Historic Building Recording:



Dwelling house (cottage) at:
Birds Drove, Surfleet, Lincolnshire PE11 4BE.

PLANNING APPLICATION No : H17-1340-21

SUMMARY

This report presents the results of a programme of historic building recording of a dwelling at Birds Drove, Surfleet.

The report is in response to a planning permission H17-1340-21 imposed by South Holland District Council, as the cottage is to be demolished and a replacement dwelling erected.

It is unclear as to when this dwelling was first erected, and is certainly shown on maps from 1888 onwards.
The large handmade clay bricks within the eastern portion of the building suggest it could be pre 19th century, although the cottage appears to have undergone some significant rebuild in the late 19th century / first half 20th century as below the pebbledash type rendering, the western third of the building appears to be constructed of a more modern LBC type common brick, has large proportion windows, suggesting the

building was rendered to 'cover' the extension/alterations undertaken. There is also a flat roof side extension.
The dwelling is now very derelict and unviable to repair. Works would be far too extensive to allow any retention of the dwelling.

SITE LOCATION & DESCRIPTION

The site is located immediately adjacent the southern roadside ditch along Birds Drove, Surfleet, approximately 1km west from the A152. It is located immediately east of a large new build dwelling namely 'Malla Willa', and approximately 90yards east of 'Fairview' farmhouse. The site is within the parish of Surfleet and the administrative district of South Holland.

For the purposes of the planning application, the cottage is referred to as 'Orchard Cottage' albeit there appears to be no record of that house name.

The existing cottage is only 2-3 metres back from the ditch brink, and accessed either over a neighbouring culvert crossing, or immediately via a concrete footbridge. Location at grid reference 523947, 329634.

PLANNING BACKGROUND

Planning permission for the development has been granted by South Holland District Council reference H17-1340-21. This allows for the cottage to be demolished with a replacement dwelling to be constructed.

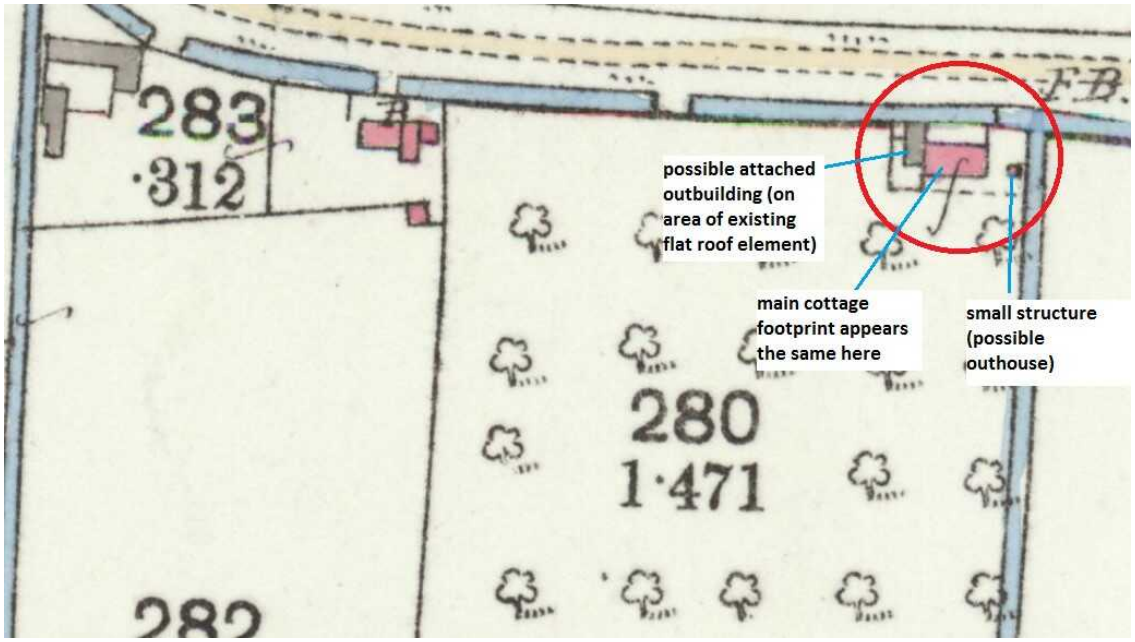
Planning permission reference H17-0933-21 allowed for this existing cottage to be retained generally in consideration of its continued use since it was not previously demolished some 20-30 years prior when it should have been.

