

Historic Building Record

The Coach House, Avenue Farm House, Sutton Bridge.



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Summary

A programme of historic building recording was undertaken prior to the renovation and conversion of an outbuilding at Avenue Farm House, Avenue Farm Road, Sutton Bridge, Lincolnshire.



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 2014)

2.2 Planning Background

A planning application (H18-0407-15) was submitted to South Holland District Council for conversion of one of the outbuildings to house a swimming pool. Lincolnshire Historic Environment Service has advised that a program of historic building recording was required in advance of any development.

The building recording was carried out on 21st January 2016 by Pierre Karadia using reference from the English Heritage. ‘Understanding Historic Buildings’ Feb 2006.

2.3 Site Location

Sutton Bridge is located 23km east of Spalding in South Holland District, Lincolnshire. Avenue Farm House is located approximately 3.5km north Sutton Bridge on the western side of Avenue Farm Road, at National Grid Reference TF 46905 24033

3. Aims

To provide a record of the standing building on the site prior to renovation.

4. Methods

Recording of the building was undertaken in accordance with English Heritage guidelines 2006 and ALGAO guidelines 1997.

Subject to accessibility and safety considerations, the recording of the building included:

- A photographic survey showing the building in its context, general and detailed views of the exterior, interior views and structural or decorative details.
- A dimensioned ground plan (based on architects' plan of the building as existing)
- A written record providing an account of the building's location, type, materials and possible dates.

Photographic recording was undertaken using a digital camera at 12MP resolution, An index of the photographs were compiled on an annotated register.



Plate 1.

5. Historical Evidence

Historical research on the structure under investigation involved examination of the historic ordnance survey maps. The earliest available map of 1824 does not provide any detail but shows that a building was present on the site of Avenue Farm House as it stands today. By 1887 the ordnance survey 6 inch map shows Avenue Farm House and its associated farm buildings and within this was the crewe yard which was used to house livestock.



