

OUTBUILDINGS AT THE OAKS, SUTTON S^T. EDMUND, LINCOLNSHIRE

HISTORIC BUILDING SURVEY

NGR:	TF 36815 13104
PCAS job no.	2177
Site code:	BRSE 16
Planning ref.	18/02007/FUL

Report prepared for Mr. S. Haines

by

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Building C at scale 1:100, showing the room numbers allocated in this report (in	

ology Ltd. was commissioned by Mr. S. Haines to undertake a scheme of building
mitigate the impact of conversion to residential use of historic farm outbuildings at
1 Broadgate Road, Sutton St Edmund, near Spalding, in the South Holland district
as, in order to fulfil a condition of the planning permission.

buildings which survive are a threshing barn (Building A) and a stable/forge and
building B). They provide physical evidence of the evolution of local farming
in the mid-19th to the mid-20th century.

any of the farm outbuildings seen on the earlier OS maps are no longer extant, the
surviving buildings demonstrates the position of the farm in the established
Lincolnshire agriculture. The construction of this farm after the period of enclosures,
and became available for agriculture, fits a pattern of agricultural development seen
Lincolnshire at this time.

survey has recorded and provided an archive of the buildings to preserve them by
conversion and the consequent loss of historic evidence contained in their fabric.



Fig. 1: Site Location
at 1:12,500. The
development site is
highlighted in red

Edmund, Spalding, Lincolnshire. The site is centred on NGR TF 36815 13104.

PCAS Archaeology Ltd. was commissioned by Mr. S. Haines to undertake a
recording to mitigate the impact of the development, in order to fulfil a cond
permission for Historic Building recording and a scheme of archaeological monitoring
report concerns results of the Historic Building recording works only. This approach
requirements of *National Planning Policy Framework* (replacing PPS 5), which makes
local planning authorities to 'require developers to record and advance understanding
of any heritage assets to be lost (wholly or in part) in a manner proportionate to the
impact, and to make this evidence (and any archive generated) publicly accessible
also complies with guidelines set out in *Recording Historic Buildings, A Descriptive
Edition*), RCHME (1996); *Standard and Guidance for Archaeological Investigations
Standing Buildings or Structures*, CIFA (2014), and the *Lincolnshire Archaeological
Lincolnshire County Council* (revised 2016), and a specification prepared by Neville
by the Local Planning Authority.

Copies of this report will be deposited with the client, the Lincolnshire Historic Environment
South Holland District Council. Reports will also be deposited at The Collection, Lincolnshire
ordered project archive for long-term storage and curation.

2.0 Site Location and Description (figs. 1 and 2)

The development site at The Oaks is situated on land off the western frontage of
at the southern outskirts of the village of Sutton St Edmund, which is a linear settlement
along both sides of the Broadgate Road. The site is situated at National Grid
13104, and at a height of approximately 2m AOD. It is located within the modern civil parish
Edmund within the administrative district of South Holland in the county of Lincolnshire.

The outbuildings are situated on the south side of a larger plot which was formerly
modern agricultural sheds, which have replaced a more extensive historic farm.

The buildings which are the subject of the planning application represent former local
with The Oaks farmhouse, a two-storey barn and a single-storey implement or
constructed of red brick with pitched roofs of slate or corrugated panels. The building
part of a larger complex on the first edition 6" map of 1889, demonstrating that the
earlier date.

3.0 Planning Background

Full planning permission was granted for the development works in November 2016
a scheme of archaeological recording. A specification for historic building recording
Neville Hall in February 2016.

Such farm buildings are an important element of the Lincolnshire landscape and
farming practices that have now largely disappeared, as well as contributing a
character. New uses for outbuildings and the rooms within them frequently alter the
character of the building, and it is beneficial to create a record of the structure

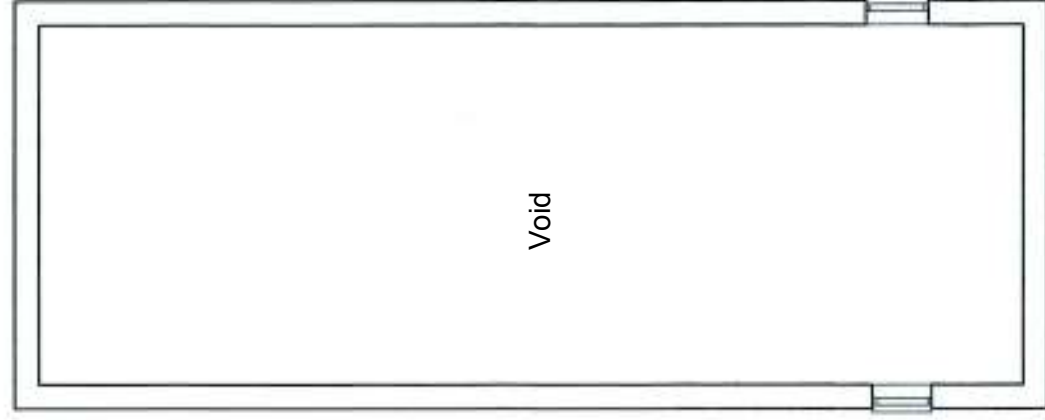
Fig. 4

The map shows a grid of streets. St. Edmund's Church (Parsonage) is on the left. Chapel End runs vertically through the center. Sheepfold runs horizontally across the bottom. The building at the intersection of Chapel End and Sheepfold is circled in red. Other streets shown include Sullivan, School, Methodist Chapel, The Oaks, and Guide Post. Various lot numbers and house numbers are marked throughout the map.

The map shows a property with three buildings labeled Building A, Building B, and Building C. Building A is a large L-shaped structure, Building B is a long rectangular structure, and Building C is a long narrow structure. A dashed line indicates a boundary or road. The map is oriented with Broadgate Road at the top.

