Specification for Historic Building Recording at Yew Tree Farm, New Road, Quadring Eaudyke, Lincolnshire.

Prepared for Mr. Lee Sutton & Mrs. Stella Sutton

National Grid Reference: TF2474 3362
Planning Reference: H15-0766-17
Site Code: YTQE18
Accession Number: LCNCC: 2018.148

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S. Non-technical summary

S1 *A scheme of works comprising historic building recording is required in advance of the proposed conversion of a former agricultural building to a new residential dwelling at Yew Tree Farm, New Road, Quadring Eaudyke, Lincolnshire.*

S2 *Part of the farm outbuilding comprising the east-west orientated arm, which is the subject of this survey appears to have at least late 18th century origins (or earlier) as it is featured on the map of 1776. The north-south orientated arm of this outbuilding appears to be an addition of later 18th or 19th century origin as it was constructed sometime between 1776 and 1888. So it may be concluded from this that at least a part of the outbuilding has at least late 18th century or potentially earlier origins. The specific objectives of the historic building recording will be to provide an historical background to the farm building as an aid to its interpretation and on this basis to provide a full photographic, drawn and written record of same prior to the proposed alterations and conversion works. This will provide an assessment of the impact of development on the historic fabric of the building and to provide an understanding of how the building has developed.*

S3 *The historic building recording will be undertaken prior to any alteration/conversion works at the site. The structure, ground plans, external elevations and internal details will be recorded in writing, graphically and photographically.*

S4 *On the completion of the fieldwork, a report will be produced detailing the results of the investigation. The report will consist of a narrative supported by illustrations and photographs.*

1. Site location and description [Figures 1-3]

1.1 The development site at Yew Tree Farm is situated on the eastern frontage of New Road and to the north-east of the hamlet of Quadring Eaudyke, at National Grid Reference TF 2474 3362, and at a height of approximately 6mAOD. The development site is situated within the modern civil parish of Quadring, administrative district of South Holland, county of Lincolnshire.

1.2 The development site is located within a flat and a relatively low-lying area of the Lincolnshire Fens.

2. Planning background [Figure 4]

2.1 This document comprises a Specification or a written scheme of works for historic building recording at Yew Tree, New Road, Quadring Eaudyke, Lincolnshire (Planning Reference: H15-0766-17).

3. Historical Background

3.1 Background research sources were consulted at the Lincolnshire County Council Historic Environment Record, at the Lincolnshire Archives and at the local studies collections of the Lincoln Central Library. The National Heritage List of Historic England was also consulted.

3.2 The Lincolnshire Historic Environment Record (HER) holds an entry from a national survey of historic farmsteads undertaken recently by Historic England relating to this site, (HER 25969), which is described as:

Yew Tree Farm, Quadring, Partially extant 19th century farmstead. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. The farmhouse is detached from the main working complex. There has been a partial loss (less than 50%)

of traditional buildings. Isolated location. Large modern sheds are located to the side of the site.



Figure 1: Site location at scale 1:25,000. The site is shown circled in red. (O.S. copyright licence number 100048723)

3.3 Copies of both manuscript and early edition Ordnance Survey (O.S.) maps of the area of the development site were obtained from the Lincolnshire Archives and the Lincoln Central Library and provide a background to the historical development of this proposal site.

3.4 The earliest map consulted comprised an extract from the enclosure award map for the parish of Quadring of 1776 (Archive ref: Smith 9/1/49), which forms **Figure 5**. This map shows that a portion of the farm outbuilding, which is the subject of this survey, is already in place by 1776. This is the east-west orientated arm of this outbuilding. A further 'L'-shaped outbuilding is shown to the south within the same enclosure (plot no. 26).

3.5 An extract from the First Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1888 comprises **Figure 6**. This map shows that the present and second north-south orientated arm of this outbuilding is in place by 1888, such that it has now achieved its present 'L'-shape. Also shown is a further small rectangular shaped outbuilding to the immediate south-east. The second 'L'-shaped outbuilding that is shown on the map of 1776 is also featured.

3.5 An extract from the Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1904 forms **Figure 7**. This map shows that no change had taken place to the layout of this site between 1888 and 1904.

3.6 An extract from the Third Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1931 comprises **Figure 8**. By 1931, the site had still remained relatively unchanged. Though two extensions appear to have been added to the small rectangular shaped outbuilding, that was situated to the immediate south-east. One of these was bonded to the 'L'-shaped outbuilding, which is the subject of this survey.

