HISTORIC BUILDING SURVEY AND APPRAISAL OF BARNS AT TYSDALE HOUSE, COMMON WAY, TYDD ST MARY, LINCOLNSHIRE (TMTH 08)

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Work Undertaken For
Mr and Mrs Hendy

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ARCHAEOLOGICAL PROJECT SERVICES

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Barns to the rear of Tysdale House
Tydd St Mary
TMTH 08

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1. SUMMARY

A programme of historic building recording and appraisal was undertaken on barns to the rear of Tysdale House, Common Way, Tydd St Mary, Lincolnshire. Tysdale House is a Grade II Listed Building of 16th century origin. The recorded barns are within the curtilage of the house.

The whole of the complex was photographically recorded and floor plans and elevations produced. Features of architectural, historic or functional interest were recorded in further detail.

Historic maps show no building to have stood in this location prior to 1838, although the buildings could have been omitted from such surveys. Initially, the early 19th century southern block may have originated as a stable, tack room and trap house with a hay loft on the first floor and a smaller, lower room, perhaps a loose box, at the northern end. This appears to have been extended shortly afterwards in the mid 19th century with the expansion of the northern room to match the width and height of the rest of the southern range, and the addition of a long range, perhaps a livestock shelter, to the north.

The 1888 Ordnance Survey map shows that the northern part of the building provided one side of an enclosed farmyard with stock-pens and further buildings, including an east-west range, since removed, occupying the typical position of an animal or cart shed.

Both buildings were altered in the late 19th century, mostly by blocking some doors and windows and the installation of others. More significant changes occurred in the 20th century when upper floors and internal walls in the southern block were removed. Additionally, the northern block was truncated by the removal of the east-west range, and it was re-roofed.

Appraisal of the buildings indicates they are of local significance, but are not of List-able quality. Significant aspects include the shells of the buildings, original door and window openings, internal niches, and a low arch of uncertain function. Overall, the barns are considered to have low-moderate significance.

2. INTRODUCTION

2.1 Definition of Archaeological Building Recording

Building recording is defined as *'a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including its buried components on land or under water.'* (IFA 1999).

2.2 Planning Background

Archaeological Project Services was commissioned by the Robert Doughty Consultancy Limited on behalf of Mr and Mrs Hendy to undertake a programme of historic building recording and appraisal of barns at Tysdale House, Common Way, Tydd St Mary, Lincolnshire.

Applications (H21/0358/08 and H21/0359/08) for planning permission have been submitted to South Holland District Council. Permission is being sought to alter the barns to provide either holiday accommodation or for use as commercial offices. Building appraisal is required at the pre-planning stage in order to identify the significance of the buildings and inform the proposed alterations and extensions. A brief for the appraisal has been prepared by the Lincolnshire County Council Historic Environment Team (Appendix 1).

The building recording was carried out on the 21st July 2008 in accordance with a brief (Appendix 1) produced by Lincolnshire County Council Historic Environment Team and a specification prepared by Archaeological Project Services (Appendix 2) and approved by the Historic Environment Team.

2.3 Site Location

Tydd St Mary is located 20km east of Spalding in the South Holland District of Lincolnshire (Fig. 1).

Tysdale House is situated 170m northwest of the centre of the village as defined by the parish church of St Mary at National Grid Reference TF 4443 1864 (Fig. 2). The barns are located to the rear of Tysdale House on the north side of Common Way (Fig. 3).

2.4 Archaeological and Historical Setting

The barns sit to the rear, and within the curtilage, of Tysdale House, originally a 16th century H-plan hall house which is a listed Grade II building. The barns appear to be of 19th century date. Both house and barns are located within a conservation area.

All available historic maps and documents relevant to Tydd St Mary and Tysdale House and held by Lincolnshire Archives and Lincoln Central Reference Library were examined. Secondary source publications and gazetteers were also consulted. All consulted documentation that contained information relevant to the research is referred to here.

Dating from 1792-3, the map of commons and waste land at Tydd St. Mary records three buildings located north of Church Way (Fig. 4a). The largest of these buildings is undoubtedly Tysdale House (LA Misc Dep 245/3(ii)). An undated but probably early 19th century map also shows Tysdale House, (Fig. 4b) though no ancillary buildings are shown. (LA Misc Dep 245/3(i)). The 1838 tithe map (Fig. 4c) also depicts Tysdale House but again no rear range is shown. Due to these maps being indicative it is possible that the barns were present but omitted from the survey. Numbered 434 on the tithe map, the parcel containing Tysdale House was named Greenfield on the tithe schedule. It was one of several adjoining fields with the same name and was owned by Charles Jecks and occupied by Robert Catling (LA K102)

The 1888 Ordnance Survey 25 inches to 1 mile map (Fig. 4d) shows the building complex and indicates that the barns were part of a range connecting to Tysdale House and extending northward. At the northern end was an east-west range heading west with further agricultural buildings, on a slightly differing alignment, located just to the west of the recorded barns. A number of enclosed yards are depicted in the corner of the barns.

This arrangement of barns remained the same until at least the 1960s after which the east-west range was removed. Until recently, the building appears to have always been linked with Tysdale House.

Tysdale House is named after the Tysdale family, about whom little can be ascertained. The name of the house was apparently changed in the 17th century to Hursthouse which remained in use until 1842 after which it was taken over by Richard Kilham (Pimperton 1985, 37).

Richard Kilham, who occupied Tysdale House, was a farmer and grazier and was one of the main land holders in the parish. He seems to have been succeeded by his son, also called Richard (White 1856, 866-

7; 1872, 476).

The Tysdale House property was not identifiable in the land tax assessments (LA HQS/D/4/Land Tax/various years).

3. AIMS

In accordance with the brief (Appendix 1) and specification (Appendix 2), the aim of the work was to provide an appraisal that would enhance existing knowledge of the building, provide a record of the historic fabric, and supply information to aid informed recommendations on applications for Planning Consent. The objectives were to: reflect the architectural quality and structural complexity of the building; provide a chronology of the building; provide an understanding of the building in its local context; establish the phases of development with associated functions; and provide sufficient information to allow any planning applications for changes of any of the building fabric to be properly assessed and informed conclusions on the merits of the proposals to be reached.

4. METHODS

Recording of the buildings was undertaken in accordance with guidelines produced by English Heritage (2006). This involved:

- the production of dimensioned plans and elevations (Figs. 5-7)
- general and detailed photographic views of the exterior of the building, its interior and the overall appearance of principle circulation areas, as well as photographic coverage of the fittings and internal and external structural and decorative details relevant to the design, development and use of the buildings (Fig. 10)
- a written record of the building's type, materials, possible dates.

Photographic recording was undertaken with a manual 35mm camera fitted with a 28-70mm macro lens, and a digital camera. Flash was used for interior views. Monochrome print film was used supplemented by digital colour images. An index of the photographs was compiled on Archaeological Project Services pro forma recording sheets.

5. RESULTS

The range of buildings comprises a three storey block at the southern end with a single storey range to the north. The three storey southern block currently comprises two units, a long open section to the south and a single celled building at the north. The one storey northern range is a single open block of 8 bays. Both northern and southern barns are of hand-made brick in English Bond. The southern block is roofed in Welsh slate and the northern range is roofed with corrugated asbestos sheets. The southern block has raised gables with rendered brick coping.

Excluded from this survey is a single-storey block continuing to the south towards Tysdale House and a small temporary structure on the east side of the north range.

5.1 Southern Block

This block measures 22.86m long and 5.04m wide, narrowing down to 4.68m towards the north. It is the first phase of construction and its original fabric probably dates to the late 18th or, more probably, early 19th century. There have been numerous alterations to it in the later 19th and 20th centuries (Fig. 5).

