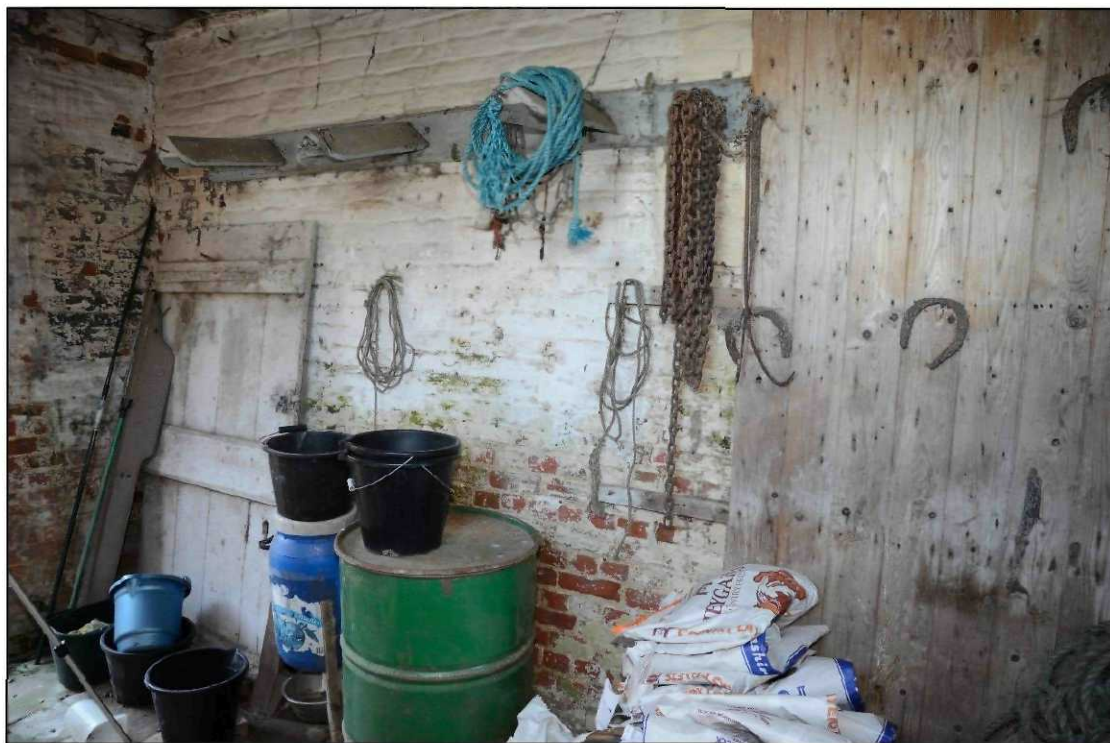


Plate 35: Building 1, harness pegs on the 'tack room' wall, looking southwest



Plate 36: Building 2, 'coach/trap house' interior, looking north

PLATES 33 – 46 (CONT.)



Plate 37: Building 2, 'coach/trap house' floor, looking north

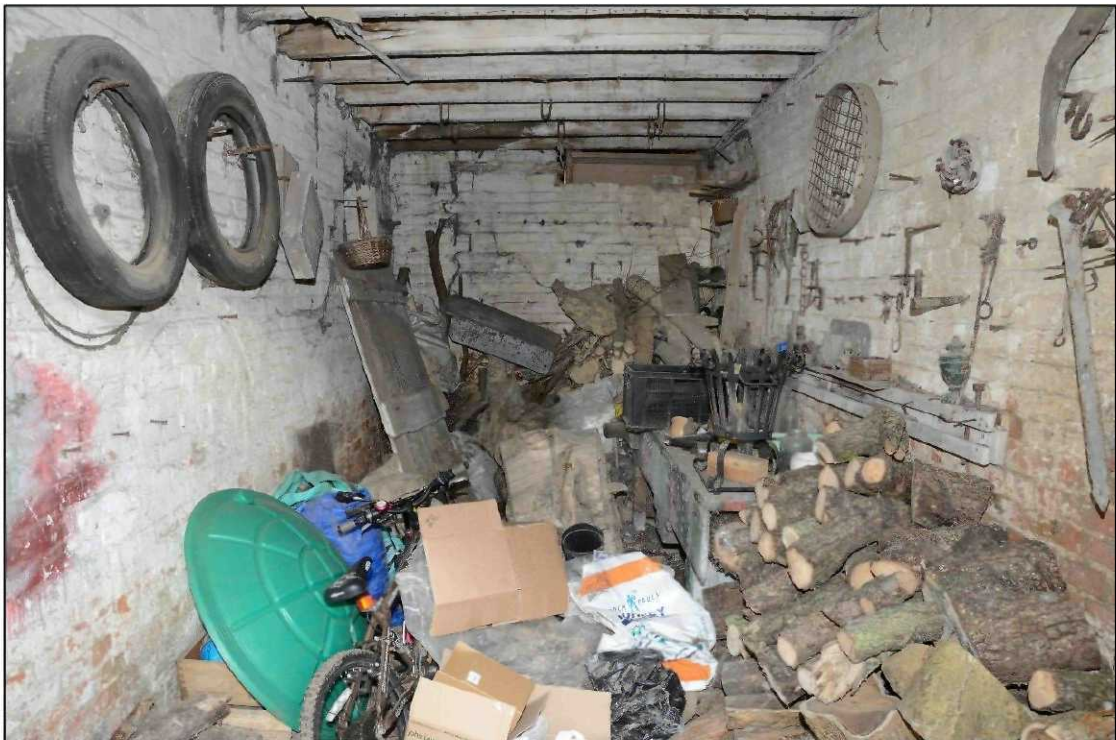


Plate 38: Building 2, 'stable' interior, looking north

PLATES 33 – 46 (CONT.)



Plate 39: Building 2, 'stable' floor, looking north



Plate 40: Building 2, covered entrance to 'granary', looking north

PLATES 33 – 46 (CONT.)



Plate 41: Building 2, window in covered entrance, looking east



Plate 42: Building 2, crack in 'granary' wall as seen from covered entrance, looking south

PLATES 33 – 46 (CONT.)



Plate 43: Building 2, west side of the 'granary', looking west



Plate 44: Building 2, east side of the 'granary', looking east

PLATES 33 – 46 (CONT.)