The cottage was due to have been demolished under a former planning permission Ref H17/0500/92 condition number 6, without any requirement for recording etc, albeit it was never demolished.

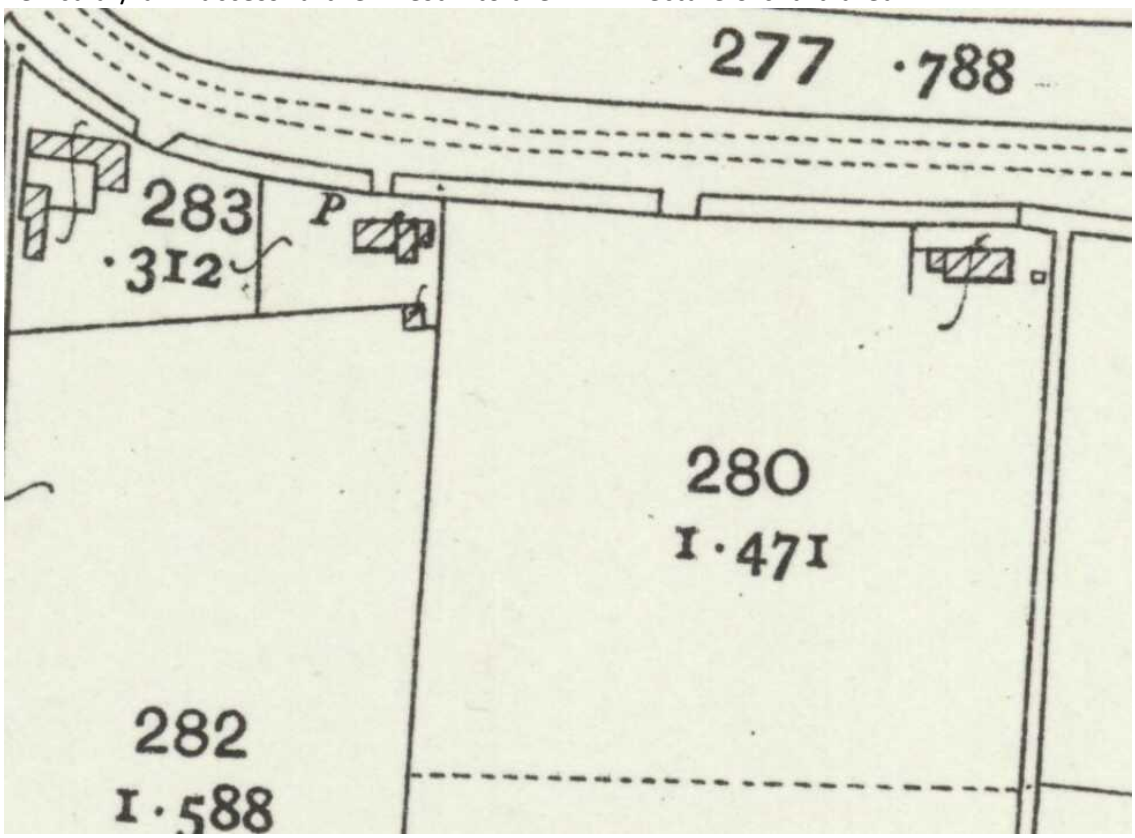
HISTORY & BACKGROUND

This cottage is dated albeit not listed or recorded as any kind of historic asset or of historic interest.

