

Parsonage Farm Parsonage Lane Spalding Lincolnshire

Historic Building Recording



Report prepared for:
DSM Construction Services Ltd

CA Project: MK0012
CA Report: MK0012_1

March 2019



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date	March 2019
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issue	1

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SUMMARY

In February 2019 Cotswold Archaeology was commissioned by DSM Construction Services Ltd to undertake a programme of Level 2 Historic Building Recording of Parsonage Farm, Parsonage Lane, Lincolnshire. The survey was undertaken to address a Planning Condition of Planning Application H21-0873-17 for the change of use of farm buildings to a residential dwelling. Internal and external alterations to the buildings are to include the demolition and removal of 20th-century additions and alterations, and the conversion of the existing spaces to living accommodation, incorporating sympathetic use of materials and forms that are appropriate to the context and original functions of the buildings.

The farmstead comprises a complex of red-brick, single-storey buildings arranged around a central courtyard. The appearance of the buildings is characteristically 19th-century and the results of the survey place the construction of the farmstead to the mid-late 19th-century.

Parsonage Farm represents a typical Victorian farmstead within the Fens National Character Area where large-scale drainage of the marshlands led to the creation of areas of productive arable land. The farmstead is formed of a regular courtyard plan, but no longer possesses its original farmhouse, which was demolished during the mid to late 20th-century. Despite later additions and alterations, the plan of the farmstead has remained relatively intact since the late 19th-century. The principal historic interest of the farmstead is the survival of these 19th-century elements and their contribution to the understanding of the development of the farmstead.

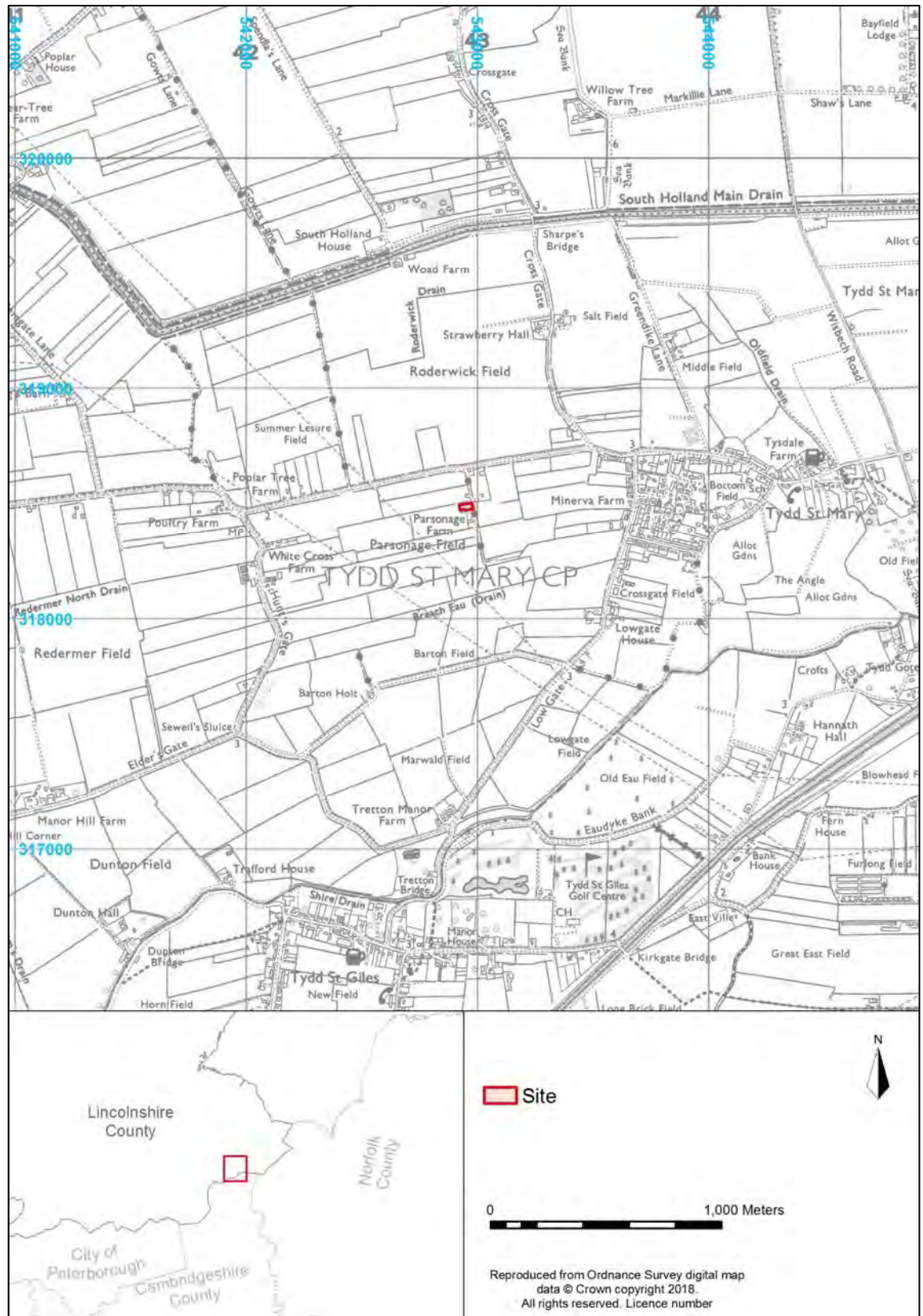


Fig. 1 Site Location

1. INTRODUCTION

- 1.1. In February 2019 Cotswold Archaeology was commissioned by DSM Construction Services Ltd to undertake a programme of Level 2 Historic Building Recording of Parsonage Farm, Parsonage Lane, Lincolnshire (NGR: 542942, 318482, Figure 1), hereafter referred to as 'the farmstead'. The survey was undertaken to address Planning Condition 10 of approved Planning Application H21-0873-17 for the change of use of farm buildings to a residential dwelling. Internal and external alterations to the buildings are to include the demolition and removal of 20th-century additions and alterations, and the conversion of the existing spaces to living accommodation, incorporating sympathetic use of materials and forms that are appropriate to the context and original functions of the buildings.

Objectives and professional standards

- 1.2. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with the *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and a Written Scheme of Investigation (CA 2019) agreed with the Local Planning Authority.
- 1.3. The composition and development of the historic buildings within the farmstead is discussed. The objective of the survey is to produce a record of the buildings in their current state, comprising drawings, photographs and a written description, to inform future management and as a form of mitigation where their demolition or material refurbishment is proposed. The objective of the recording process is to understand the structural and functional history of the complex and provide a clear record of significance. The building survey equates with a Level 2 assessment as defined in *Understanding Historic Buildings; A Guide to Good Recording Practice* (Historic England 2016).

Statute, policy and guidance context

- 1.4. This assessment has been undertaken within the key statute, policy and guidance context presented within the table overleaf. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text.

Consultation

- 1.5. This assessment has been undertaken in accordance with a Written Scheme of Investigation (WSI), formalising the adopted scope and methodology (CA February 2019). The WSI was submitted to Ian Marshman, Historic Environment Officer, Lincolnshire County Council and was approved in March 2019.

2. METHODOLOGY

- 2.1. The Historic Building Record was guided in its composition by the *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Chartered Institute for Archaeologists, 2014) and *Conservation Basics: English Heritage Practical Building Conservation* (English Heritage 2013). The building recording assessment was also undertaken to Level 2 standards as defined in *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2016).
- 2.2. The key objectives of the Historic Building Record were to produce a concise description of the significance of the buildings that comprise the farmstead, and to produce a record of the buildings in their current state, to act as a form of mitigation for the conversion of the building. The objective of the recording is to understand the structural and functional history of the building and to provide a clear record of significance.