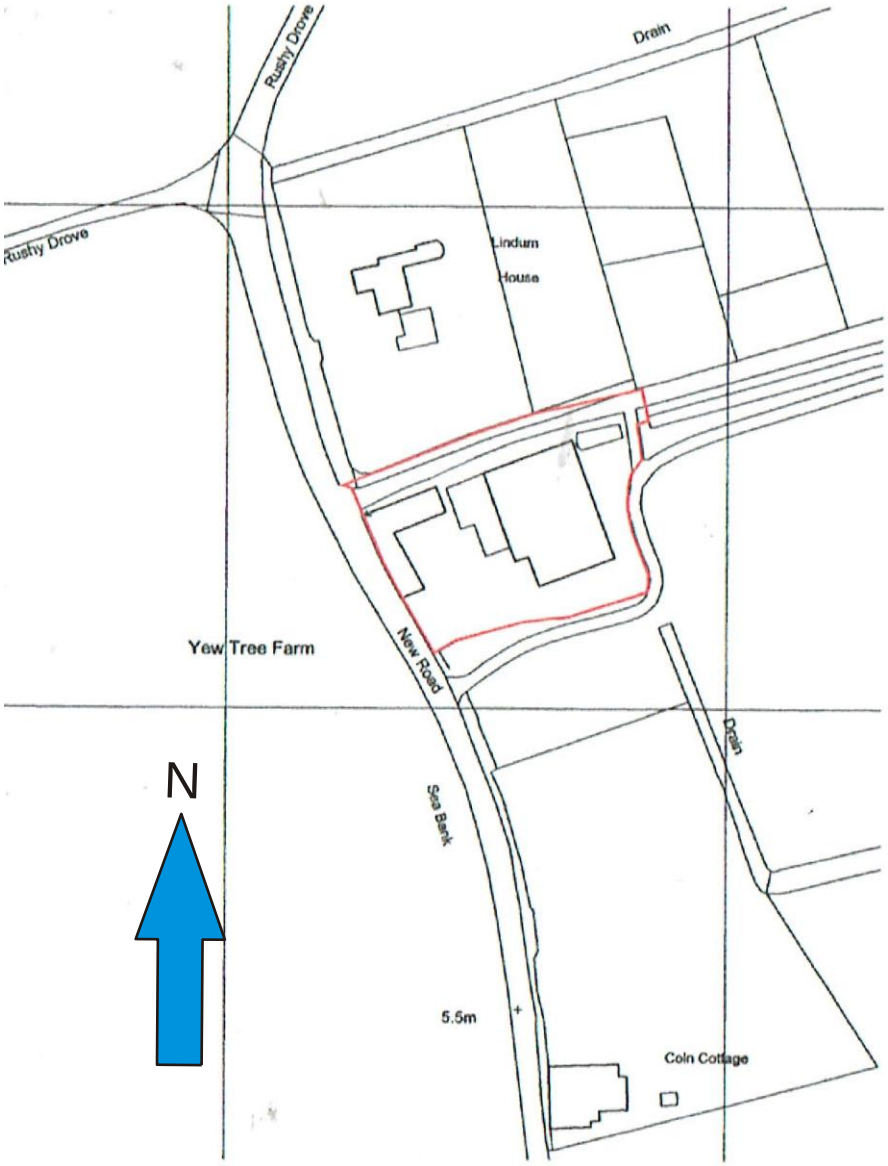


Figure 2: Site location at an original scale of 1:1,250, (not to scale), (extract from Architects plan)

3.7 An extract from the 1:2,500 scale O.S. map of 1973 forms **Figure 9**. This map features the addition of a modern building to the east, otherwise the complex has remained unchanged.

3.8 **Figures 2 and 3** show the existing layout of the development site. The north-south orientated arm of the outbuilding, which is the subject of this survey appears to have decreased in length since 1973. The outbuildings, including the extensions shown on the earlier maps have gone by the present time. Also gone is the 'L'-shaped outbuilding that was situated to the south and which was featured on the maps from 1888-1973. The modern building to the east remains.