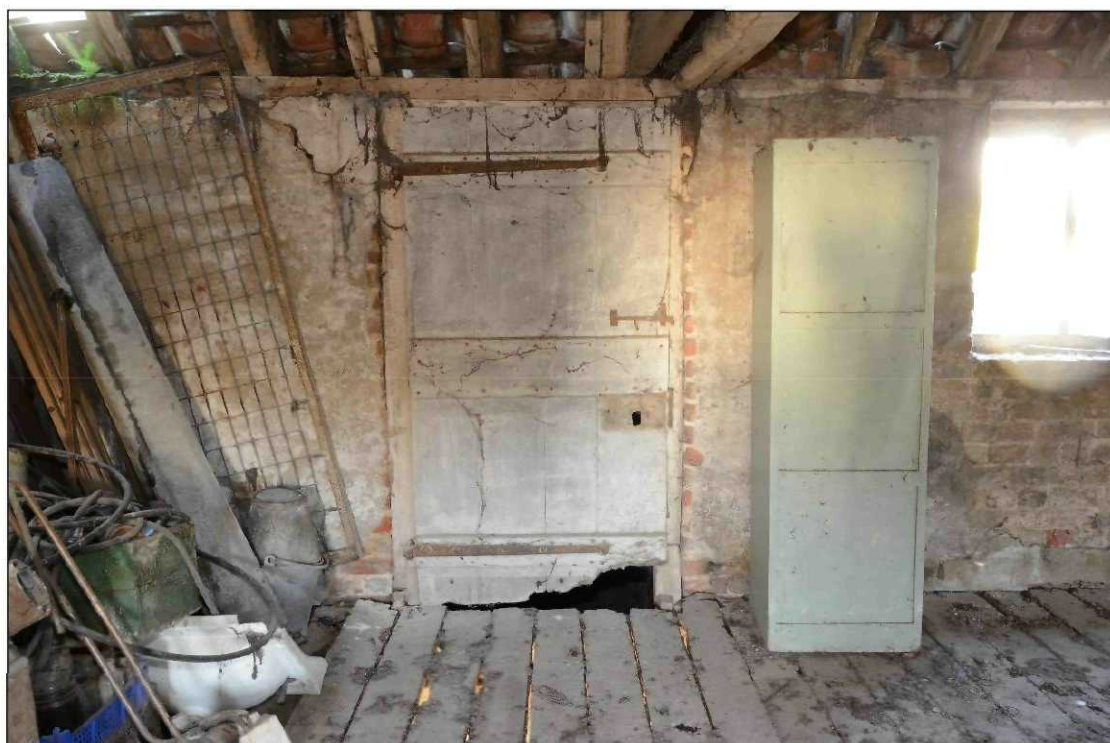


Plate 45: Building 2, door to the 'granary', looking north

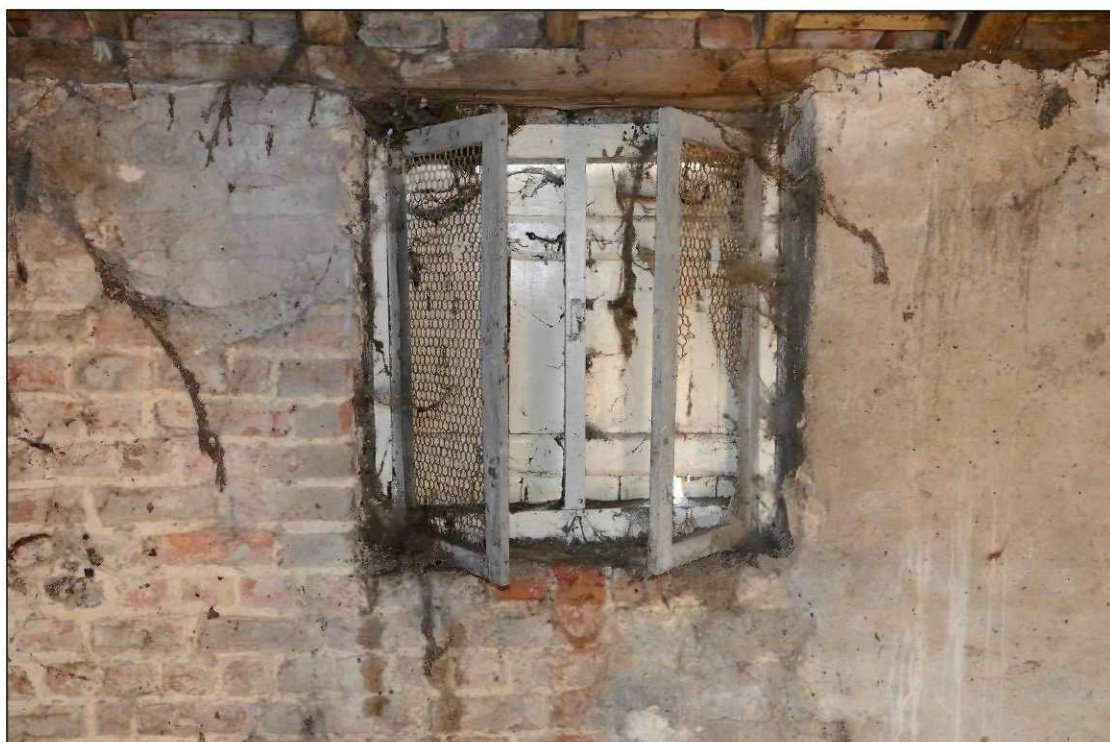


Plate 46: Building 2, window/vent at southeast corner of the 'granary', looking south

5.6 Building 3 (see Plates 47 – 55)

General

Building 3 is a single-storey range in red brick with a pantile roof. Internally the structure is divided into three units, which probably originated as housing for cattle, placed around the yards represented on the OS 1:2500 map of 1888.

The majority of the structure is in Garden Wall Bond, but a section of wall at the southern end of the east wall is in English Bond and may have been incorporated from the remains of an earlier structure.

The building is gabled with raised parapets at each end.

Exterior

Much of the west facing elevation lies within a 20th century lean-to shed. The southern extent (within the covered area) incorporates a door to the middle of three units (*Plate 47*), while a bricked up opening to the south, formerly provided access to the southernmost unit (*Plate 48*). The northern part of the elevation includes a wide opening consistent with use as a cattle shelter shed (*Plate 49*).

The north facing elevation is plain, but a crack is visible at the northwest corner of the building (*Plate 50*).

The east facing elevation (*Plate 51*) includes a square opening to the southernmost unit, infilled with modern brick (to left of view). Further north, there is a less obvious, square area of infill, situated immediately south of a straight join defining the boundary between the potentially earlier fabric mentioned above and later fabric to the north (*Plate 52*).

There is a square opening in the south gable (*Plate 53*), covered by modern plastic sheeting.

Interior

In the most central of the three units, the northernmost of the two infilled openings in the east wall is defined by a timber lintel (*Plate 54*, centre of view), with the junction between the earlier and later structures occurring to the left (also defined by the junction between separate wall plates). The section of dividing wall between the middle and southern units is in English Bond and is probably part of the original structure.

The wall dividing the northern and middle units is a modification constructed in late 19th or 20th century brick (*Plate 55*). The centre and northern units would therefore appear to have originally formed a single, large space (probably a shelter shed) with a wide entrance offset to the north. The southernmost unit may have functioned as a loose box or fodder store. A rack with harness pegs was noted on the east wall of the central unit.

PLATES 47 - 55

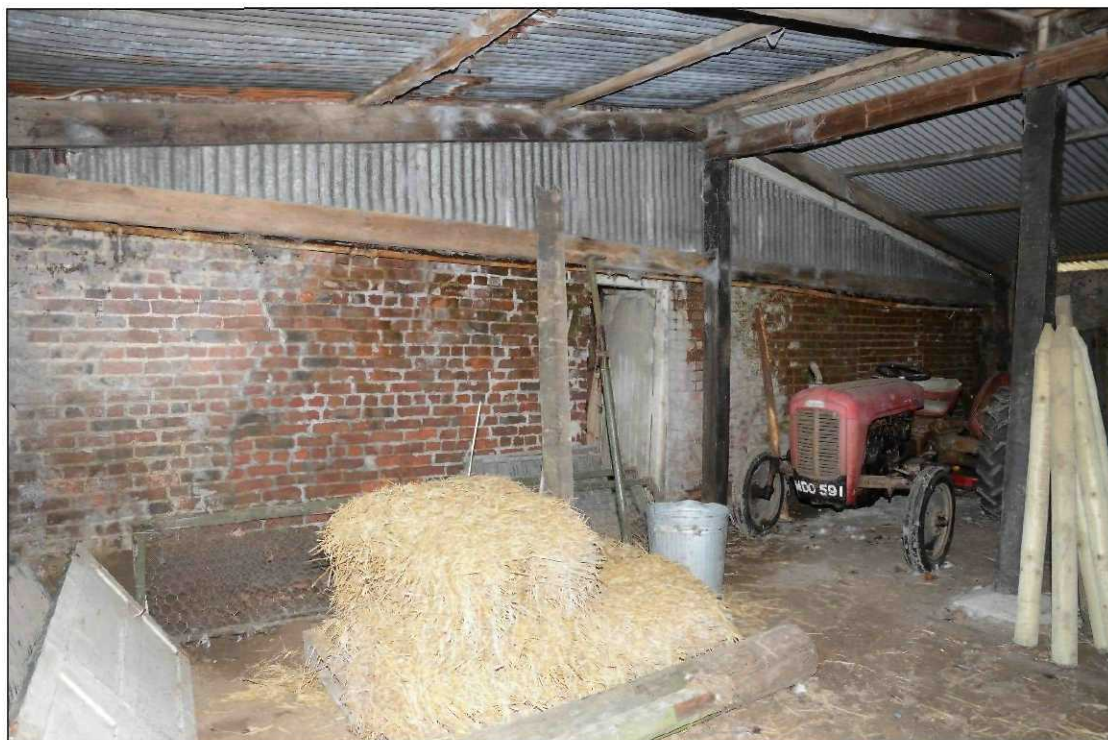


Plate 47: Building 3, west facing elevation (south end), looking southeast



Plate 48: Building 3, blocked opening in the west wall, looking east

PLATES 47 – 55 (CONT.)



Plate 49: Building 3, west facing elevation (north end), looking east



Plate 50: Building 3, north facing elevation, looking south

PLATES 47 – 55 (CONT.)