Level 2 Building Recording

- 2.3. As noted, the building recording was undertaken to Level 2 Standards as defined in *Understanding Historic Buildings: A Guide to Good Recording Practice*. This approach has been agreed with Ian Marshman, Historic Environment Officer, Lincolnshire County Council in accordance with Condition 10 of planning permission for application H21-0873-17, which stated that:

'No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority: 1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements); 2. A methodology and timetable of site investigation and recording; 3. Provision for site analysis; 4. Provision for publication and dissemination of analysis and records; 5. Provision for archive deposition; 6. Nomination of a competent person/organisation to undertake the work; 7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook. The archaeological site work shall only be undertaken in accordance with the approved written scheme.'

-
- 2.4. Level 2 recording was undertaken on 4th March 2019 by Richard Hardy, Assistant Heritage Consultant, for all buildings that comprise the farmstead and consisted of both exterior and interior assessment. The buildings were surveyed with a particular focus upon those elements considered to date to the original construction phase, and includes analysis of external or internal details, structural or decorative, which are relevant to the buildings' design, development or use.

Drawn Record

- 2.5. A drawn record was made indicating the form and location of any structural features and/or detail of historic significance including any evidence for fixtures of significance, including former fixtures and fittings. The drawn plans have been annotated, depicting features of architectural value to aid in the understanding of the context of the buildings (Figs. 5 – 7). Existing building plans were available including plan and elevation drawings produced by the architect of the development proposals. These existing plans and elevations, and proposed floor plans were utilised as part of the assessment and have been annotated with a broad phase plan of the farm's development along with photograph locations. Each identifiable building within the Farm has been provided with a reference letter, as recorded on Fig. 5, which will be used throughout the written record.

Photographic Record

- 2.6. The photographic record includes general views of the building, shots of its external appearance and the overall appearance of principal spaces and functional areas. Specific architectural details that relate to date, alteration or function have been subject to more detailed photographic recording. The photographic archive is held by Cotswold Archaeology and can be made available where required.
- 2.7. The photographic survey comprises digital images of the buildings and has been created in compliance with Historic England guidance. Select photographs were taken using a Digital Single Lens Reflex (DSLR) Camera with a sensor of a minimum of 20 megapixels. A compact digital camera was used for more general shots and working shots. Lenses were chosen to reflect the requirements of the particular feature/features being recorded.
- 2.8. Images have been saved in TIFF format. At the current time TIFF formatting is regarded as the best format for archiving although advice will be taken from the archive depository (see below) prior to completion of the project. Some files may be

converted to .jpeg format for use in the report, but original TIFF versions have been maintained in the project archive. Appropriate levels of Metadata will be maintained and included in the digital archive following the approach set out in the Historic England guidance.

Written Record

- 2.9. The written account includes the location of the building and associated outbuildings; any designations; the date and circumstances of the record and name of recorder; an account of the building's form, function, date, and development sequence; and the names of architects, builders, patrons and owners will be given, where known.
- 2.10. Details of the building's history, development and use have been taken from historical studies already published. The buildings were visited once to assess the significance of the buildings in accordance with appropriate Historic England guidance and the approved WSI.

Limitations

- 2.11. The building survey was undertaken in favourable weather conditions. There was sufficient access to the historic buildings to assess their significance. All areas of the buildings were accessible.

3. HISTORIC BACKGROUND

Farmstead Landscape and Settlement Context

- 3.1. The Farm is situated within Lincolnshire, approximately 900m west of the nearest settlement, the village of Tydd St Mary, and approximately 18km east from the market town of Spalding. The area forms part of the wider National Character Area of The Fens which is characterised as a distinctive landscape where historic wetlands were drained from the 17th-century onwards, revealing valuable soils which provided suitable conditions for large-scale cultivation of arable and horticultural crops (Natural England 2015). The landscape is wide, open and flat, with extensive vistas to level horizons, providing a place of tranquillity and isolation (Natural England 2015). Farms in this area are generally isolated from historic settlements in order to provide more convenient access to newly consolidated land holdings (Historic England 2015b).

Historic development of the farmstead

- 3.2. The earliest available historic cartographic source to depict the area is the 1840 Tithe Apportionment map (Fig. 2). The map depicts the site prior to the apparent construction of the farmstead and shows the apportionment of field enclosures in the vicinity of Parsonage Lane and clearly shows the framework of straight roads and field boundaries that were created as a result of the draining of the Fens. The 1840 Tithe Apportionment states that the fields referred to as 273 and 274 belonged to a Reverend William Sikes and were occupied by Samuel Warren; the fields were recorded as consisting of grass at that time without any reference to buildings, however grasslands had been gradually giving way to arable land since the late 18th-century (English Heritage 2006). A single building is depicted on the map which was situated within field 248, however there is no mention of this building within the corresponding Tithe Apportionment record.