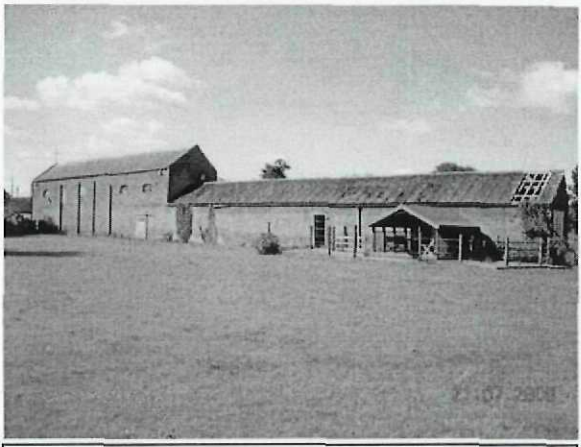


Plate 1 – Eastern elevation of north and south blocks, looking southwest

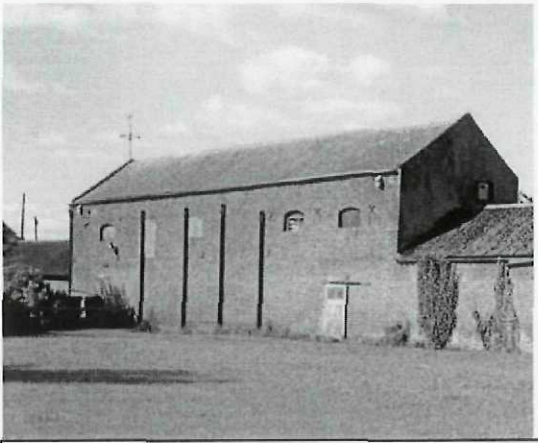


Plate 2 – Detailed view of east elevation of southern block, looking southwest

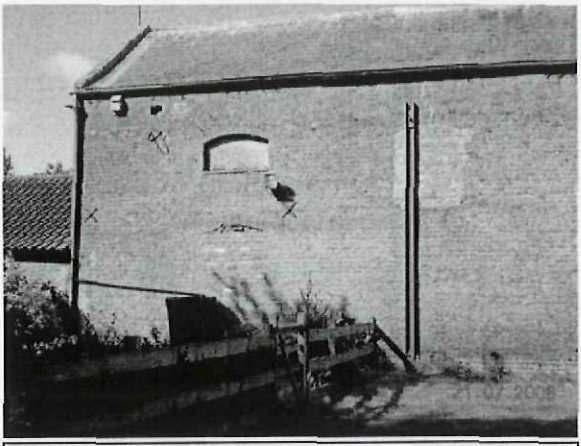


Plate 3 – East wall of southern block, south end, looking west

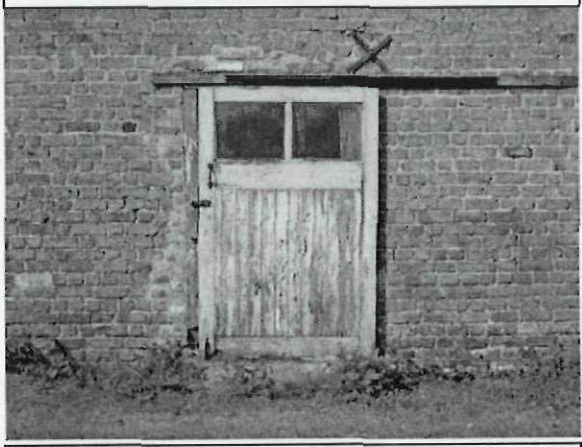


Plate 4 – East wall of southern block, north end, showing arch of original door, looking west

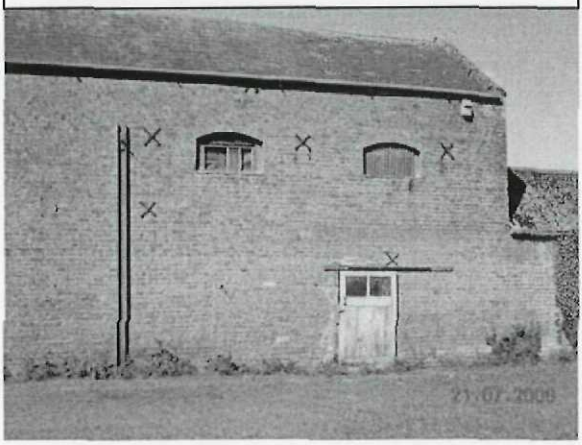
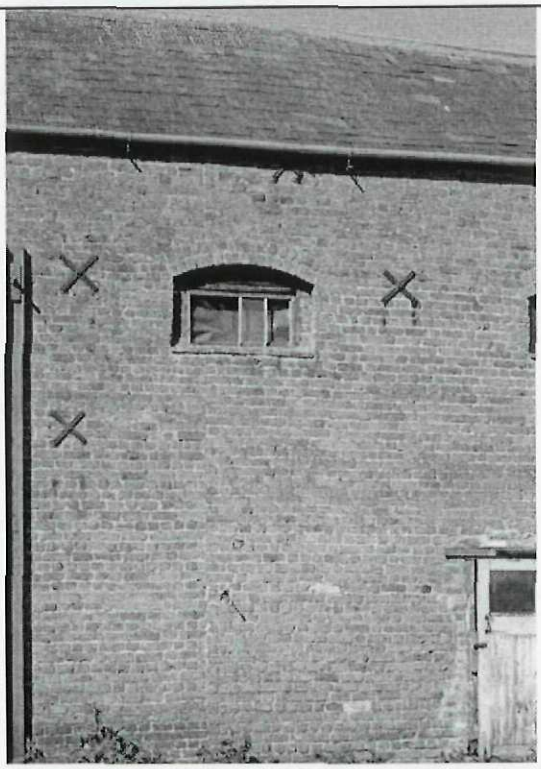


Plate 5 – East wall of southern block, north end, showing straight join, looking west



(right) Plate 6 – Detailed view of straight join

Exterior

Eastern Elevation

The eastern elevation has a series of five upper storey windows, the southern three of which are blocked, and blocked doors at ground and first floor level (Fig. 7; Plates 1 & 2).

The upper floor doorway, and the window immediately to the north, are blocked with modern (1960s or later) machine-made brick (Fig. 8; Plates 2 & 3) Handmade brick of 19th century date is used to block the ground floor doorway. The blocking of the most southerly window is rendered, while brick of the same nature as the walls is used to block the third window to the north.

Another ground floor doorway, located to the north, is a 20th century replacement, employing a hung sliding door, though there are remnants of the brick arch of the original entry (Figs. 7 & 8; Plate 4). All doors and windows have segmental brick arches above.

A straight join is located towards the northern part of the block and is crossed by one of the upper floor windows (Fig2. 6 & 7; Plates 5 & 6).

Four girders (Fig. 7; Plate 2) have been installed alongside the elevation to provide buttressing and match similarly placed girders on the west elevation to which they are attached by tie-rods. The southern girder crosses the 20th century blocked upper doorway. Further tie-rods with simple cross tie-plates of 19th century date are evident along the elevation (Plate 5).

Northern Elevation

The north elevation is obscured by the north range at lower levels. A single window, partially covered by a bird box, lies just below eaves level. This elevation has also been rendered (Fig. 7; Plate 7).

Western Elevation

In the southern part of the elevation are three double-width doors at ground floor level. There is a concrete lintel over the most southerly doorway (Fig. 7; Plate 8), and the central entry has a timber lintel and a hung sliding door. These two doors are 20th century insertions in to the elevation. The northern opening has an original early 19th century segmental brick arch, but is mostly blocked with later 19th century handmade brick that contains an inserted 20th century window (Plate 9). An original single door, blocked with later 19th century handmade brick, is located between the southern and central double doors (Plate 8). There are original windows on either side of the northern double doors (Plate 9).

In this same southern section of the elevation, above the double doors, are six original windows, two of them with later 19th century blocking (Figs. 7 & 8). There is also an original single door located over the central double door.

North of the double doors is a pair of single doors, one over the other. The upper is an original arch-topped entry, while the lower is a flat-topped doorway inserted in the later 19th century date (Fig.7; Plate 10).

Adjacent to this upper door is a straight join that is only present in the higher part of the elevation (Plate 10). The location of this straight join matches the full height example seen on the eastern façade (Fig.7).

North of the straight join there are, at ground floor level, an original window and door, both with segmental arches (Fig. 7; Plate 11). At sub-first floor level are two original windows, while at the top part of the elevation is a window of perhaps mid 19th century date.

As on the eastern elevation, 20th century girders and 19th century tie-plates support the structure.



Plate 7 – North and west elevations of south block, looking southeast

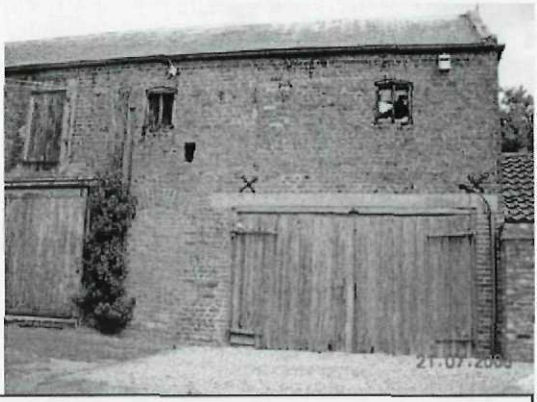
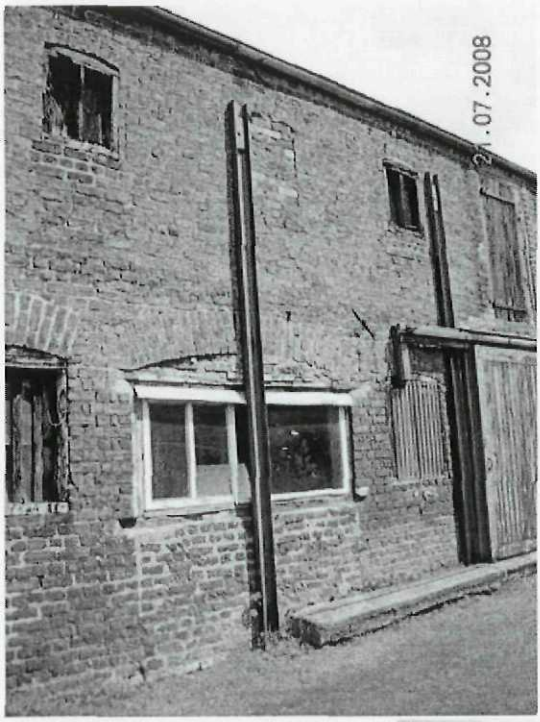
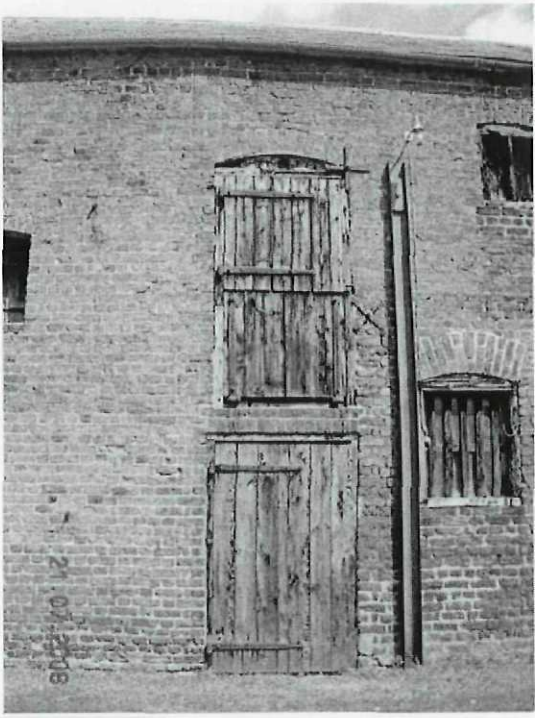


