HISTORIC BUILDING SURVEY REPORT:

WESTMERE FARM, SUTTON BRIDGE, LINCOLNSHIRE

Planning Reference: H18-0886-18
NGR: TF 4737 2287
AAL Site Code: SUWF 18
Museum Accession Number: LCNCC: 2019.17
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Report prepared for Trundley Design

By
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Allenarchaeology

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Cover image: General view of the combination barn, looking northwest

Executive Summary

- Allen Archaeology Limited was commissioned by Trundley Design to undertake an historic building survey at Westmere Farm, in Sutton Bridge, Lincolnshire. The work has been undertaken to fulfil a condition of planning consent for the change of use of an agricultural building to a dwelling (Planning Reference: H18-0886-18).

- Sutton Bridge is a small village close to the Norfolk border. The village does not appear in the Domesday Book.

- The survey and map regression revealed at least four phases of development. The first phase comprised the threshing barn, which is likely to date to the late 18th or early-19th century, followed by the cartshed to the west, of 19th century date. Later, but prior to the Ordnance Survey map of 1888, the barn and cartshed were added to to form an E-shaped farm complex. Only scattered remains of this phase survive.

- The fourth phase denotes a transition from a traditional farm of husbandry and arable land towards a more arable focused farm. By the early 20th century a structure to the southeast had been removed and by 1972, the north-south building to the west had also been removed and a smaller outbuilding to the east erected. By the early 1990s, all extensions had been demolished leaving only the extant building seen today.

- The survey has allowed the preservation by record of the structure prior to any demolition or alterations.

1.0 Introduction

1.1 Allen Archaeology Limited was commissioned by Trundley Design to undertake historic building recording at Westmere Farm, in Sutton Bridge, Lincolnshire. The work has been undertaken to fulfil a condition of planning consent for the change of use of an agricultural building to a dwelling (Planning Reference: H18-0886-18).

1.2 The works adhere to the national guidance set out in the Historic England documents '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (2016) and the Chartered Institute for Archaeologists '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (CIfA 2014), the local guidelines in *'Lincolnshire Archaeological Handbook'* (LCC 2016) and a specification prepared by this company (AAL 2019).

1.3 The documentary and photographic archive will be submitted to the Collection Lincoln museum, where it will be stored under the museum accession code LCNCC 2019.17. The agreed date of deposition is August 2019.

2.0 Site Location and Description

2.1 Sutton Bridge is situated in the administrative district of South Holland District Council, approximately 70km southeast of central Lincoln. The site is located approximately 1.5km to the north of the village, accessed by a track running north and then east from Bridge Lane. The site is centred on NGR TF 4737 2287 (Figure 1). Apart from two plots with houses directly to the southwest, including Westmere Farm, the structure is surrounded by arable land in all directions with Westmere House situated 230m to the north.

3.0 Planning Background

3.1 Planning permission has been granted to *'Convert existing disused barn to provide four-bed two-storey dwelling with extension for daily management, operation and security of established agricultural facility'* (Reference H18-0886-18). As a condition of planning consent, a programme of historic building recording was required, prior to any alterations or demolition taking place.

3.2 The approach adopted is consistent with the recommendations of the National Planning Policy Framework (NPPF), with the particular sections of relevance being Paragraphs 187 and 189 of '*Section 16. Conserving and enhancing the historic environment'* (Ministry of Housing, Communities and Local Government 2018).

4.0 Archaeological and Historical Background

4.1 Sutton Bridge is a small village close to the Norfolk border, named after the bridge that crosses the River Nene and forms the county boundary. The village does not appear in the Domesday Book as a separate settlement and may have been within the parish of Long Sutton at the time. Sutton in Old English means *south farmstead or village* (Mills 2011). The settlement of Sutton Bridge was not established until *c*.1830, although a few scattered farmhouses and cottages existed prior to this. The Governors of Guy's Hospital owned the land on which the village was built and Steward William Skelton was the man behind new roads, drains and the planting of trees (Wright 1980).

4.2 The building that is the subject of the survey is located at Westmere Farm (Lincolnshire HER No 26878), to the north of the village, and is shown on the 1888 Ordnance Survey map, forming part of a larger farm complex, with ranges extending south of the existing building. The farmhouse is offset from the agricultural buildings and is visible on the Ordnance Survey map of 1810 north of West Mere Creek. Most of the buildings disappeared from the mapping in a piecemeal fashion during the 20th century.

5.0 Aims and Objectives

5.1 The purpose of the building survey was to allow the preservation by record of the standing historical structure within the proposed development area, prior to any demolition or alteration proposed by the development.

6.0 Methodology

6.1 The works are based on the guidance set out in the Historic England document: *Understanding Historic Buildings, A Guide to Good Recording Practice* (HE 2016a) and *Drawing for understanding. Creating interpretive drawings of historic buildings* (HE 2016b). The building survey was undertaken by the author who recorded all aspects of the relevant building prior to any alterations.

6.2 Where safely accessible, photographs was taken of the following: -

- All external elevations
- All internal elevations, including internal walls and subdivisions
- The roof structure of the building, internally and externally, where visible
- The relationship of the structure to its surroundings
- Architectural details, i.e. windows, doors, decorative brickwork, and other significant features, fixtures or fittings. Generally a single representative shot was taken of particular features such as windows or openings of a single type that occur more than once within the structure
- A general internal photographic record. Photographs were taken of each room/discrete internal space from sufficient points to show the form, general appearance and methods of construction

6.3 The survey was undertaken on 5th March, 2019. The weather was sunny and bright which casted unavoidable dark shadows on sides facing away from the sun. The light was generally good for internal photographs. Metric scales of appropriate length were used where appropriate, and all photos were annotated and linked to a floor plan (Figure 2, Figure 3).

6.4 Due to a scatter of storage boxes in the threshing barn, the access and interior view was restricted. The loft had various gaps in the floor which hindered full access to this area.

6.5 Existing floor plans, elevation drawings and sections were provided by the client and amended on site where needed (Figure 4, Figure 5).

6.6 This report will give a full written description and analysis of the structure. Any identified phasing has been identified on plan (Figure 6), and included in the written narrative. Map regression (Figure 7) and the study of readily available documentary sources is included to provide a historical context to the site.