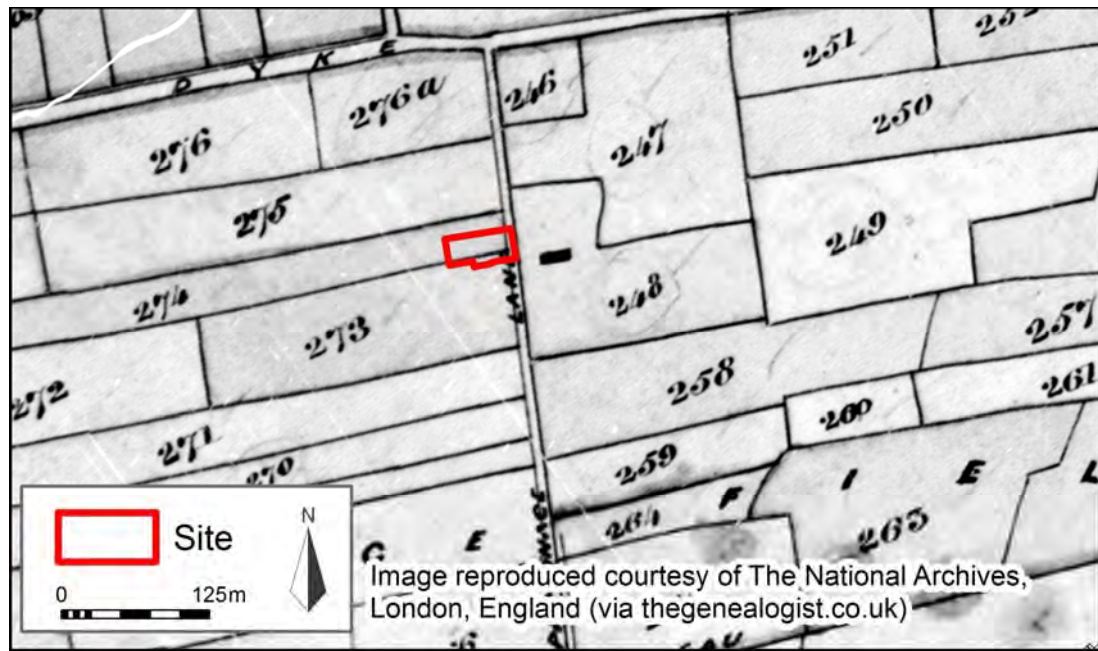


Fig. 2: Extract from the Tithe Apportionment Map of 1840

- 3.3. The first cartographic evidence of the farmstead was recorded on the 1888 25-inch OS map (Fig. 3). The farmstead was depicted as consisting of a regular courtyard layout with a clear L-plan configuration of the north and western ranges. According to the *Greater Lincolnshire Farmstead Character Statement* (Historic England 2015b), regular courtyard farmsteads account for approximately three quarters of all farmstead types in Greater Lincolnshire, however the subset of L-plan farmsteads account for just over two percent of all farmstead types. Regular courtyard plans are typically single phase and are far more prevalent in Greater Lincolnshire than other areas, they are indicative of an industrial approach to working the land, indicating a far greater investment in mixed and arable farming practices over neighbouring counties (Historic England 2015b).
- 3.4. The map depicts the farmstead with an entrance from Parsonage Lane. A long building range (Building A, Fig. 5) is recorded to the northern extent of the courtyard, orientated east-west which was linked to a further range at its western extent (Buildings B & C) that possessed an open side to the eastern elevation, facing into the courtyard. A further, smaller, L-shaped building (Building E & F) is depicted to the south-eastern extent of the courtyard and incorporated an open side to the eastern elevation, facing away from the courtyard. Solid lines recorded within the courtyard area indicate the possible existence of a covered yard. Covered yards were first used in the 1850s but were increasingly common from the 1880s after scientific research

proved that manure stored undercover was a superior fertiliser (Historic England 2015b). Although the configuration of the buildings indicates an L-plan layout, a solid line to the southern extent of the courtyard suggests that the yard was enclosed on three sides.

- 3.5. A further building is shown to the south of the courtyard area alongside a pump. This was likely to have been the location of the farmhouse and it was depicted with an enclosed area to the immediate south that was probably a private garden. Farmhouses associated with regular courtyard farmsteads were normally detached and set away from the farmstead activities in order to delineate between the domestic and working areas of the farm (Historic England 2015b). Approximately 80m north-east of the farmstead are a further small group of buildings set to the eastern extent of a separate yard that may have been outbuildings associated with the Farm.

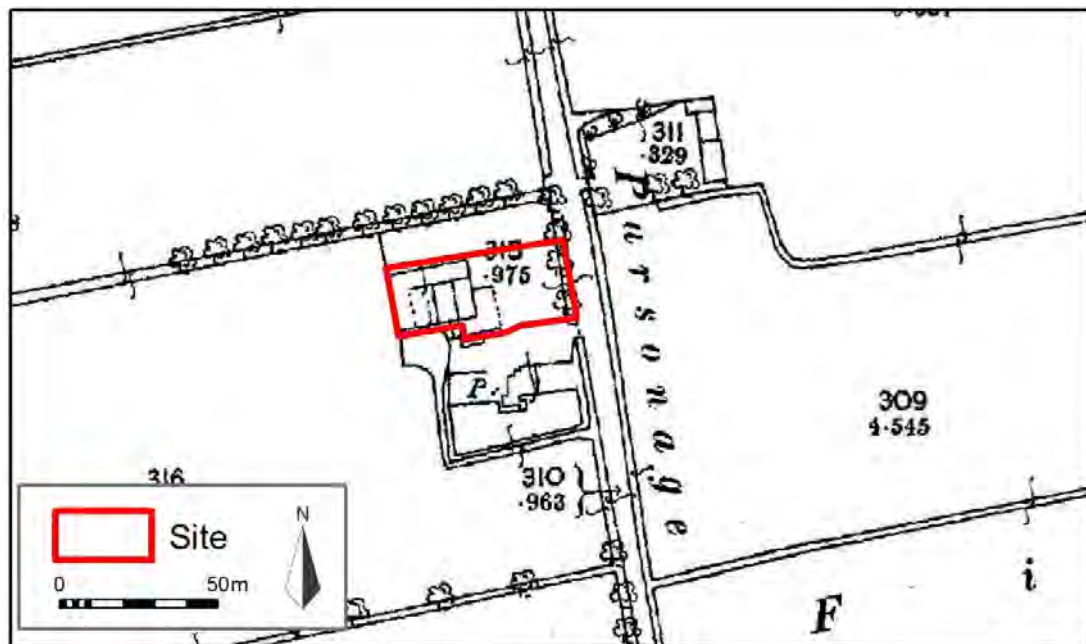


Fig. 3: Extract from the 1888 25-inch OS map

- 3.6. Little change was evident between 1888 and 1931, however the 1931 25-inch OS map (Fig. 4) provides a clearer depiction of the farmstead buildings and their distinction from non-built forms. The courtyard was still an L-plan form at this time and there is a more detailed demarcation of buildings, notably that the northern range appeared to have consisted of one long building at that time. A small building, probably a dwelling, had been constructed approximately 50m north-east of the farmstead by this time.

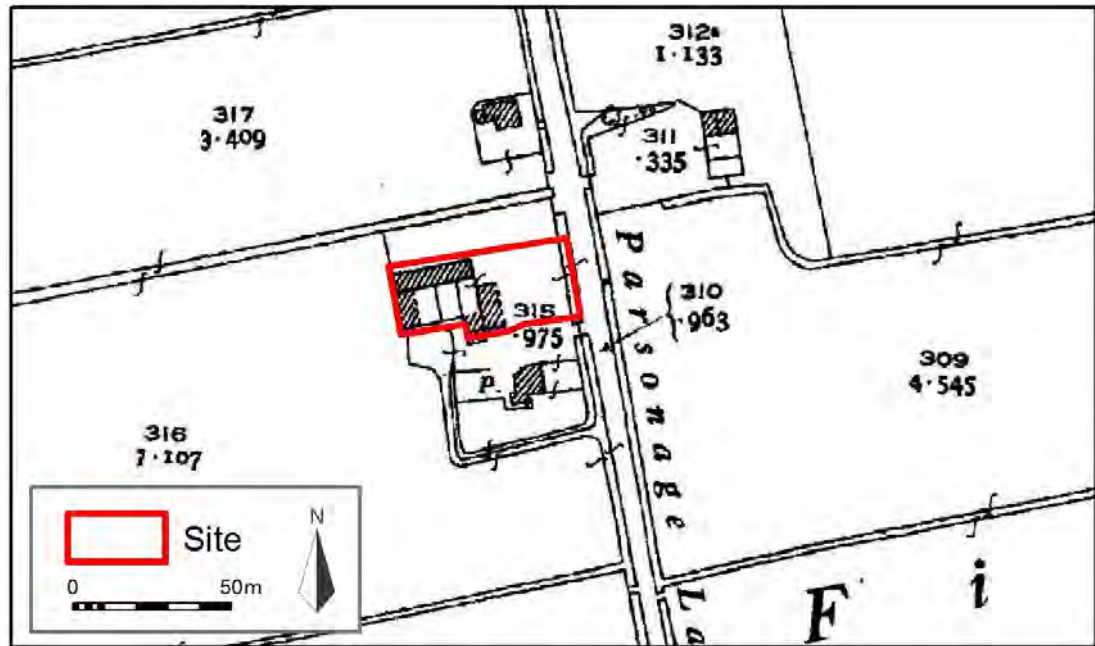


Fig. 4: Extract from the 1931 25-inch OS map

- 3.7. The 25-inch OS map of 1976 (not shown) depicts a series of additional small buildings to the southern extent of the courtyard, all built outside of the original area of the yard but abutting against its southern boundary. Within the courtyard itself the presumed covered yard has been re-configured and a new structure is depicted to the northern extent of the yard, abutted to the southern elevation of the long range. The long range itself (Building A) appears to have been extended and its eastern elevation is depicted as extending approximately half way along the northern elevation of the open-sided building to the eastern extent of the courtyard. The eastern elevation of the westernmost building is no longer shown as open-sided. The primary entrance to the farmstead is now depicted to the north-eastern boundary, still from Parsonage Lane, and tracks are shown serving the courtyard and the additional buildings to the southern extent. Significantly, the historic farmhouse appears to have been demolished by 1976 and had been replaced with a new building further south of the farmstead but is still recorded as 'Parsonage Farm'. Two further detached buildings are shown to the eastern and northern extents of the Farm.