This is a historical map of the area around the village of Domb. The map shows a grid of land parcels, with various names and numbers written on them. A red circle highlights a specific parcel in the center-right of the map. The map is oriented with North at the top.

consulted comprised map of Sutton St Hall, 2016; **Fig. 3** - shows the area of the within a large enclosure that is eastern frontage of properties on this map highly stylised way exact plan form and area is occupied; 'd'Tompson'.



FIRST FLOOR

GROUND FLOOR

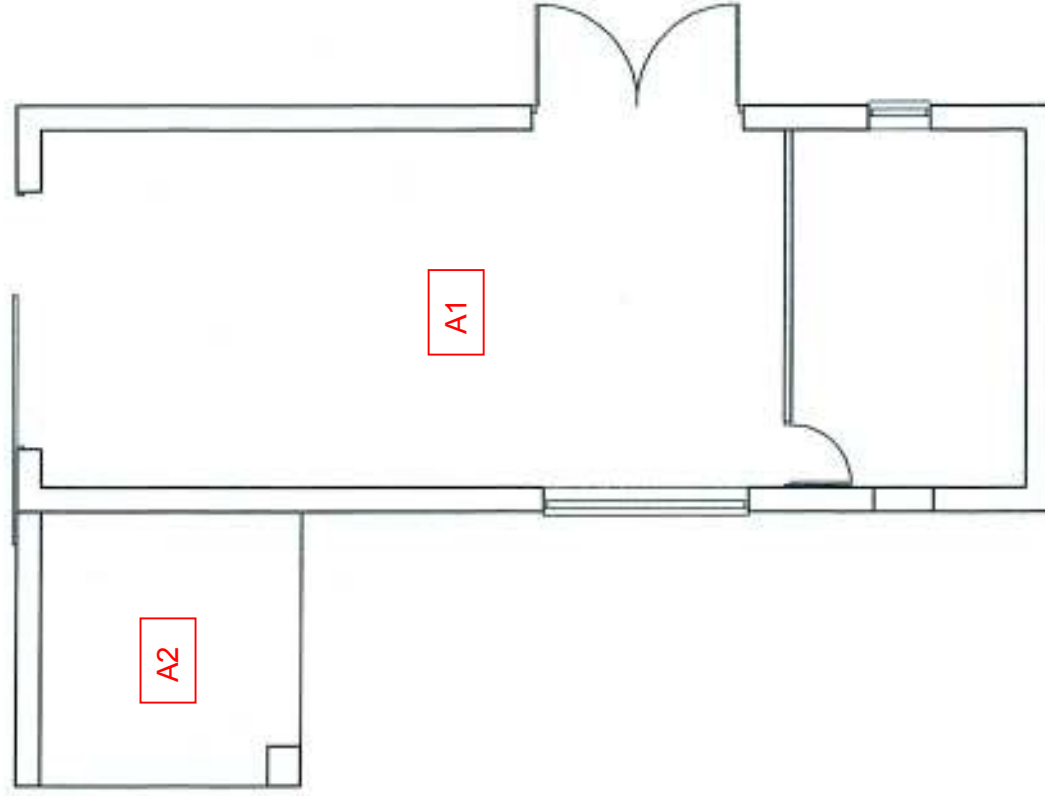


Figure 8: Floorplans of Building

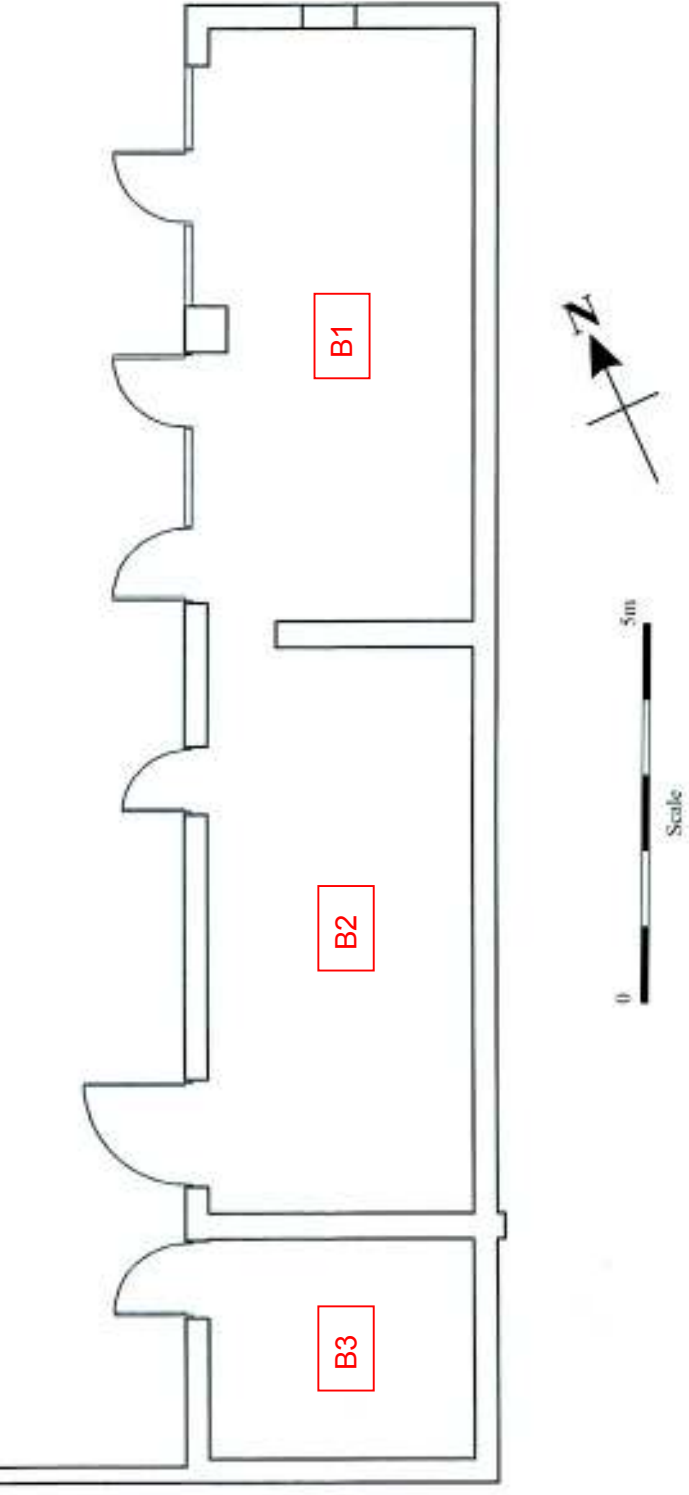
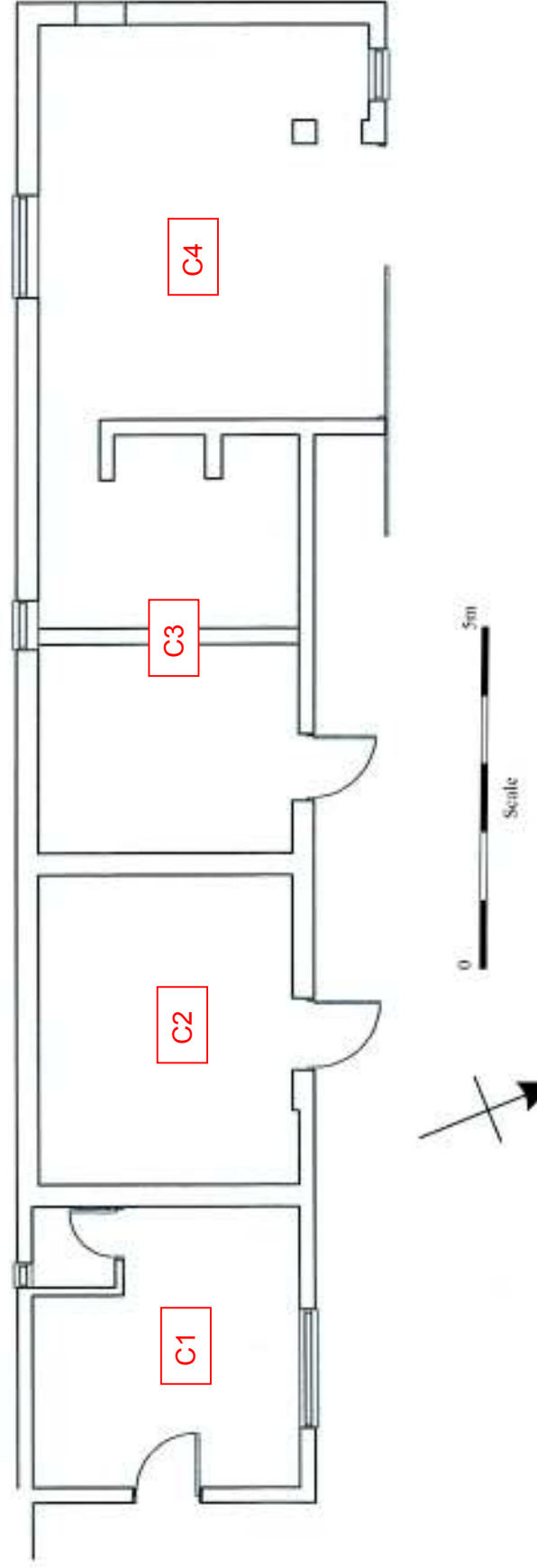


Figure 9: Floorplan of Building B at scale 1:100, showing the room numbers allocated in this report (in red).