7.0 Results

7.1 This section will give a descriptive account of the exterior of the buildings before commenting on the interior. A selection of photographs taken during the survey are used in this report to illustrate the structure. The location of each photograph is shown on Figure 2 and Figure 3and can be cross referenced by shot number with the photographic archive list, Appendix 1.

Exterior (Figure 2, Figure 5)

7.2 The surveyed structure comprises a combination barn with a north and south-facing threshing barn to the east, a north-facing cartshed and small store to the west, with a loft above, possibly a former granary (Plate 1). The structure is brick built in an English Garden Wall bond, generally showing three rows of stretchers between each row of headers. The bricks themselves are handmade without a frog. Cast iron air vents are evenly spaced out across two levels on the north and south threshing barn elevations. The double pitched roof is covered with corrugated sheets, likely made of asbestos, with ceramic ridge tiles.



Plate 1 (Shot 3): South elevation, looking northwest, 1m scale

7.3 The south elevation has been modified over time. An early straight joint is visible between the threshing barn and the cartshed towards the eaves, suggesting two phases of development (Plate 2). Later repairs show keyed in brickwork below the line of the timber beam.



Plate 2 (Shot 10): Close up of early straight joint on south elevation and later repairs of keyed in brickwork, looking northwest

7.4 Of the four first floor windows, only two have retained some of the original bars. The openings are mirrored on the north elevation and would have offered good ventilation for any crop stored on the first floor. Below the three easternmost windows are the remains of a timber beam and below this, voids/slots for beams which once supported a roof structure for a now demolished extension. A north-south extension has also been removed from the southwest corner, with a double pitched roof scar with voids from its former roof structure (Plate 3). Towards the ground level, the wall in this area has been rendered, suggesting it needed protecting from potential scuffing or dampness, which may suggest the extension once held animals.



Plate 3 (Shot 7): Scar of former extension on southwest corner of south elevation. Looking northwest, 1m scale

7.5 The north and south elevation display the large, opposed openings typical of a threshing barn (Plate 4). On neither elevation have the large threshing barn doors remained, only the metal pintles are still attached to the wooden doorframe (Plate 5). A heavy wooden lintel above the doorframe spans between pilasters on either side of the openings. The difference in height between the interior floor surface beyond the large south-facing opening, and the exterior ground surface, as well as a mortice suggesting a former centre post on the northern doorframe, suggests that the interior of the barn was never available to carts for unloading crops or other goods, instead this would have been managed from the outside of the barn through ground floor openings or first floor pitching holes, such as that on the north side, or the loft opening on the west elevation.



Plate 4 (Shot 4): Close-up of overgrown threshing barn opening. South elevation, looking northwest, 1m scale



Plate 5 (Shot 26): Pintle for threshing barn door on north elevation. Looking southwest



Plate 6 (Shot 27): Mortice on the north elevation doorframe. Looking southwest

7.6 Two barn doors are present on the southeast and northeast corners of the barn (Plate 7 and Plate 8). These are probably later additions to the threshing barn and added to allow access to and from the former extensions. Brickwork surrounding the doorframes is in poor shape and does not follow the original English Garden Wall bond of the main structure. Later repairs have also been attempted.



Plate 7 (Shot 11): Southeast corner of the barn showing slots for removed roof structure, plank and batten door and tie plates, looking northwest, 1m scale

7.7 The openings have been fitted with simple plank and batten doors with regular sized planks, with bead mouldings. Strap hinges and large, handmade nails were other early features, all indicative of an early 19th century date (Plate 9 and Plate 10Plate 10) (Hall, 2005).

7.8 There are tie plates towards the southeast and northeast corner of the structure, which hold the tie rods in place to stop the walls spreading. These are likely to be later additions than the removed extension to the south. The top I-shaped tie follows the orientation of the roof scar but doesn't encroach upon it, suggesting the structure was probably in existence when the plate was attached. The lower tie-plate is somewhat awkwardly placed and slightly overlaps the doorframe below.



Plate 8 (Shot 19): Close up of barn door on northeast corner, looking west, 1m scale



Plate 9 (Shot 14): Representative shot of handmade nail (southeast door). Looking northwest

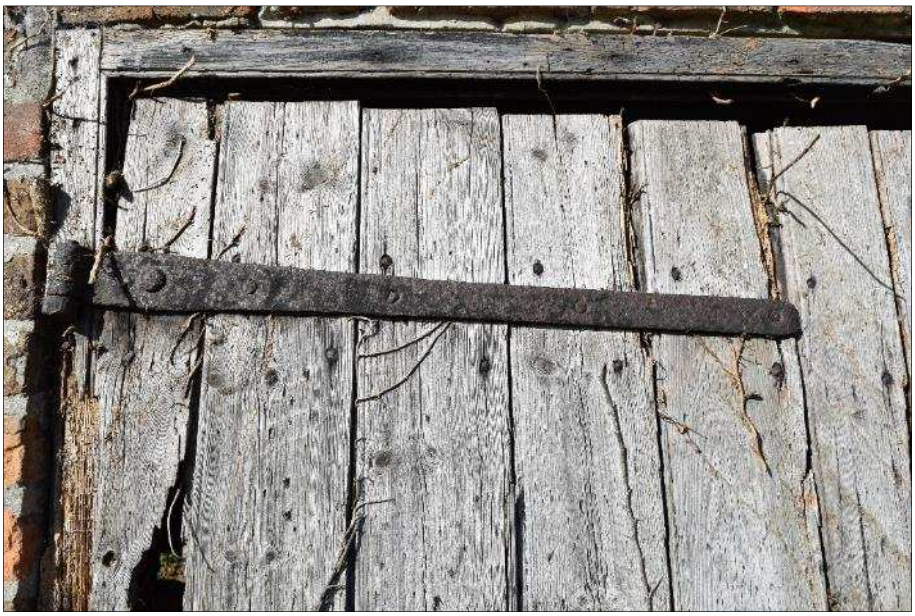


Plate 10 (Shot 20): Strap hinge on northeast door, looking west

7.9 The east elevation also displays a double pitched roof scar and slots for former roof beams that suggest a later extension has been removed (Plate 11). At the top of the gable are two tie plates to stop the east-west elevations from moving (Plate 12).



Plate 11 (Shot 17): East elevation, looking west, 1m scale



Plate 12 (Shot 18): Tie plates on east gable, looking west

7.10 A pitching hole on the north elevation would have offered the possibility of unloading crop from a cart stationed outside the barn (Plate 13). This would have been used when the crop inside the barn had reached a level where it was no longer feasible to continue the stacking from the floor surface.