4. RESULTS OF HISTORIC BUILDING RECORDING SURVEY

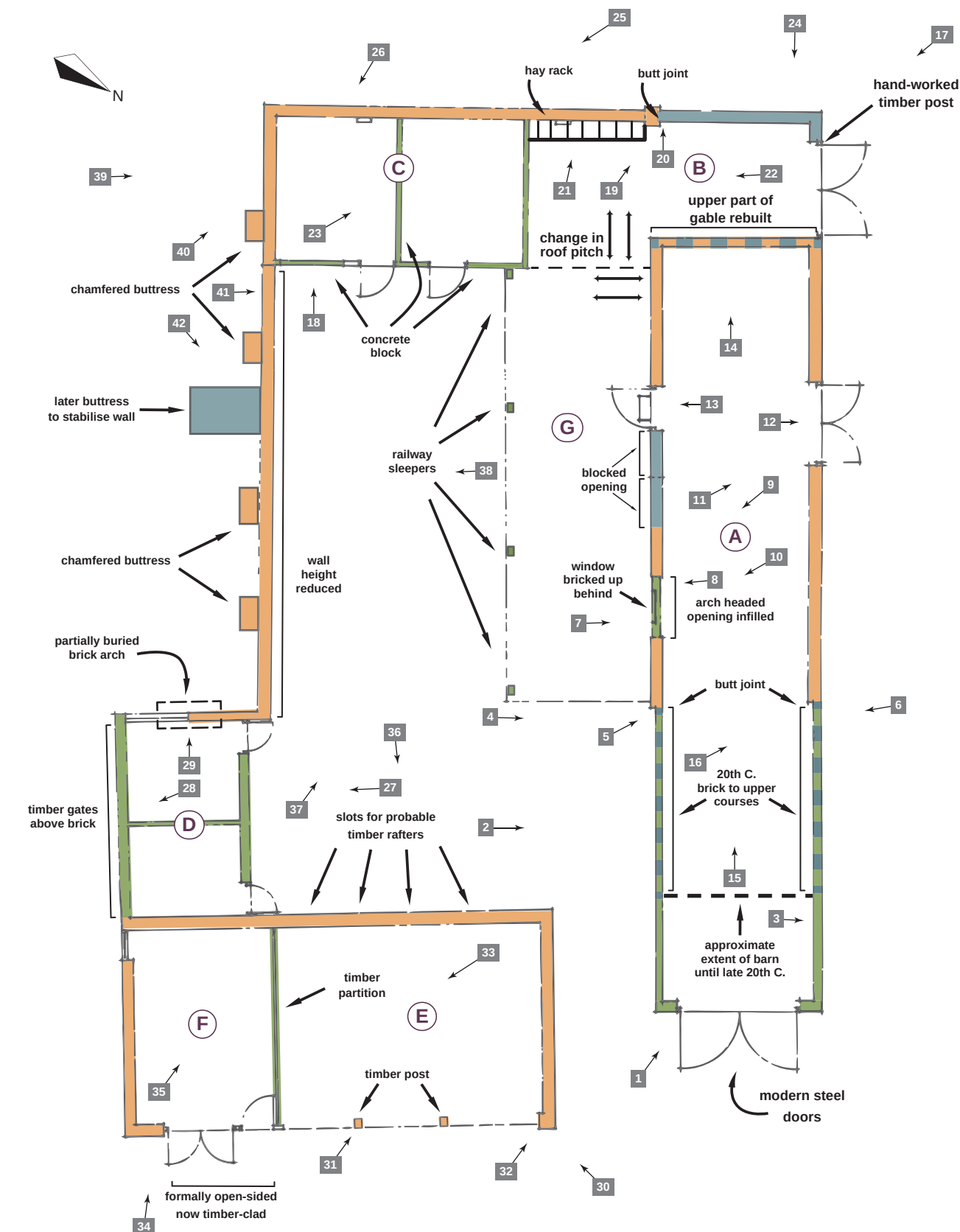
- 4.1. This section of the assessment provides a descriptive account of the farmstead, providing an assessment of each building in turn. Existing plans and elevations have been utilised as part of this recording exercise and have been annotated with the results of the historic building survey. They have been used to depict a broad phasing of the development of the Farm and highlight features of interest along with photograph locations (Figs. 5 - 7).

Building A

- 4.2. Building A (Photo 1) comprises a brick barn structure, incorporating a corrugated metal roof and three functioning openings, all doorways. The barn is the largest building in the farmstead complex, measuring approximately 28m in length and 6m wide. The footprint of the barn can be identified on the 1888 OS map (Fig. 3) and coincides with the earliest cartographic record of the farmstead, suggesting that the barn was one of the original buildings. Despite this, the barn appears to have undergone substantial alteration and repair, much of which is evident in the internal brick elevations and the roof structure.



Photo 1: Overview of Building A, viewed from the south-east



- Original 19th century fabric
- Probable 19th century alterations
- 20th century alterations
- E Building reference
- 33 Photograph location

Plans provided by
Alan Hornsby
Architectural Services

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PROJECT TITLE

Parsonage Farm, Parsonage Lane,
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FIGURE TITLE