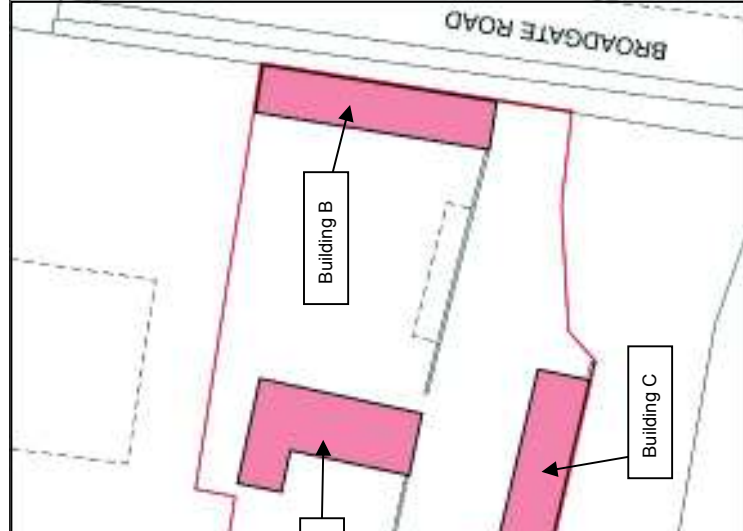


photographing survey can be problematic but because of considerations of light (and access the archive photographs) and the same sequence. Plans showing the of the photographs used in this report are in appendix 1. The buildings are generally arranged east-west in this order of description.

Development

The buildings are subject to redevelopment represent a mid-19th-century date. The core of the loose courtyard arrangement, arranged east-west. The west range is of two storeys, the east range functioned as a threshing barn with a threshing end (Building A).

The buildings are single-storey; they comprise an implement shed, arranged on a north-south axis to the road (Building B) and a domestic loosebox for cattle accommodation at the east end (Building C).



layout plan. Scale 1:500.