Plate 51: Building 3, east facing elevation, looking west



Plate 52: Building 3, east facing elevation, blocked opening and join, looking west

PLATES 47 – 55 (CONT.)



Plate 53: Building 3, south facing elevation, looking north



Plate 54: Building 3, interior of the central unit, looking east

PLATES 47 – 55 (CONT.)



Plate 55: Building 3, interior of the central unit, looking c. north

5.7 Buildings 4 and 5 (see Plates 56 – 64)

Building 4

Building 4 comprises the fragmentary remains of a north range situated to the north of Building 1 and east of Building 2 (*Plate 56* and *Plate 57*, right side of view). The lower extent of an east wall (defining the east end of one of the units in the range) survives to the height of around five courses (*Plate 58*), abutting the stub of a north wall (*Plate 59*). The north wall appears to have originally continued to the east (suggested by the irregular brickwork to left of view in *Plate 59*) but terminates to the west, indicating an open sided structure (probably a cartshed) or possibly the position of a door.

A lamp niche in the interior face of west wall (*Plates 60* and *61*) also suggests use as a cartshed. Large cartsheds and implement stores (preferably facing north, to protect wooden implements and farm vehicles from the effects of harmful sunlight) became increasingly common from the middle of the 19th century, to accommodate increasingly large farm vehicles and the widening range of large implements.

A brick wall extending from the northeast corner of Building 2 to Building 4 (*Plate 62*) may be interpreted as one side of a pigsty and/or a hen house, as suggested by the bricked up opening near the base.

Building 5

Straight joins (*Plate 63*) in the wall east of Building 1 and west of Building 3 (forming the rear wall of the large 20th century lean-to shed) might indicate the limits of a small rectangular structure shown on the east side of Building 1 on the OS map of 1904.

PLATES 56 - 64



Plate 56: General view of yards and east facing elevation of Building 2, looking west



Plate 57: Building 4, south wall, looking northwest

PLATES 56 – 64 (CONT.)



Plate 58: Building 4, east (in foreground), south (to left) and west walls, looking west



Plate 59: Building 4, remnant of the north wall (see Plate 58 bottom right), looking south

PLATES 47 – 55 (CONT.)



Plate 60: Building 4, south (to left) and west (to right) walls, looking west



Plate 61: Building 4, lamp niche in the west wall (see Plate 60, right of view), looking west

PLATES 47 – 55 (CONT.)



Plate 62: Remnant of probable pig sty and/or hen house abutting Buildings 2 & 4, looking southeast



Plate 63: Blocked opening to the probable pig sty and/or hen house (see Plate 62), looking east

PLATES 47 – 55 (CONT.)



Plate 64: Wall between Buildings 1 and 3, looking north

6.0 DISCUSSION

Information gathered as part of the survey indicates the house, barn/stable (Building 1) and stable/trap house/granary (Building 2) may have been constructed over a short time period, possibly with another structure represented by fabric incorporated into Building 3. The buildings may be correlated with four structures shown on the Ordnance Survey map of 1824.

Common characteristics include similarities in fabric (the use English Bond in contrast to the later phases in Building 3) and in architectural detail, including the use of segmental arches and eaves decoration around the house and barn.

Building 1 comprises a traditional threshing barn on the east side, with a stable at ground floor on the west side and probably a hayloft above. A building with similar layout, dated late eighteenth to early nineteenth century, was recently observed at Gosberton, Lincolnshire (Trimble 2012). Here, the first floor unit featured a circular pitching eye – one of the defining characteristic of a hayloft (Brunskill 2007, 74).

The larger space, which is open to the roof, has the usual attributes of a traditional threshing barn: large, opposing doors in each of the long walls, ventilation slots (in the south wall but now infilled) and a pitching door at high level. The unprocessed crop would have been stored in the area east of the doors, for gradual threshing by hand over the winter months. Threshing was normally carried out in the area between the doors. The building type persisted into the early nineteenth century but thereafter was gradually made obsolescent by the adoption of steam threshing, which removed the need for long-term storage and processing of the crop.

In its original layout, the stable appears to have had a door placed centrally in the south wall (facing Austendike Road), flanked by another opening (probably a vent), while an opening (now bricked up) in the east wall communicated with the interior of the barn. A survey of Lincolnshire farmsteads (Barnwell and Giles 1997, 54 -55) found that stables occupying the ground floor of a two-storey building (often with a granary above) were prevalent in the late eighteenth/early nineteenth century. Later in the 19th century, single storey stables became the norm, featuring improved arrangements for light and ventilation.

Building 2 contains a tack room, coach or trap house, and another unit (almost certainly a stable) at ground floor. At first floor, the paired openings in the long walls indicate use as a granary. Originally, the openings would have functioned as vents. During the late 18th/early 19th century, granaries on Lincolnshire farmsteads were typically placed over a stable (Barnwell and Giles, 52) but this practice eventually fell out of favour owing to concerns about grain being tainted by air rising from the stable. Granaries were, therefore, increasingly placed over a cartshed, or (in the late 19th century) within a loft inserted into the barn. The combination of hackney stable and trap house with a granary over, similar to the arrangement at Austendike House, is illustrated by Brunskill (Brunskill 2007, 44).

Buildings 1 and 2 would have housed the primary elements (stable, threshing barn and granary) for a small farmstead, possibly constructed for or by a tenant farmer in the period immediately after enclosure in the parish (see below). The fragment of early brickwork in Building 3, probably dates from the same period, and could represent part of a wagon hovel. Later in the 19th century such buildings were generally superseded by much larger cartsheds and rarely survive in the county. Where they do, they are usually only large enough for the relatively small vehicles of the earlier period (Barnwell and Giles 1997, 56).

The extended structure forming Building 3 includes a long rectangular element to the north, interpreted as a cattle shelter open to the cattle yards on one side. A smaller unit at the southern end, may be interpreted as a loose box or storage area for fodder/oil cake etc. In Lincolnshire, accommodation for cattle was rarely provided in the first half of the 19th century, but cattle shelters later became commonplace, owing to increasing concerns about inefficiencies resulting from heat loss in cattle (Barnwell and Giles 1997, 57). The shelter at Austendike Hall probably dates to the third quarter of the 19th century.

The north range (now mostly demolished) appears to have incorporated a cartshed, coinciding with an open-sided structure shown in the north range on the OS map of 1904. The open side faces to the north, in accordance with the prevailing ideas about protecting wooden implements and vehicles from the

harmful effects of direct sunlight. Lamp niches such as the feature recorded in the surviving west wall were also identified in a cartshed in Gosberton Clough (Trimble 2012). Large, generally single-storey cartsheds became increasingly common in the third quarter of the 19th century in response to the development of large farm implements and larger farm vehicles (Barnwell and Giles 1997, 56). If possible, cartsheds were positioned for convenient access to the fields. It might therefore be relevant that the proposed cartshed at Austendike Hall lies in close proximity to the southern end of a north-south track shown on the OS map of 1824.

7.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

In line with the National Planning Policy Framework, heritage significance may derive from the archaeological, architectural, artistic or historic interest of a heritage asset. Significance derives the setting of a heritage asset as well as its physical presence.

Archaeologically, the farm buildings at Austendike Hall are an interesting group, containing information relating to developments in farming in Lincolnshire during and after the era of Improvement in agriculture. Study of the buildings will increase knowledge of regional building types and their chronology, and at the same time contribute to deeper understanding about the adoption of ideas of improvement at a local level. Externally, the buildings are largely intact, but most the internal features have been removed (most notably the mangers and hay racks in the stables), resulting in some loss of archaeological information.

In terms of their historical and cultural value the buildings form a coherent group with the earliest phase of building (late 18th early 19th century) surviving in relatively complete form. The later phases of building shown on the Ordnance Survey 1:2500 map of 1888 survive in less complete form, with the north range including a probable cartshed largely demolished. While not uncommon in the region, the buildings at Austendike Hall provide a tangible link with the cultural and historical development of agriculture in the parish of Moulton and therefore may be deemed to have at least local significance.

In terms of architectural merit, the buildings are typical examples of Fenland farm buildings from the late 18th to late 19th century.

7.0 CONCLUSION

The farm buildings at Austendike Hall are of archaeological and historical interest, containing potentially significant information relating to developments in farming in the parish and in the wider region around the Wash. Externally, the buildings retain much of their original character, but the stables in particular have lost most of their internal fixtures and fittings.