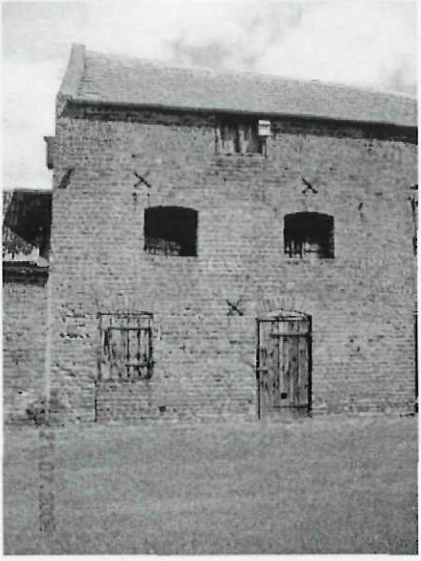
Plate 8 – Southernmost double doorway in southern block, with blocked doorway to left and blocked window in upper floor, looking east



(above) Plate 9 – Original double door, now blocked and with inserted window, and blocked window above, looking southeast



(above) Plate 10 – Door arrangement in southern block, and straight join in upper part of wall (left of door), looking east



(right) Plate 11 – East façade of southern block, northern end, showing straight join with northern block (to left), looking northeast

There is a straight join with the north range, which is not evident on the eastern elevation (Fig. 7; Plate 11).

Southern Elevation

The southern elevation is partly obscured by a single-storey building which continues south towards Tysdale House (Figs. 7 & 8). At first floor level are two windows astride a blocked D-shaped opening and there is another blocked window located at roof-space level, within the gable end (Plate 12). Except for the D-shaped window, all have brick segmental arches and are original.

Interior

Ground floor

The ground floor is a single open unit with a late 20th century concrete floor (Fig. 5). The most southern bay of the building has double doors on the west side and a blocked doorway in the eastern wall (Plate 13). In the south wall are two windows astride a door, all of them blocked (Plate 14). A wall scar, rising the full height of the building, demarcates the north side of this bay (Plate 13). This wall scar is patched with late 20th century cement.

The next bay to the north is also entered via a double-width door, with a blocked door to the south. There are three small niches on the east wall and one on the west wall. A larger niche with a segmental brick arch lies to the north of the three small niches on the east wall (Plate 15). A wall scar, up to first floor level, marks the north limit of this bay (Fig. 5). This wall scar is also patched with modern cement.

To the north is a double-bay compartment that formed the largest of the rooms in this block. This has a blocked double door on the west side with a single door opening to the north of this. These two openings have a window located between them, with a further window south of the double door.

A return wall (Plate 16) on the north side of the single door aligns broadly with the straight join visible on the east façade. This stub wall incorporates the remnant of an arch spring (Plate 17) that indicates the presence of a former doorway on the north side of this room, and also that the walling on the other side of the opening has been removed. There are five niches in the east wall, three at a higher level, two of which have sloping bases. Two niches are located below, the whole forming a symmetrical arrangement.

The northern end of this two-bay compartment is a wall that rises to first floor level (Fig. 5; Plate 18). North of this wall, and forming the most northerly part of the southern block, is a ground-floor room (Plate 19). This has opposing doors in the east and west elevations, and a single window in the west wall.

Upper storeys

Sawn-off floor joists (Plate 15) in the west and east walls indicate that the first-floor level previously extended across the southern three bays of this building. However, only the southern part of the floor, crossing part of the first bay, survives (Plates 13 & 20).

Above the single cell room at the northern end of the block is a sub-first floor level (Fig. 6; Plate 18). Sawn off floor joists indicate that this sub-first floor level once extended further south into the main part of the range. Above this, almost at eaves level, is a second floor. This upper floor is closed off with a timber board wall at its southern end, this wall containing an entry doorway (Plate 21). These walling boards appear to be reused, while the joists supporting the floor are relatively modern, probably late 20th century.

There is no access to the upper floors.



Plate 12 – South gable with windows and blocked arched opening, looking northeast

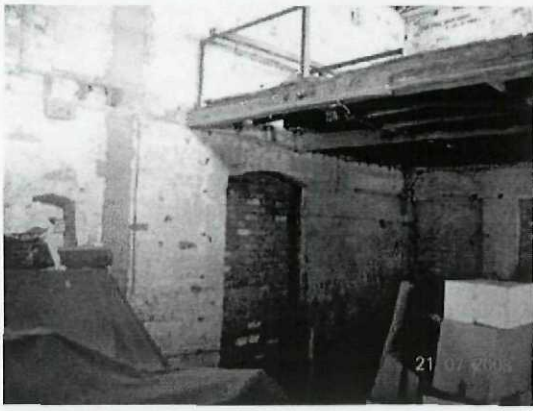


Plate 13 – Upper floor at south end showing wall scar and blocked door, looking southeast

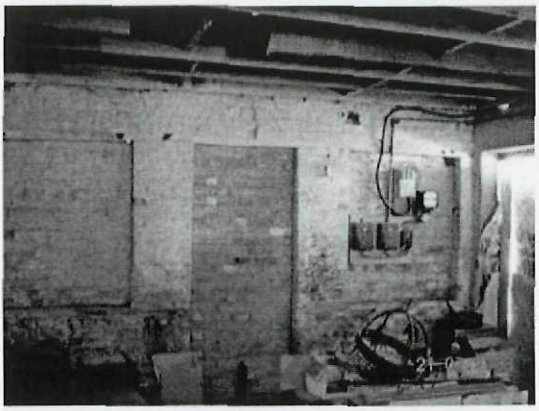


Plate 14 – Blocked door and windows, south wall of south range

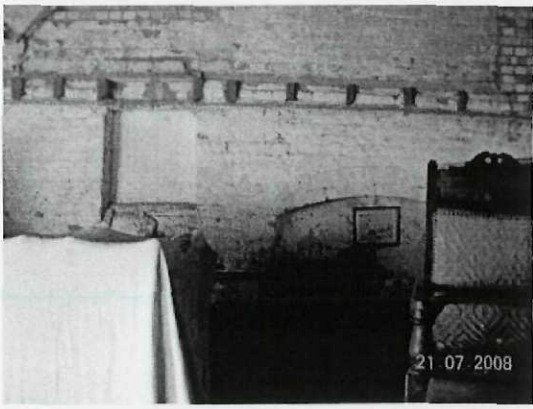


Plate 15 – Niches in central part of southern block, looking east

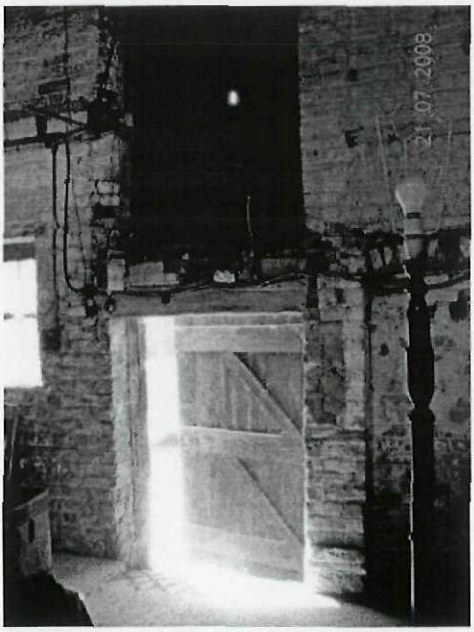


Plate 16 – Stub wall containing arch spring, northern end of southern block, looking west



Plate 17 – Scar of arch spring in stub wall, looking northwest

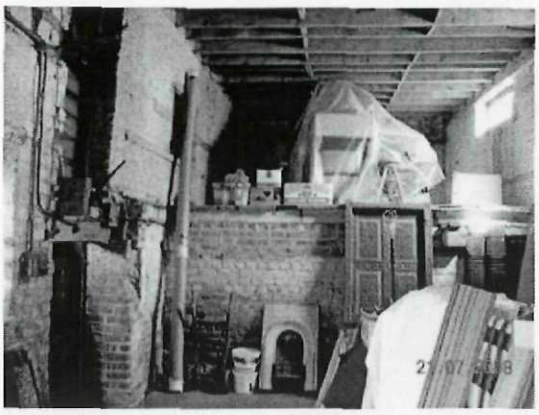


Plate 18 – Northern end of south block, showing partition wall that separates this from room beyond, looking north