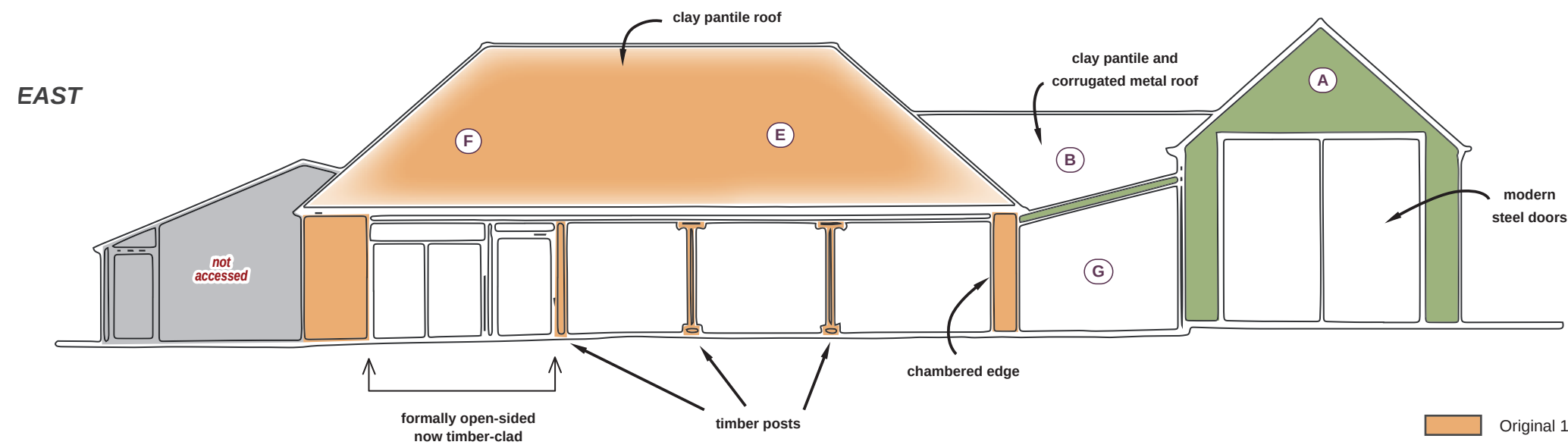
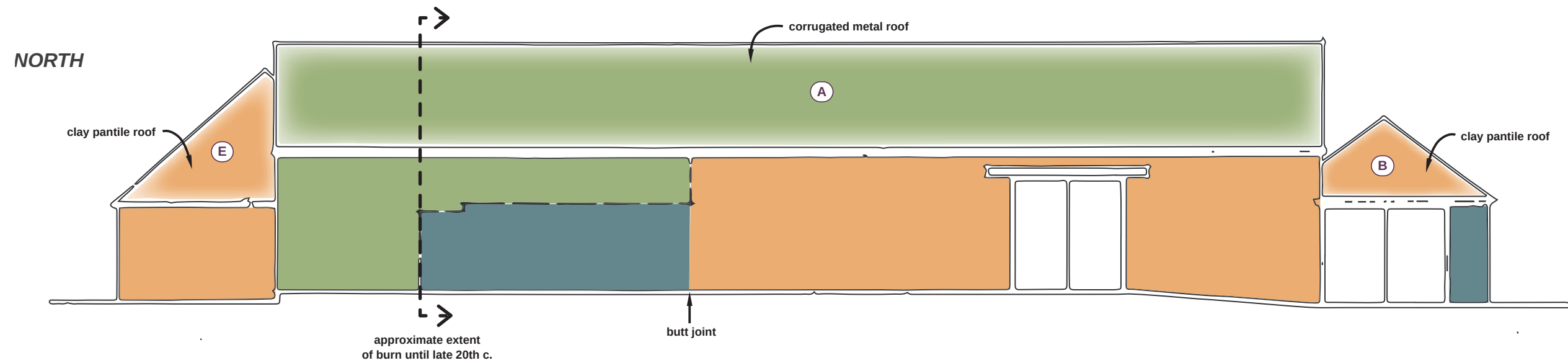
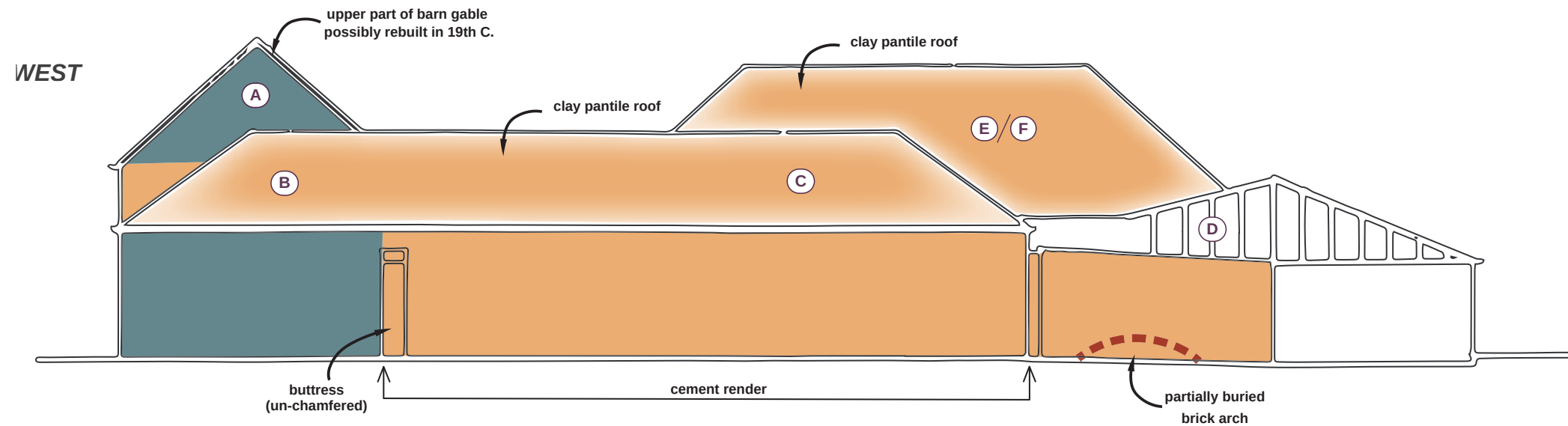
Phased plan of Parsonage Farm

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Plans provided by
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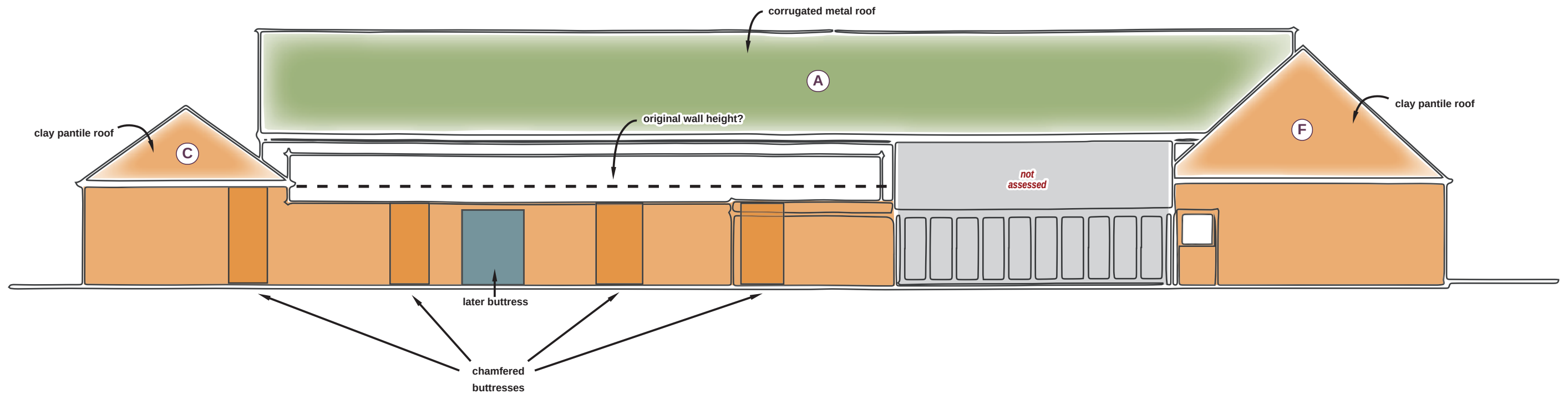
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Parsonage Farm, Parsonage Lane,
Lincolnshire

