ARCHAEOLOGICAL PROJECT SERVICES

HERITAGE CONSULTANCY

HISTORIC BUILDING RECORDING

NORTHGATE FARM

NORTHGATE

WEST PINCHBECK

LINCOLNSHIRE

WPNF24

Prepared For
Mr D HOWLETT

By
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V0	06.08.24	Draft		Paul Cope-Faulkner
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1. SUMMARY

A programme of historic building recording was 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.

The building was 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 report, the building had already been demolished.

Resulting from this, an external and internal appraisal of the building has been produced from historic maps and photographs taken of the building prior to its demolition. This report will consist of a narrative supported by illustrations and photographs.

2. INTRODUCTION

2.1 Definition of Archaeological Building Recording

Building recording is defined as: *'a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including its buried components on land or under water.'* (CIfA 2019).



Plate 1. General view of the south elevation of the building

2.2 Planning Background

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 2016'. 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 report comprising an exterior and interior analysis of the building and its phases of construction, reconstructed from photographs taken prior to the demolition. This methodology, based on the circumstances of the demolition, has been outlined in the above mentioned written scheme of investigation and approved by the archaeological advisor to South Holland District Council.

2.3 Site Location

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. AIMS

In accordance with the written scheme of investigation, the aims of the work were to provide a record of the demolished building based on a detailed photographic record made by the client and architect.

4. METHODS

Recording of the building was, where applicable, undertaken in accordance with Historic England guidelines 2016 and ALGAO guidelines 1997.

The recording of the building included:

- A photographic survey of the principal rooms, circulation areas and structural or decorative details. General and specific shots of the exterior and interior of the building.
- A written record providing an account of the building's location, type, the materials and possible dates.

Although the building had been demolished, the client and architect were able to provide photographs with enough general and specific detail to reconstruct an accurate record of the building.

5. HISTORICAL EVIDENCE

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 shows 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 joining the stables to the remains of the buildings that sat immediately to the north of the surveyed structure. 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.