7.11 The straight joint between the threshing barn and the cartshed is more visible on the north elevation (Plate 14). The cartshed openings face north and are divided into five bays. The easternmost bay has been converted into a store or possible chaff house. The opening has been blocked by an ad-hoc wall construction of a wooden frame cladded with corrugated metal sheets that surround several window openings and a door (Plate 14).



Plate 13 (Shot 22): North elevation, looking southwest, 1m scale



Plate 14 (Shot 28): North-facing elevation showing straight joint between the threshing barn and converted cartshed to store. Looking southwest, 1m scale

7.12 The remaining cartshed bays are separated by a series of square timber posts, supporting a substantial, chamfered timber lintel. The lintel is keyed into the return of the wall on the northwest corner and abuts the barn to the east. Some of the brickwork above has been keyed into the earlier barn, through which a crack has formed.



Plate 15 (Shot 29): Cartshed and store/chaff house to the left. Looking southwest, 1m scale

7.13 The loft has an access via a plank and batten door on the west elevation (Plate 16). The door is fixed with a similar type of strap hinges as seen on the barn's east-facing door. There is a big gap between the lintel and the door below. An unsuccessful attempt has been made to fill it with bricks. Numerous episodes of repointing of brickwork has occurred on this elevation.



Plate 16 (Shot 30): West elevation and loft door. Looking east, 1m scale

Interior (Figure 3 and Figure 4)

7.14 The cartshed contained no internal partitions apart from the converted bay to the east. Above the centre bays attached to the main lintel were iron hooks, their original purpose is unknown (Plate 17 and Plate 18).



Plate 17 (Shot 31): Interior of the cartshed. Looking east, 1m scale



Plate 18 (Shot 33): Representative shot of hooks in centre bays, looking northwest

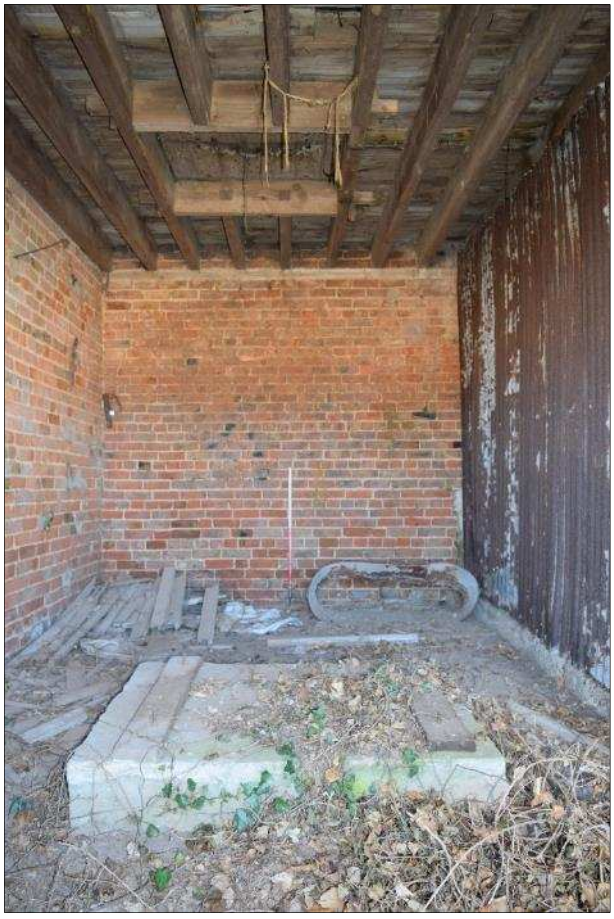


Plate 19 (Shot 36): General view of converted cartshed bay and store, looking southeast, 1m scale

7.15 The converted cartshed bay and possible chaff house contained a ceiling loft trap, this would once have allowed for crop directly to be loaded onto a waggon from the floor above. On the ground floor was the later addition of a concrete base, offset from the trap. It had two planks

fixed to the top and has presumably functioned as a base for some agricultural machinery or perhaps storage unit.



Plate 20 (Shot 40): Concrete base, looking east, 1m scale

7.16 A hole had been created in the barn wall to the east, potentially related to the concrete platform to the west and the belt mechanism in the barn (Plate 21). It is large enough to have fitted a gearbox, but none was present at the time of survey.

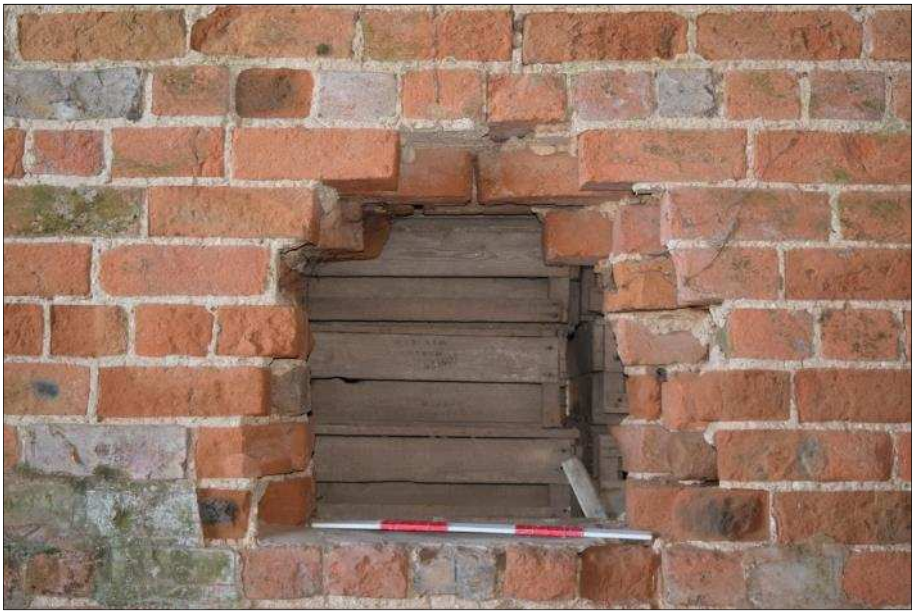


Plate 21 (Shot 37): Hole in the wall between the barn and the store, looking east, 0.5m scale

7.17 The threshing barn measures approximately 14m x 5.5m and was during the survey partially covered by crates and vegetation (Plate 22 and Plate 23). A brick floor was discernible east of the large openings (Plate 24). The area in front of the south opening was covered in concrete with a raised lip towards the north (Plate 25). It was not possible to see if this continued beneath the dirt floor to the north.