Plate 2 - Buildings on the site as noted on the 1824 Ordnance Survey

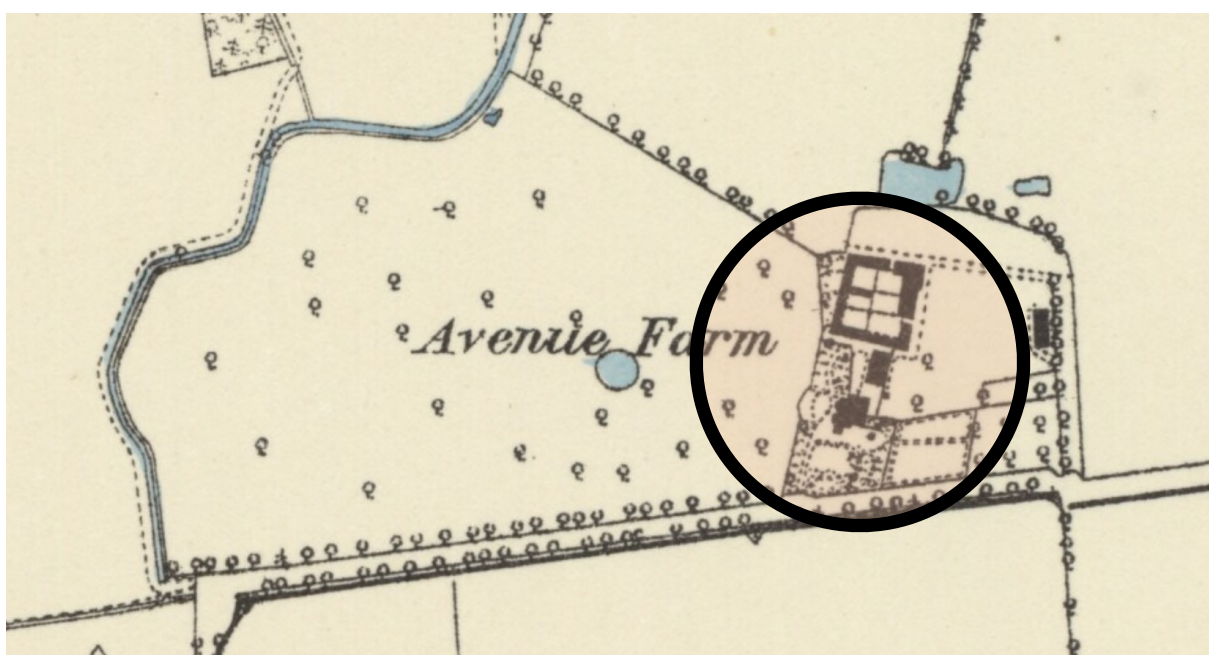


Plate 3 - OS 6" 1887 (Map 3)

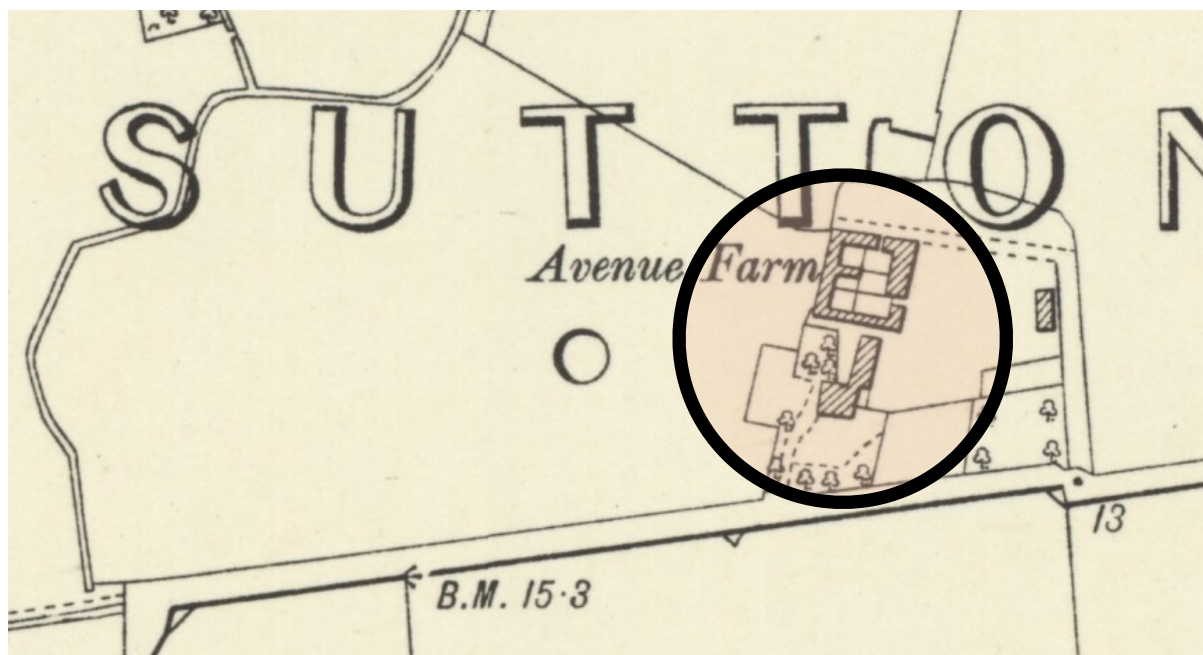


Plate 4 - OS 6" 1903 (Map 4)