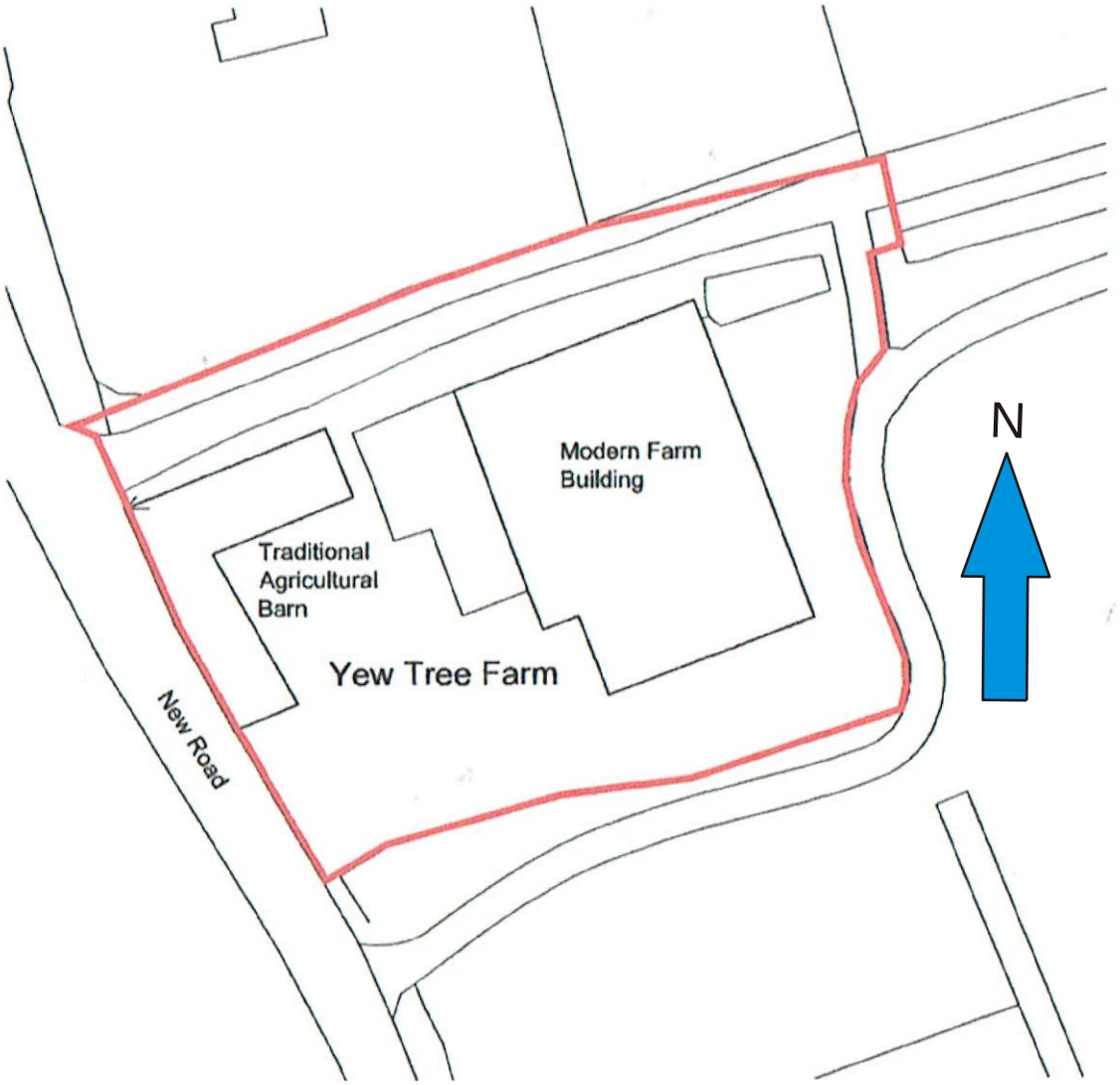


Figure 4: Site location at an original scale of 1:200, (not to scale), (extract from Architects plan)

4. Aims and objectives of the project

4.1 The general aim of the historic building recording of the exterior elevations and interiors of the farm outbuilding at Yew Tree Farm, New Road, Quadring Eaudyke, Lincolnshire will be to undertake this work prior to any building alterations and/or conversion works commencing on the site.

4.2 The objectives of the project will be:

To obtain a complete and detailed photographic, drawn and written record of the interiors and of the external fabric of the farm outbuilding at Yew Tree Farm, New Road, Quadring Eaudyke, Lincolnshire.

4.3 Part of the farm outbuilding comprising the east-west orientated arm, which is the subject of this survey appears to have at least late 18th century origins (or earlier) as it is featured on the map of 1776. The north-south orientated arm of this outbuilding appears to be an addition of later 18th or 19th century origin as it was constructed sometime

between 1776 and 1888. So it may be concluded from this that at least a part of the outbuilding has at least late 18th century or potentially earlier origins. The specific objectives of the historic building recording will be to provide an historical background to the farm building as an aid to its interpretation and on this basis to provide a full photographic, drawn and written record of same prior to the proposed alterations and conversion works. This will provide an assessment of the impact of development on the historic fabric of the building and to provide an understanding of how the building has developed.

5. Methodology

5.1 The historic building recording will be undertaken by Neville Hall prior to any building alterations and/or conversion works at the site and shall take full responsibility for the setting out of the project and for the adequacy, stability and safety of site operations and methods of archaeological site monitoring and recording.

5.2 All work will be carried out according to the Chartered Institute of Field Archaeologists (CHIfA) standards,.

5.3 All work will be undertaken following all statutory Health and Safety requirements and legislation in operation at the time of the monitoring.

5.4 A Risk Assessment will be prepared for the site.

5.5 The Proposed Development Site Methodology will comprise:

The recording of the interiors and of the existing external build fabric of the three redundant farm buildings at Yew Tree Farm, New Road, Quadring Eaudyke, Lincolnshire, to comprise a full written, drawn and photographic record of same.

5.6 The written record of the historic building recording shall include:

The precise location of the building, including parish and National Grid Reference:
A note of the listing designation (if appropriate);
The date of the written record, the name of the compiler and the nature of the archive content and location;
A summary of the buildings type and purpose, including past historical and present usage, building materials and possible date;
A note of the buildings past and the its present relationship to its setting, its relationship to local settlement patterns and landscapes, and of its visual significance; and
A gazetteer of the photographs taken.

5.7 The drawn record of the Level 2 historic building recording shall include:

Scaled plans of the existing floors showing the location of any structural features of historical significance e.g. blocked in windows, former fireplace openings etc.;
Scaled plans of the existing elevations showing the location of structural features of historical and architectural significance;
Site location plans at suitable scales; and
A scaled plan showing the location of the various images taken.