Plate 22 (Shot 41): General view of the barn looking west, 1m scale



Plate 23 (Shot 42): General view of the barn. Looking southeast, 1m scale



Plate 24 (Shot 44): Remains of brick floor with concrete platform in the background to the left. Looking northwest, 1m scale



Plate 25 (Shot 45): View of the threshing floor. Looking southwest, 1m scale

7.18 The roof structure, which appears to be a modern construction, consists of common rafters fixed to the wall plate and supported by purlins. Supporting collars have been fitted directly below the purlins and under the ridge plank (Plate 26). The roof sheeting is fixed to laths above the rafters. Large beams spanning between the internal pilasters do not carry any of the trusses but are fixed to the wall plates (Plate 27).



Plate 26 (Shot 51): General view of the roof structure. Looking east-northeast



Plate 27 (Shot 53): Beams supported by pilasters. Looking northeast

7.19 A fixture under the loft opening has five belt drives fixed to a horizontal rod, which is secured to brackets on the west barn wall (Plate 28–Plate 30). This has presumably been used for various farm machinery such as bag lifters, roller mills, corn grinders or chaff cutters. It would also have been utilised by the hoist mechanisms situated in the loft (Plate 31).



Plate 28 (Shot 47): Fixture under loft door. Looking west



Plate 29 (Shot 46): Belt drives under loft opening. Looking southwest



Plate 30 (Shot 54): Top view of belt drives. Looking east-southeast



Plate 31 (Shot 61): Hoist mechanism in the loft, looking southeast

7.20 The loft's east half was split in two, with a central aisle being screened off on either side with corrugated steel sheeting. The different compartments may have stored different crops or different stages of a certain process (Plate 32 and Plate 33).



Plate 32 (Shot 59): General view along the loft's south side. Looking southeast, 1m scale



Plate 33 (Shot 58): Northeast compartment. Looking northeast, 1m scale

7.21 The lower half of the walls were rendered throughout, apart from the southeast corner. The floor had been laid with tongue and grooved planks to minimise any loss of grain (Plate 34, Plate 35). By compartmentalising the loft, half of the trapdoor has been sealed by one of the screens. The hoist mechanism is, as expected, aligned with the trap below.



Plate 34 (Shot 55): General view of the loft. Looking west-southwest



Plate 35 (Shot 60): trap door to the store/chaff house below. Looking east-southeast

8.0 Discussion and Conclusions

8.1 The survey and historic mapping revealed broadly four phases of construction (Figure 6, Figure 7). The first phase comprised only the threshing barn, which is likely to date to the late 18th century or early-19th century. The cartshed to the west represents the second phase, as suggested by a vertical join in the brickwork between the two buildings, and is of a probable mid-19th century date. As is typical, it has its open fronted element pointing away from the farmyard, to make access for the wagons to the open fields much easier. During the third phase in the mid to late 19th century the farm expanded. Scars from former roofs and joists on the south and east elevations are elements of previous extensions with ranges extending to the south and east of the existing buildings, and a yard in between the southern ranges, divided

into three areas. These extension formed a much larger, E-shaped farm complex, all of which is shown on the Ordnance Survey map of 1888 (Figure 7). The function of these buildings is unclear, but they may represent a cow house or animal shelter with associated yards/pens as well as stables and feed stores. The farmhouse is separated from the farm buildings and situated to the southwest.

8.2 Virtually nothing survives of the other buildings that formed the E-shaped farm complex, except for a few stubs of walls, roof and wall scars, and holes for former joists. Historic mapping indicates that the easternmost range in the complex had been removed by 1904, and by 1972, the western range had been removed as well as the building extending east from the east end of the cartshed. The 1972 map also shows a small open fronted building abutting the south elevation of the existing building, and a new structure to the east, also shown as open fronted. To the west is a pair of semi-detached dwellings, probably built as farm labourers cottages.

8.3 The fourth phase of development relates to the gradual decline and demolition of many of the buildings at the site. It may denote a transition from a traditional farm of mixed pastoral and arable farming towards a more arable focused farm, with the removal of the southern and easternmost ranges. It is uncertain when the easternmost bay in the cartshed was modified, presumably during the 20th century, but this area, as well as the belt drives in the main barn, hint at mechanisation of crop processing activity at the site.

8.4 By the early 1990s, all extensions had been demolished leaving only the threshing barn and cartshed as seen today.

9.0 Effectiveness of Methodology

9.1 The methodology was appropriate for the project. The survey has allowed to preserve the structure by records prior to any demolition or alteration proposed by the development.