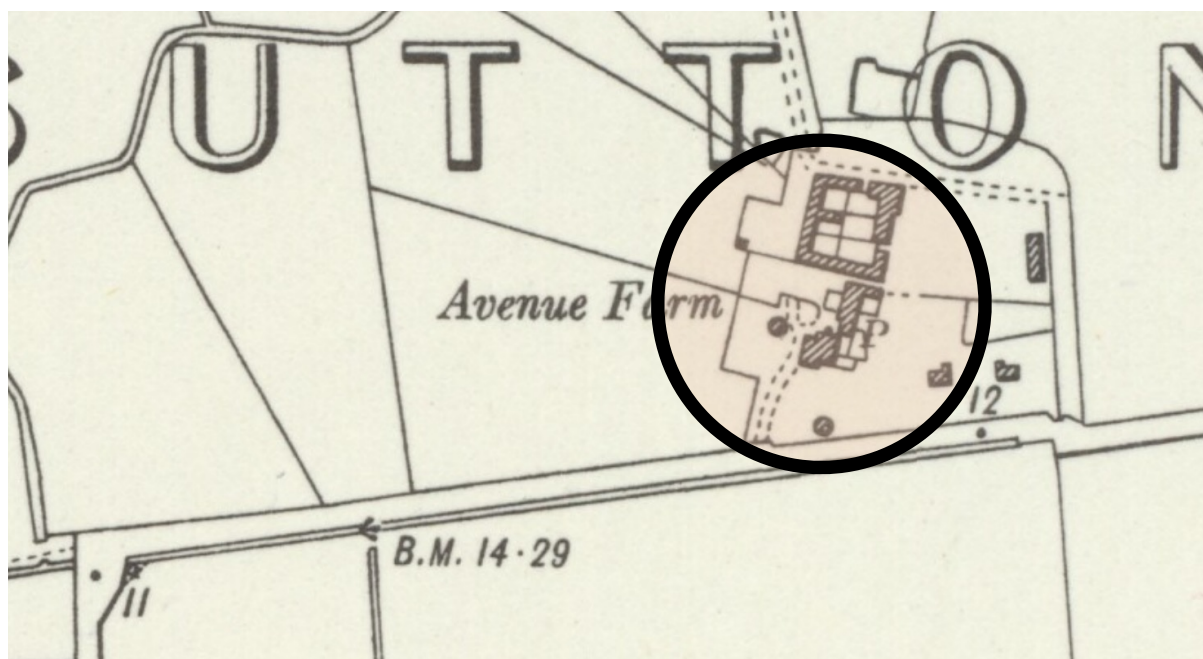


Plate 5 - OS 6" 1929 (Map 5)

A structure was present in 1903 and by the time of 1929 revision of the map it is much more clearly defined as an outbuilding.

6. Fabric Evidence

The building as it exists today is the remains of a complex of farm buildings some of which are now no longer part of the property. There have been numerous alterations to the building over the years, evident from the mix of both old and modern materials, most notably the temporary roof structure at the rear (Plate 9 - refer to plastic roof). Repairs around the windows demonstrate the use of mixed materials when being repointed, original lime mortars being mixed with more modern cement and sand mixes.

Division A - Front Elevation (West)



Plate 5 - West Elevation (Front)



Plate 6 - Window detail showing historic changes

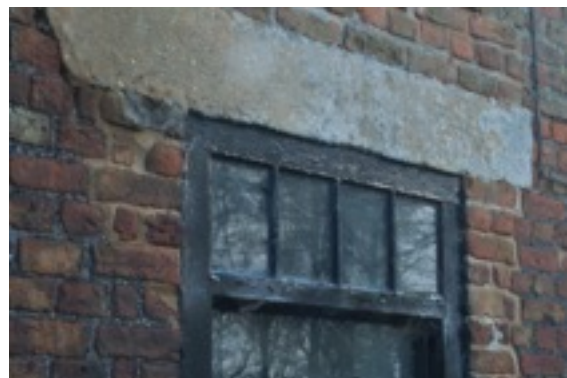


Plate 7 - Mortar and bond differences when window was fitted. Timber frames are no longer original.