While the farm already had the buildings above by the time of the first edition Survey of 1889. A datestone in the gable A attributes it to Isaac Whitised in 1827.



present in the garden of 'The Oaks' and the east brick boundary wall. Building B of the group part of the eastern boundary adjacent to the

elevation of Building B form a screen to views when approaching from the south, however, the much more evident when approaching down the north.

erties

once fronted onto the road at the south side has been replaced by a mid-20th century of the plot.

e farm complex, the former United Free ne closest neighbour, carrying a date stone of has now been converted to a private

ow open spaces give access between the e more recent additions to west and north, as within the group are the large former Buildings A and B and the area between here a subsidiary access is present.



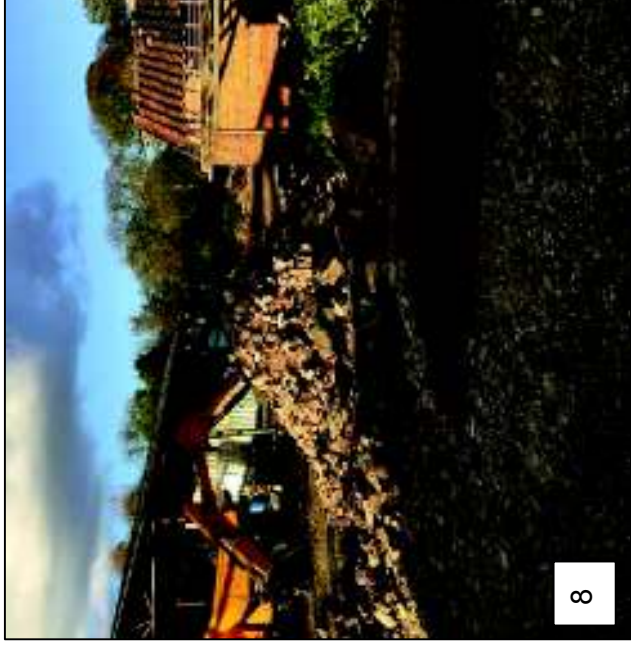
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8



late, clearly renewed but retaining original projecting 2-course brick eaves cornice.

red and orange brick (brick size: 8-8½" x 4" 8⅝-9") in English bond (alternating courses of stretchers), with yellow brick lintels over the



Site layout plan. Scale 1:500. Based on a plan supplied by client.

Observation

The main elevation of the building and is of red and orange brick. The original large threshing-door opening is located to the south of the centreline of the building and modern sliding doors were present here.

Double diamond vents were present in the north of the threshing doors, while windows had been inserted at ground and first floor levels at the south side.



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Evolution

Arched openings were present in the south wall at ground and first floor levels utilising land drainage pipes as ventilation.

One in the gable of Building A attributes it to Isaac Whitshed in 1827.



with a glazed partition.

le diamond vents were present to
e threshing doors, while a modern
rted at first floor level at the south

building (threshing floor) b
A brick roof was present a
concrete floor otherwise prese
floor storage platform was pre
part of the building, to the so
door openings.

The roof was of slate with
supported off two king-post
square, adzed. The wall-plat
timber with rafters occurring at
straight-scarfed purlins were r
sawn timber.



22



24

side a single bay of an
shed was present with
d pantile roof built off a
ndary wall in 4"

was open-fronted to
upported on a single
square brick pier.



d walls

se were generally 13" in
kness, with 4" pilasters in similar
k to the threshing barn in (3
rses = 9") in English bond.

coping survived on the walls
mselves, but two extant gate-
s were capped by sandstone
os.

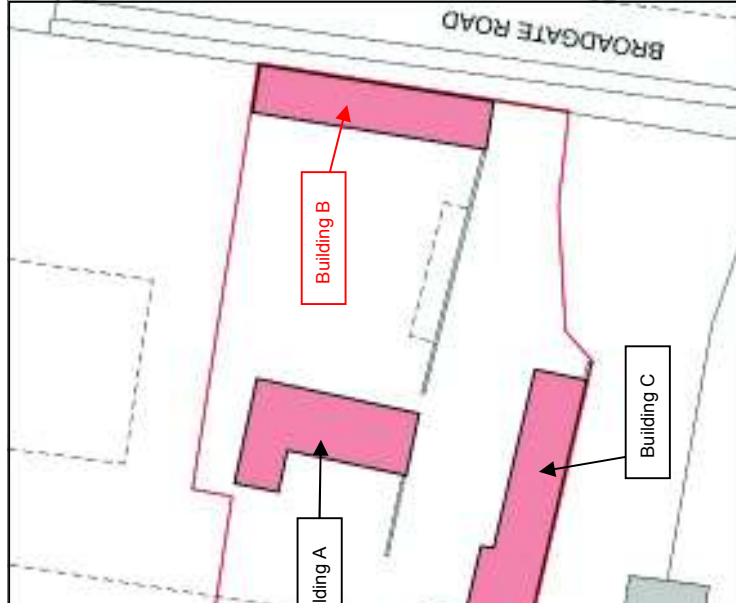




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Site layout plan. Scale 1:500.
Based on a plan supplied by client.

on open-fronted bays were later enclosed
sors of vertical planks, while the southern
ere bricked up and conventional door
e inserted.

making up for the construction level, above is rebuilt and raised by with a dentil cornice.

separated from the t by a 4ft high brick

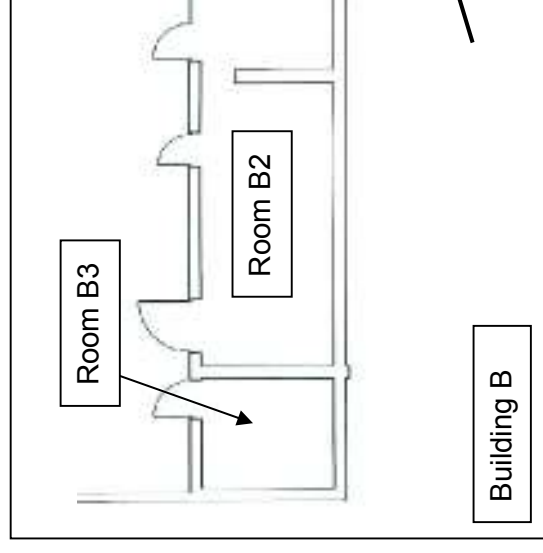


32

bays had packed earth floors with a concrete floor south bay only (Room B3). The interior was some bitumen present in the lower walls.