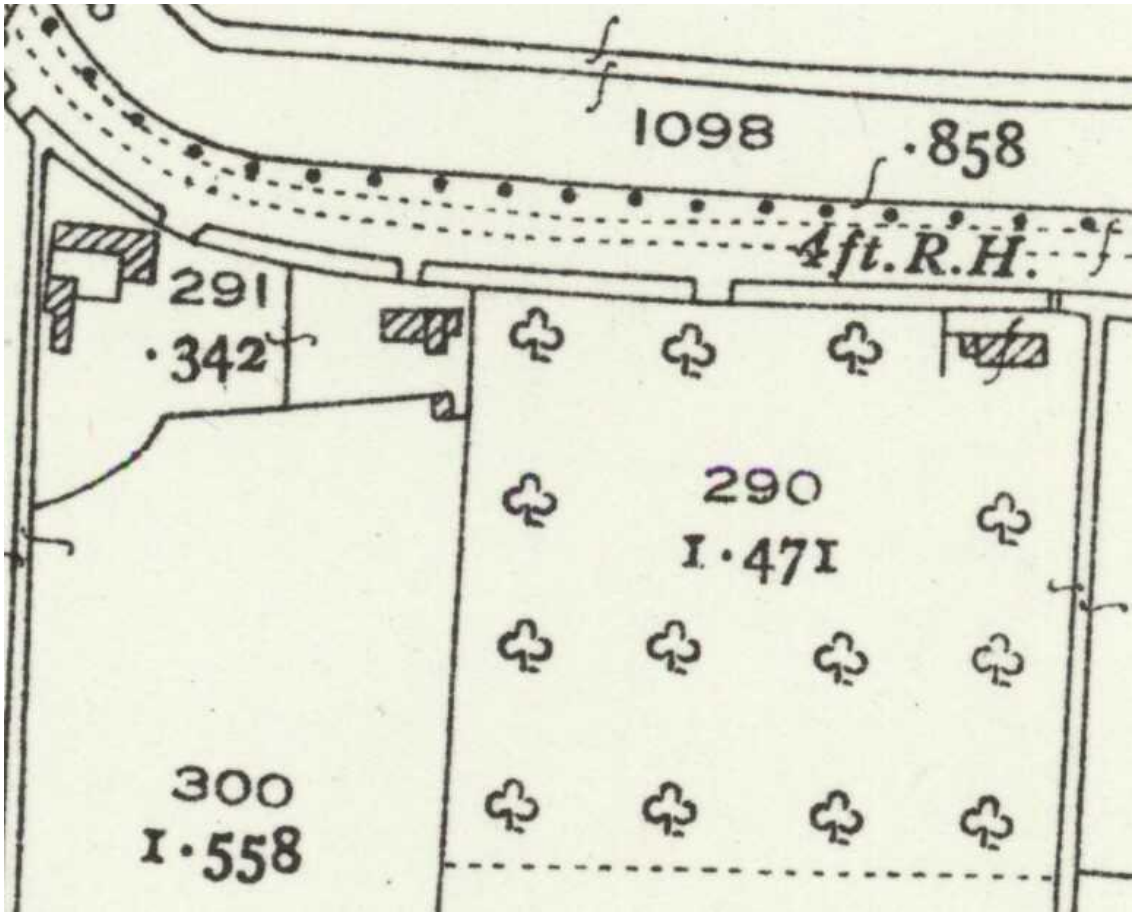
First edition Ordnance Survey mapping (published in 1888) indicates the cottage generally as the current footprint is now, although there appears to be an attached building perpendicular to the west (over where the existing flat roof area is) showing it could be an external barn/store/hovel etc, and a small structure to the east possibly an external toilet given its size.