There are variations in the brick bond but the majority of the original brickwork in in English Bond. It is clear from the layout noted in the site plan (Plate 8), the original use of the building was to house cattle. The pitch of the largest roof is shallow and is covered by corrugated asbestos cement sheets. The pitch of the smaller roof is wider but roofed in a more modern slate instead. The open fronted shelter is no longer present. The eastern

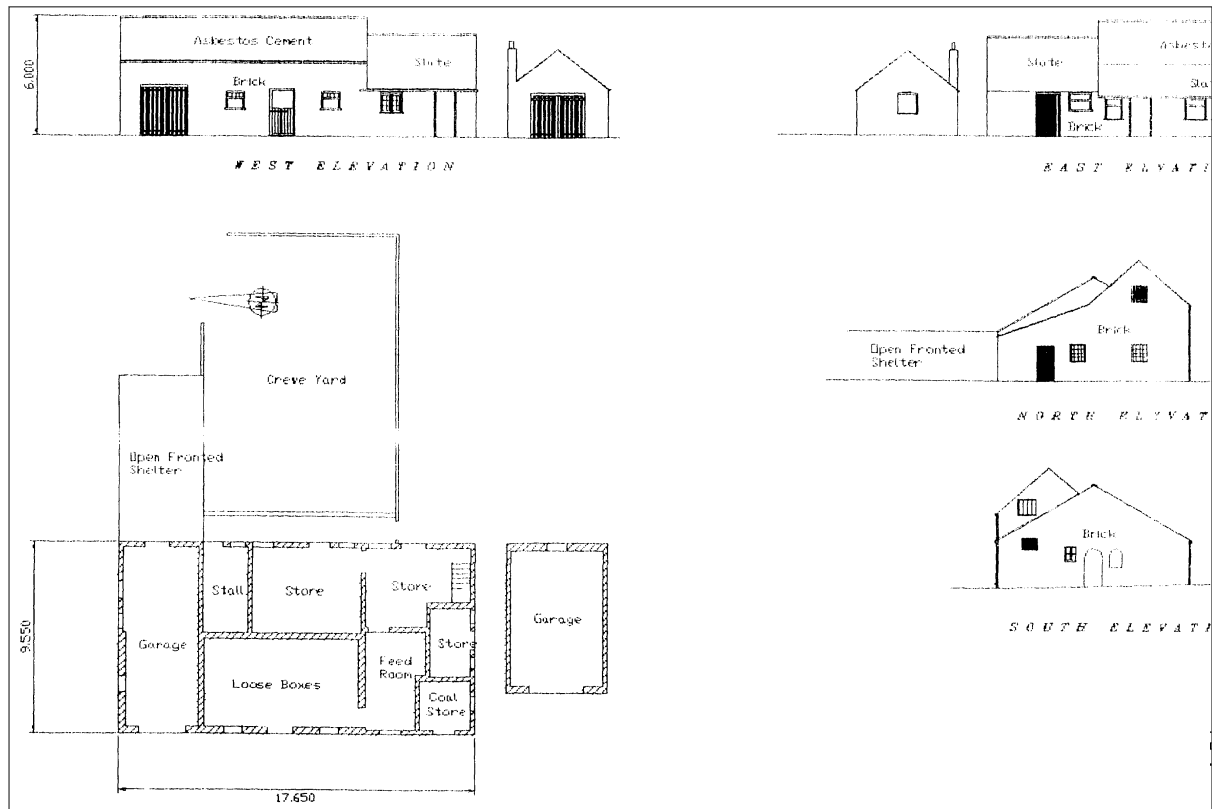


Plate 8 - Layout as recorded in 1991

elevation is currently covered by a corrugated plastic roof, (Plate 9) with the roof members supported with wooden beams, most of which are not original. The original roof would have been slate to compliment with the main roofing materials. The open fronted shelter as also noted on the the 1991 and 1995 site plans is no longer present. Whilst most of the partition walls are still in place a few have been removed by the different owners over the years to suit their needs. The difference in both bond and mortars highlight the mix of styles throughout the building.