35



is built of single-storey banking which is built of red brick with a thickness of 9" and 13" in thickness with a pitch of 1 in 4. The northern pitch is of slate, the southern pitch is of slate.

has been extensively altered, with the alterations occurring at the west side.



Site layout plan. Scale 1:500. Based on a plan supplied by client.

is built of red $2\frac{3}{4}$ " brick, 3C= $8\frac{3}{4}$ ", in 3-course Wall bond.

early a modern insert at the east side. Plank to the interior below segmental brick lintels, tie-rod endplates corresponding to internal tie-rods are also evident.



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variation

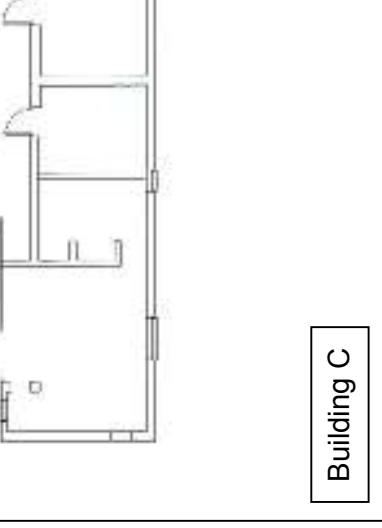
The brick at the south side continues partially around the building. The original gable is as the east side while the original gable is clear; The gable is blind, but the S-shaped plates are worthy of note.

East Elevation

The east elevation has a central conventional door with a segmental soldier lintel. It is built of similar brick to the north side in 3-course English Garden Wall bond.



aged 3/4" x 3" rafter. The room has a poured concrete floor and a hardboard panel ceiling. A 4" brick partition is present to a toilet at the southwest side, which is edged and diagonally braced door of 5 1/2" vertical board. The room is whitewashed throughout.



Building C



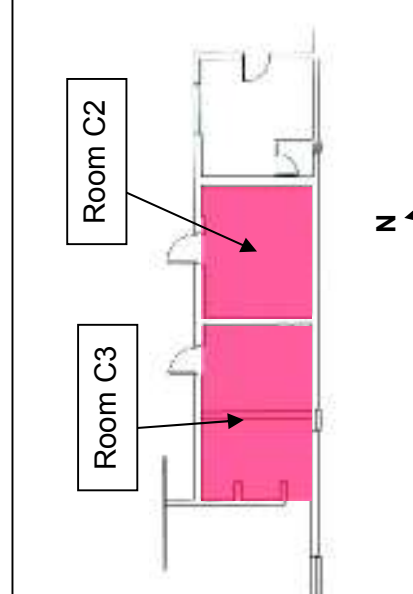
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49

were of whitewashed brick; the floor of more recent 9" brick partition (LBC) is the SW corner, 35" high – perhaps a recent use as accommodation for pigs. As exposed here, roof is collar-principal a ridgeboard and ridge collars, the main in offset from the ties – frequently every fifth rafter. Ties are 5" x 2 1/2", 1 1/2". The entire roof is in sawn timber.

Rooms 2 and 3 are of ledged and braced vertical planks, here re-used 7 1/2" grooved floorboards.



Room C3
Room C3 was divided by a central north-south brick partition, 63" high. The eastern bay was a log

present between the laths (below

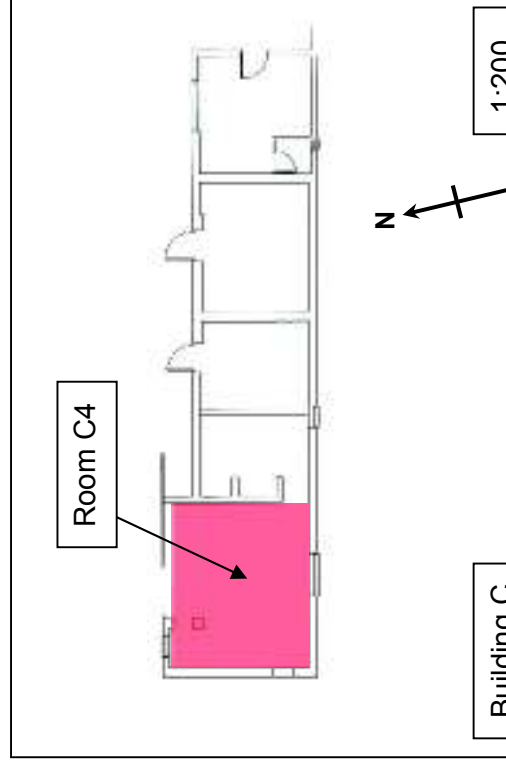
smoke darkening below the hood



Room C4

Room C4, converted to a two-bay traphouse, occupied the western part of the building.