FIGURE TITLE
**West, North and East elevations of
Parsonage Farm**

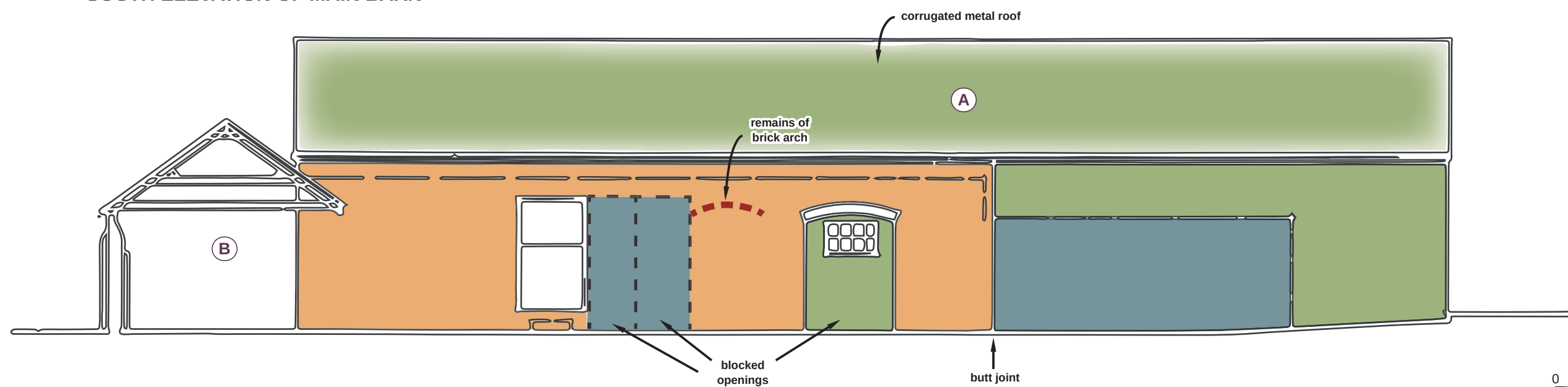
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Original 19th century fabric
Probable 19th century alterations
20th century alterations
Building reference

SOUTH



SOUTH ELEVATION OF MAIN BARN



Plans provided by
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Architectural Services

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- Original 19th century fabric
- Probable 19th century alterations
- 20th century alterations
- E Building reference

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PROJECT TITLE
**Parsonage Farm, Parsonage Lane,
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 FIGURE TITLE
South elevations of Parsonage Farm

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- 4.3. The eastern extent of the barn (Photo 2) incorporates the extension to the barn identified in paragraph 3.8 and is evidenced by the 20th-century brickwork. The extension was first evident on the 1976 OS map and is identifiable where the remnants of 19th-century brickwork terminate. Internally, the extension is clearly visible (Photo 3). A pair of modern steel doors are fitted within the eastern elevation of the extended barn (Photo 1, above).



Photo 2: Overview of north-eastern extent of Building A



Photo 3: Internal view of north-eastern extent of Building A, showing 20th-century repair and extension works

- 4.4. Cartographic evidence suggests that the length of the barn up to the eastern extent was consistent from 1888 until the 20th-century extension, terminating in line with the western elevation of Building E. However, there is evidence of a further phase of alteration to the length of the barn where the presence of butt joints on both southern and northern elevations indicate a previous extension (Photos 4 - 6). The lower courses of brickwork of the apparent extension appear to be hand-made and date to the 19th-century, suggesting that the barn was extended soon after its construction. This would accord with the extension being built prior to 1888 when the building first appears on the OS map apparently incorporating the length of this earlier extension. The pattern of brickwork evident on both the earlier and later extensions (Photo 2, above), suggests that the earlier extension may have been repaired at the time of the later extension using the same type of brickwork. Alternatively, both northern and southern elevations exhibit the same phasing of brickwork, suggesting that the earlier extension may have been originally built to a lower height than the original barn and extended upwards at the time of the 20th-century extension.



Photo 4: Overview of southern elevation showing butt joint between phases of extension/repair



Photo 5: Detail of butt joint within southern elevation. Note the rounded bricks to the western side of the joint



Photo 6: Detail of butt joint on northern elevation. Note the later brickwork to the upper courses, contemporary with the later extension

- 4.5. Approximately half way along the southern elevation are a pair of segmental arch headed opening that has been blocked internally and externally (Photo 7). The northernmost arch (see Fig. 7) is very shallow and is not visible internally, the arch head is single course, however taking account of the degree of remodelling of the surrounding brickwork, it is unclear whether the arch was once part of a door or window opening. The southernmost opening is more substantial and externally, the opening appears to have been partially blocked with the incorporation of a window, before being blocked up entirely from within the barn at a later date. The original opening incorporates curved bullnose bricks (Photo 8), possibly to ease the movement of carts or horses through the opening. Immediately above the blocked-up opening, a regularly spaced line of vertically laid bricks suggests that these slots may have previously accommodated timber joists to support a first floor in this part of

the barn (Photo 9). An extant, machine cut timber remains within the wall, immediately beneath the slots (Photo 10) but this cuts across the top of the brick arch, suggesting that a first floor was inserted as a later alteration. Evidence for the existence of a first floor is replicated on the northern elevation, however the brickwork has been repaired in a way that does not evidence the incorporation of slots for timber joists (Photo 11).



Photo 7: Overview of blocked up arch-headed opening within the southern elevation



Photo 8: Detail of bullnose bricks to the blocked-up opening



Photo 9: Internal view of southern elevation incorporating segmental arch opening and possible slots for first floor joists



Photo 10: Detail of blocked up slots that may once have supported timber joists. Note the extant timber immediately below



Photo 11: Detail of northern elevation showing evidence of alterations

- 4.6. The barn incorporates a pair of timber ledged and braced double doors in the northern elevation (Photo 12) that date to the 19th-century/early 20th-century. The brickwork above and to the northern extent of the doors has been renewed in the past, suggesting that the extant doors may be later replacements for earlier doors. To the southern elevation of the barn, directly opposite the double doors, is a single width door with extensive brickwork alterations to the immediate south (Photo 13). The extent of the brick infill suggests that the opening may have originally been wider and could have been used in conjunction with the extant double doors as part of a threshing process. Some conjecture remains as to the doors true purpose however, as their relatively small dimensions, combined with their aspect onto a small courtyard and the raised floor level of the barn compared with the courtyard are all possible reasons why the barn may not have been used for threshing.



Photo 12: Overview of double timber doors within the northern elevation



Photo 13: Overview of single doorway within the southern elevation, note the renewed brickwork to the north of the door

- 4.7. Historic maps suggest (See Fig. 3 and 4) that the form of the barn once extended westwards to where the western extent of Building B now lies. However, internally the brickwork within the western gable of the barn appears to be contemporary with

that in the adjacent northern and southern elevations (Photo 14), suggesting that the western extent of the barn may have always terminated in its extant position, or else was subdivided at its western extent where the gable currently sits. Additionally, there is evidence that the upper part of the gable end has been rebuilt in the 19th-century from hand-made bricks, possibly in conjunction with a re-roofing of the barn.



Photo 14: Overview of western gable of the barn, note the change in brickwork and the incorporation of a horizontal roof timber

- 4.8. The roof of the barn is a simple construction using slender, rafters and collars which appears to be machine-cut and date to the 20th-century (Photo 15). The configuration of the roof changes slightly where the possible earlier extension commences (Photo 16), suggesting that the roof structure was constructed in two separate phases. The corrugated sheeting appears to have been applied relatively recently, in one phase for the entire roof. It is likely that the original roof covering would have comprised clay pantiles, as can be found on Buildings B, C, E and F.