A photographic survey of the farm buildings was undertaken in January 2015 as part of this assessment. Information from the survey will be used in the production of a report containing a full descriptive account of the buildings, together with a discussion of the phasing and supporting illustrations and photographs. The report will be produced in accordance with a brief supplied by the archaeological adviser to the local planning authority and a specification approved the local planning authority.

The buildings are currently used mostly for storage (except for the 'hayloft' in Building 1 which is in use as a bar and entertainments room), and there is some evidence, particularly in Building 1, of deterioration arising from disuse. An appropriate scheme of residential conversion could therefore ensure the preservation of the buildings, subject to the production of a detailed report on the programme of historic building recording.

Cartographic evidence, in particular the 1888 1:2500 OS County map, suggests the former presence of an area of hard-standing west of the house, in the area of a proposed new drive. The area appears to have had a relationship to probable ancillary buildings (now demolished) to the rear of the house and to possible service functions in the fourth (offset) bay of the house. There are, therefore, strong historical precedents to justify reinstatement of a drive on this side of the house.

8.0 ACKNOWLEDGEMENTS

The author of this report would like to thank Mr Julian Warrick and Mr and Mrs Armson for their excellent cooperation in providing relevant information and access to the buildings discussed in the report.

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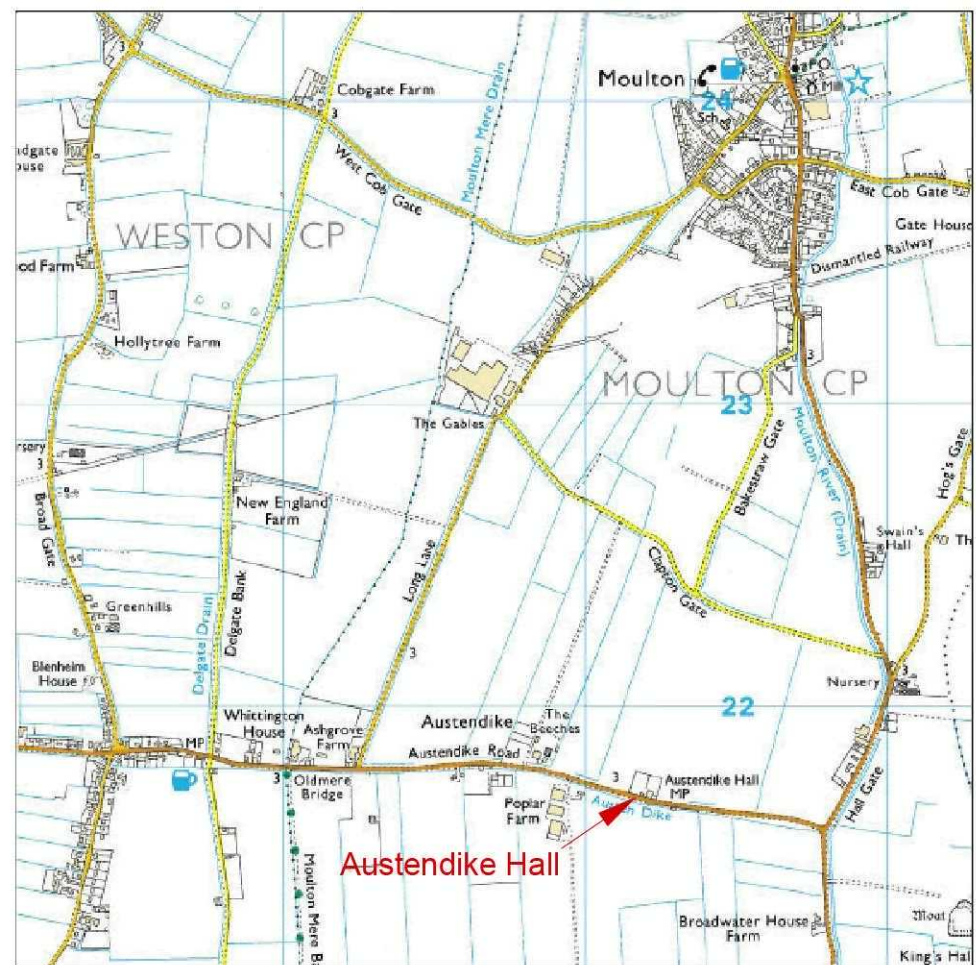
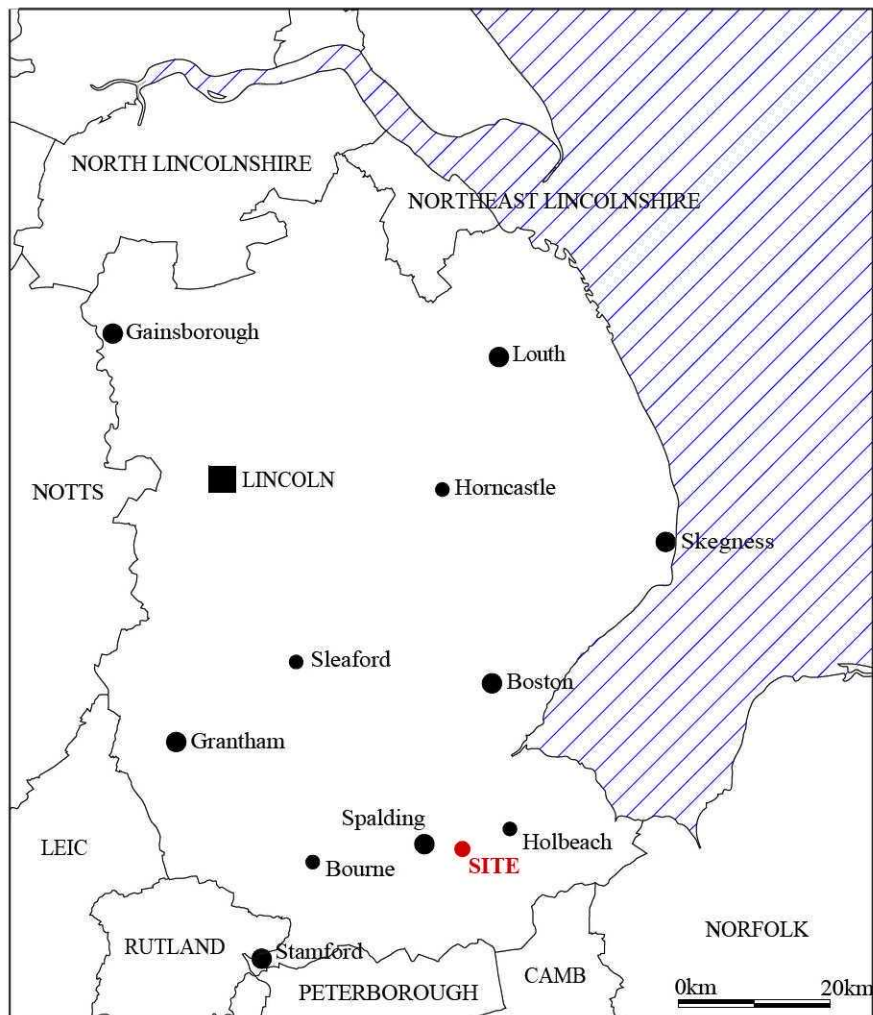
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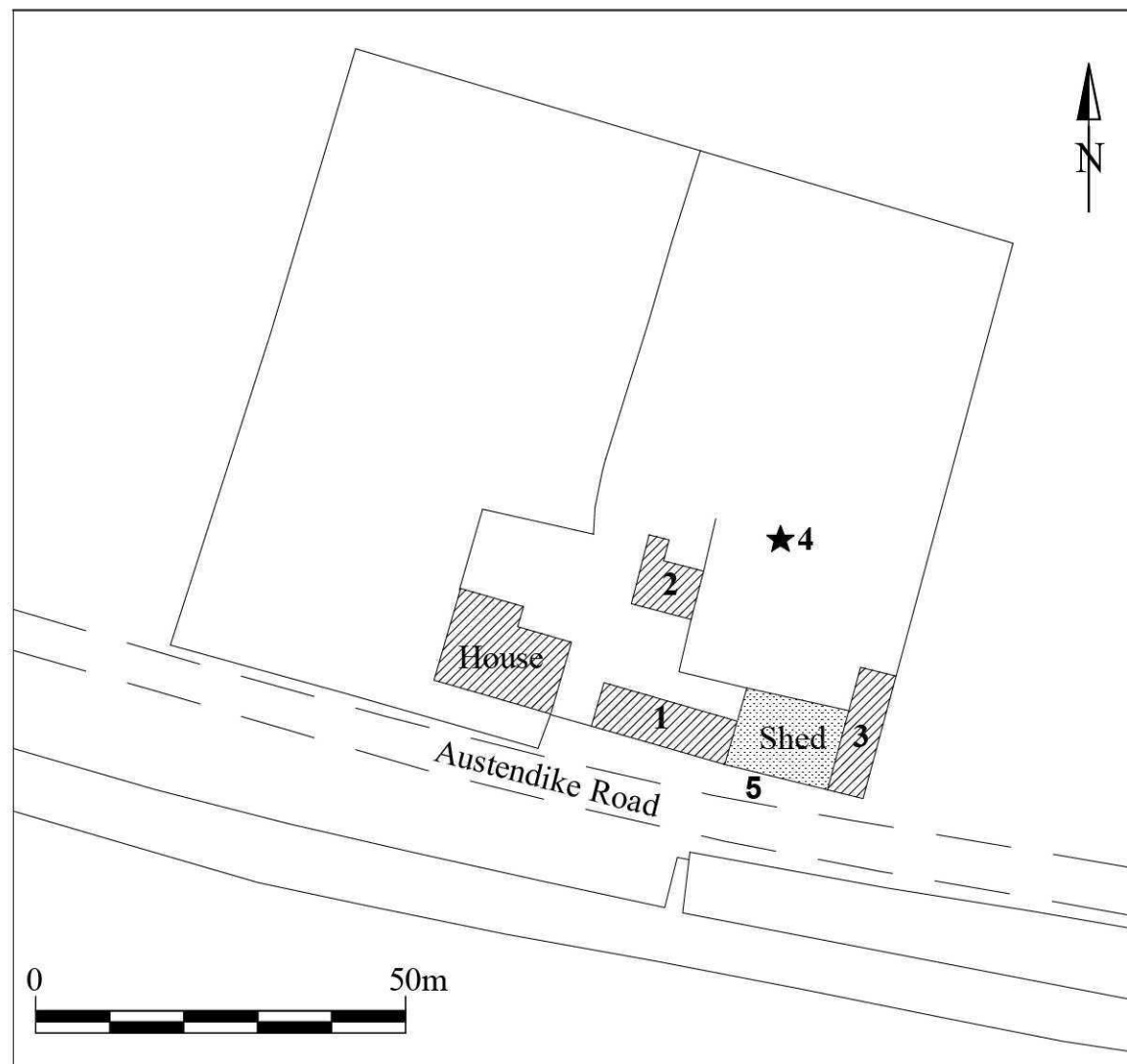
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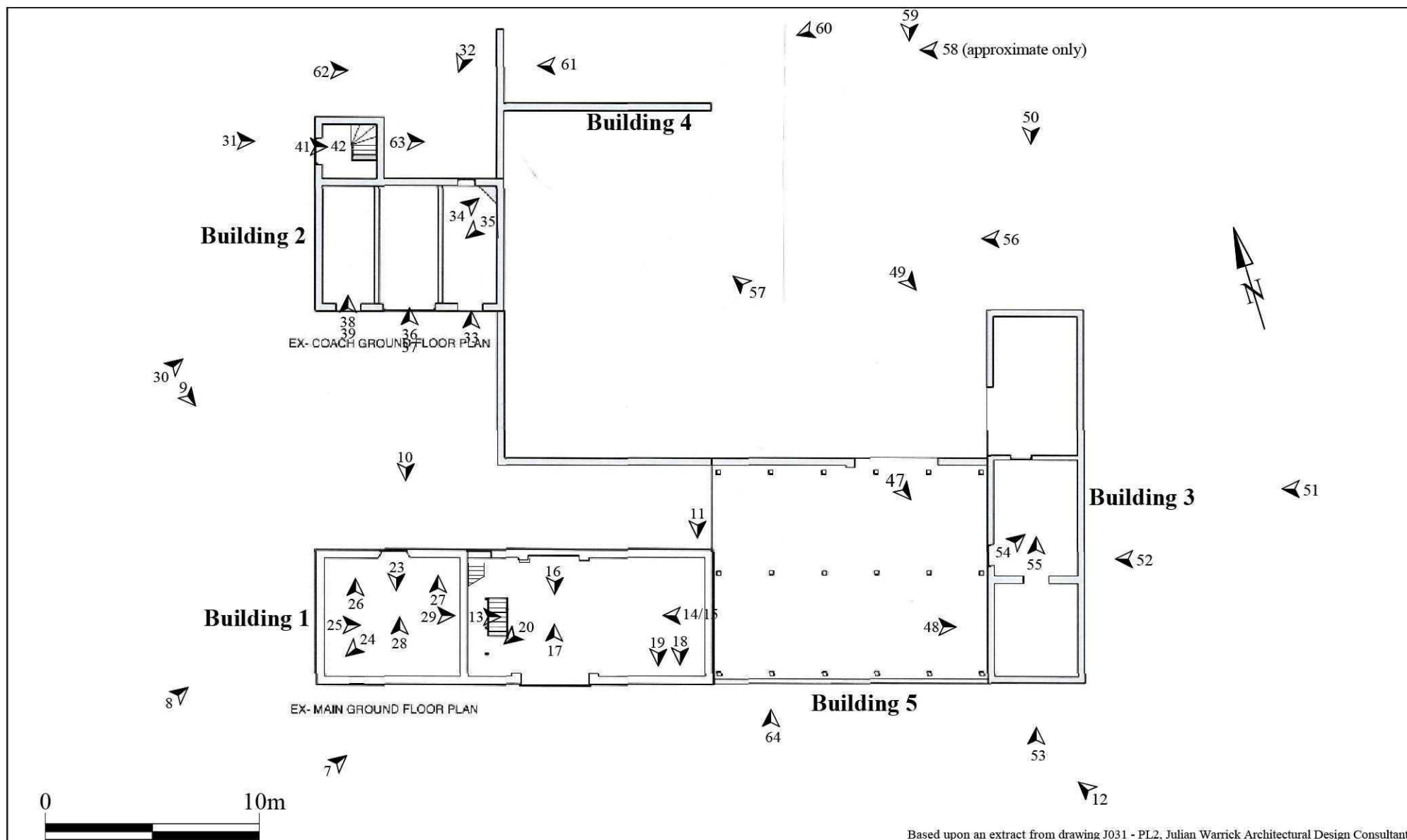