5.8 The photographic record of the Level 2 historic building recording shall include:

The photographic record shall provide both a general and a detailed record of the building;

The photographic record shall comprise digital photography utilising a 16.1 megapixel digital camera, high quality images will be taken with the digital images being submitted in a compressed .tiff format on archival quality CD/DVD.

The photographic record shall include:
General photographs of the exterior and setting of the building. A 2 metre ranging rod shall be included in general shots to ensure that all elements of the buildings will be established;
A record of any external detail, structural or decorative, which is relevant to the design development of the building;
A record of any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not adequately show on general photographs;
A record of any dates, inscriptions etc. which would contribute to an understanding of the building;
Copies of maps, drawings, views and photographs illustrating the development and/or use of the building; and
A selection of photographs in the report which show the building in its context and the main focus of the survey, including areas subject to demolition/alteration.

5.9 Resources in terms of building recording have been estimated at up to two days fieldwork/site attendance and up to four days for reporting.

6. Post-fieldwork methodology

6.1 On the completion of the site fieldwork, all of the written, drawn and photographic records produced by the historic building recording will be checked, ordered, labelled (where appropriate) and catalogued to compile a distinctive site archive.

6.2 An assessment of significant finds will be made in light of general site information.

6.3 The site archive will be examined to enable the determination of various phases of activity on the site.

7. Monitoring arrangements

7.1 Provision will be made for the Lincolnshire County Council Historic Environment Team (on behalf of South Holland District Council, the Local Planning Authority) to monitor the works during the fieldwork stage and any other aspect of the archaeological project as required including the post fieldwork analysis and report preparation stages of the project.

7.2 It is understood that the programme of site historical building recording will begin as soon as possible following the agreement of this document with the Lincolnshire County Council Historic Environment Team. A period of not less than fourteen days notice will be given to the Lincolnshire County Council Historic Environment Team of the start date of this site historical building recording works programme.

7.3 All aspects of the archaeological programme will be undertaken in accordance with this project specification.

7.4 Any variation to the project programme in terms of works or recording on or off site will be fully discussed and agreed with the Lincolnshire County Council Historic Environment Team.

7.5 Arrangements will be made for the representative of the Lincolnshire County Council Historic Environment Team for access to the site to undertake monitoring visits, and such visits will be accounted for in the final report preparation.

7.6 The Lincolnshire County Council Historic Environment Team shall be kept fully informed of any unexpected or unforeseen discoveries made during the course of the archaeological monitoring and recording programme.

8. Archive preparation and deposition

8.1 The documentation and records generated by the historic building recording will be sorted and ordered in the format acceptable to The Collection, Lincoln, and to the standards and requirements as laid out in their Guide Book.

8.2 A unique accession number will be obtained from The Collection for the site archive.

8.3 It is anticipated that the archive will be deposited at The Collection, Lincoln by February 2019.

9. Reporting procedures

9.1 A report detailing the findings of the historic building recording will be completed within three months after the finalisation of the fieldwork. Any delays will be related to the relevant authorities.

9.2 The report will consist of:

A title page, with project name and location, national grid reference, planning reference, site code, accession number, client name, author and date;

A contents page listing report sections, illustrations and appendices;

A non-technical summary of the results of the historic building recording;

An introduction, site description and location;

Planning background to the project;

A section on the historical background to the project;

A description of the methodology used in the project;

A section describing the results of the historic building recording;

A section on the discussion and results of the project including a consideration of the findings of the project in a local and regional context;

A consideration of the effectiveness of the project methodology and a confidence rating of the results;

Illustrations including site location plans, scaled ground plans and elevations, plans showing the positions from which photographs have been taken, and

Appendices comprising appropriate photographs generated by the historic building recording, a list of archive contents, a photographic register, a copy of the approved specification and an OASIS form.

An electronic copy of the report will be deposited with the OASIS project (On-line Access to the Index of Archaeological Investigations) http://ads.ahds.ac.uk/project/oasis/index.cfm.

10. Publication and dissemination

10.1 Copies of the final report will be deposited with the clients, the local curator (on behalf of the local planning authority), South Holland District Council and with the Lincolnshire Heritage Environment Record (including a digital copy in a .pdf format).

10.2 A note will be placed in 'Lincolnshire History and Archaeology' describing the results.

10.3 The deposition of the site archive will be in accordance with guidelines outlined in the Lincolnshire Archaeological Handbook (LCC, 2018).

10.4 Should the results of the historic building recording programme merit it, a note will also be placed in appropriate national journals e.g. *Medieval Archaeology.*

11. Other factors (including contingency)

11.1 In the event of the discovery of any unexpected remains of archaeological importance, or of any changed circumstances, it is the responsibility of the archaeological contractor to inform the Lincolnshire County Council Historic Environment Team.

11.2 Where important archaeological remains are discovered and deemed to merit further investigation, additional financial resources may be required to provide an appropriate level of investigation, recording and analysis.

11.3 Any additional financial contingency requirement for additional fieldwork or post-fieldwork analysis outside the scope of the proposed scheme of works will only be activated following full consultation with the Lincolnshire County Council Historic Environment Team and the client.