Photo 15: Overview of roof structure, looking west



Photo 16: Width and placement of collars changes at the point of the earlier extension, also note the change in rafter spacing and termination of clasped purlins. The butt joint within the northern elevation can be seen in the lower right of the picture

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- 4.9. The *Greater Lincolnshire Farmstead Character Statement* (Historic England 2015b) states that the principal purpose of a barn was to store and process the harvested crops and the threshed straw before distribution for use by farm animals. Building A exhibits evidence of a threshing function through the presence of opposing, double-width openings but a distinct threshing floor is unidentifiable due to a modern concrete screed. The degree of alteration and repair the barn has been subjected to has resulted in an erosion of identifiable features that relate to the barn's original function, however the lack of fenestration and height of the barn nevertheless suggests that its principal function was probably for the storage of crops rather than the shelter of livestock. The presence of large double-doors to the eastern gable (Photo 1, above) are also suggestive that the eastern extent of the barn may have more recently been used to house farm machinery.

Buildings B & C

- 4.10. Buildings B & C (Photo 17) comprises a single-storey, brick-built structure which is abutted at its north-eastern extent to the western extent of Building A and is orientated north-south. The roof consists of clay pantiles to the northern, western and southern elevations however there is some corrugated metal sheeting to the eastern elevation where repairs appear to have been carried out in the 20th-century (Photo 18). A set of timber double doors is incorporated into the northern elevation and provides direct access to the wider farmland. The building lies within the footprint of the original farmstead; however, it incorporates a series of alterations that suggest that the extant building does not reflect the original configuration of the structure.



Photo 17: Overview of Building B, looking south-east



Photo 18: Overview of eastern elevation of Buildings B and C

- 4.11. The building is structurally supported to the western extent by an independent red brick wall, laid in English garden wall bond. The wall appears to have been constructed in two phases, the southernmost portion appears to be earlier and

terminates in a buttress or pilaster at its northern extent, which tapers into the wall as it rises, whilst the northernmost extent of the wall appears less weathered and is abutted to the same buttress at its southern extent by use of a butt joint (Photos 19 and 20). To the southern extent of the western elevation is a timber hay rack (Photo 21) of a form suggestive of cattle feeding.



Photo 19: Overview of western elevation within Building B



Photo 20: Detail of butt joint within western elevation of Building B. Note the tapering of the buttress as it rises



Photo 21: Overview of southern extent of western elevation within Building B

- 4.12. The southern extent of Building B is partitioned from Building C via a 20th-century block and timber wall (Photo 22), suggesting that Buildings B and C once formed one building. The blockwork continues to form the eastern elevation of Building C (Photo 18, above) which had since been converted into stabling for horses (Photo 23), however cartographic evidence shows that Buildings B and C were once open fronted, facing into the courtyard (see Figs. 3 and 4). Assuming that the northern extent of Building B was once possibly sectioned off as part of Building A, the remainder of Buildings B and C would have probably functioned as a shelter shed for cattle. These buildings were enclosed on three sides whilst incorporating an open side for cattle to enter. Cattle were not tethered and there were no stall divisions, the building was merely designed to shelter cattle from the worst of the weather (Brunskill 1982). Shelter sheds would have incorporated a hayrack to the rear wall, as evidenced in Photo 21, above. The degree of alteration to Buildings A and B precludes a confident conclusion as to the exact relationship between the two buildings, however it is possible that there would have been a separate access directly to fields from the shelter shed in the same location of the existing access to Building B, at its northern extent. This would assume that there was a subdivision at the western extent of Building A between livestock and crop storage/threshing to allow for the movement of the livestock.



Photo 22: Overview of southern extent of Building B showing block and timber division from Building C



Photo 23: Overview of Building C, looking north

- 4.13. Externally, the buttress separating the two phases of the western elevation is apparent and provides a clear visual distinction between the two sides of the building (Photo 24). Photo 24 and Fig. 5 also show that the position of the buttress is

approximately in line with the southern elevation of Building A, perhaps adding weight to the theory that the northern extent of Building B was once part of Building A, as suggested in cartographic evidence. This is further corroborated by 19th-century alterations, including the later wall to the north-western extent of Building B which hint towards a significant reconfiguration of the buildings at this part of the farmstead. The southern extent of the western elevation (Photo 25) retains cement render to the majority of the elevation. This appears to have caused damage to the brickwork beneath, likely through the trapping of moisture (Photo 26).



Photo 24: Overview of western elevation of Building B



Photo 25: Overview of the southern extent of the western elevation



Photo 26: Evidence of cracking and erosion beneath cement render

Building D

- 4.14. To the southern extent of the courtyard, Building D (Photo 27) consists of a single-storey brick-built structure containing a single space, subdivided into two stalls for horses. The roof comprises corrugated metal and forms one half of a double pitched roof with the neighbouring building (not accessed). The building appears to have been largely reconstructed in the 20th-century using the extant western elevation of a previous structure and the rear elevation of Building F whilst using modern bricks to construct the northern, southern and partition walls. Curiously, the upper portions of the southern elevation use recycled ledged and braced doors as walling material as an apparent low-cost measure (Photo 28). Incorporated within the historic western elevation is a half-buried segmental brick arch (Photos 29), its purpose unknown, however if the floor level was once lower, it may have served as part of a pig sty, allowing the pigs to freely access a small external yard. Keeping pigs was common

in the Fens where whey (a by product of dairying) or potatoes were available for use as feed (English Heritage 2014).



Photo 27: Overview of Building D, looking south



Photo 28: Overview of internal southern elevation



Photo 29: Brick segmental arch within Building D, also visible externally

Buildings E & F

- 4.15. Buildings E & F (Photo 30) are located to the eastern extent of the courtyard, facing outwards towards Parsonage Lane. Cartographic evidence confirms that the structure has been open-fronted since at least 1888 (Fig. 3) and this form is retained within Building E. Functionally, Buildings E & F incorporate physical attributes found in both cart sheds and shelter sheds, such as an open sided elevation. The orientation of Buildings E & F is important in this case as its position fronting a routeway, rather than the courtyard, would indicate that the structure was most likely constructed as a cart shed.
- 4.16. The structure incorporates a hipped, clay pantile roof covering an open-fronted single space. Building E is supported by brick walls on three sides and by posts and pads to the eastern elevation (Photo 31). The brick return from the northern to the eastern elevations of Building E is notable for the chamfered brickwork that forms the northern extent of the open-sided elevation (Photo 32). This was probably incorporated to aid the movement of horses and carts as they enter and exit the building. The roof structure (Photo 33) incorporates rafters and collars, supporting a pantile roof covering. The approximate dimensions of the roof structure and the incorporation of clasped purlins is similar, if not identical, to the roof structure within the western extent of Building A, suggesting that both roofs were installed at the same time.



Photo 30: Overview of Buildings E & F, looking south-west



Photo 31: Post and pad arrangement to the open side of Building E



Photo 32: Chamfered brickwork to the northern extent of the eastern elevation



Photo 33: Overview of roof structure within Building E, note the underside of the clay pantiles above

- 4.17. In contrast to Buildings A-D, Building E appears to have experienced limited alteration and repair to its form and materials, ensuring that it retains a sense of its original function; although the structure retains little in the way of fixtures and fittings which, in any case, would not have been abundant within a structure serving as a cart shed. Considering that until 1976, OS maps show the entire eastern elevation as being open-fronted, it is apparent that the eastern elevation of Building F has since been enclosed using timber panelling and doorways (Photo 34) to form a separate workshop (Photo 35).



Photo 34: Overview of Building F



Photo 35: Remnants of workshop within Building F, the timber partitioning separates the building from Building E

- 4.18. The rear (western elevation) of Building E faces into the courtyard and is inactive. A notable feature is the presence of four, regularly spaced slots to the upper part of the

wall (Photo 36) which probably accommodated rafters for a lean-to structure within the courtyard, no longer extant.