10.0 Acknowledgements

10.1 Allen Archaeology Ltd would like to thank Trundley Design for this commission.

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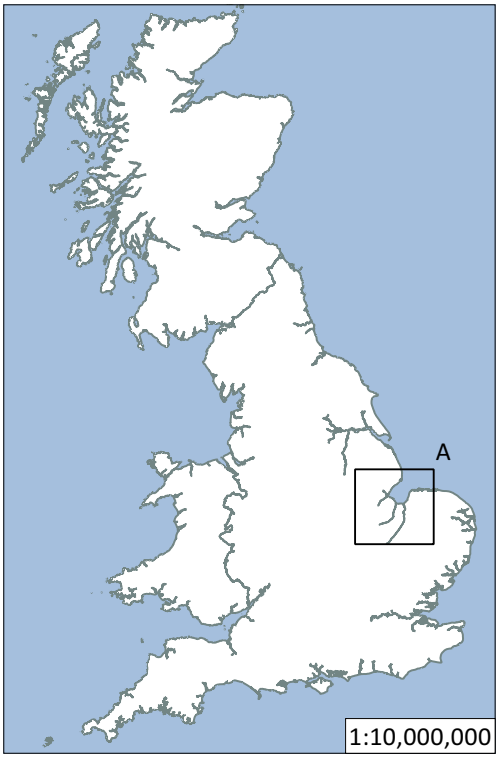
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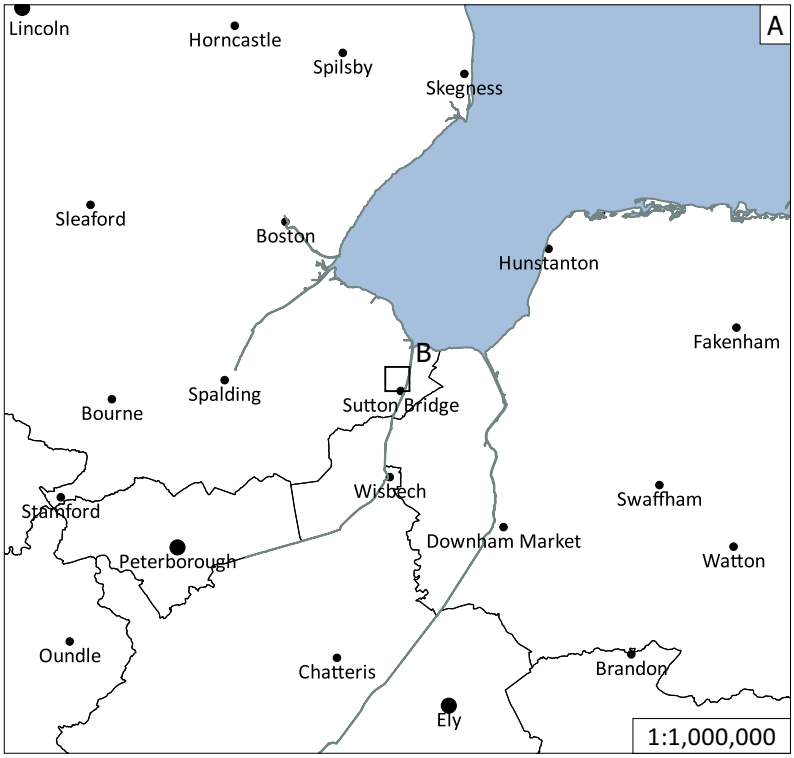
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Appendix 1: Photographic Archive List

Photo Number	Direction	Interior/ Exterior	Description
1	NW	Exterior	General view of the site
2	NW	Exterior	General view of the combination barn
3	NW	Exterior	South elevation
4	NW	Exterior	Close up of threshing barn opening, south elevation
5	NW	Exterior	Close up of first floor openings, south elevation
6	NW	Exterior	Detail of opening and original bars
7	NW	Exterior	Scar of south elevation of removed structure
8	NW	Exterior	Close up of wall remains, south elevation
9	NW	Exterior	Close up of wall remains, south elevation
10	NW	Exterior	Straight joint between threshing barn and store/cartshed
11	NW	Exterior	Removed structure southeast corner of barn
12	NW	Exterior	Close up of door, south elevation
13	NW	Exterior	Representative close up of handmade nails, south elevation
14	NW	Exterior	Representative close up of handmade nails, south elevation
15	NW	Exterior	Representative close up of bolt, south elevation door
16	VOID		
17	W	Exterior	East elevation
18	W	Exterior	East gable and tie plates
19	W	Exterior	Close up of east door
20	W	Exterior	Strap hinge on east door
21	WNW	Exterior	Close up of east door pintle
22	SW	Exterior	North elevation
23	SE	Exterior	North elevation
24	SW	Exterior	Close up of threshing barn opening, north elevation
25	SW	Exterior	Close up of tie and pitching hole with original shutter, north elevation
26	SW	Exterior	Close up of pintle associated with removed threshing door
27	SW	Exterior	Close up of removed beam associated with former threshing door, north elevation
28	SW	Exterior	Close up of straight joint between barn and store/cartshed
29	SW	Exterior	Carts shed and north elevation
30	E	Exterior	West elevation
31	E	Interior	Cartshed
32	NNE	Interior	Close up of hooks above carthshed centre bay
33	NW	Interior	Close up of hooks above carthshed centre bay
34	NE	Interior	Close up of hooks above carthshed centre bay
35	SW	Interior	Ceiling above cartshed
36	SE	Interior	General view of store and formerly part of the cartshed
37	E	Interior	Hole in the partition wall between store and barn
38	NE	Interior	Hole in the partition wall between store and barn
39	SW	Interior	Close up of brickwork south wall of store, English Garden Wall bond, handmade bricks
40	S	Interior	Concrete platform with timer fixings in the store
41	NW	Interior	Threshing barn looking towards the loft
42	SE	Interior	Threshing barn
43	S	Interior	Remains of former brick floor in the barn
44	NW	Interior	Remains of former brick floor in the barn
45	SW	Interior	Threshing floor, possible dirt floor with concrete towards the south
46	SW	Interior	Close up of fixed belt drive or pulley below the loft
47	W	Interior	Close up of fixed belt drive or pulley below the loft

Photo Number	Direction	Interior/ Exterior	Description
48	NW	Interior	Close up of fixed belt drive or pulley below the loft
49	SW	Interior	Close up of fixed belt drive or pulley below the loft
50	SW	Interior	Close up of fixed belt drive or pulley below the loft
51	ENE	Interior	Roof structure
52	VOID	Interior	Roof structure resting on pilasters
53	NE	Interior	Birds eye view of belt drive
54	ESE	Interior	Loft
55	WSW	Interior	Loft with hoist drive to the right
56	VOID	Interior	Modified space on the northeast side of the loft
57	ENE	Interior	Modified space on the southeast side of the loft
58	NE	Interior	Hatch to the store below, partially covered by later partition
59	SE	Interior	Loft hoist drive
60	ESE	Interior	Loft hoist drive
61	SE	Interior	Loft hoist drive