This room had a concrete floor and part hardboard ceiling. A composite sliding door was present in the enlarged northern opening.



es from the mid 18th to the mid 20th century. They formed a loose courtyard group
ge of the settlement, constructed in 1827 as part of a more extensive group, typical
which pre-date the 'High Farming' movement of the later 19th century.

farm outbuildings seen on the earlier OS maps are no longer extant, the design of
s demonstrates the position of the farm in the established evolution of Lincolnshire
struction of this farm after the period of enclosures, when new land became
ure, fits a pattern of agricultural development seen across Lincolnshire at this time.

using quality materials to a functional design, not without some architectural merit.
s which survive are a threshing barn (Building A) and a stable/forge and traphouse
inal function of Building B is unclear, as much was later converted to an open-
ment shed - an evolution common to Lincolnshire farms reflecting the increased
anisation of the farm in the later 19th century. This building survey has recorded
hive of the buildings to preserve them by record prior to conversion and the
storic evidence contained in their fabric.

ord will be placed with The Collection, Lincoln, a publicly accessible resource, and
record of the building's history.

ist of the following:

1no CD containing 72 digital image files
with accompanying index sheets and plans
showing the location of the buildings, the
room numbering and position and direction
of photos

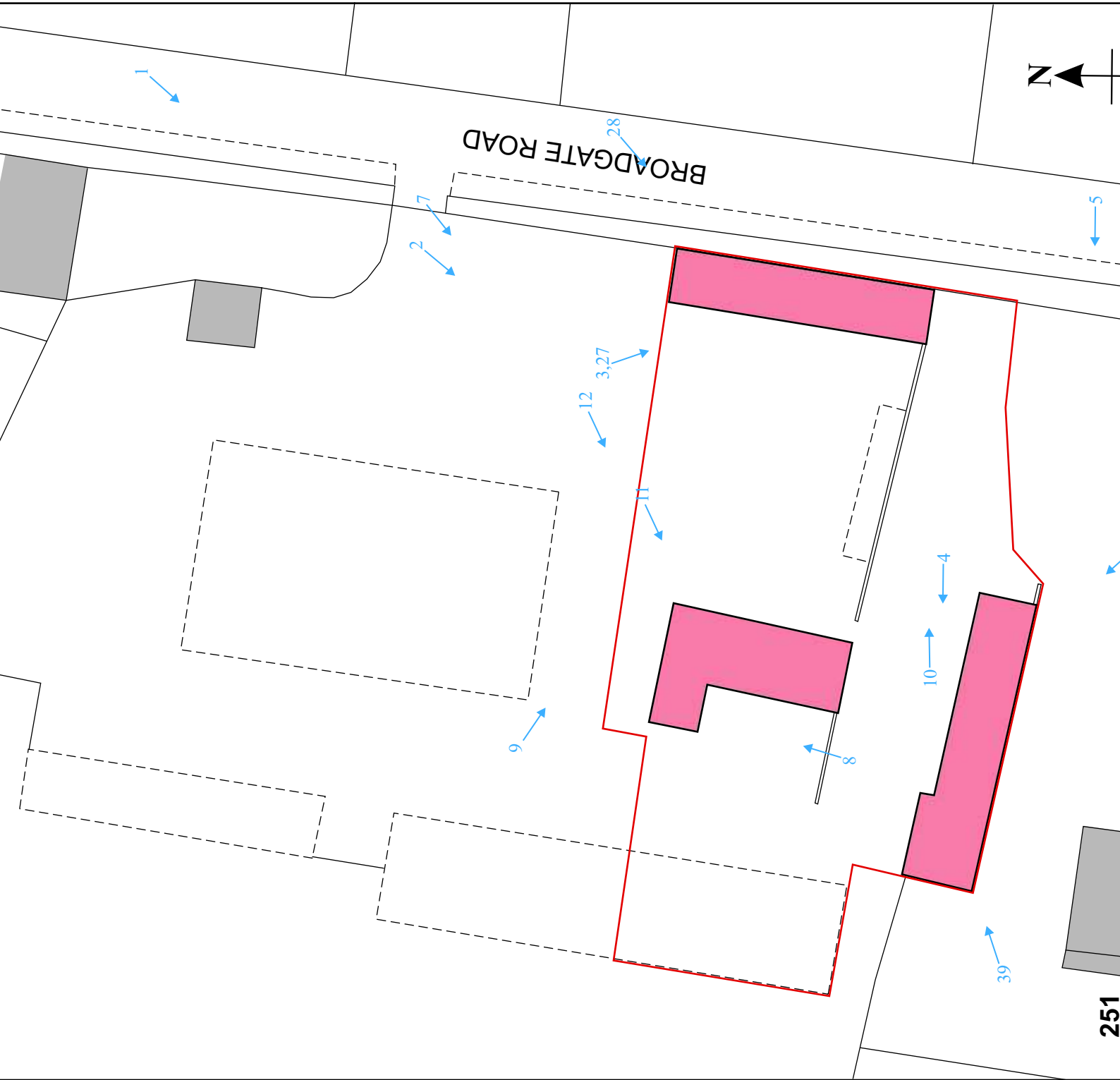
1no General Account Sheets
1no Brickwork Recording Forms
4no Room-Based Recording Forms
This account

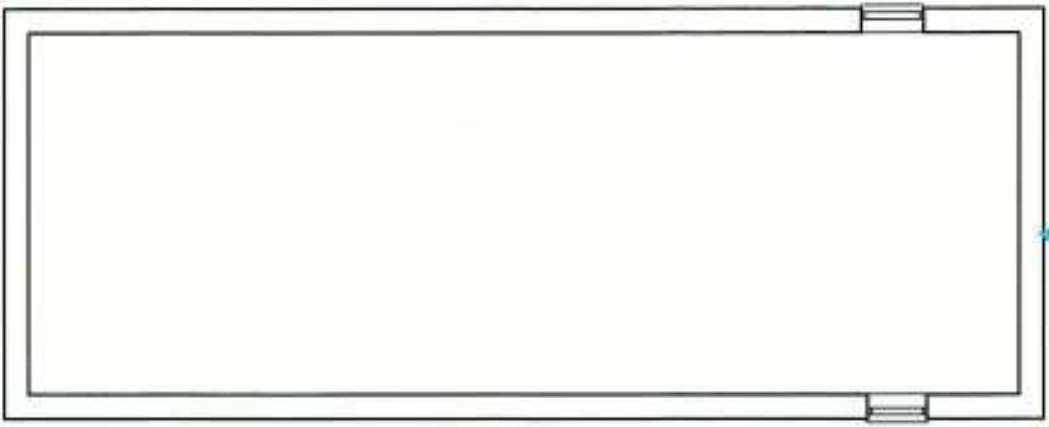
ments

ed to Steve Haines for commissioning this report and providing access during the
tin Bacon and R. Longstaff & Co for supplying additional photos of the site.