Photo 36: Overview of western elevation of Building E

Building G

- 4.19. Situated to the north-western extent of the courtyard, Building G (Photo 37) abuts the southern elevation of Building A and comprises a rectangular lean-to structure supported on four, regularly spaced railway sleepers set vertically in the ground with further sleepers acting as braces. The building exhibits characteristics of a covered yard, however the execution is very crude and utilitarian, suggesting that it was erected at low cost and was perhaps not envisaged as a permanent structure. The orientation and size of a structure in this position is first evident on the 1976 OS map, suggesting that Building G was erected no earlier than 1931.



Photo 37: Overview of Building G, looking north-west

Courtyard Wall

- 4.20. Enclosing the courtyard to the southern extent is a brick wall (Photo 38), approximately 2.2m tall, which extends from the south-eastern corner of Building C to the north-western corner of Building D. The wall comprises red brick, laid predominantly in English Bond and capped in cement. Whilst the northern elevation of the wall is plain, the southern elevation incorporates a series of chamfered buttresses or pilasters, probably included for decoration rather than structural stability. The westernmost buttress, situated where the wall has transitioned to the southern elevation of Building C (Photo 39), tapers into the wall at the top (Photo 40). The three easternmost buttresses also incorporate brick chamfer detail but terminate abruptly at the top of the wall without tapering (Photo 41). This suggests that the wall may have once been taller and was reduced in height in the past, possibly due to damage or stability issues. A large, angled buttress (Photo 42) disrupts the rhythm of the chamfered buttresses and was almost certainly installed at a later date to address a structural deficiency within the wall.



Photo 38: Overview of southern wall, looking south

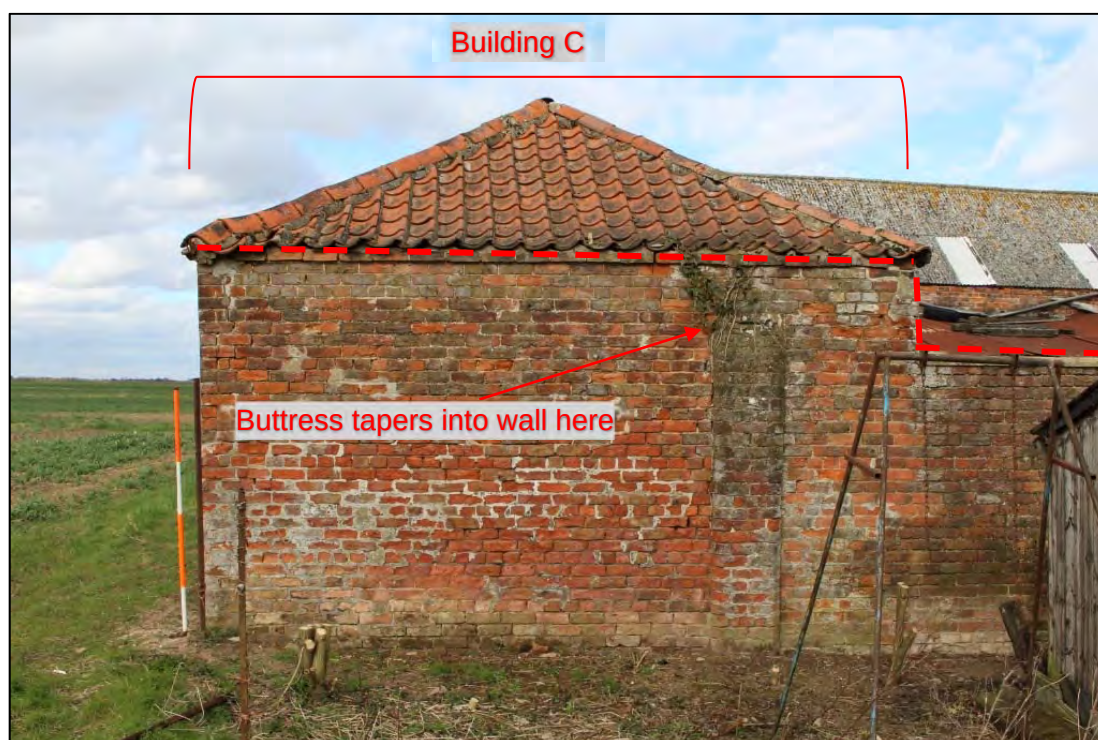


Photo 39: Western extent of southern wall, incorporating the southern elevation of Building C. Height of wall indicated by dashed line



Photo 40: Detail of westernmost buttress to the southern elevation of Building C, note the decorative chamfering and taper



Photo 41: Detail of buttress within southern wall



Photo 42: Angled buttress supporting southern wall

5. STATEMENT OF SIGNIFICANCE

- 5.1. The following Statement of Significance has been produced with reference to the four heritage values identified in *Conservation Principles* (EH 2008) as well as utilising Historic England's guidance on the assessment of farmsteads and farm buildings including: the *National Farmstead Assessment Framework* (Historic England 2015b), *National Farm Building Types* (English Heritage 2014) and the *Historic Farmsteads Preliminary Character Statement: East of England Region* (English Heritage 2006).
- 5.2. The farmstead is considered to be typical of farmsteads constructed in Greater Lincolnshire during the mid to late 19th-century where most farm buildings date from the 19th-century and few new farmsteads were built after 1880. The Fens National Character Area is characterised by the creation of productive arable lands during the 19th-century throughout the former wetlands. The form of the farmstead has remained relatively unchanged since the late 19th-century and comprises a regular L-plan courtyard configuration and is typical of the numerous small farms in the Fens area.
- 5.3. **Evidential Value** – The original form of the farmstead is likely to have been constructed in a single phase, after 1840, but before 1888 and is considered to be of some limited evidential interest through the survival of 19th-century fabric dating from the original phase of the farmstead. Evidence of later remodelling of the farmstead contributes to the understanding of the historic development and use of the farmstead. Buildings A to D have been heavily remodelled which contributes further to the interest of the farmstead as it illustrates the changing requirements and adaptations to the buildings in order to maintain the viability of the farmstead. The evidential value of the farmstead is also somewhat limited by the absence of the original farmhouse, which was demolished after 1931 but would have formed an important part of the context of the farmstead.
- 5.4. **Historical Value** – The farmstead is considered to possess limited historical value as an example of a typical small farmstead in the Fens National Character Area. Its regular courtyard plan and building types are found in numerous examples throughout the area and superior examples are likely to exist within the National Character Area. Nevertheless, the intelligibility of the plan has remained relatively unaltered since the 19th-century and the function of key buildings within the

farmstead can generally be inferred from their size and where surviving features are extant.

- 5.5. Aesthetic Value** – Despite the extent of remodelling within the farmstead, it has retained the characteristics of a 19th-century farmstead which contributes to its aesthetic value. This value has been somewhat eroded by the introduction of late 20th-century alterations and additions, such as concrete block walling, corrugated metal roofing and the temporary nature of later structures.
- 5.6. Communal Value** – The farmstead is considered to possess very limited communal value to those living nearby as a long-standing feature that is visually prominent from nearby roads and plots due to the flat nature of the surrounding Fenland landscape.
- 5.7.** In summary, Parsonage Farm represents a typical farmstead within the Fens National Character Area which is formed of a regular courtyard plan, but no longer possesses its original farmhouse. Despite later additions and alterations, the plan of the farmstead has remained relatively intact since the late 19th-century. The principal historic interest of the farmstead is the survival of these 19th-century elements and their contribution to the understanding of the development of the farmstead.

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