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NORTHGATE FARMHOUSE
NORTHGATE
WEST PINCHBECK
LINCOLNSHIRE

WRITTEN SCHEME OF INVESTIGATION
FOR
HISTORIC BUILDING RECORDING

Grid Reference: TF 20307 26357
Accession No. LCNCC: 2024.148

PREPARED FOR
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JULY 2024

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1 SUMMARY

1.1 *A programme of historic building recording is required prior to the demolition & replacement of existing single storey outbuilding to form residential accommodation ancillary to the host dwelling at Northgate Farm, Northgate, West Pinchbeck, Lincolnshire.*

1.2 *The building is an ancillary building to a large farmhouse and appears to take the form of a small coach or trap house with a stable and tack room either side.. At the time of the commission of this written scheme of investigation and subsequent report, the building had already been demolished.*

1.3 *Resulting from this, an external and internal appraisal of the building will be produced from historic maps and photographs taken of the building prior to its demolition. 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 at Northgate Farm, Northgate, West Pinchbeck, 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 West Pinchbeck (also known as Pinchbeck West), in the parish of Pinchbeck is located approximately 5km northwest of the centre of Spalding and 11km northeast of Bourne in the South Holland district of Lincolnshire. Northgate Farm lies on the north side of Northgate and its junction with Small Drove Lane at National Grid Reference TF 20307 26357.

3.2 The site is the remnant of a range of outbuildings for a large farmhouse which appears to be detached from its main farm complex. The demolished building was a coach/trap house with stable and tack room for the farmhouse. The 1st Edition Ordnance Survey 25" map of 1889 that the building was rectangular in form with an outshut at the west end of its north elevation. To the north was another range of buildings, partially open fronted on the south side. To the west of the coach/trap house was a drain which terminated level with the southern extent of the building forming part of the western boundary. A wider look at the mapping of the area suggests that the main farm complex might have been in the parcel of land on the south side of Northgate. Later mapping of 1904 indicates no changes, and the six

inch map of 1952 indicates no significant changes apart from the addition of further buildings to the north. By the publication of the 1:25000 National Grid map in 1973, the land pattern has changed and the outbuilding has been enclosed into its most recent configuration with the addition of a further structure on its north elevation. The drain on the west boundary now terminates further to the north and the east boundary drain terminates level with the current configuration of the building of which this document is subject.

4 PLANNING BACKGROUND

4.1 Planning permission (H14-0442-24) has been granted for the demolition of the outbuilding and the erection of a new dwelling. Permission was granted on the provision that archaeological mitigation comprising, but not necessarily limited to a programme of Historic Building Recording, which should be undertaken prior to any demolition work taking place. The recommendation was that the building recording should be of a Historic England Level 3 standard in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice'. The work was to be undertaken in accordance with an approved written scheme of investigation. The building has been demolished and this document provides a written scheme of investigation for an exterior and interior analysis of the building and its phases of construction, reconstructed from photographs taken prior to the demolition.

5 AIMS AND OBJECTIVES

5.1 The aim of the work will be to provide a record of the demolished building from secondary sources.

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;

6 BUILDING RECORDING AND HISTORICAL RESEARCH

6.1 Building Investigation was to be undertaken prior to the demolition of the outbuilding. As the building has been demolished, the survey will provide

6.1.1 An external and internal photographic survey based on images taken prior to the demolition of the building

6.1.2 Plans from the secondary sources; attention will be paid to the form and location of any structural or decorative features of historic interest; supplemented by

6.1.3 A written record providing an account of the buildings' type, materials and

possible dates; an account of the overall form and successive phases of development; an account of fixtures, fittings and their uses in relation to the form and function of the building

7 SITE OPERATIONS

7.1 General considerations

7.1.1 No site operations will take place as the building has already been demolished. The survey will be undertaken from secondary sources. The work will be undertaken in consideration of, and with reference to, the regional research agenda (Knight *et al.* 2012).

7.1.2 The building reconstruction and analysis will 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) The work will be undertaken according to the relevant codes of practise issued by the Chartered Institute for Archaeologists (CIfA 2014), 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.

8 REPORTING

8.1 A report detailing the results of the analysis 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.

Interpretation of the development and use of the building.

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

9 REPORT DEPOSITION

9.1 Copies of the report will be sent to: the client; the Archaeological Advisor to South Holland District Council; 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 Lincoln Museum. This will be undertaken following the requirements of the document titled *Conditions for the Acceptance of Project Archives* for long-term storage and curation.

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 Archaeological Advisor for South Holland District Council. The above methodology for recording the demolished building has been agreed with them in advance of the submission of this document.

13 PUBLIC ENGAGEMENT AND BENEFIT

13.1 Archaeological Project Services are committed to provide public benefit from all projects undertaken.

13.2 The programme of Historic Building Recording will not afford opportunities for public engagement during the project. However, given the location of the site and the high likelihood of public interest, the results of the project will be made publicly available through inclusion on the Archaeology Data Services website and the Lincolnshire Historic Environment record.

13.3 In addition, features revealed during the survey may feature on social media posts released by Archaeological Project Services, although will comply with current GDRP rules. Unless agreed to in writing, locational details will also be withheld from social media postings.

14 VARIATIONS AND CONTINGENCIES

14.1 Variations to the proposed scheme of works will only be made following written confirmation of acceptance from the archaeological curator.

14.2 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.

15 PROGRAMME OF WORKS AND STAFFING LEVELS

15.1 The building recording will is expected to take four days

15.2 A historic building specialist with experience of historic building recording and analysis up to Historic England Level 4 will undertake the work.

15.3 Analysis and report production and illustration will be undertaken by the historic buildings specialist.

16 INSURANCES

16.1 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.

17 COPYRIGHT

17.1 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.

17.2 Licence will also be given to the archaeological curators to use the documentary archive for educational, public and research purposes.

17.3 In the case of non-satisfactory settlement of account then copyright will remain fully and exclusively with Archaeological Project Services. In these circumstances it will be an infringement under the Copyright, Designs and Patents Act 1988 for the client to pass any report, partial report, or copy of same, to any third party. Reports submitted in good faith by Archaeological Project Services to any Planning Authority or archaeological curator will be removed from said planning Authority and/or archaeological curator. The Planning Authority and/or archaeological curator will be notified by Archaeological Project Services that the use of any such information previously supplied constitutes an infringement under the Copyright, Designs and Patents Act 1988 and may result in legal action.

17.4 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.

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Specification: Version 1, 25/07/2024