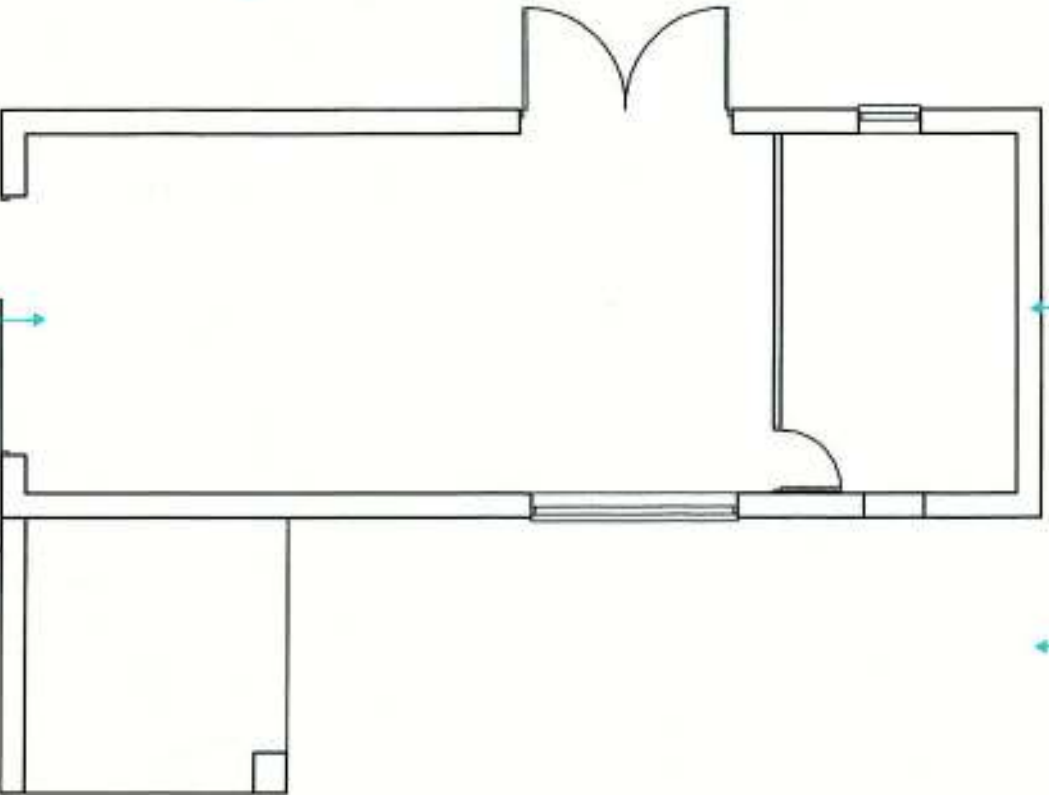
*ification for Historic Building Recording at The Oaks, 215 Broadgate Road, Sutton
shire. Unpublished client/planning document.*

*1111, Wisbech & Peterborough North, Market Deeping & Crowland: 1:25,000 scale
t 235. Ordnance Survey, Southampton.*





FIRST FLOOR



GROUND FLOOR



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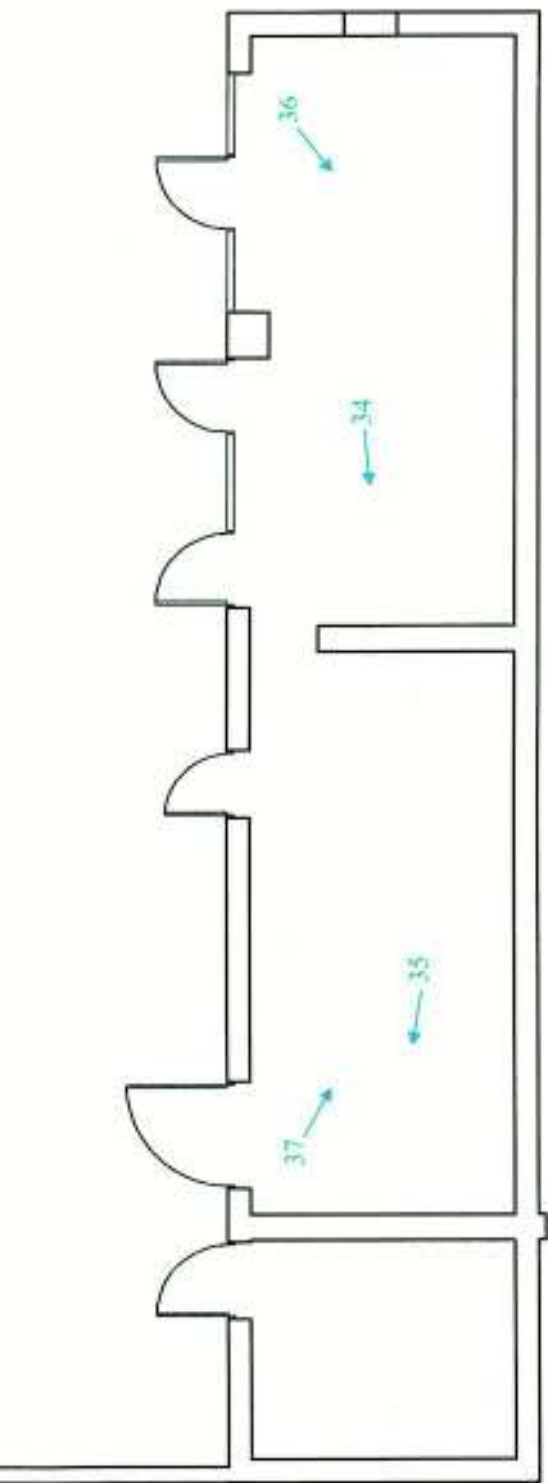
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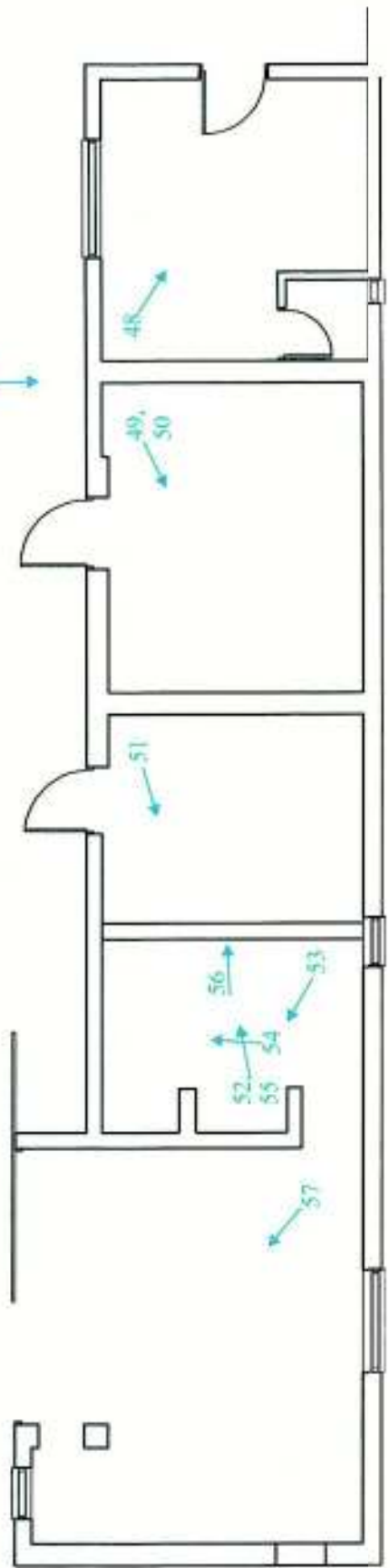
Floor plan of Building B at scale 1:10
The position and direction of interior
detail photographs is shown in blue.