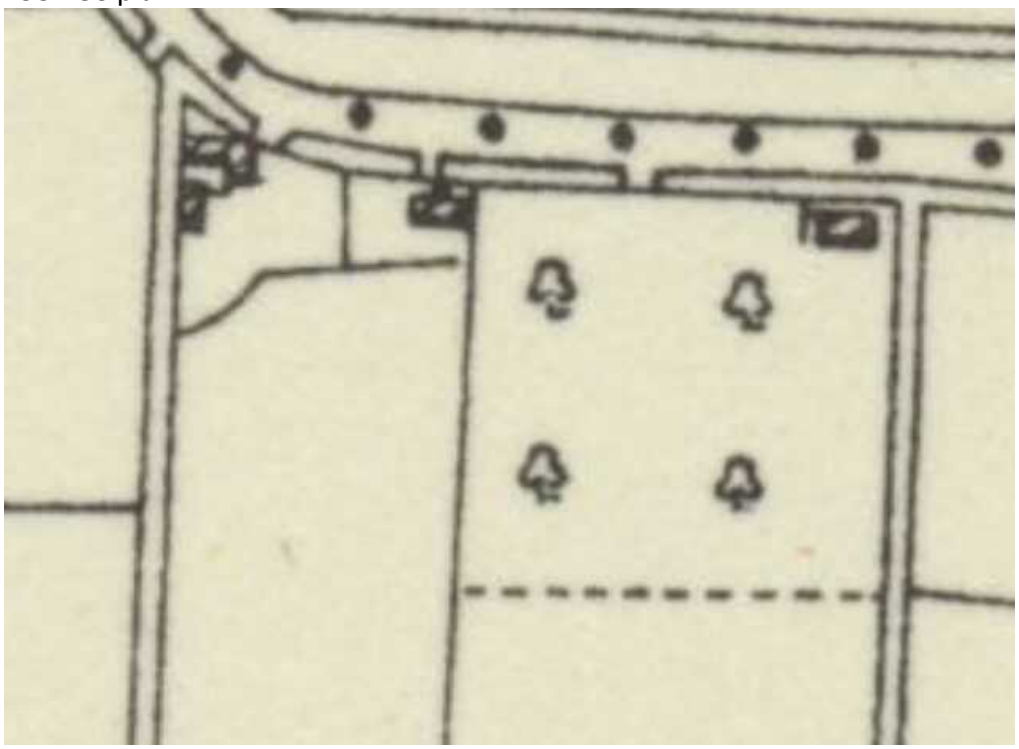
1888 OS plan –(Note still identifies just a footbridge access, and a possible vehicular/farm access further west into the 1.471hectare orchard area.



1905 OS plan - appears side element has become reduced



1932 OS plan


1947 OS plan



1973 OS plan – now identifies flat roof area on west with the slight southern projection past the principle south elevation of cottage. Appears cottage is now part of a larger nursery site with farm buildings and glasshouses further west.

AIMS AND OBJECTIVES

The Purpose of this report is to :

1. Produce a photographic archive record of the building prior to its demolition.
2. Produce a report for deposition with the Lincolnshire Archaeology department.
3. Provide information for accession to the county historic environment record

METHODOLOGY

Fieldwork was carried out in accordance with guidelines issued by Historic England in the document 'Understanding Historic Buildings: A Guide to Good Recording Practice (2016).

The photographic record was compiled in colour digital in RAW format and converted to TIFF.

The photographic record comprised:

General views of the building
Internal Views of rooms and structures where accessible
Specific views of external and internal detail

The building was inspected for structural alteration over its time

A brief search was made online for material relevant to the building.

A review of OS plans back to 1888 was undertaken.

DESCRIPTION OF DATA GATHERING

Setting –
The cottage is located north of a small rather newly planted area of trees/fruit bushes, although historic maps show the 1.5 hectares behind/surrounding it as possible 'orchard', and therefore the cottage may have been part of that enterprise.

Exterior –
The principle cottage is rectangular with a flat roofed side extension to the west, containing a bathroom, kitchen area and coal store.

There is a central aligned chimney stack to the eastern gable, and another to the north elevation on the eastern corner of the main cottage. The north elevation chimney stack was maybe a later addition.

The external walls are solid brick 225mm thick laid in an English garden wall bond, however are very concealed by a pebble dash cement render.

The eastern third of the footprint appears to be more historic through further intrusive review and explains a little more why window positions and proportions are how they are.

On the dwellings southern elevation there are 2 windows at first floor immediately above a door on the left and window on the right. To the northern elevation (road fronting), is a window at first floor immediately above a ground floor window.