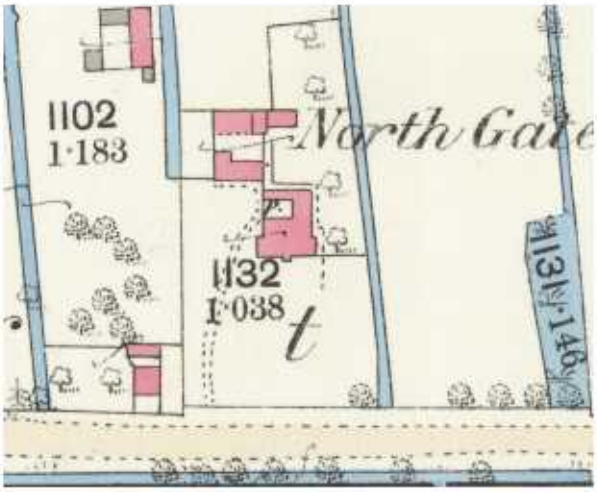


Fig. 1a. Extract from the 1st edition 25" Ordnance Survey Map of 1888

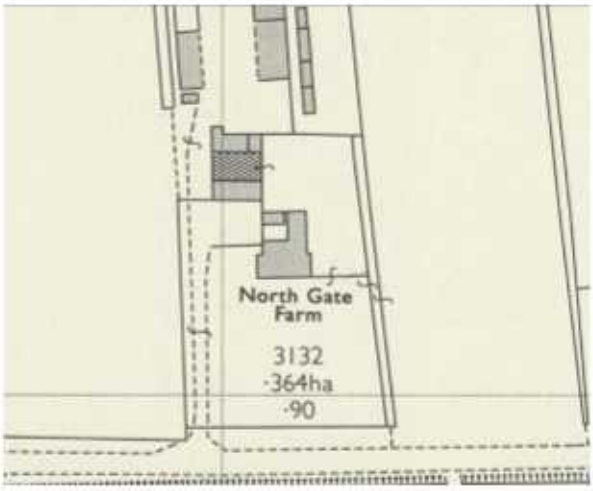


Fig. 1b. Extract from the 1:2500 Ordnance Survey Map of 1972

6. FABRIC EVIDENCE (Fig. 5)

The south elevation provided the main public façade of the building. The bricks were laid in English bond comprising alternating rows of bricks laid as stretcher (laid lengthways) and headers (laid end on). There were three door apertures each leading singly to its corresponding room and two window apertures at the west end providing light to the westernmost room. The roof was of slate.



Plate 2. West window at the west end of the south elevation



Plate 3. East window at the west end of the south elevation

Around each of the windows, angled bricks known as King Closers had been utilised to create a splayed window reveal and arch externally that was not repeated internally. Each window had three upper lights over a single lower light in a wooden frame above a stone cill. The windows were not original to the apertures.

The east and west single door apertures in the south elevation were of a similar size and shape.

In the same fashion as the window apertures, King Closers had been used in the brick surrounding the opening and in the arch above. Adjacent to these angled bricks, half sized header bricks known as Queen Closers had been used to strengthen the aperture.

The doors were of wooden upright planks secured to the frame with iron strap hinges and closed with a sliding bolt. The doors were not original.



Plate 4. The single door, west end of the south elevation



Plate 5. The single door, east end of the south elevation

The double door aperture in the south elevation was also edged with King Closers with Queen Closers for strength. The plank door was divided with a slight offset, the western side being lightly less wide than the eastern side. It was secured to the frame with iron strap hinges.



Plate 6. The double width door in the south elevation



Plate 7. One of two tethering blocks on the south elevation

To the east of each window at the west end of the south elevation was a stone block and iron ring for tethering horses. This western end was used as a stable.



Plate 8.
The west elevation of the building showing the remaining extent of the northern outshut

The masonry of the west elevation comprised bricks laid in English Garden Wall bond where there are three courses of stretchers to one of headers. This continued north past the eaves line of the roof where the remains of the former northern outshut seen on historic mapping were present before being encapsulated in the modern barn.



The east elevation was also laid in English Garden Wall bond which extended slightly southwards in what appeared to be a gate pillar.

The masonry on this elevation also appears to extend slightly north beyond the eaves line near the wall base, although this is not depicted on any historic mapping.

Plate 9. The east elevation

Internally, the western room was the largest of the three divisions within the building and provided the stabling area.

The floor is concrete with an infilled central gutter on the floor that appears to have provided the manure passage. This would suggest that the horses were stabled on the east and west sides rather than along the north wall where there are also infilled joist holes.



Plate 10. The stable at the west end of the building, looking north



Plate 11. The stable at the west end of the building, looking south

The west wall of the stable room had a line of joist holes which were not repeated on the east wall. This might suggests a partial upper floor for storage of hay and/or fodder.

At the south end of the stable there would have been room for people to move freely. On the east wall there is a recessed cupboard with a door where items such as ointments and brushes would have been stored.



Plate 12. The stable, looking west



Plate 13. Ointment cupboard in the east stable wall



Many of the roof timbers in the stable appeared to be original, including the two north – south aligned spanning beams and the western wall plate. In nearly all cases though the timbers were reinforced, spliced or braced with modern timbers which supported the modern slate roof.

Plate 14. The mix of original and modern timbers in the stable

Inside the double door aperture was the trap or coach house. Here the floor was brick pavers. In the north wall was a window aperture that had been blocked with 20th century bricks. Along the wall above these were the remains of holes, probably for the large timber pegs that would have supported the harnesses and other equipment. These were also present in the east wall.



Plate 15. Internal view of the trap house, looking north



Plate 16. Internal view of the trap house, looking south

In the west wall of the trap house was a small doored cupboard similar to that observed in the stable.