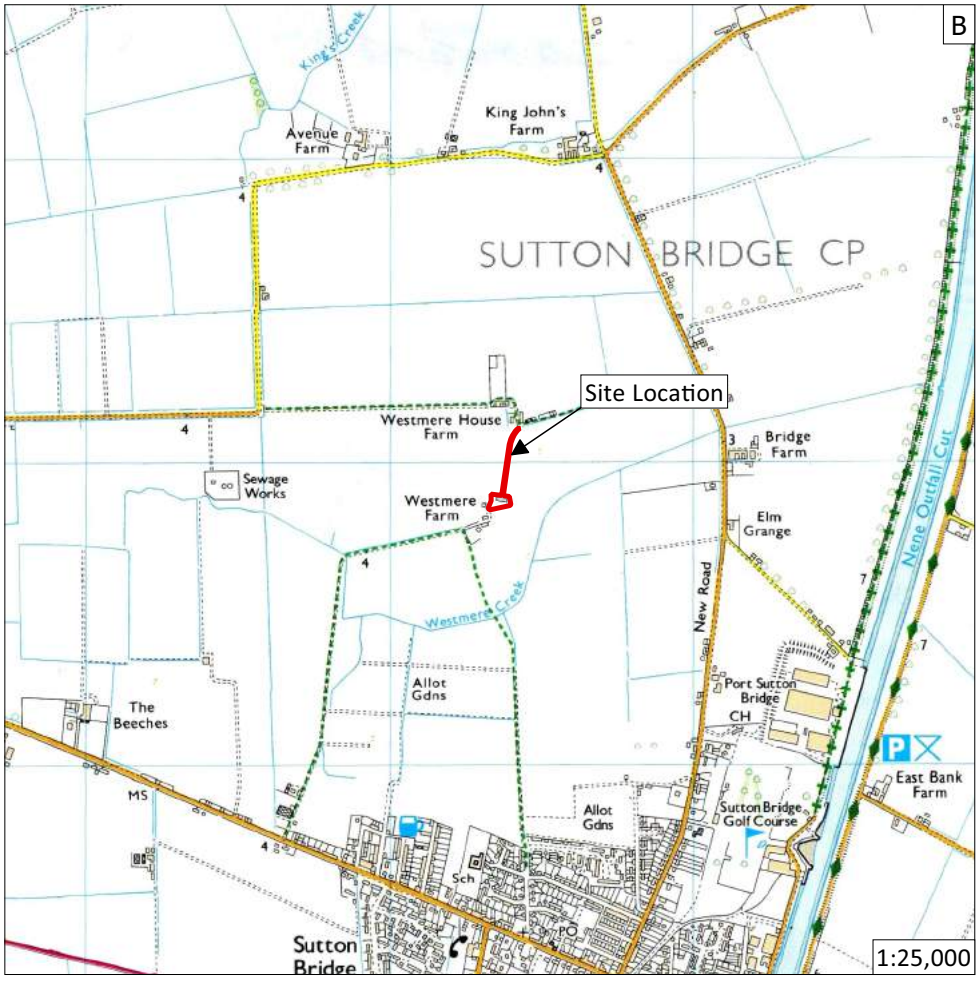


Figure 1: Site location outlined in red

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Site Code	SUWF 18
Scale	1:10,000,000 1:1,000,000 1:25,000 @ A4
Drawn by	H Tesseyman
Date	03/04/2019

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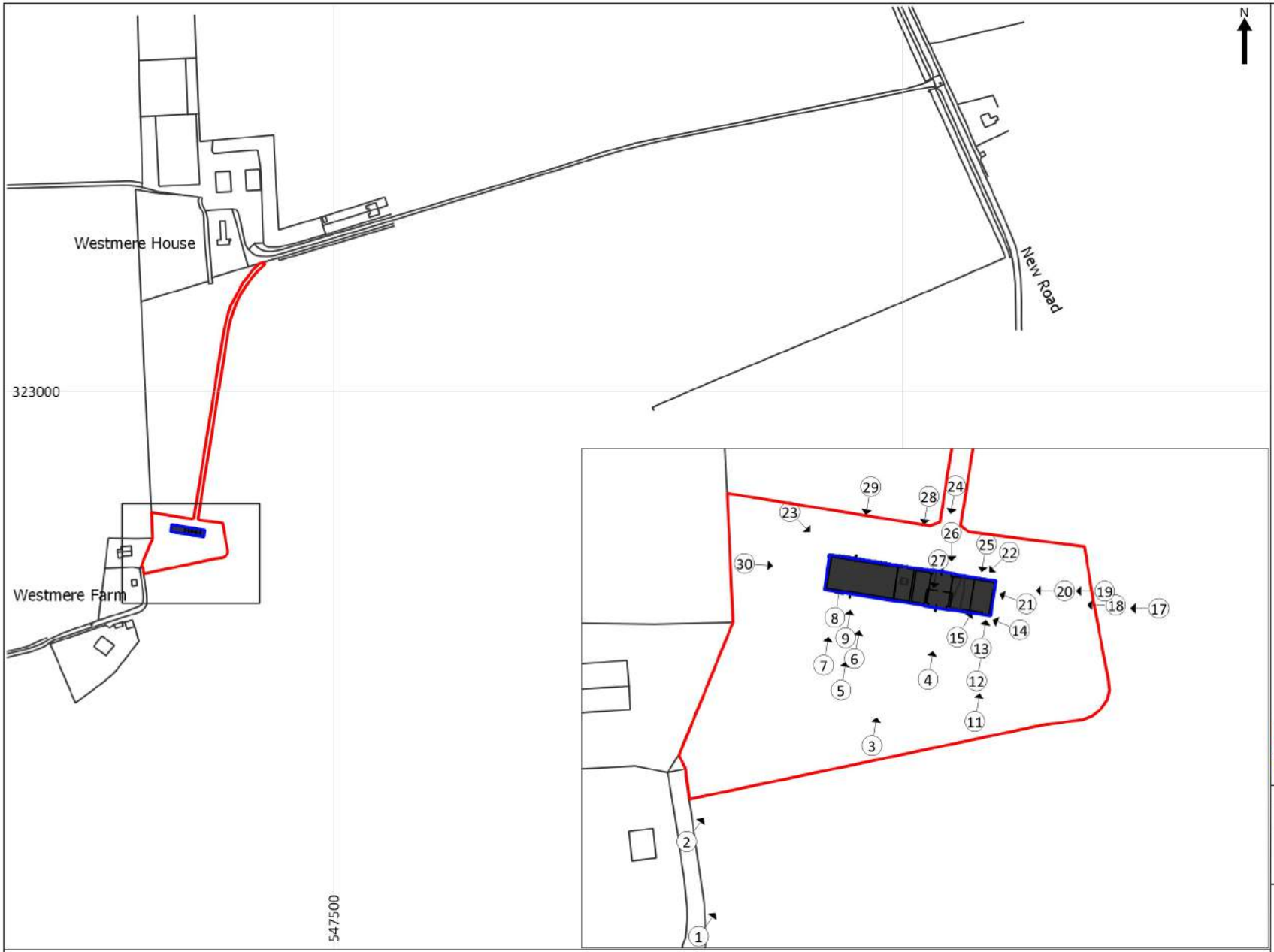