The right hand third of the main 2 storey dwelling has significantly larger windows, one in the southern elevation and one in the gable of the eastern elevation. There is also a concrete flat roofed single storey element with a further 3 windows to the east and a door to the western projection.

We believe that the western element of the dwelling was reconstructed at some stage using a LBC brick and may explain the reason the render system was used (to cover the 2 differing brick types).

The external timber window frames are very simple and are single glazed.

The pitched roof is a single pantile over timber trusses and felt, the roof trusses and roof generally do not appear to be original and was maybe replaced at some stage (possibly when the cottage was extended).



Photo 1 - Cottage northern elevation (note original footbridge crossing access)



Photo 2 – Taken from north/west - Cottage northern elevation with western gable and flat roof side extension in view



Photo 3 – South elevation of main cottage with east gable elevation in view



Photo 4 – West elevation



Photo 5 – East elevation of flat roof projected area



Photo 6 – South elevation – line indicating area of brick change below render and suspected rebuilt area




Photo 7 & 8 – East gable & East Gable looking up at chimney stack

It is thought that under the rendering and to the original parts (the eastern 2/3rds) there are simple brick segmental header arches over the windows and door, where we have chipped off the render to review.



Photo 8 - Segmental arch revealed over south elevation door

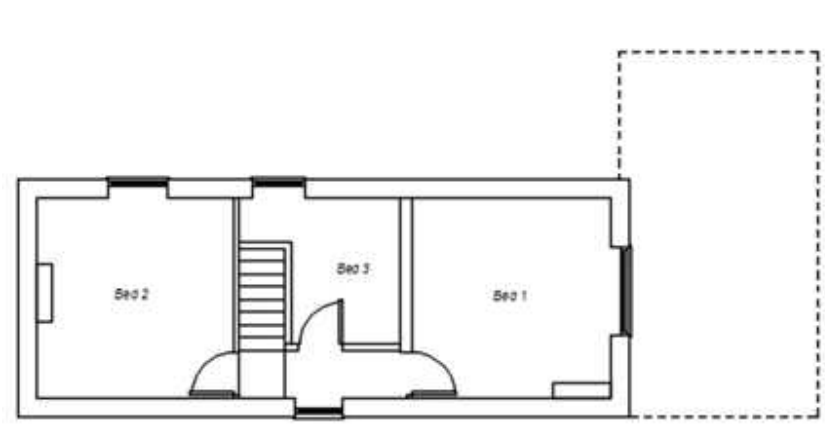
Other windows also have a timber arched top suggesting the same brick detail would be found.



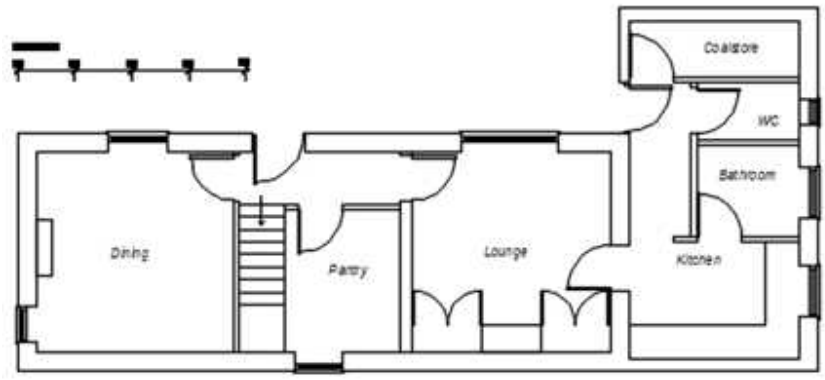
Photo 9 - Arched topped windows (this on the eastern gable wall)

Dimensional Building Heights (note see plans overleaf for room locations) :-
Top of G/F windows & doors from GL…. 2m on south/north/west, 1.6m on east
Internal GF to Ceiling….2.19m in Dining and Pantry, 2.40m in Lounge & Flat roof area
Internal door head height… 1.80m
Top of Joist to ceiling in bedrooms 2 & 3…..2.10m(1.90m at edge), Bed 1….2.35m (1.7 at edge).
Window Head height In Beds 2 & 3 from Top of Joist….1.56m
Roof pitch 40degrees

Interior –
The Internal layout is identified below as part of a dimensional survey undertaken.