12. Variations to the proposed scheme

12.1 Variations to the proposed scheme will only be made following written confirmation with the archaeological curator.

13. Resources

13.1 The historic building recording will be undertaken by Neville Hall using standard archaeological field techniques. It is estimated that the site work will take up to one day fieldwork/site attendance and up to three days for reporting.

14. Insurance statement

14.1 Public indemnity of £2,000,000 and private indemnity insurance of £250.000 with Towergate Insurance.

15. Copyright

15.1 Copyright will remain that of the author. Licence will be given to the client to present any reports, copyright of the author, to the planning authority in good faith of satisfactory settlement of account.

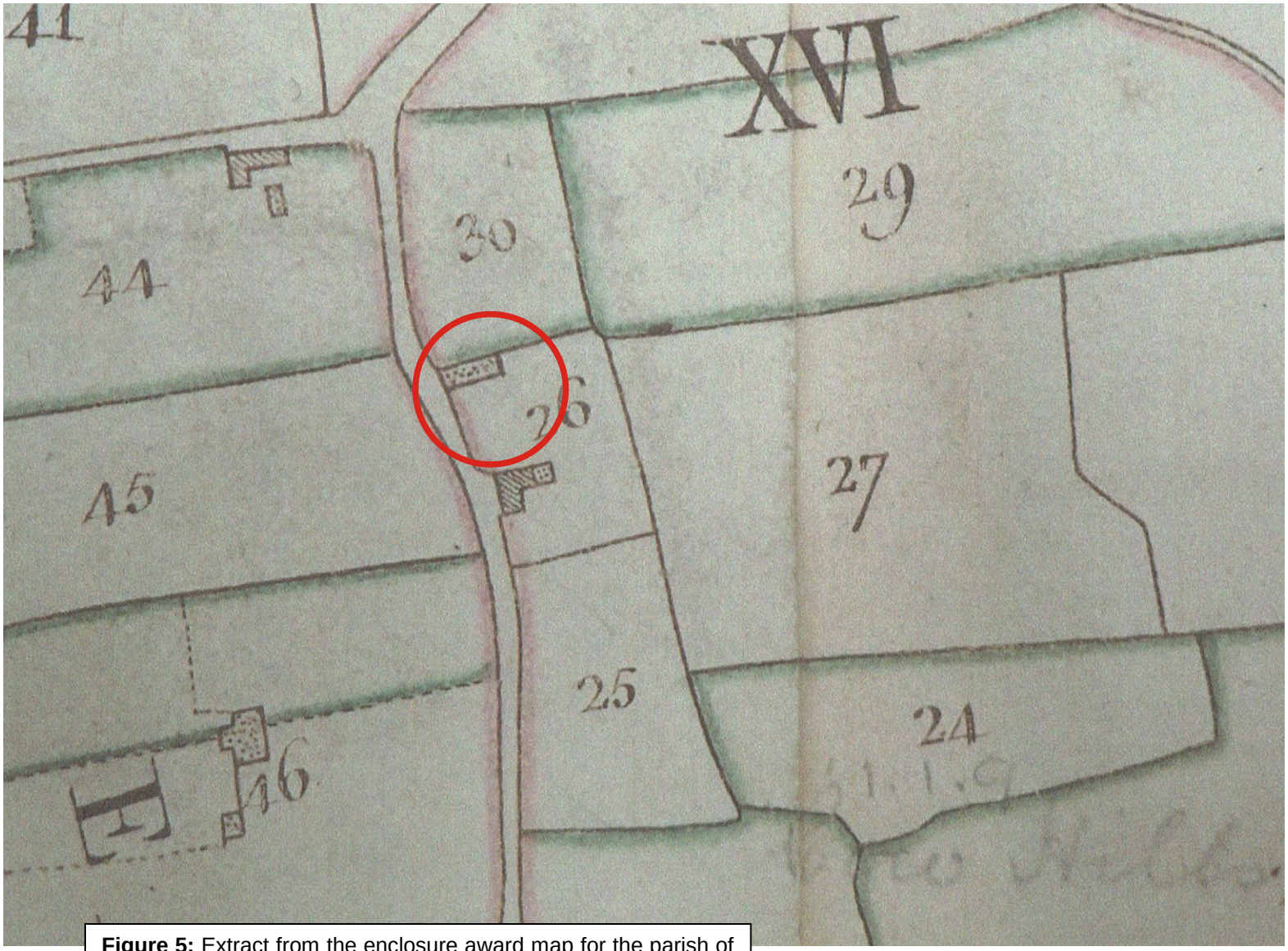


Figure 5: Extract from the enclosure award map for the parish of Quadring of 1776