Above the trap house was a single original east – west aligned spanning beam. The remainder of the timbers above this were either reinforced or modern. The straw at the top of the wall is suggestive of some form of removed ceiling leaving the space open to the roof.



Plate 17. The timbers of the trap house roof, looking west



Plate 18. Cupboard in the west wall of the trap house

Accessed through the single door at the east end of the building was a small room that would have served as a tack room coupled with a general purpose store room that would have served the stables and trap house. The floor of this room was constructed from brick pavers.

There were no window apertures in this room which suggests that the main function would have been storage of materials rather than a working room as no natural light was afforded.



Plate 19. Tack or store room at the east end of the building, looking north



Plate 20. Tack or store room at the east end of the building, looking south



In the southeast corner of this room was a feature of uncertain function.

It appears to have begun as a brick shelf against the east wall which was then further extended to create two chambers. It is not certain if this was for storage or what it may have stored, or if it was a base constructed for a flat top which has since been removed.

Plate 21. Feature of unknown function in the tack or store room

As in the other parts of the building, the roof timbers are a mix of original and modern.

7. DISCUSSION

The building at Northgate Farm was constructed in one phase and was a service building to the farmhouse. Comprising a stable, a trap house and a tack or store room, it had undergone some alteration before it was finally taken down due to the unsafe state of dilapidation, particularly at the north (rear) end.

The stable at the west end had all of the internal features that would be associated with a stable removed. It was possible to interpret this as a stable due to the two tethering blocks outside, its size in comparison with the other rooms and indications that it was open to the ridge where in the other

two rooms there is evidence of a removed ceiling. As seen from the modern timbers and the slate construction, the roof was not original to the building. In keeping with the area, it would originally have had pantiles instead of slate and there would probably have been vents in the ridge above the stables. Similarly, the windows would not have had glass in their lower light, rather sliding wooden slats that would again have provided more ventilation. The upper lights might well have contained glass.

The door and window apertures which use the King Closer angled bricks are unusually decorative in this respect for a simple building. This suggests that the farmhouse, which was large even on historic mapping, was quite a high status building and that its outbuildings were given similar treatment.

The trap house itself was not large, but the fact that it existed at all is again suggestive of status as many farms would only possess a cartshed in which working wagons were kept.

We can also surmise that the northern outshut seen on historic mapping served a purpose separate from the rest of the building as there is no internal access between the two elements. It can be seen from the masonry that even though there is visible separation between these two elements, they were constructed at the same time as the coursing of the bricks is continuous.

Although the building had been demolished at the time of the survey, enough photographic evidence remained in order to be able to reconstruct the form, function and phasing of the building. It is intended that the building will be re-erected using the saved materials in much the same form as it previously presented.

8. CONCLUSION

Historic building recording has been undertaken on a former stable, trap house and tack or store room at Northgate Farm, West Pinchbeck, Lincolnshire.

The work was undertaken after the demolition of the existing building and reconstructed through photographic evidence as agreed with the archaeological advisor to South Holland District Council.

9. ACKNOWLEDGEMENTS

Archaeological Project Services wishes to thank Mr Howlett who commissioned the work and Mr I. Ford who provided the detailed photographic evidence. The project was coordinated by Neil Parker who undertook the survey and analysis of the building. The report was edited by Paul Cope-Faulkner.