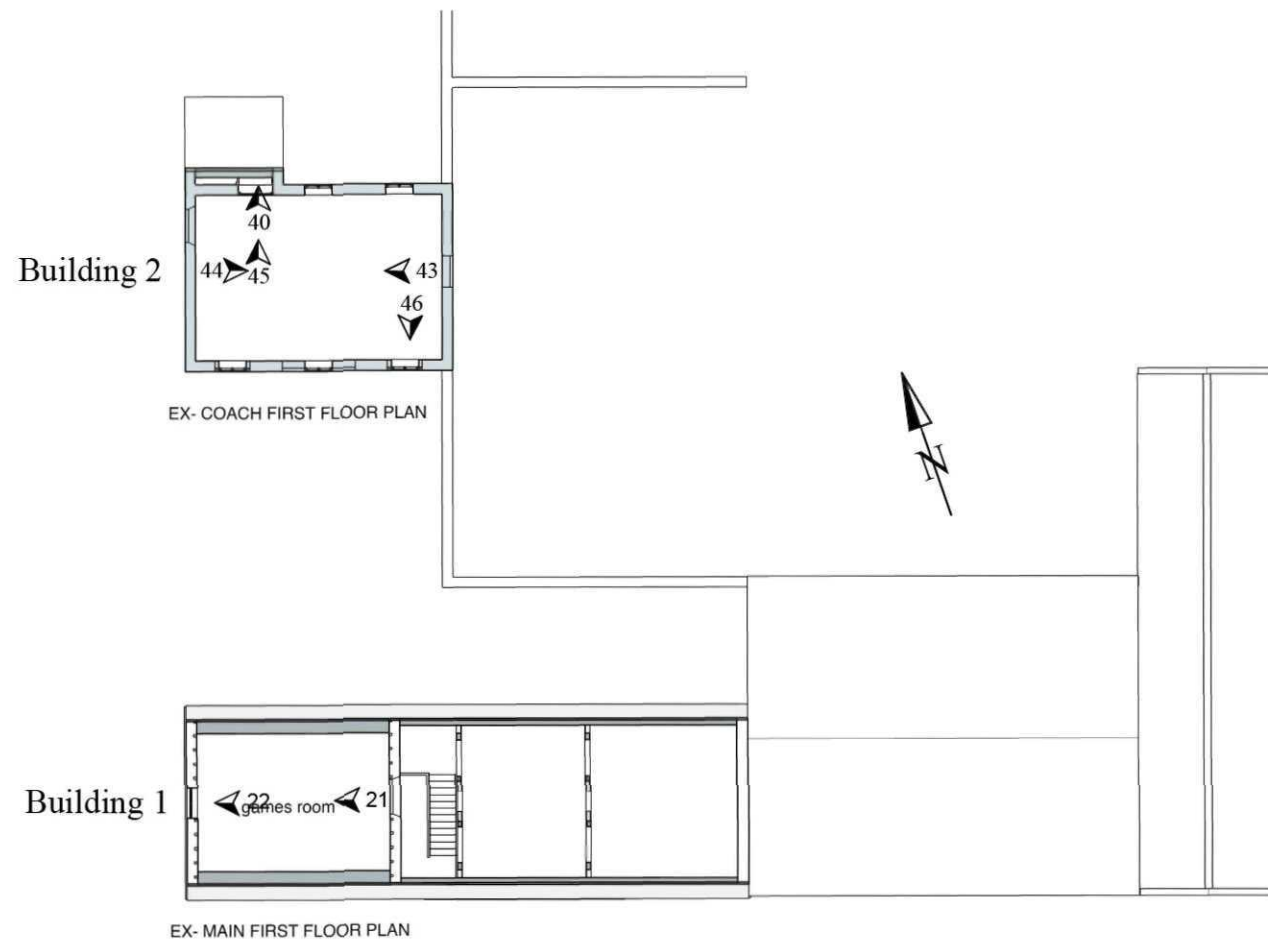
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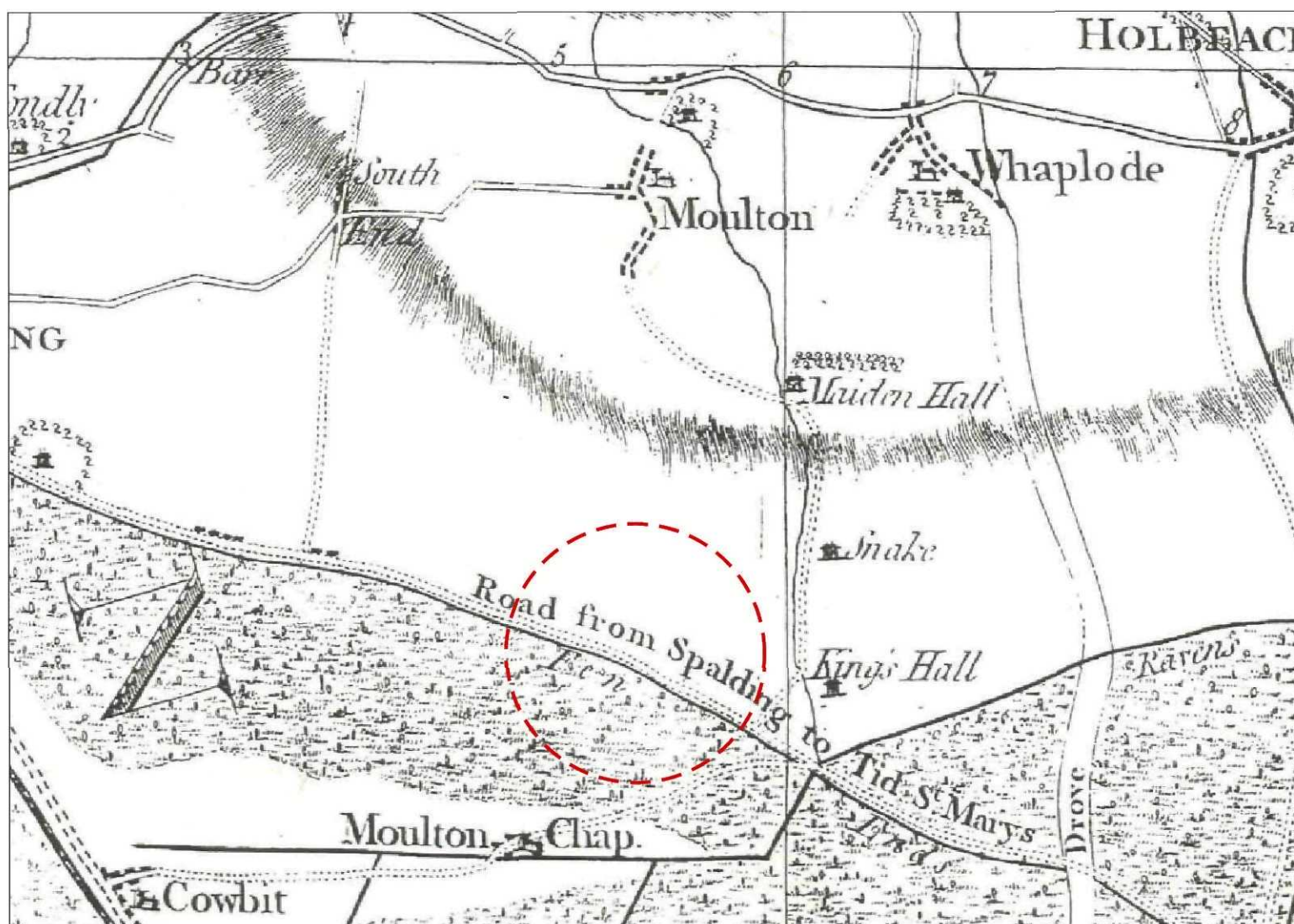