Figure 2: Site location plan showing location and direction of exterior photographs
(Base plan provided by the client)

Key

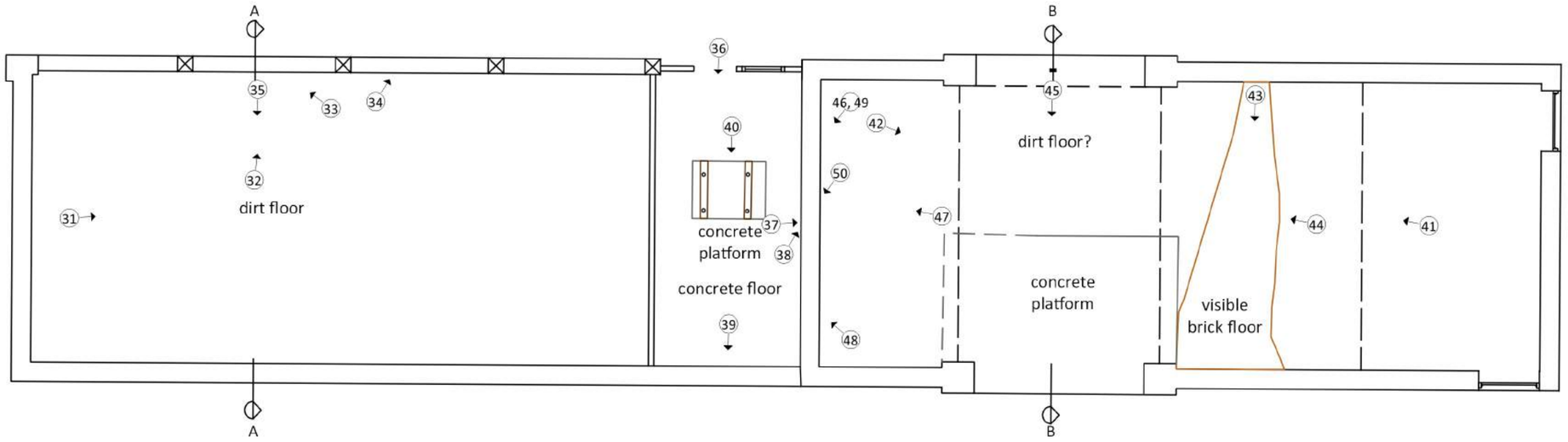
Proposed site boundary

Surveyed building

Site Code	SUWF18
Scale	1:5000 @ A4
Drawn By	M Stockdale
Date	08/03/2019

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Ground Floor



First Floor

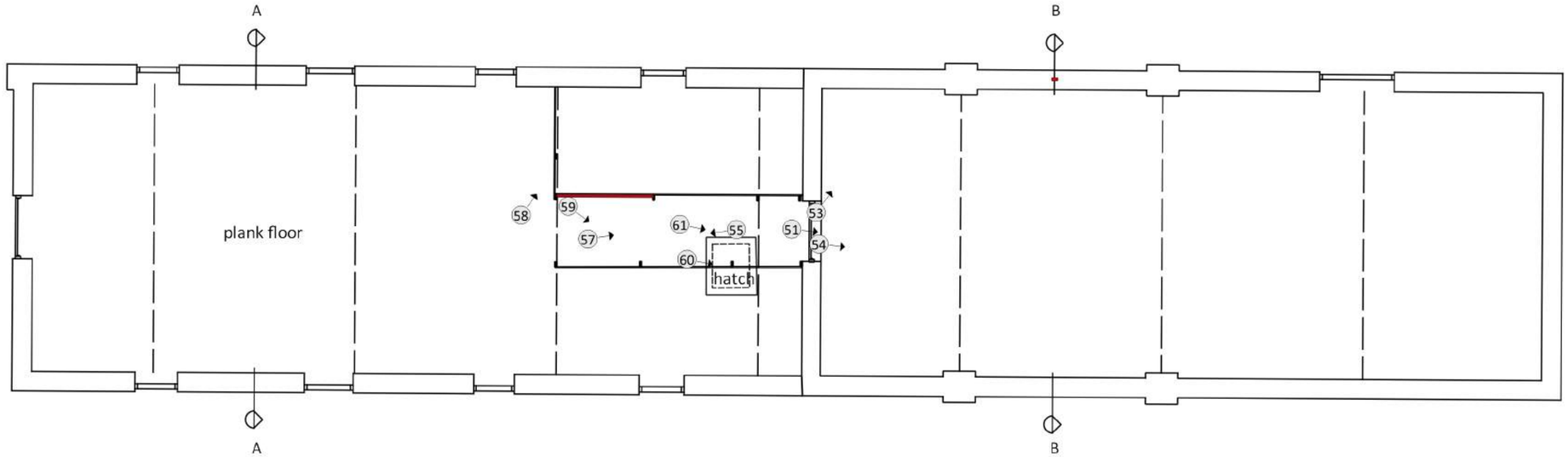
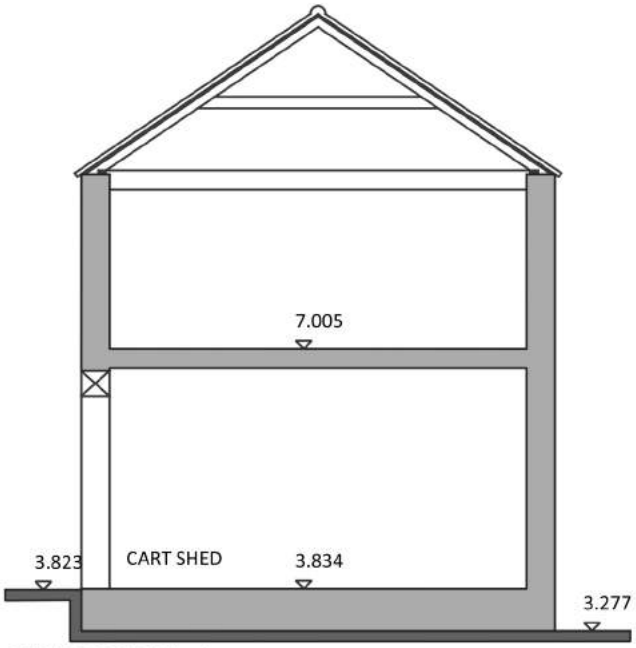