41

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ding om	Orientation (looking)	Description
	SW	General shot from Broadgate
	SW	Chapel (and neighbour) to N
B	SW	General shot from Broadgate
A	SW	General shot of Building A (rebuilding)
B	SE	General shot of Building B (rebuilding)
B	NW	General shot of Building B (rebuilding)
	W	The Oaks (Building B at centre)
C	NW	Building C from garden
C	ENE	Building C from garden
C	WSW	Building C, north side
	SE	Interior of Barn B - north part (surviving wall)
	NE	Interior of Barn B - south part (surviving wall)
	NW	E side from SE corner - change in bond etc
	W	E elevation (gable)
	N	E part of S elevation
	N	W part of S elevation
	E	W elevation (gable)
	SE	NW (extended) bay
	S	Door detail (Room 3)
	S	N wall - endplate detail
	SE	General shot of Room
	SE	General shot of Room
	NE	Former yard wall
	NW	Barn A (rebuilding) - note ventilator
	SW	General shot of Room
	SW	General shot of Roof
	W	General shot of Room - from E bay
	E	General shot of Room - from W bay
	N	Door and vice detail
	NW	General shot of Room
	E	Roof detail
	NW	Forge chimneybreast and shelving to N
	NW	Forge chimneybreast detail
	E	Herringbone brick floor
	NW	Barn A datestone
	NE	General view towards farm office
	NW	Roof timbers from Barn A
	-	1970 aerial photo

Digital Image No. (file_)	Image in Report	Building /Room No.	Orientation (looking)	Description
1-1	-	Ext	NNW	Yard Wall
1-2	32	Ext/B	NNW	Building B - East side
1-3	-	Ext	NE	Yard wall with Building B in background

Steve Haines photos

2018-06

Digital Image No. (IMG_)	Image in Report	Building /Room No.	Orientation (looking)	Description
1413	7	Ext	SW	General view of outbuildings from across road

2018-09

Digital Image No. (IMG_)	Image in Report	Building /Room No.	Orientation (looking)	Description
1791	10	Ext	NE	Yard wall with Building B in background
1793	-	Ext	NW	General view, south side of Building
1794	25	Ext	N	General view, south side of Building yard wall
1823	9	Ext	ESE	General view, north side of Building / B in background with roof stripped
QDAN 6438	-	Ext	N	Building A detail of brickwork

Building	Orientation (looking)	Description
	S	Dividing wall between northern bays
B	SE	Building B, roof stripped
A	WNW	Building A, Yard wall in foreground
	N	Blocked opening in Yard wall
	S	Dividing wall between southern bays
	S	Interior of Building A
A	WNW	Building A, Yard wall in foreground
A	N	North side of Building A, extension at rear

Building	Orientation (looking)	Description
A	N	North side of Building A, extension at rear
A	SE	Demolishing extension at rear of Building A
A	SE	Demolishing extension at rear of Building A
	ESE	Area to N of Building A
	N	Area to E of Building A, new opening in yard wall
A	N	Ventilator in S wall of Building A
A	W	E side of Building A, partially scaffolded
A	SW	General shot of Building A
A	W	E side of Building A, scaffolded
A	NW	Datestone in E side of Building A

Building	Orientation (looking)	Description
A	N	Ventilator in S wall of Building A - rebuilt
A	W	N diamond ventilator in Building A east wall
A	W	N diamond ventilator in Building A east wall
A	W	S diamond ventilator in Building A east wall
A	W	S diamond ventilator in Building A east wall
A	W	Diamond ventilators in Building A east wall

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Location	Creators	Archive	Publications
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