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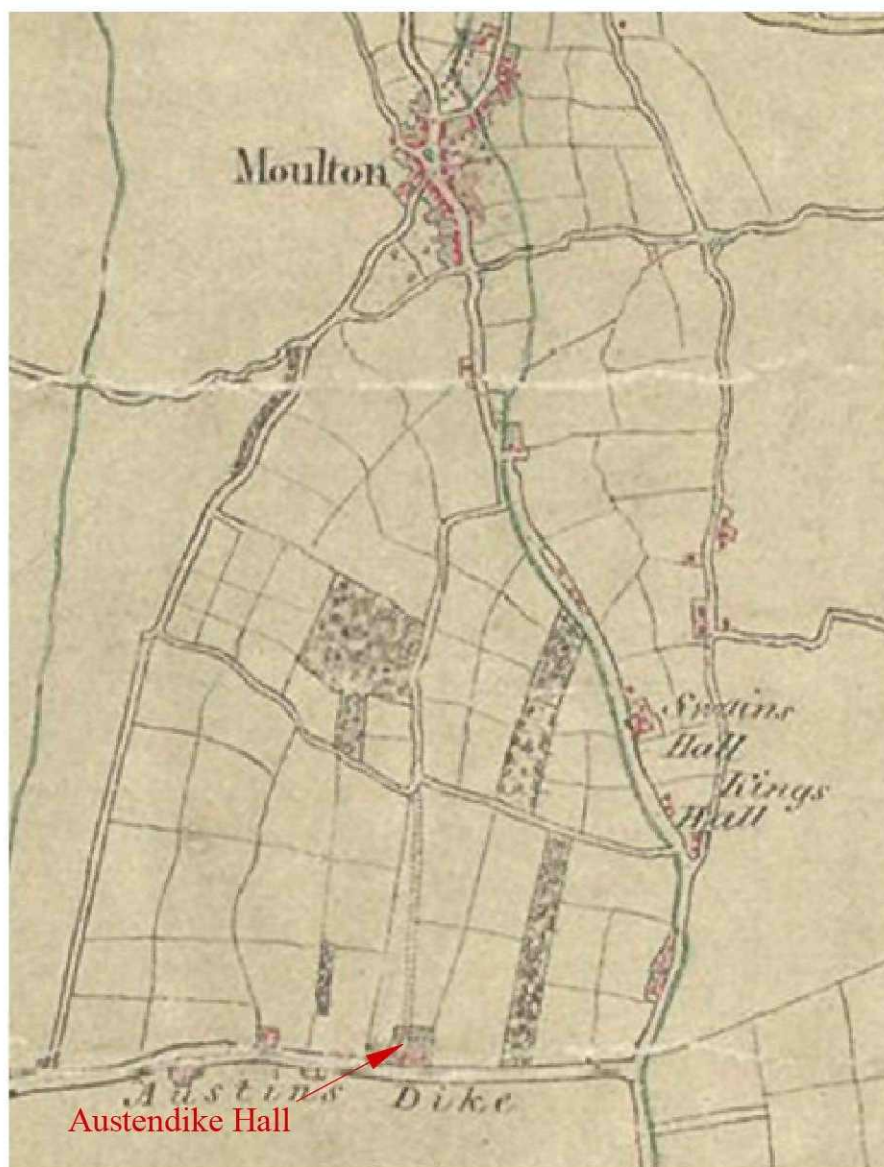