First Floor



Ground Floor

The access through the original door on the southern elevation leads into a hallway area. Directly in front is a steep straight staircase to first floor through a door on the bottom step.



Below the stair with access immediately adjacent is a pantry/scullery room. To the right of the hallway is a door into a dining room containing a 50's tiled fireplace and to the left of the hallway is a further lounge with another 50's style fireplace, with timber cupboard doors utilising the recess each side.

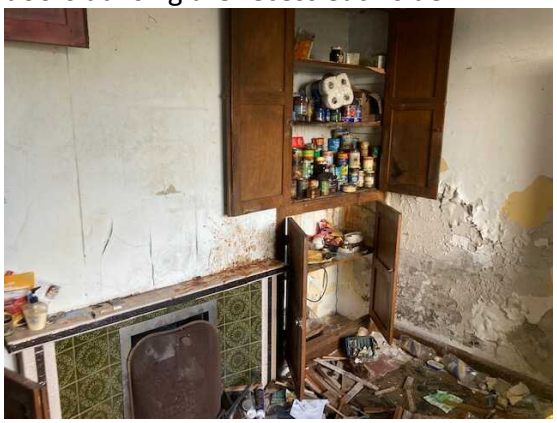


Photo 9a

Through the lounge is the accommodation within the flat roofed area, containing a small kitchen, a bathroom, a separate wc and a coal store, with a further external door on the rear projection.



Photo 9b

Upstairs and right is a bedroom (Bed 2) with chimney breast and southern outlook. Left from the staircase landing are a further 2 bedrooms, one with southern outlook, and the western most bedroom (Bed 1) with outlook to the west through a wide window in the gable. Bed 1 has 2 small steps to counter for the ceiling level difference (access into what appears a later extension).

The floors throughout the cottage are 6” square x 30mm thick terracotta clay quarry tiles throughout, laid on soil.



Photo 10 – terracotta quarry tile floors

All internal doors are timber and the doors into the eastern extents are planked ledge and braced (as photo , where as the doors in the western side are a 4 panel type door as seen in the photo above).



Photo 11 – ledge and brace door (this is into understairs pantry)

External walls are lined with plasterboard on timber stud and wallpapered.



Photo 12 – plasterboard lined walls

Both downstairs living room areas have damaged 1950's style fireplaces.



Photo 13 – Ground floor fireplace 1 of 2

The above fireplace is in the lounge room area, either side of the fireplace are built in timber cupboards shelved out as below.

Photo14/15/16 below of the uncovered LBC bricks in the Bed 1 chimney breast, to the west edge of the lounge window externally and within the lounge room.







Photo 17 – Looking from stair landing into Bed 1



Photos 18/19/20/21 – Bed 2 photos, southern facing window, chimney breast wall, plaster lath ceiling, timber floor boards (**Note: Bed 1 is plasterboarded ceiling.)**









Photos 22 & 23 – Timber cut roof shown above Beds 2 & 3





DISCUSSION & CONCLUSION

It is unclear as to when this dwelling was first erected and is certainly shown on maps from 1888 onwards.
The large handmade clay bricks within the eastern portion of the building suggest it could be pre 19th century, although the cottage appears to have undergone some significant rebuild in the 20th century as below the pebbledash type rendering, the western third of the building appears to be constructed of a more modern LBC type common brick, has large proportion windows, is at slightly differing floor levels and therefore suggesting the building was rendered to 'cover' the extension/alterations undertaken. There is also a flat roof side extension.
The dwelling is now very derelict and unviable to repair.

ARCHIVE PREPARATION & DEPOSITION

The report will be submitted to SHDC and Lincolnshire County Council Historic Environment for appropriate archiving.

Report Created on
22nd March 2022