Plate 9 - View of Rear Elevation (B)

Division B

It is currently in use as a plant shelter, nursery, and a log store. Some of the timbers remain from its use stalls / cattle shed.



Plate 10 - Very simple timber rafters to support temporary roof.

The crewe yard now consists of raised beds for growing vegetables and fruit. These were added by previous owners.



Plate 11 - Window detail showing historic changes



Plate 12 - Log Store.

The previous foundation is evident and it is clear the a newer wall built in English Garden Wall Bond with much newer bricks (Plate 11). Structural integrity is most probably compromised with evidence of cracking on the partition walls. Modern machinery has been



Plate 13 - Window detail showing historic changes



Plate 14 - Log Store.

used to carve a doorway here without proper consideration of the weight above and cracking is evident. The building has been pinned over the years (plate 13), and the roof supports have clearly been designed to be temporary.

Division B (Store)

Presented again in a 1 brick depth English Garden Wall Bond but repairs are more difficult to determine with the walls being completely whitewashed. Originally used as a store for hay, steps lead up to a room occupying the loft space.



Plate 15 - Steps leading to raised area.



Plate 16 - Window detail showing historic changes



Plate 17 - Walls showing whitewashing for protection from decay.

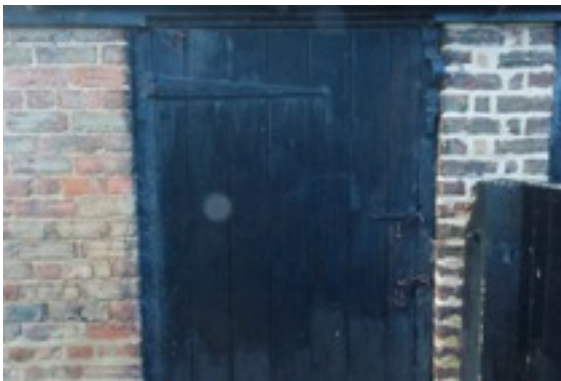


Plate 18 - Door and different rendering techniques



Plate 19 - Northern elevation.

Walls are 8” thick and the timber doors whilst old are not original, approximately fifty years old. Again as with the rest of the building repairs have been done over different ages of the building evidenced by the multiple uses of different brick types and pointing materials / techniques. It is housed under the shallower pitch roof of the two roofs of the building.