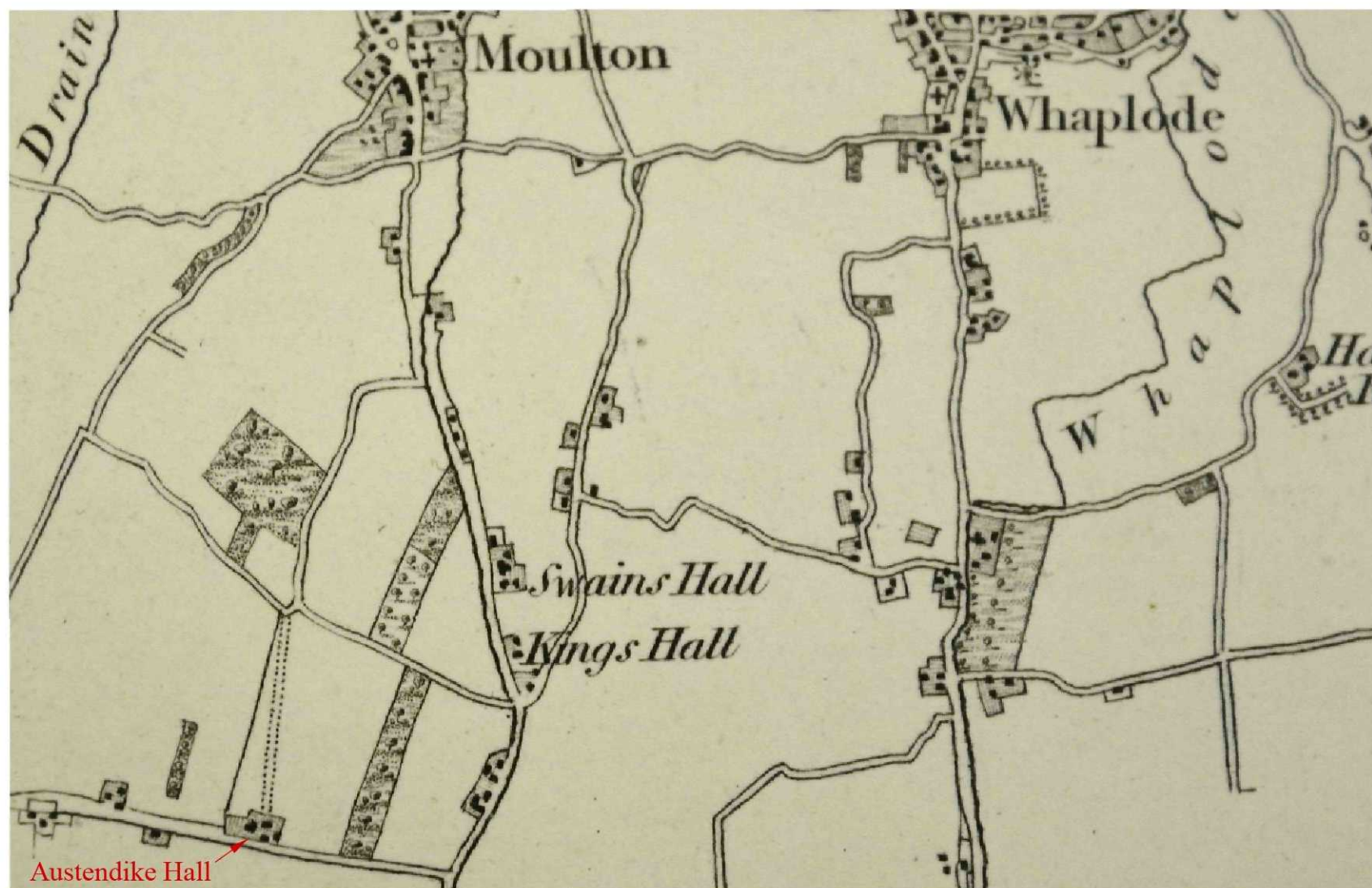
Broken line defines the approximate location of Austendike Hall