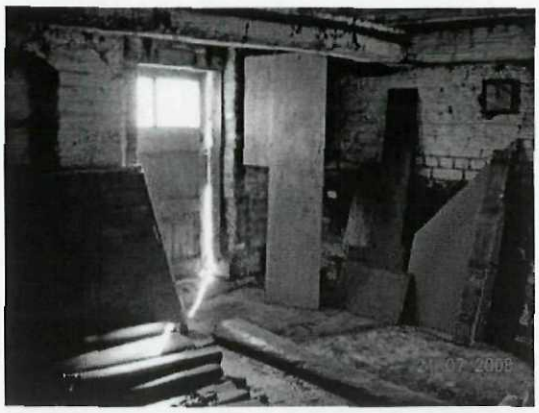


Plate 19 – Room at northern end of south block, looking southeast

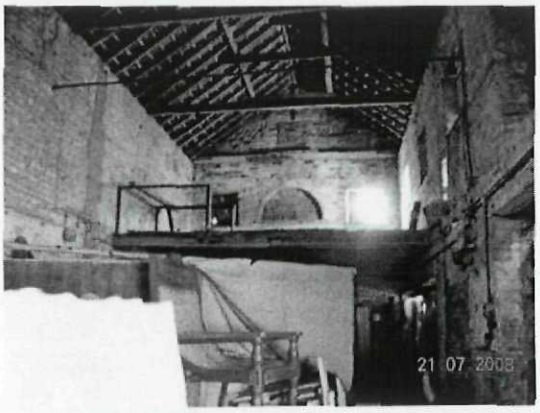


Plate 20 – Southern first-floor with blocked openings, looking south

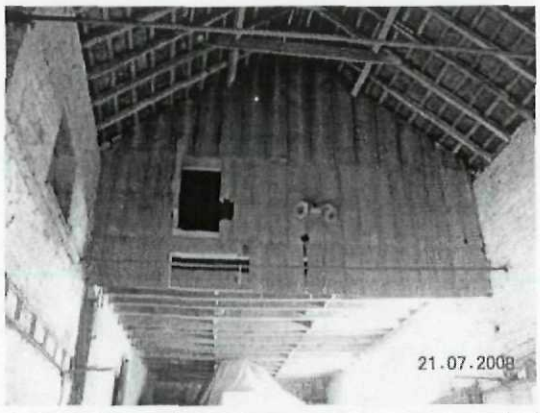


Plate 21 – Second floor of south block, looking north

5.1.1 Discussion of the Southern Block

The barn is located to the rear of the main house, and was probably not meant to be particularly visible from beyond its grounds (Fig. 3).

On the basis of style and material, the building appears to be late 18th or early 19th century, though there is a lack of clarity in the dating. Brick bonding may suggest very approximate dating for structures lacking chronologically-distinct architectural features, but would not be expected to define the date of this building more precisely than that suggested by its features. Moreover, this brickwork of this building is in English bond, which is scarce after 1700 (Brian 1980). As the barn is distinctly later than this by about a century, it is clear that a conservative construction tradition was employed in the building.

Cartographic evidence (Fig. 4) implies that the barns were not constructed until at least 1838, as the range is not recorded on maps up to that time. However, it is possible the maps are representational and did not record structures behind frontages. While this seems to be the case with the 1793 enclosure plans, the 1838 tithe map does depict ancillary buildings elsewhere in the village, though this may not be exhaustive. An original construction date associated with Richard Kilham's purchase of Tysdale House in 1842 may be the most probable. On the grounds of the style of the building a date in the second quarter of the 19th century, and after 1840, is most likely for its construction (Dr S Brook and Dr S Wade Martins, *pers comm*). Tysdale House may have been originally a purely domestic residence. However, Kilham was one of the major farmers of the parish and it seems likely that after he purchased it, Tysdale House became a farmhouse and farm buildings were constructed at the property.

Wall scars indicate that the greater part of the building, which is currently a single open block, comprised three rooms (Fig. 5). These may have been a stable, trap shed and tack room (Fig. 9). Scars of an upper floor indicate there was a hay/fodder loft over the ground floor rooms (Fig. 7). The southern room, with connecting doors to the south and Tysdale House, may have been a tack room. The next room to the north could possibly have been the stable with niches to contain tools. The larger niche within this room may have been a decorated surround to a removed manger. The most northerly room in this part of the building is the largest and has a, later infilled, original double-width doorway, sufficient to permit a trap to enter. Niches in this part of the building may have been used to house tack and harnesses. The hay/fodder loft had a semi-circular opening on the south side which may have been an owl or pitching hole.

At the northern end of the southern block is a separate ground floor room. Straight joins show that this room, perhaps a loose box or stable originally, was narrower and lower than the rest of the southern block. However, this original plan was soon extended, probably in the mid 19th century, to widen and heighten the northern room to match the rest of the range. Above this room were added further floors, perhaps for fodder, and implying an increase in the number of animals that were kept.

The upper storey doors on both east and west elevations are loading doors for hay/fodder. The windows on the east elevation may have accommodated ventilator grills, rather than glazing.

In the later 19th century several of the doors and windows were blocked (Figs. 5 & 7). These blockings included the only ground level door on the east side of the building and a double door in the western façade. These alterations imply major

changes in the use of the building, with the trap house no longer being used for that purpose, and access to land to the east of the barn being constrained.

Additionally, the door and ground floor windows in the southern elevation were blocked when another building (not part of the recording programme) was constructed against the south side of the barn. This blocked direct access southwards from the southern range towards Tysdale House.

Further major alterations occurred in the 20th century. New double doors were installed, though these may have replaced original ones, and a window and loading door on the east side were blocked. Internal alterations were more significant. Walls were taken out to create a large open space, and this was emphasised by the removal of the majority of the upper floors. Additionally, a new concrete floor was laid at ground level. The opening of the space indicates the building was no longer being used for its original farming purpose but functioned as a storage area.

5.1.1 Conclusions

The southern block was probably built in the early 19th century as a stable and trap room, with associated facilities. The most northerly room was lower and narrower than the rest of the range and may have been a loose box. This small cell was expanded to the height and width of the rest of the block when the northern range was constructed in the mid 19th century.

Physical alterations made to the building in the later 19th century reflect changing functions and that the building no longer served its original purpose, though it probably maintained an agricultural use. However, significant alterations were made in the 20th century, including the removal of walls and upper floors, the creation of substantial new entries, and blocking of others. These alterations reflect the decline and abandonment of agricultural activity, with the building now being used for storage.

5.1.3 Appraisal of the Southern Block

Tysdale House has been recognized as being of architectural or historic significance and is a Grade II Listed Building of 16th century origin, with various alterations (DoE 1987, 59). The barns are within the curtilage of the house. However, they are not themselves Listed, either as structures in their own right or for group value with Tysdale House. The examined barns are not of List-able quality but are of local significance. This local significance applies to the whole of the building and its parts.

The significant historic and architectural aspects of the Southern Block of the barns at Tysdale House are:

- the shell of the building
- the original door and window surrounds
- internal niches

In general, the shell of the barn is mostly as initially built, except at the junction of this building with the northern block, where it was altered when the later northern range was constructed. However, the shell has been disrupted by the installation of two large modern doorways. Also, while the shell of the building survives its interior has been drastically altered by the removal of walls and upper floors.

Most of the outlines of the original windows and doors survive, though all those in the east elevation and some in the western façade have been blocked.

Internal niches probably represent small storage areas or the locations of removed

feeding facilities. However, the lack of surviving internal fittings severely restricts the ability to interpret these features with confidence.

5.2 Northern block

This block measures 27m long and 4.7m wide. It is the second major phase of construction and its original fabric probably dates to the mid 19th century (Fig. 5). There have been some later 19th and 20th century alterations to the range.

Exterior

Eastern Elevation
The eastern elevation is plain with a late 19th century inserted single door located midway along its length (Fig. 7; Plate 22). Adjacent to this is a blocked window with a D-shaped brick arch (Plate 23). This window is original, the blocking with handmade brick occurring in the late 19th century. A modern summer house is built against the northern part of the wall.

Northern Elevation
The northern gable contains a single double door opening of late 20th century date (Figs. 5 & 7; Plate 24). A straight join on the east side indicates the entry was narrowed for the insertion of the door.

Western Elevation
The west elevation (Fig. 7; Plate 24) has two double doors (Plates 25 and 26). Across the original brick arch of the southern door is a recent metal hung sliding door (Fig. 8). Astride the doors there are four original windows with segmental arches. A number of holes occur close to the tops of the wall (Plate 25) and may suggest the former presence of a weather-hood, shelter, or some other form of structure attached to the west side of this range.

At the south end of the block is a straight join where it meets the southern block (Plate 11). There is no corresponding straight join on the opposite, eastern elevation (Figs. 5 & 7).