10. PERSONNEL

Project Coordinator: Neil Parker
Building Recording: Neil Parker
Photographic reproduction: Neil Parker
CAD Illustration: Neil Parker
Analysis: Neil Parker
Archiving: Denise Buckley

11. BIBLIOGRAPHY

ALGAO, 1997 *Analysis and Recording for the Conservation and Control of Works to Historic Buildings*

CIfA, 2019 *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*

Barnwell, P and Giles C, 1997 *English Farmsteads, 1750-1914*

English Heritage, 2006, Revised, Historic England 2016. *Understanding Historic Buildings, A guide to good recording practice*

Historic England 2015. *Greater Lincolnshire Farmsteads Character Statement*

Ordnance Survey 1888 *Lincolnshire Sheet CXXXII.8, 25"*

Ordnance Survey 1905 *Lincolnshire Sheet CXXXII.8, 25"*

Ordnance Survey 1952 Lincolnshire *Sheet CXXXII NE 6"*

Ordnance Survey 1973 *TF2026-2126-AA 1:2500*

12. ABBREVIATIONS

AOD Above Ordnance Datum

CIfA Chartered Institute for Archaeologists

OS Ordnance Survey

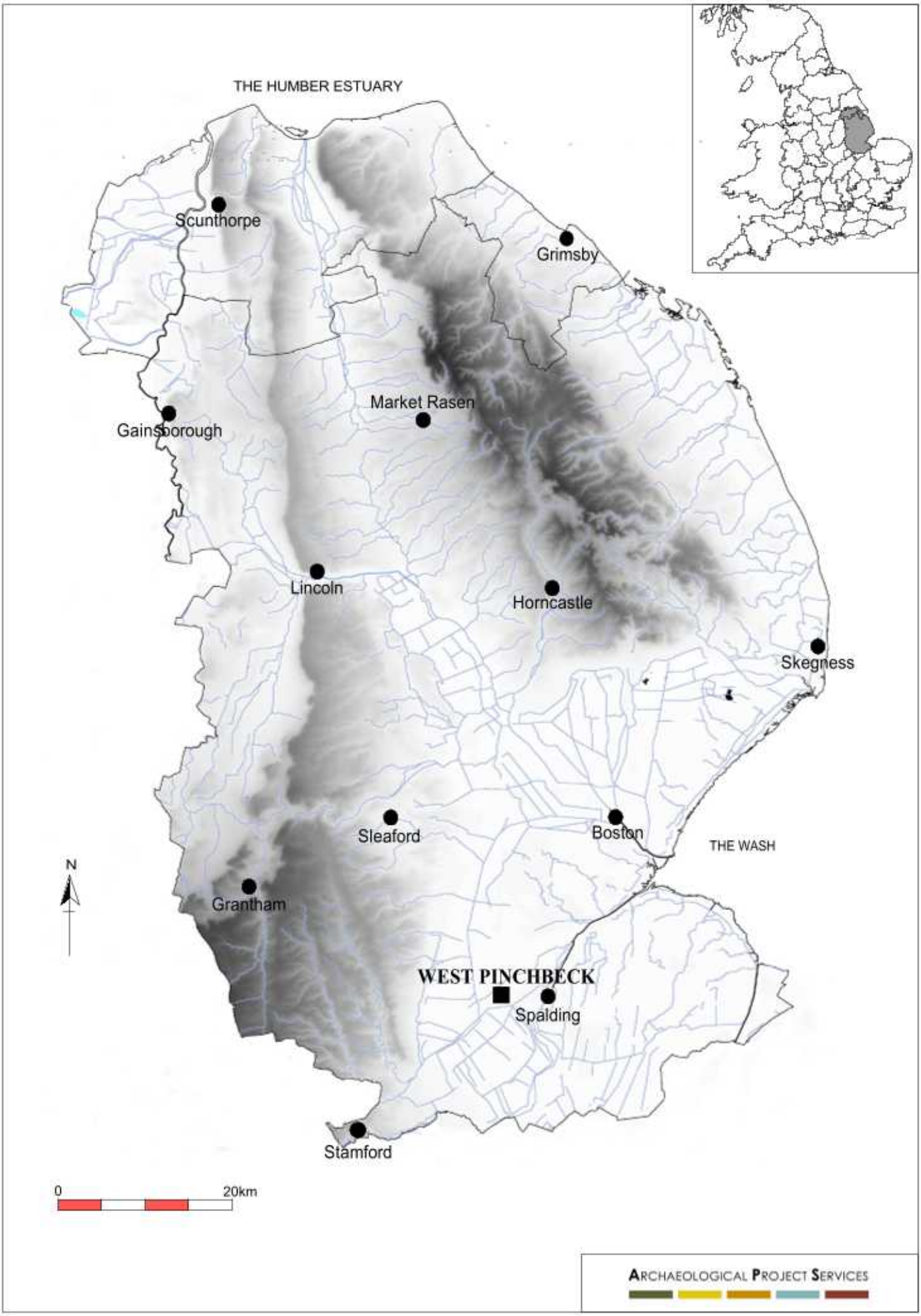


Figure 2 - General location plan

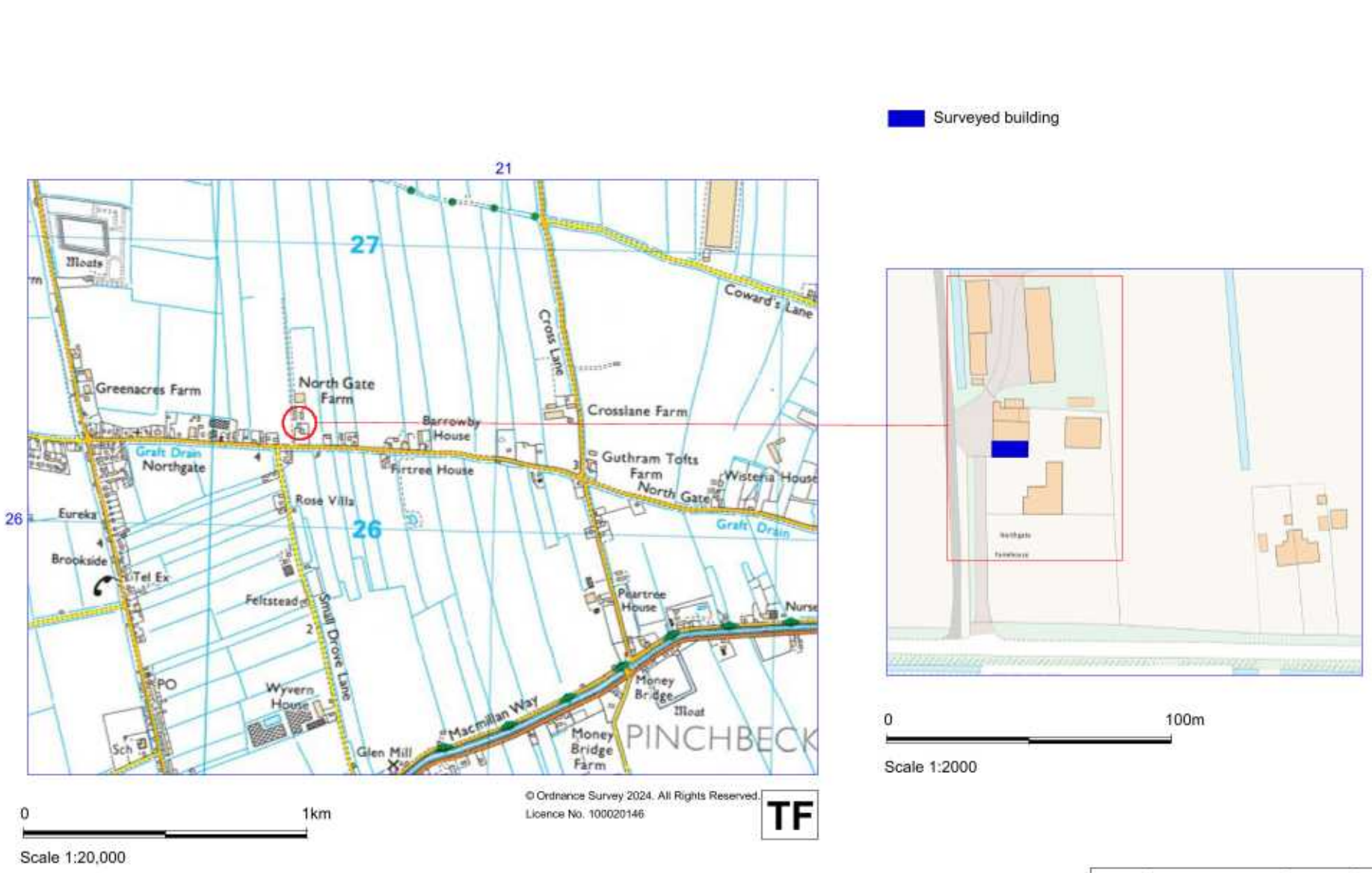


Figure 3. Site location

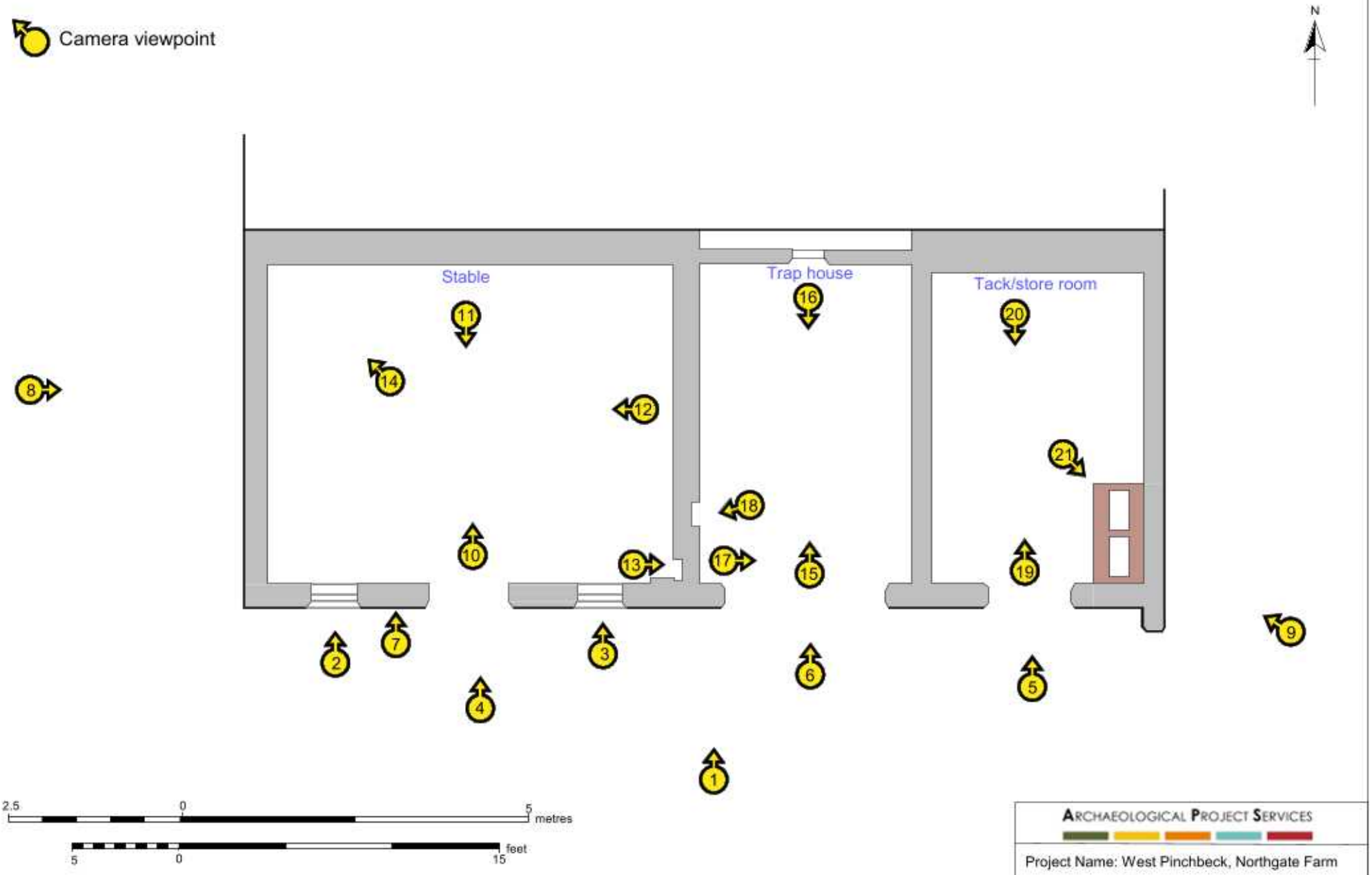


Figure 4. Plan and plate locations

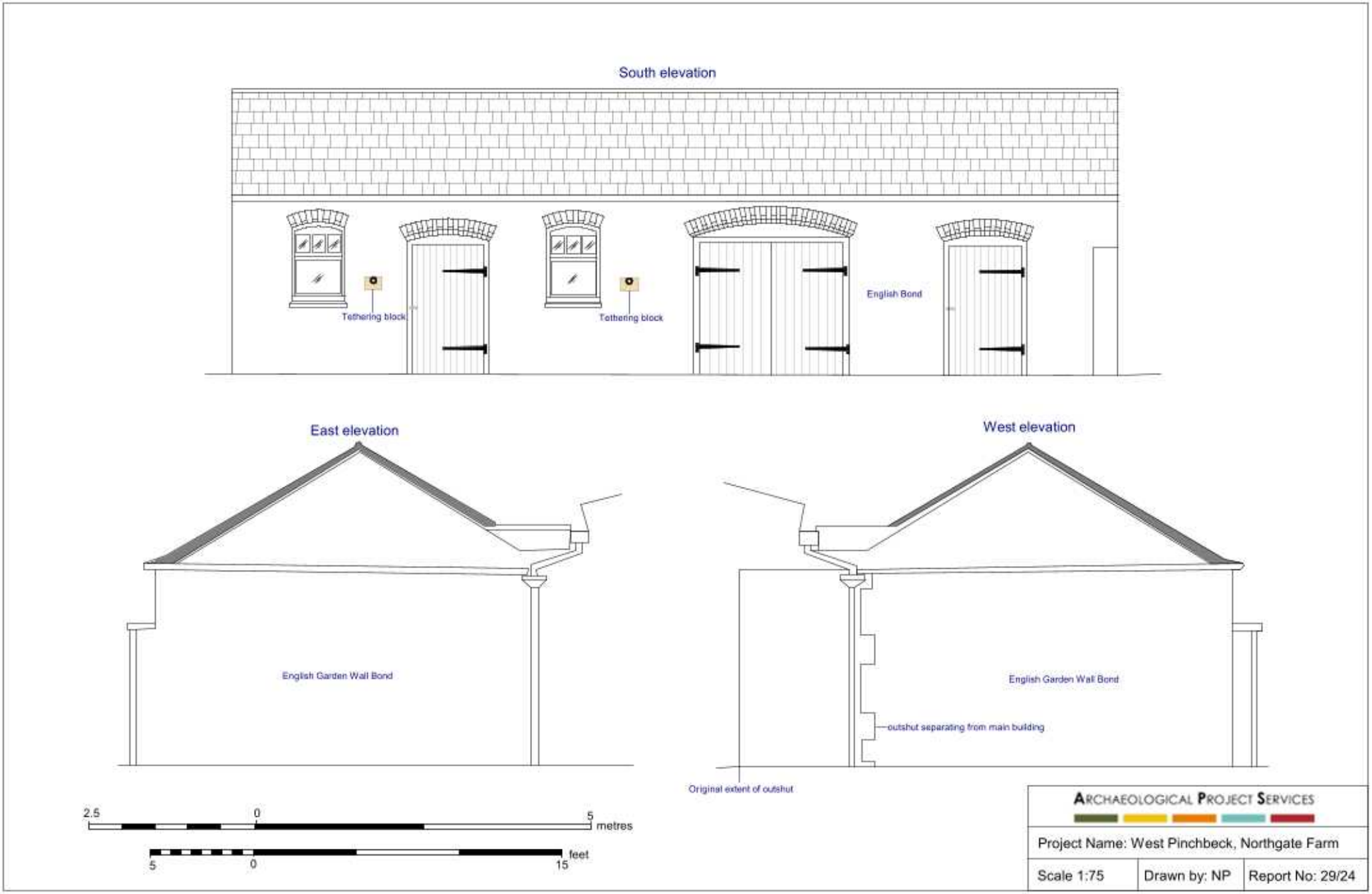


Figure 5. Elevations

Appendix 1

THE ARCHIVE

No physical archive was generated as a part of this project. A digital archive was preserved.

All primary records are currently kept at:

Archaeological Project Services
The Old School
Cameron Street
Heckington
Sleaford
Lincolnshire
NG34 9RW

The ultimate destination of the project archive is:

Lincoln Museum
Danes Terrace
Lincoln
LN2 1LP

Accession no:
LCNCC: 2024.148

Archaeological Project Services Site Code:	WPNF24
OASIS record no:	archaeol1-527275