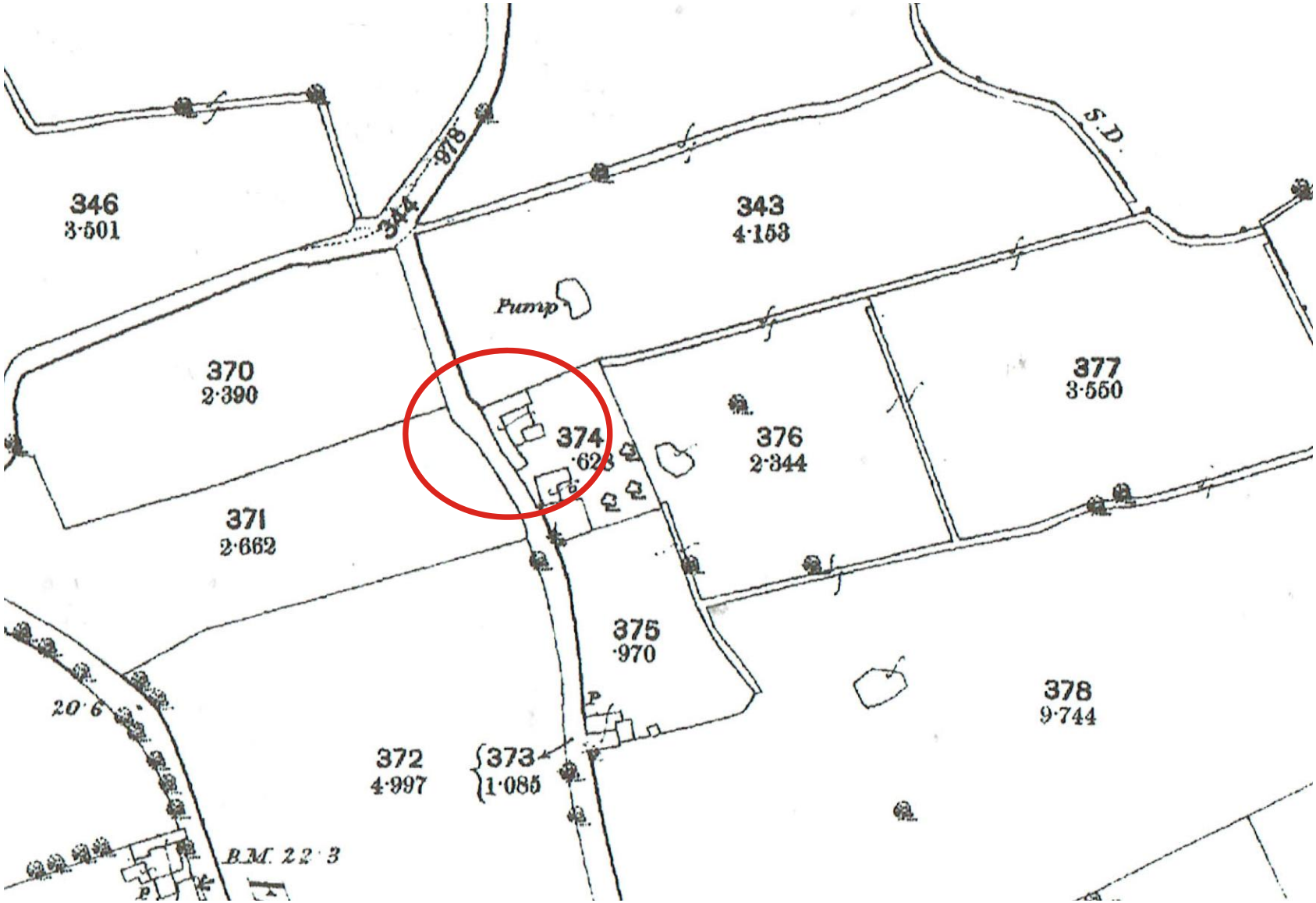


Figure 6: Extract from the First Edition 25 inch to one mile scale O.S. map of 1888.