Interior
The interior is rather plain (Fig. 5; Plates 27 & 28). There is a blocked doorway in the east wall at the north end (Plate 29), obscured on the external façade by the recent addition. A number of niches are apparent in the east wall and are clustered at the north and south ends of the building (Plate 28).

Located north of the door on the east wall at floor level is an arched opening (Plate 30). This measures 3m wide. The function is not clear but it does not appear to be a relieving arch. No evidence for a channel or cistern could be discerned.

5.2.1 Discussion of the Northern Block

The northern block is similar in the style of its features, and materials, to the southern block. Consequently, it is likely that it was constructed soon after the southern block was built. As with the southern block, the features do not readily suggest close dating but it is likely that the northern block was built in the mid 19th century. Moreover, construction of this northern block was contemporary with the extension of the southern range. The construction of the range reflects an expansion of farming activities at the site.

The north range would appear to have been a livestock shed, and the niches in the east wall may have been the locations of feed troughs. Access for the animals was provided by two double doors on the west side. This accords well with the 1888 Ordnance Survey map of the area which shows enclosed courtyards west of this building (Fig. 4d).

This northern block was constructed in line

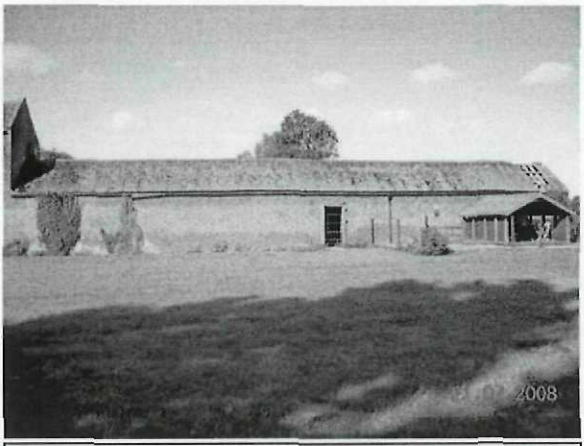


Plate 22 – East elevation of northern block, looking west

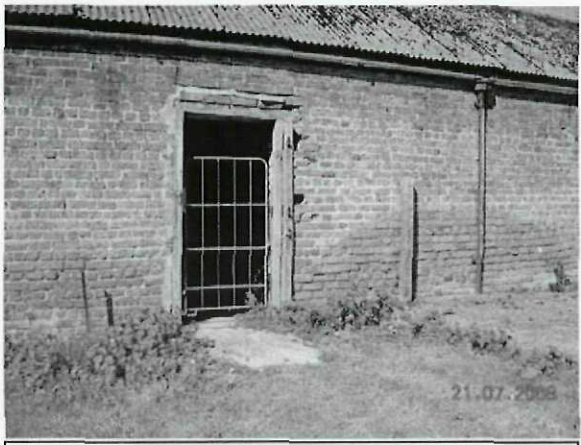


Plate 23 – Northern block, east elevation, showing blocked window adjacent to inserted doorway, looking northwest



Plate 24 – North and west elevations of northern block, looking southeast

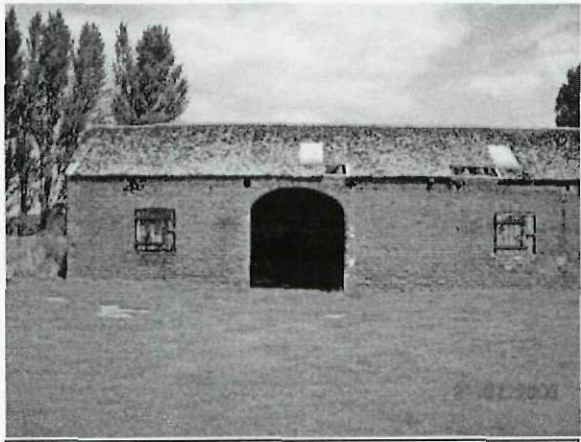


Plate 25 – Northern opening in north block west elevation, looking east

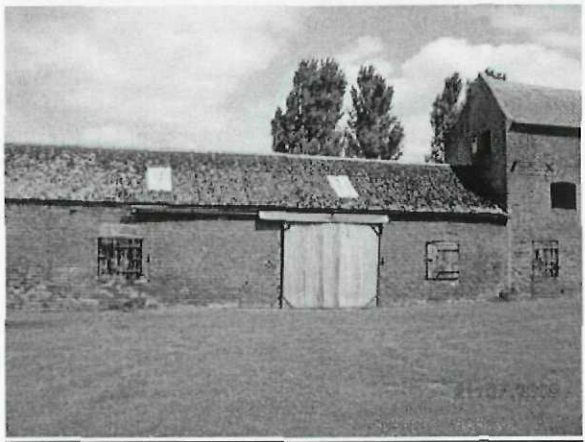


Plate 26 – Southern opening in north block west elevation, looking east

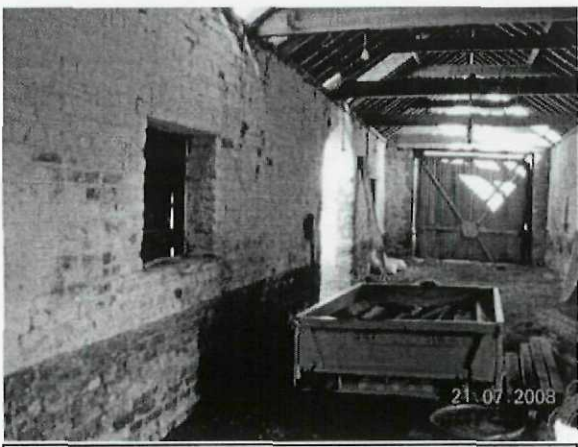


Plate 27 – Interior view of north block, looking north

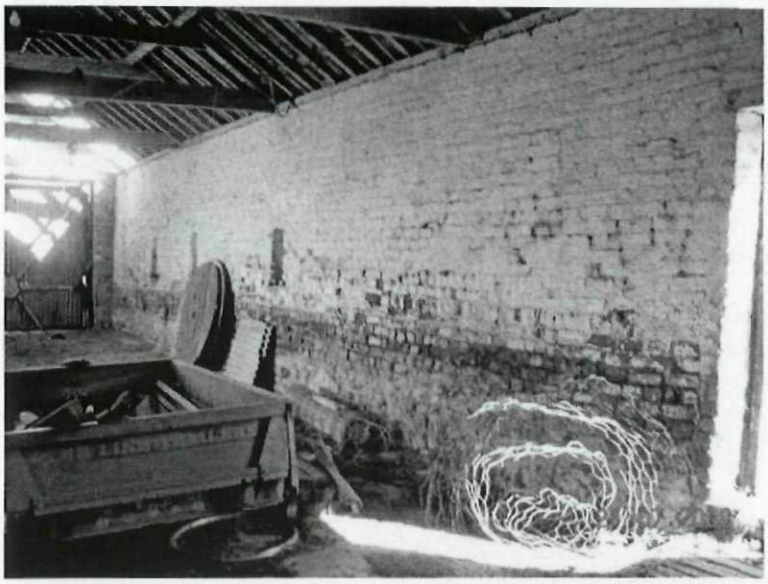


Plate 28 – Interior view of north block, showing niches in east wall, looking north

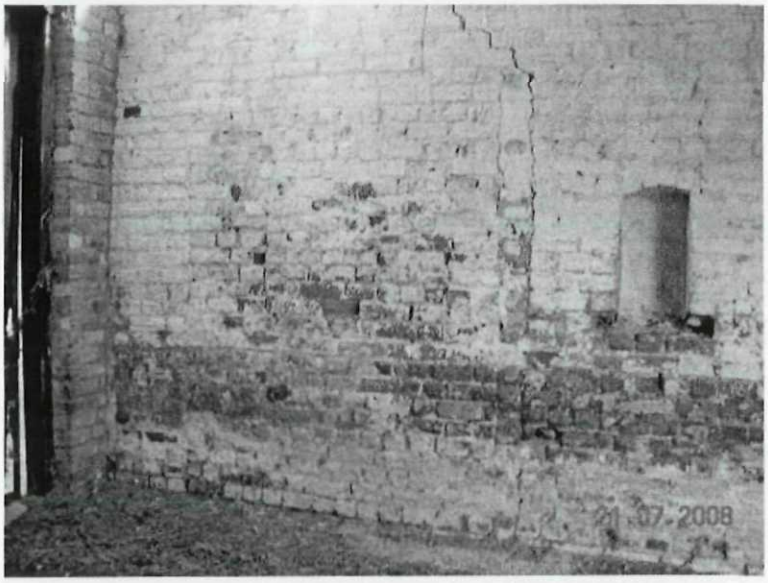


Plate 29 – Blocked doorway in north block, east wall, looking northeast



Plate 30 - Arched opening in north block, east wall, looking southeast

with the southern range, rather than at right angles to it, which would have been a more typical arrangement. However, late 19th century maps record large buildings to the west of the building range (Fig. 4d). In seems likely that these large buildings were in existence before the construction of the recorded north range, and that their presence precluded the construction of the more usual L-shaped layout (Brunskill 1999, 104-5).

The building was probably originally constructed as an L-shaped structure, with an east-west range extending westward from the northern end of the recorded block. This east-west range was depicted on maps from 1888 until 1961 but was no longer present by 1980 (OS 1888; 1961; 1980). This removed east-west range occupied a position normally taken by a stock or cart shelter, most probably being used for animals.