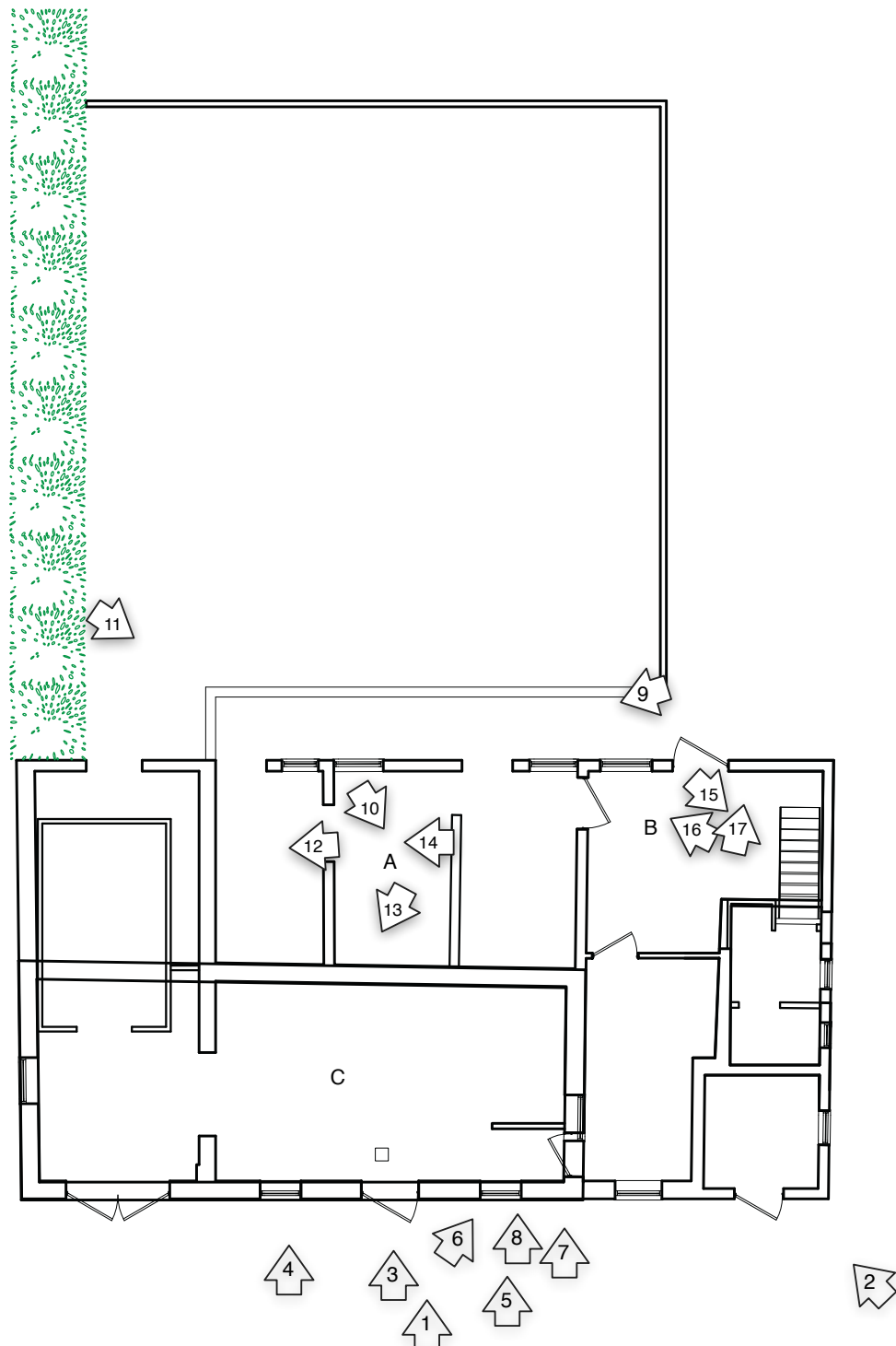
Division C (Loose Boxes)

Originally a cattle stall, with the walls white washed and the manure drain still present in the floor. Tethering loops are still present in the dividing wall. Windows are timber and have been replaced in the last 20 years with double glazed units.

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References

Map 1- Series: First Series, Publisher: Ordnance Survey, Edition: N/A, Sheet: 69, Publication Year: 1824, Scale: 1:63360. Source: The British Library, www.bl.uk

Map 2 - Series: New Popular Edition, Publisher: Ordnance Survey of Great Britain, Edition: Provisional, Sheet: 124 - King's Lynn, Publication Year: 1945, Scale: 1:63360, Source: The British Library, www.bl.uk

Map 3 - Ordnance Survey Six Inch England and Wales, 1842 - 1952, Surveyed: 1887, Publication Year: 1887. <http://maps.nls.uk/view/101591204#zoom=5&lat=3022&lon=2715&layers=BT>

Map 4 - Ordnance Survey Six Inch England and Wales, 1842 - 1952, Revised: 1903, Publication Year: 1906. <http://maps.nls.uk/view/101591201#zoom=6&lat=2943&lon=2446&layers=BT>

Map 5 - Ordnance Survey Six Inch England and Wales, 1842 - 1952, Revised: 1929, Publication Year: 1931, <http://maps.nls.uk/view/101591198#zoom=5&lat=3114&lon=2502&layers=BT>