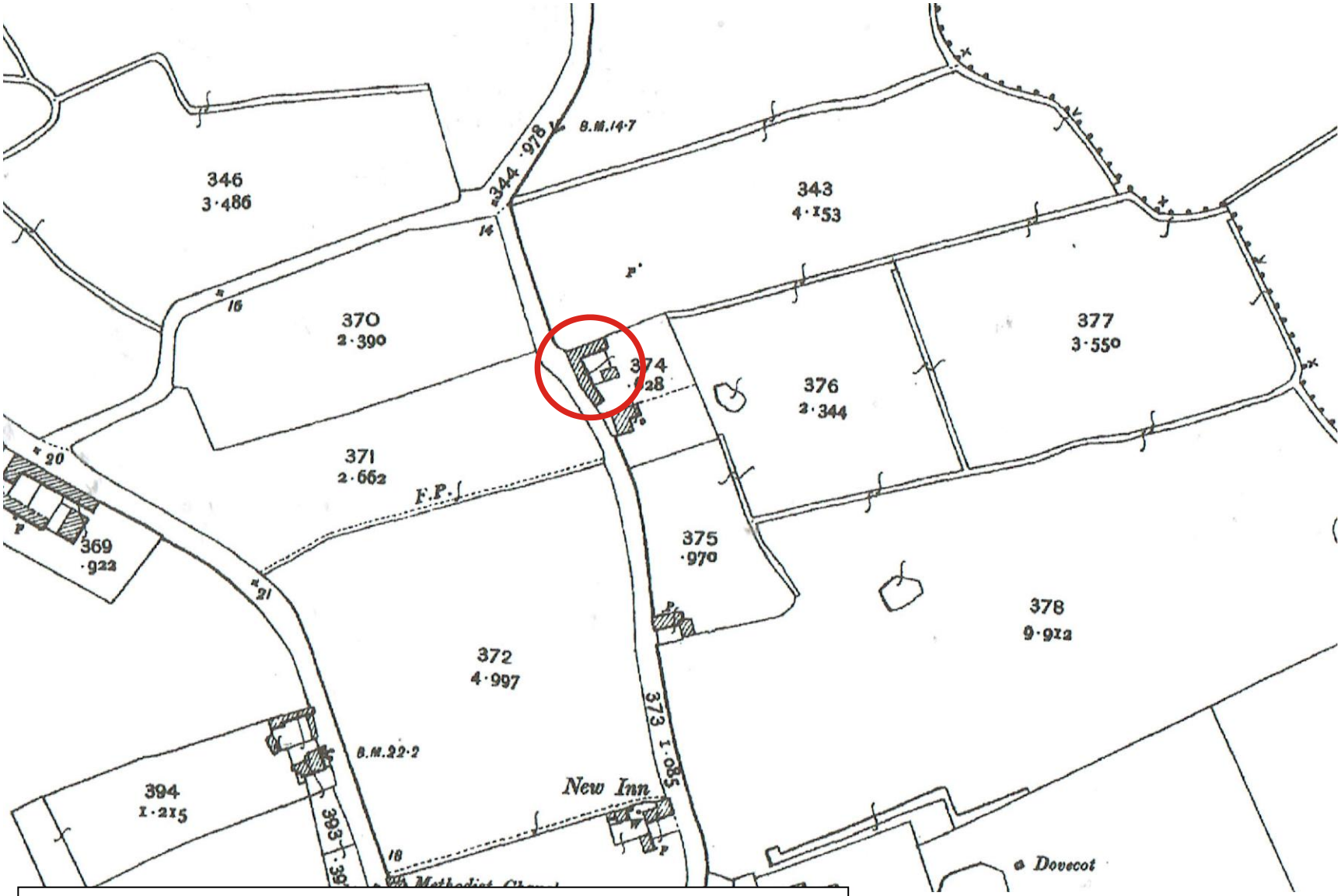


Figure 7: Extract from the Second Edition 25 inch to one mile scale O.S. map of 1904.