The northern block has, at ground level, a brick arch of unclear function. It is possibly a drain, though appears to be on the large side. An alternative would be to accommodate part of an engine, though there are no further indications of machinery. Furthermore, the location of the feature implies a continuation eastwards in to the area which early maps indicate was the garden of Tysdale House.

In the later 19th century the rear, east wall, door and window were both blocked and a new door inserted. This new doorway allowed egress from a more central part of the building.

In the 20th century the building was truncated by the removal of the east-range at its northern end. Cartographic evidence indicates this alteration happened between 1961 and 1980 (OS 1961; 1980). Probably as a consequence of this alteration, a new door was installed at the northern end of the building, and the opening was reduced in width. Additionally, the building was re-roofed with corrugated asbestos and a sliding door installed across one of the double doors in the western façade. These structural alterations are a response to changing functions of the building, and it is probable that the agricultural use of the building diminished drastically, or ceased altogether, in the 1960s-70s.

5.2.2 Conclusions

The Northern Block was probably built in the mid 19th century as an extension to the Southern Block. Additionally, at its northern end the Block had an associated range that extended westward at right angles from the recorded building. The construction of these buildings reflects an expansion in farming activities at the site at that time.

The Northern Block was laid out in line with the Southern Block. While this is unusual it is almost certainly because pre-existing buildings constrained the space available for construction, and precluded the range being built at right angles to the Southern Block to create a more typical L-shaped or courtyard arrangement.

The building probably functioned as livestock shed, with access to enclosed yards on the west side.

Most of the original doorways and windows survive. Additionally, incorporated in the west wall at ground level is a brick arch. This is of unclear function but may have been a drain, or perhaps associated with an engine.

Minor alterations were made to the building in the later 19th century when there was a relocation of the rear door and the rear window was blocked. Substantial alterations were made in the later 20th century. The range at the northern end of the block was demolished, necessitating

the construction of a new terminal and door to the building. Additionally, the building was re-roofed and a new suspended door installed in front of one of the original openings. These changes were in response to the cessation of the agricultural function of the building.

5.2.3 Appraisal of the Northern Block

In common with the southern block, the northern section of the barn is within the curtilage of Tysdale House, which is an architecturally and historically significant Grade II Listed Building of 16th century origin (DoE 1987, 59). However, the barn is not itself Listed, and is not of List-able quality, but is of local significance. This local significance applies to the whole of the building and its parts.

The significant historic and architectural aspects of the Northern Block of the barns at Tysdale House are:

- the shell of the building
- the original door and window surrounds
- internal niches
- the ground level arch

The shell of the barn is mostly as initially built. However, the building previously had an associated range, since removed. As a result, the building is incomplete, and has a modern (after 1961) northern terminus where it previously met the associated range. Additionally, the building was re-roofed in modern times.

Almost all of the original door and window openings survive. However, a window and door in the east side are blocked, and an entry in the western façade is covered by a modern door.

As in the Southern Block, the internal niches probably represent storage compartments or where feeding facilities were previously located. However, the absence of surviving fittings limits the ability to interpret these features.

The ground level arch is of unknown purpose, and is significant because of this obscurity of function.

6. OVERALL CONCLUSION

Recording and appraisal of outbuildings at Tysdale House, Common Way, Tydd St Mary, Lincolnshire was undertaken as the building and its fixtures are of historical significance. Proposals have been submitted to alter the range of buildings which are considered to date from the late 18th-19th century. The survey and appraisal was to inform planning decisions on these proposals.

Examination of the barns at Tysdale House has indicated that the present buildings are the result of a complex sequence of construction, addition and alteration. As such, it is clearly not a model or planned farm. Model/planned farms were whole farm complexes that were conceived, planned and built as complete units at one time with buildings for every purpose. Additionally, planned/model farms frequently (though not invariably) exhibit a high degree of symmetry, and were often built to architects' designs rather than local vernacular style (Wade Martins 2002). The Tysdale barns fail to satisfy any of these criteria: the separate parts were built at different times, and much later than the house; the complex had a limited use, concentrating on livestock; they lack a symmetrical layout; and are constructed in a conservative vernacular style.

Two major phases of construction have been identified. The earliest phase, of probable early 19th century date, is the south range, though its original arrangement was different to the present

layout. While the southern ¾ of the range were of the present height and width, straight joins reveal that the northern quarter was a narrower cell that was $1^1/_2$ storeys high. This small cell was increased to match the width and height of the rest of the range when the northern, single storey, section of the barns was added in the mid 19th century. Cartographic evidence indicates that previously there was an additional east-west range at the northern end of the barns. This was in existence by 1888 but was removed sometime after 1961.

The southern block may have originated as a stable, with a trap shed, tack room and loose box, with a hay loft on the upper floors. The northern block was a livestock shelter. This building contains a large, low brick arch, the function of which is not clear. It is possibly a drain or to house part of an engine.

Many of the door and window openings, particularly in the southern block, were closed in the later 19th century. This reflects changes in farming practice. Major alterations occurred to both blocks in the 20th century. Internal walls and upper floors were removed from the southern barn and new large doorways inserted. The northern barn was truncated when the east-west range at its northern end was demolished. Additionally, the building was re-roofed and a new door placed over an original opening.

The linear layout of the barns is a little unusual. However, this is almost certainly a response to limited space available for building. Courtyard-type or L-shaped construction, with ranges around the sides of open spaces, was probably prevented by pre-existing buildings to the west of the barns.

Linear and L-shaped blocks of farm buildings, as here at Tysdale House, are common locally and nationally (Brunskill 1999, 104-5; Brigden 1986, 61-75). The only unusual aspect at Tysdale House is the particular length of the main range. As stated above, this was probably due to spatial restrictions that prevented a more compact L-shaped or courtyard arrangement being constructed.

7. OVERALL STATEMENT OF SIGNIFICANCE

To assess the significance of the recorded barns at Tysdale House, the main criteria used in deciding which buildings to include in the statutory lists have been applied (DoE 1994, 26-7).

Architectural interest: The two barns are examples of vernacular architecture and are predominantly functional, with limited decoration. They do not exhibit exceptional craftsmanship, nor technological innovation or virtuosity. They do, as a related complex, have an unusual plan form. However, it is probable that this was because of spatial constraints that dictated how the two ranges were related, rather than any innovative planning of the layout. In consideration, therefore, the architectural interest of the barns is low-moderate.

Historic interest:
The barns reflect site-specific aspects of social and economic history. The evolved building complex documents the development of agricultural activity on this farm, charting the impact of advances in agricultural practice and fluctuations in the owners' fortunes. As such, the barns have high local historic interest.

Close historical association:
The barns are associated with a significant local 19th century farmer, Richard Kilham. However, they are not known to be associated with any nationally important

people or events. In consequence, the barns have moderate local significance in terms of their historical association.

Group value:
The barns are associated with 16th century Grade II Listed Tysdale House. However, they are a much later addition to the complex and lack historical or architectural unity with the house. As such, their group value is low.

Age and rarity:
The earliest part of the complex, the southern barn, is early 19th century, perhaps dating after 1842, while the northern barn is mid 19th century. As such, they are probably both later than 1840, which is the criterion for employing greater selectivity to identify the best examples of particular building types and buildings of definite character and quality. Due to the major alterations they have experienced in the later 20th century the barns are not good examples of their type, and are of moderate character and low quality.

7.1 Summary of Significance

In consideration of the foregoing, the barns are considered to have low-moderate significance.

8. ACKNOWLEDGEMENTS

Archaeological Project Services wishes to acknowledge the assistance of Mr LM Smith of the Robert Doughty Consultancy Limited who commissioned the work on behalf of Mr and Mrs Hendy. The project was coordinated by Gary Taylor who edited this report along with Tom Lane. Dr Susannah Wade Martins and Dr Shirley Brook both kindly provided comments and advice. Louise Jennings of Lincolnshire County Council Historic Environment Team provided advice. Thanks are also due to the staff of Lincolnshire Archives and Lincoln Central Reference Library. David Start permitted access to the parish files and library maintained by Heritage Lincolnshire.