Figure 3: Amended ground floor and first floor plans showing location and direction of photographs.
(Base plan provided by client)

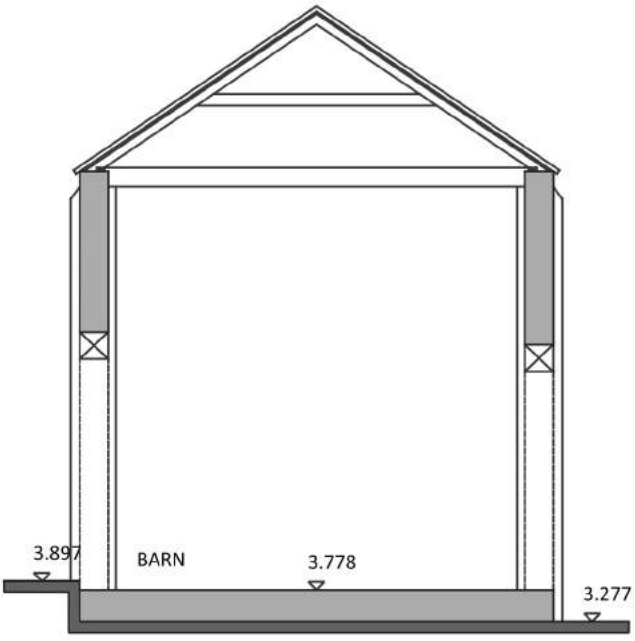
0 1 2 3 4 5 m
1:100

Site Code	SUWF 18
Scale	1:100 @ A3
Drawn by	M Stockdale
Date	27/03/2019

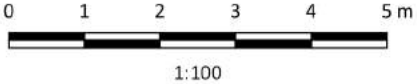
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EXISTING SECTION A - A



EXISTING SECTION B - B



1:100

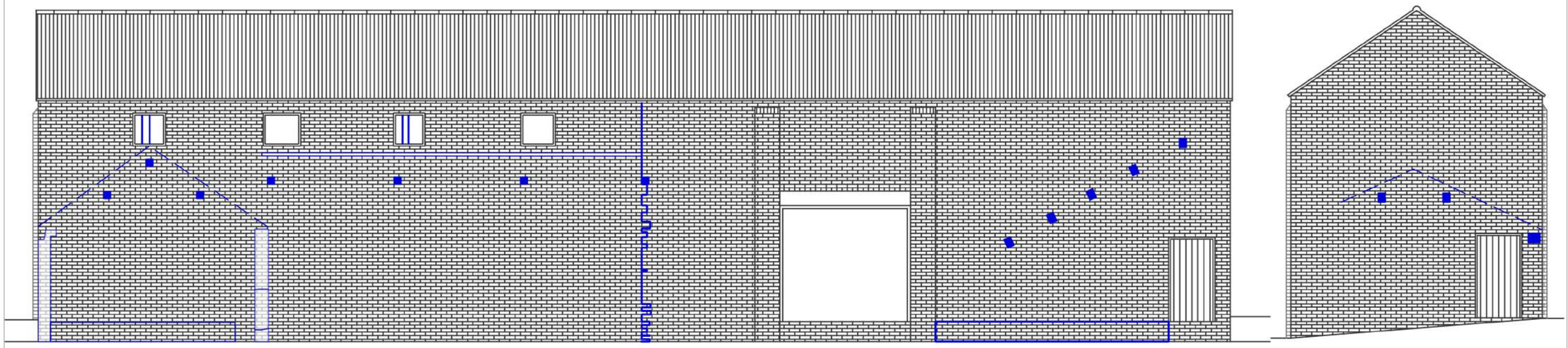
Site Code	SUWF 18
Scale	1:100 @ A4
Drawn By	M Stockdale
Date	08/03/2019

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Figure 4: Existing section drawings provided by the client



South Elevation

East Elevation

North Elevation

West Elevation

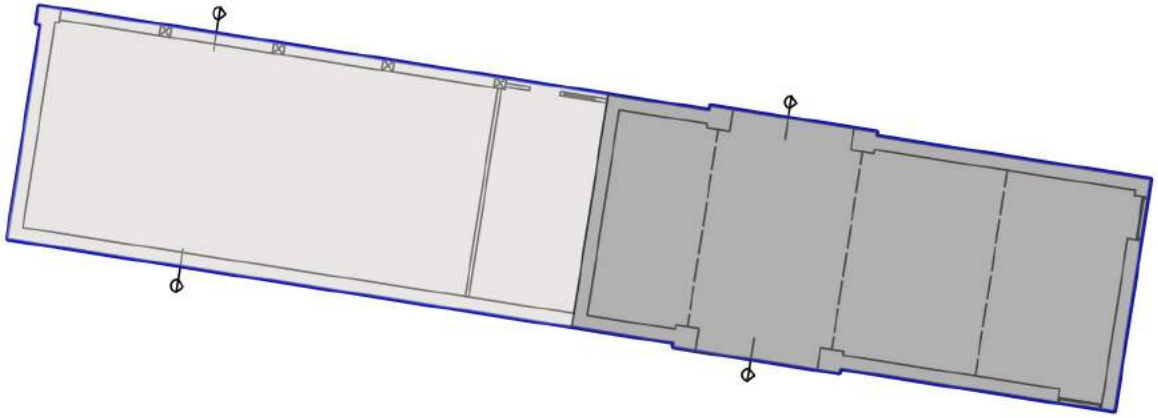
0 1 2 3 4 5 m

1:100

Site Code	SUWF 18
Scale	1:100 @ A3
Drawn by	M Stockdale
Date	08/03/2019

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Figure 5: Amended existing elevations. (Original drawings provided by the client)



N

Key

mid18th- early 19th century

19th C

Site Code	SUWF 18
Scale	1:200 @ A4
Drawn By	M Stockdale
Date	25/03/2019

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Figure 6: Phased plan of the threshing barn and later cartshed

0 2 4 6 8 10 m

1:200



Figure 7: Historic Ordnance Survey maps showing surveyed structure in blue. (Promap)



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