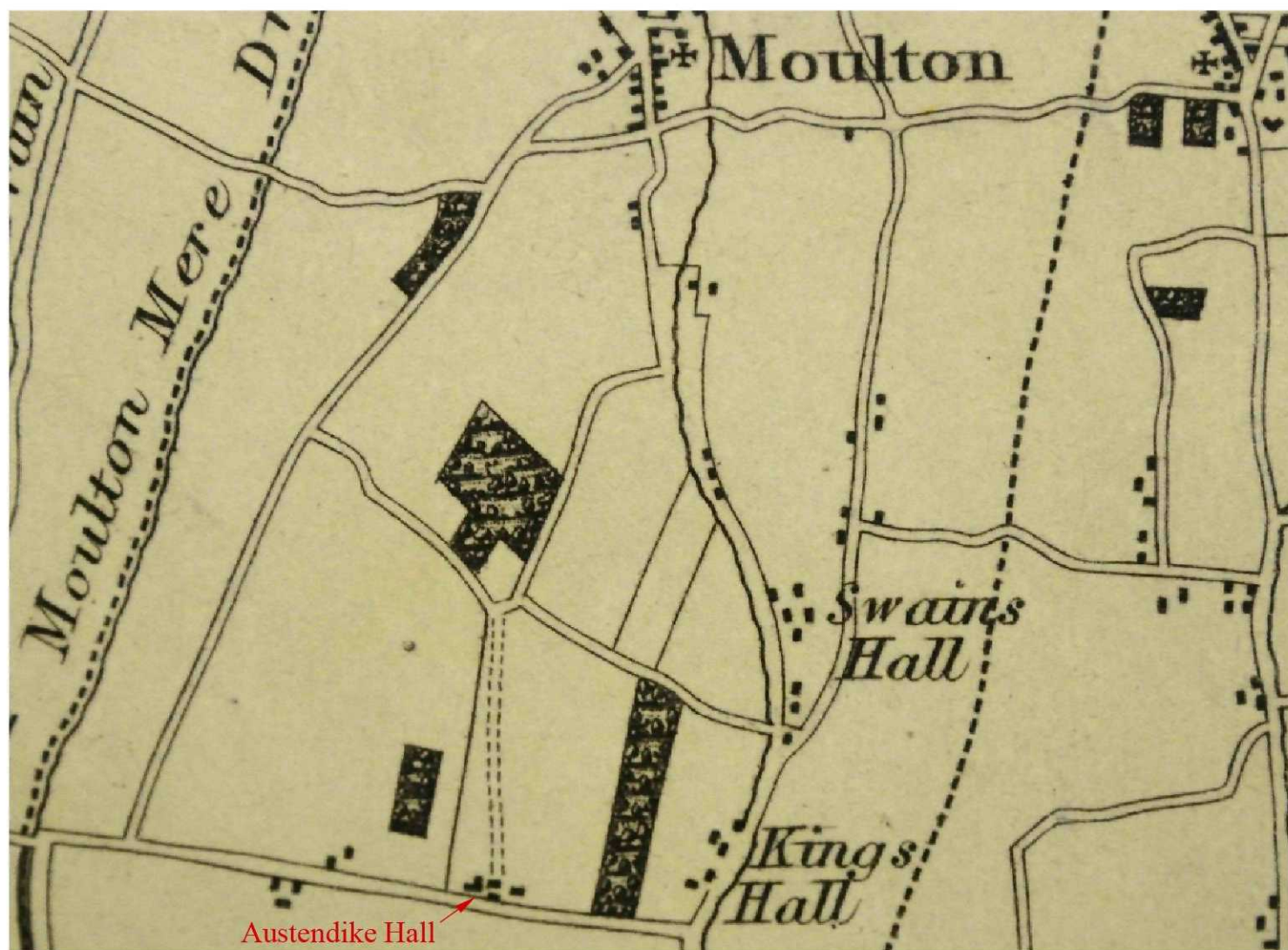


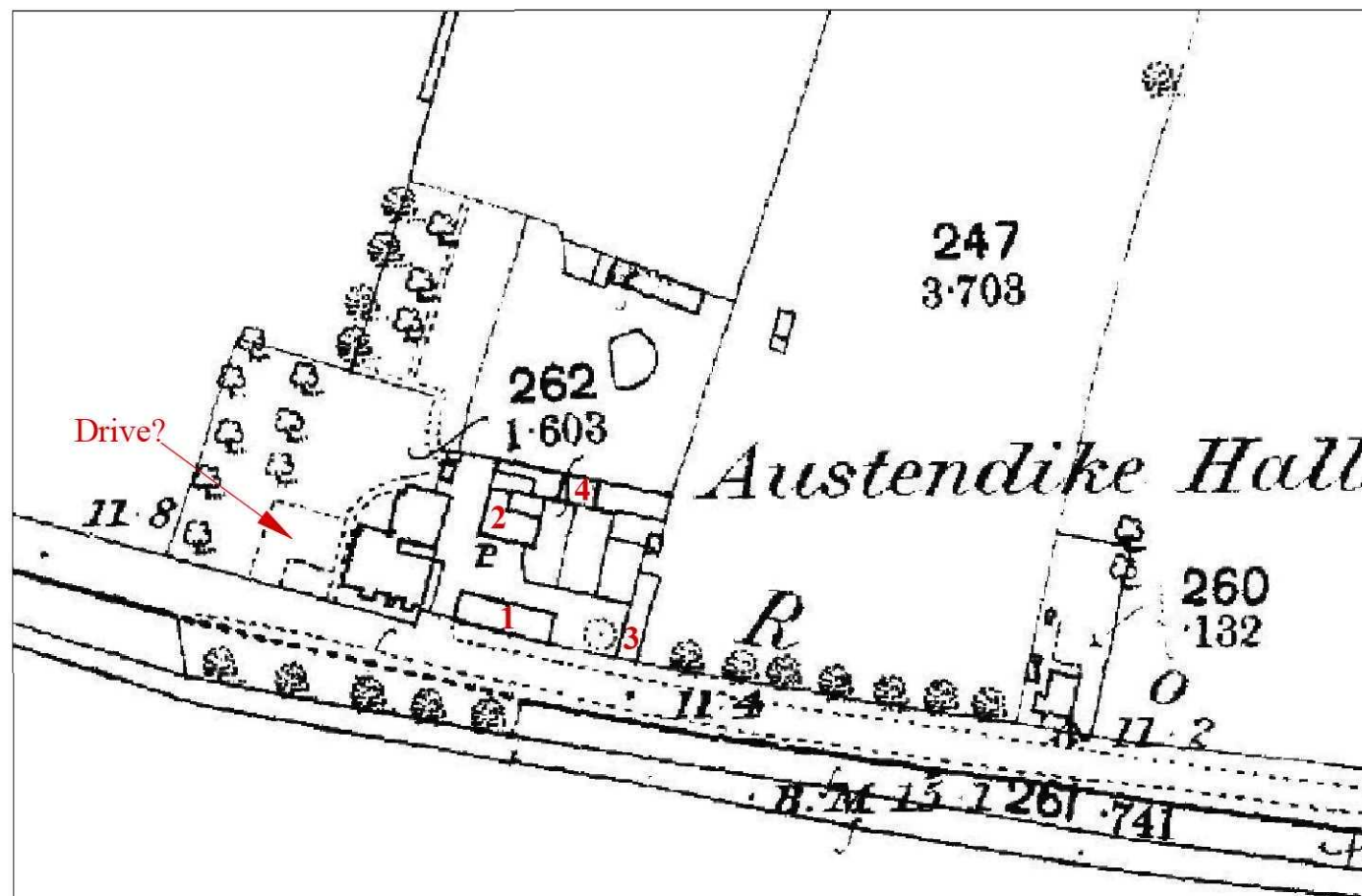
Red line indicates the approximate extent of the farmstead as depicted on the 1888 and 1904 OS maps



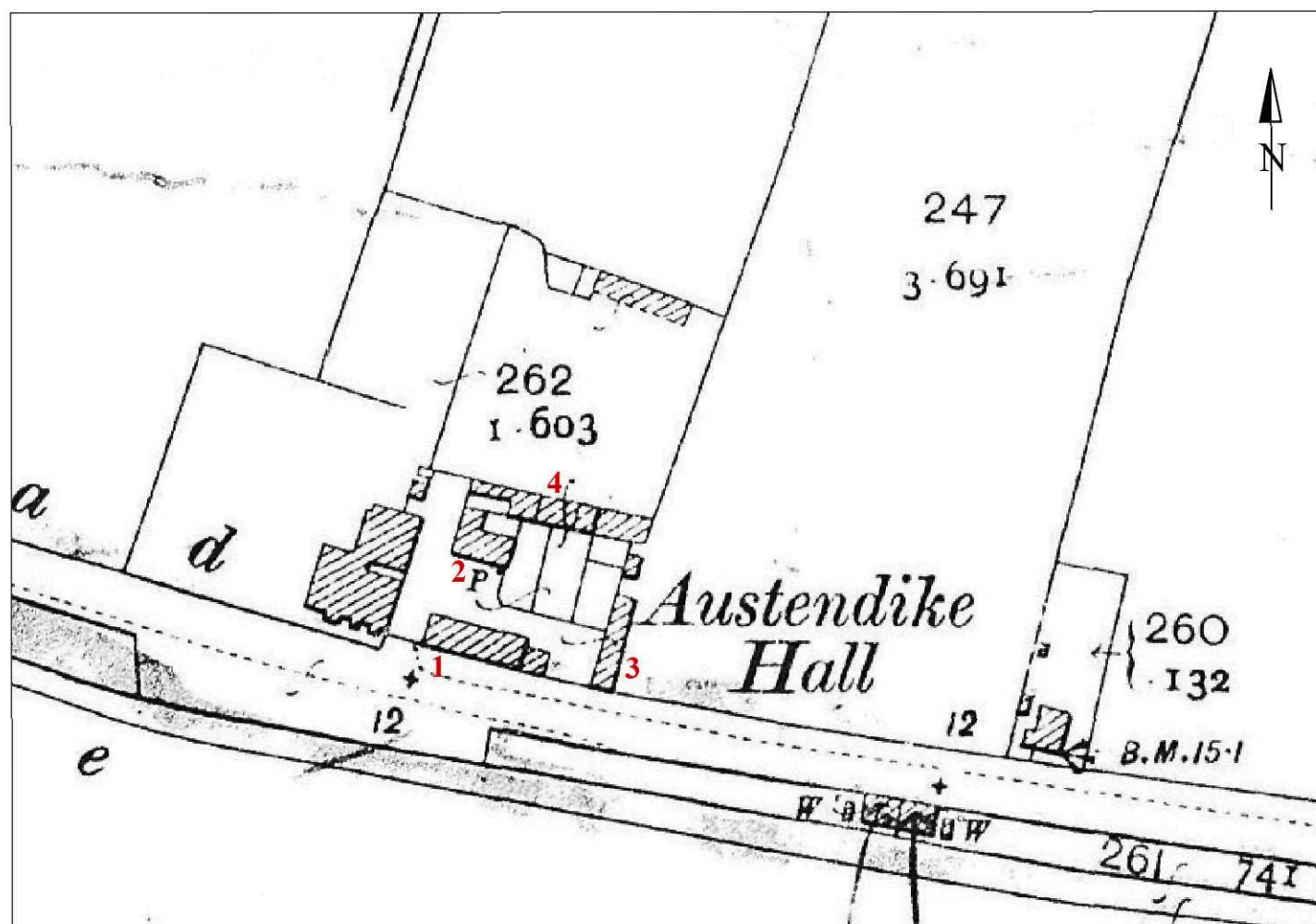
Drawing by Thomas Yeakell, 1812







Recorded Buildings Numbered 1 - 4



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