9. PERSONNEL

Project Coordinator: Gary Taylor
Building Recording: Jeffery Nicholls, Gary Taylor
Photographic reproduction: Sue Unsworth
CAD Illustration: Paul Cope-Faulkner
Analysts: Paul Cope-Faulkner, Gary Taylor

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LA K102 Tyd St. Mary, Lincolnshire, Tithe Map, 1838

LA Misc Dep 245/3(i) Tidd St Mary, Lincolnshire, Enclosure Plan, no date,

probably early 19th century

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11. ABBREVIATIONS

APS	Archaeological Project Services
IFA	Institute of Field Archaeologists
LA	Lincolnshire Archives
OS	Ordnance Survey

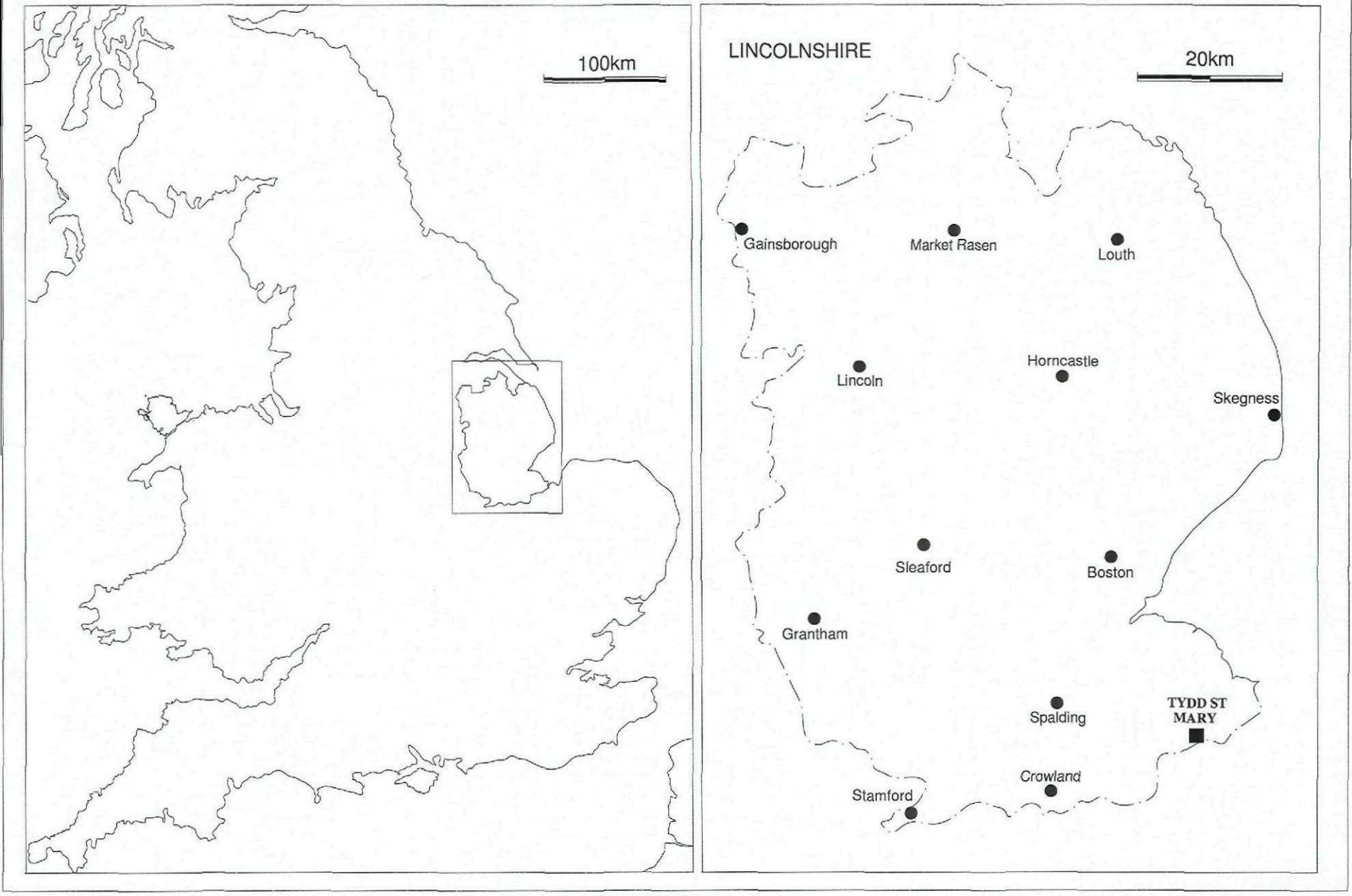
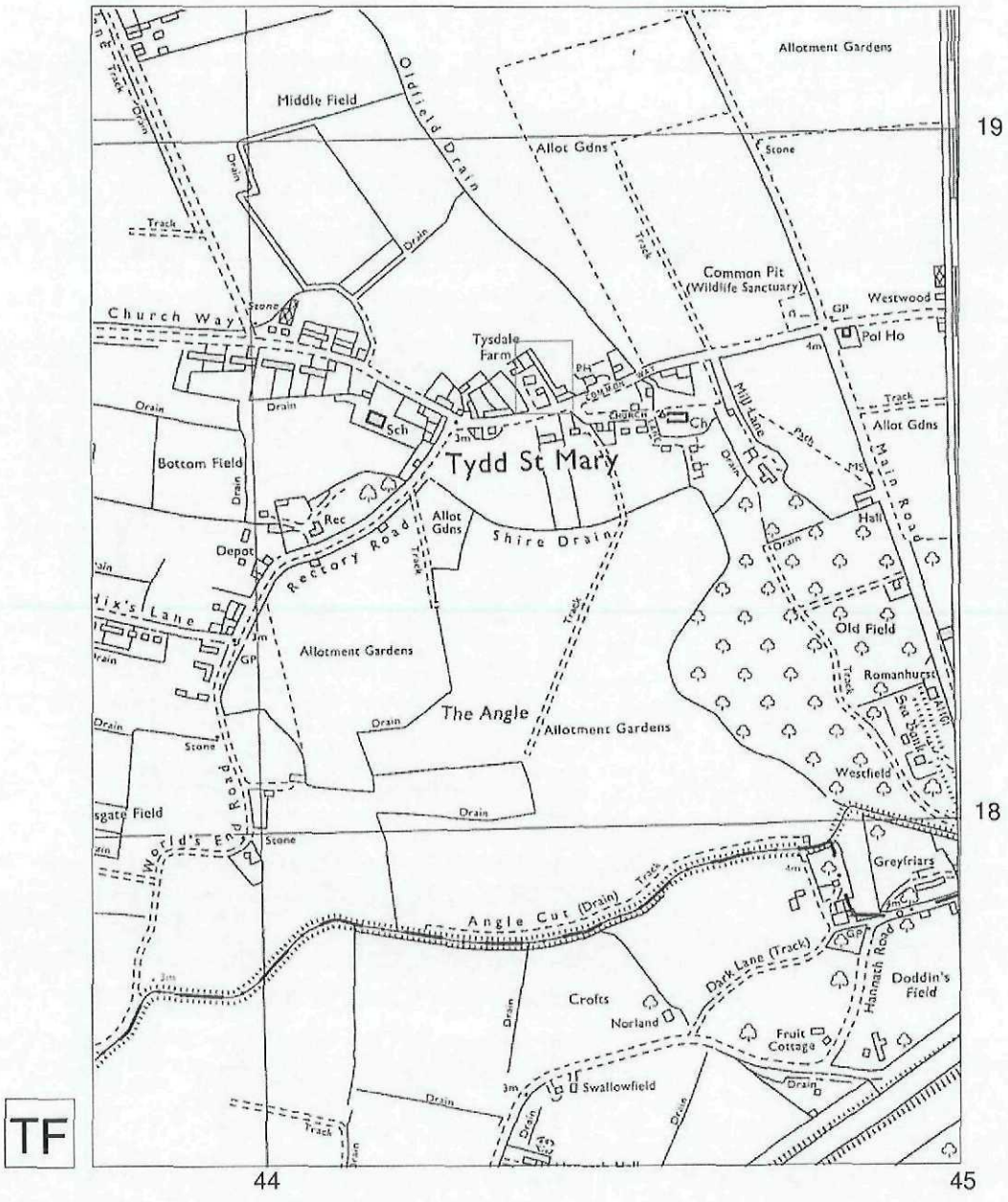


Figure 1 - General location plan



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Archaeological Project Services

Project Name: Tydd St Mary, Tysdale House (TMTH08)		
Scale 1:10000	Drawn by: GT	Report No: 97/08