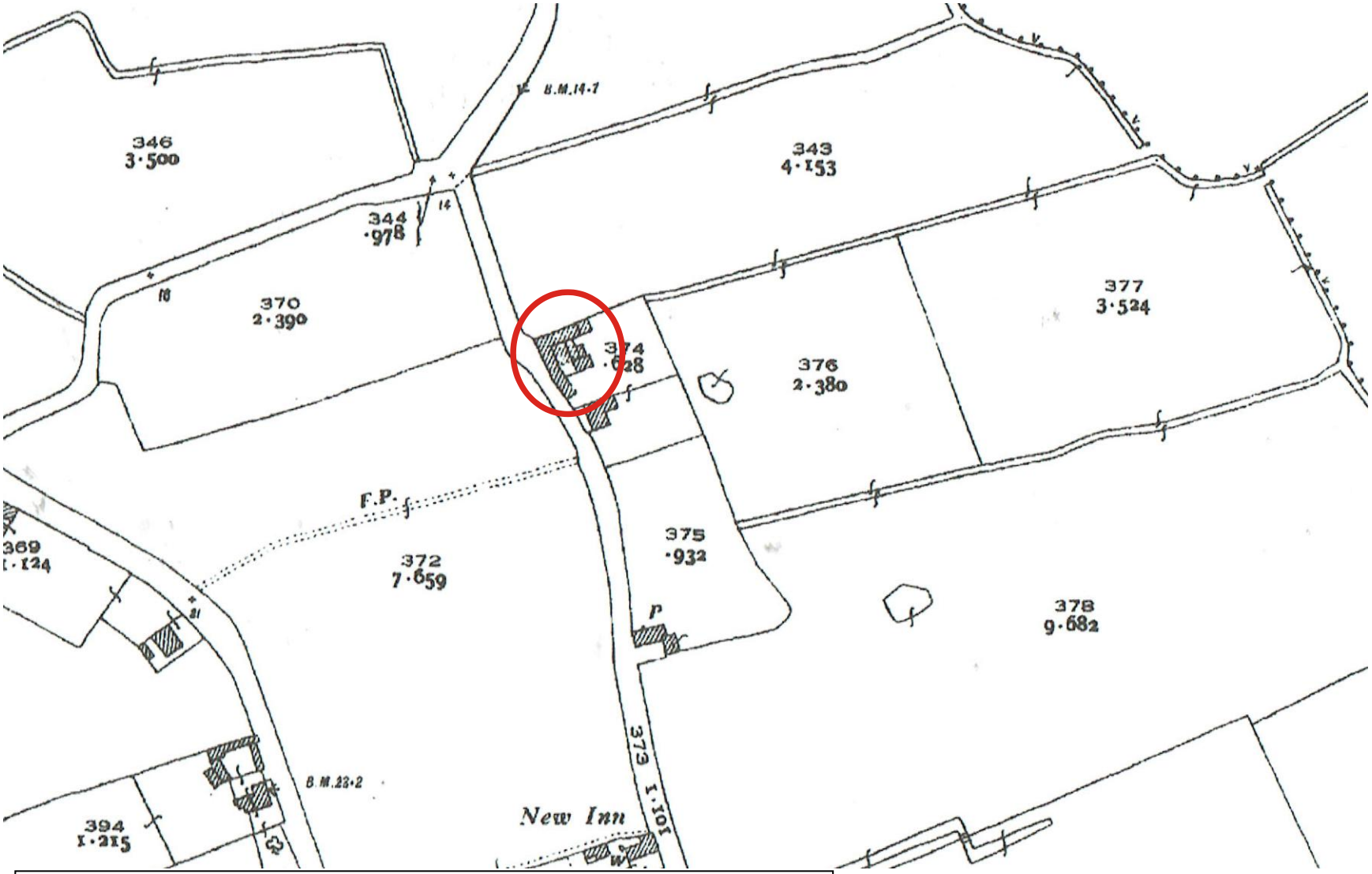


Figure 8: Extract from the Third Edition 25 inch to one mile scale O.S. map of 1931.

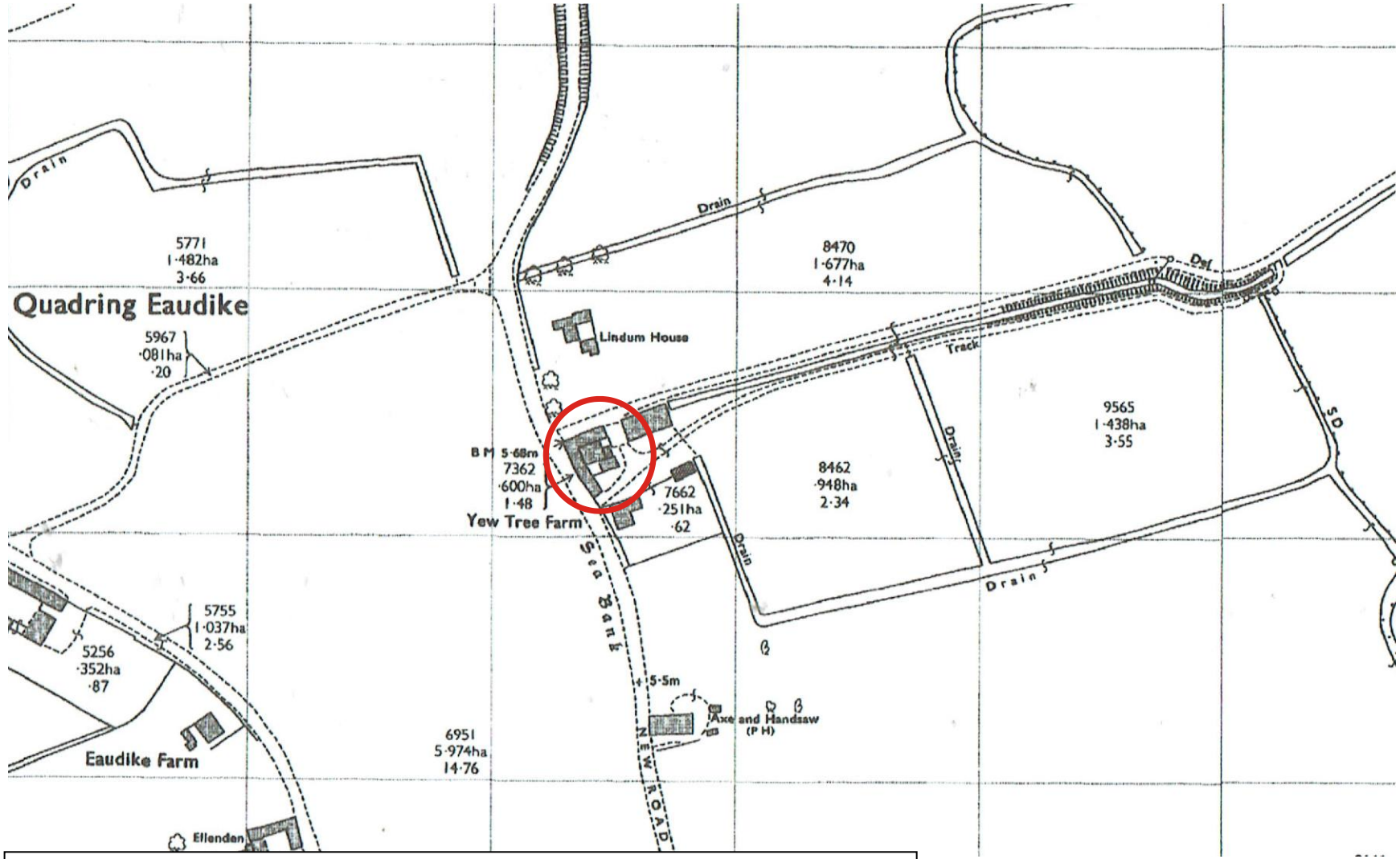


Figure 9: Extract from the 1:2,500 scale O.S. map of 1973. (Crown Copyright Reserved)