The discussion and comments provided in this report are based on the archaeology revealed during the site investigations. Other archaeological finds and features may exist on the development site but away from the areas exposed during the course of this fieldwork. *Archaeological Project Services* cannot confirm that those areas unexposed are free from archaeology nor that any archaeology present there is of a similar character to that revealed during the current investigation.

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OASIS Summary for archaeol1-527275

OASIS ID (UID)	archaeol1-527275
Project Name	Analytical Buildings Record (level 3) at Northgate Farm, Northgate, West Pinchbeck, Lincolnshire
Sitename	Northgate Farm, Northgate, West Pinchbeck, Lincolnshire
Sitecode	WPNF24
Project Identifier(s)	Historic Building Recording, Northgate Farm, Northgate, West Pinchbeck, Lincolnshire
Activity type	Analytical Buildings Record (level 3)
Planning Id	H14-0442-24
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	Archaeological Project Services
Project Dates	30-Jul-2024 - 06-Aug-2024
Location	Northgate Farm, Northgate, West Pinchbeck, Lincolnshire NGR : TF 20307 26357 LL : 52.82133004545226, -0.216104646523418 12 Fig : 520307,326357
Administrative Areas	Country : England County/Local Authority : Lincolnshire Local Authority District : South Holland Parish : Pinchbeck
Project Methodology	The building had been demolished and report comprising an exterior and interior analysis of the building and its phases of construction, reconstructed from photographs taken prior to the demolition was undertaken. This methodology, based on the circumstances of the demolition, has been outlined in a written scheme of investigation and approved by the archaeological advisor to South Holland District Council.
Project Results	The building at Northgate Farm was constructed in one phase and was a service building to the farmhouse. Comprising a stable, a trap house and a tack or store room, it had undergone some alteration before it was finally taken down due to the unsafe state of dilapidation, particularly at the north (rear) end. The trap house itself was not large, but the fact that it existed at all is again suggestive of status as many farms would only possess a cartshed in which working wagons were kept. Although the building had been demolished at the time of the survey, enough photographic evidence remained in order to be able to reconstruct the form, function and phasing of the building. It is intended that the building will be re-erected using the saved materials in much the same form as it previously presented.
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Funder	Private individual
HER	Lincolnshire HER - unRev - STANDARD
Person Responsible for work	Neil Parker
HER Identifiers	
Archives	

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