Figure 2 Site Location Map

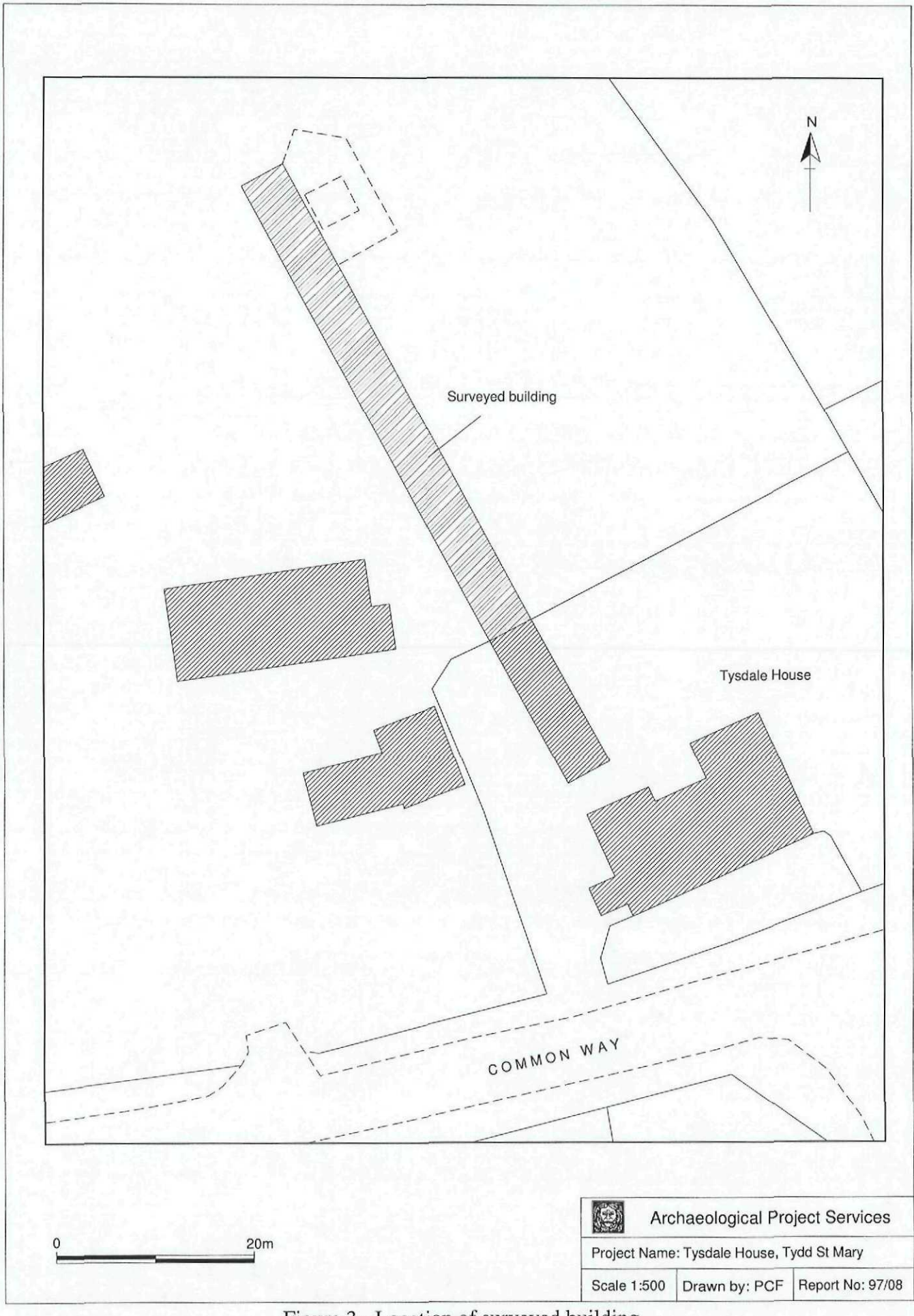
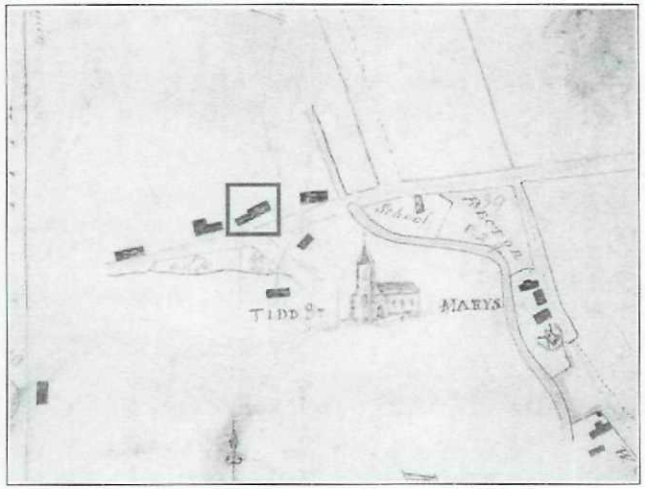


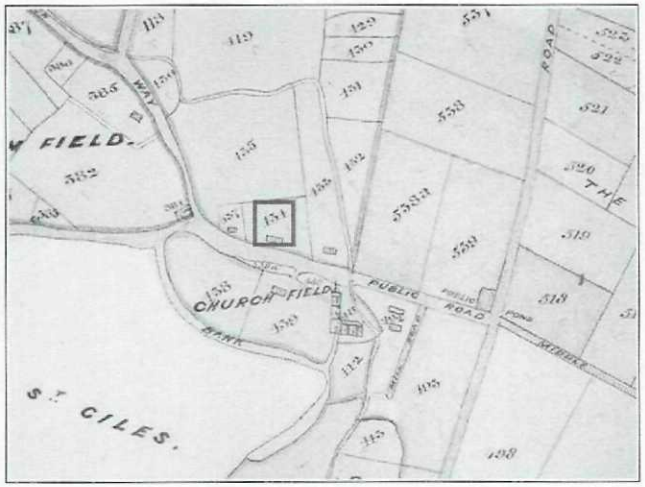
Figure 3 - Location of surveyed building



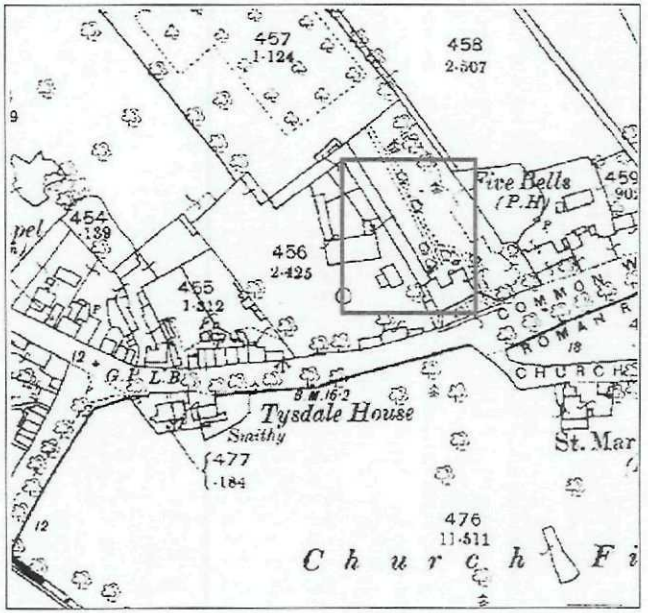
A) Extract from 1792-3 map,
showing area of Tysdale House



B) Extract from undated, but early 19th century map,
showing Tysdale House and area of recorded barns



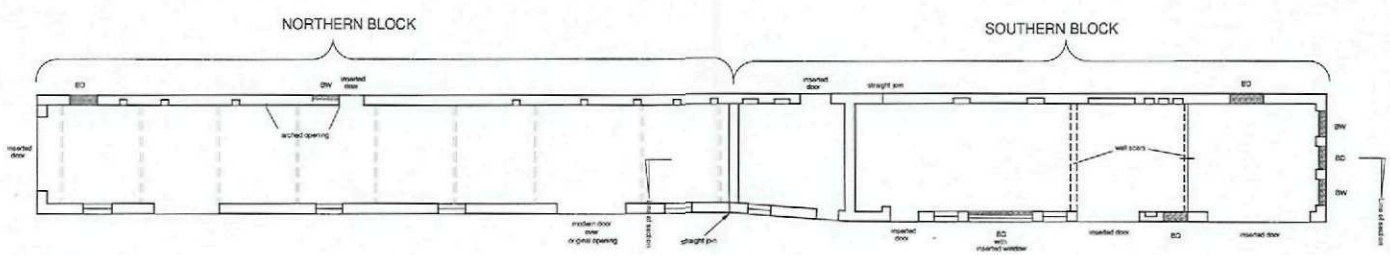
C) Extract from 1838 Tithe Award map,
showing Tysdale House and area of recorded barns



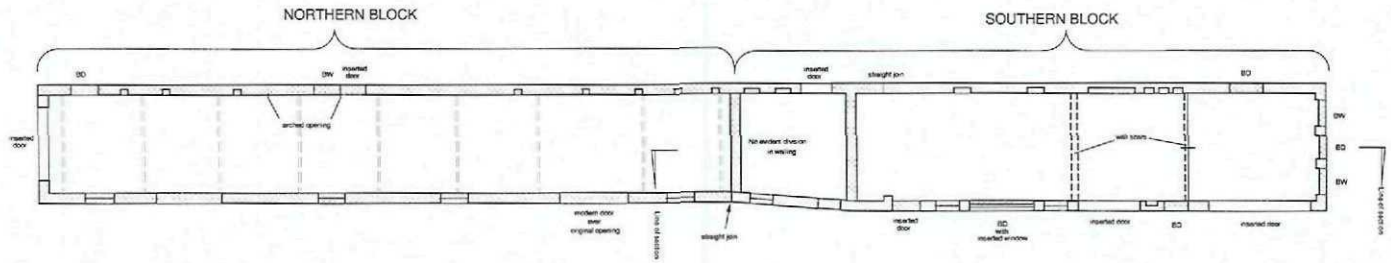
D) Extract of 1888 Ordnance Survey Map,
showing Tysdale House and recorded barns

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Scale N/A	Drawn by: PCF	Report No:97/08

Figure 4 - Historical maps



PLAN OF GROUND FLOOR OF RECORDED BARNS, SHOWING SEPARATE SECTIONS



PHASED GROUND FLOOR PLAN OF BOTH BLOCKS

4 0 8 metres

8 0 24 feet

Based on plans supplied by the Robert Doughty Consultancy

- Phase 1 Early 19th century
- Phase 2 Mid 19th century
- Phase 3 Late 19th century
- Phase 4 20th century

BW = Blocked window
BD = Blocked door

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Project Name: Tysdale House, Tydd St Mary		
Scale: 1:100	Drawn by: PCF	Report No: 97/08

Figure 5 - Plan of the ground floor of the recorded barns

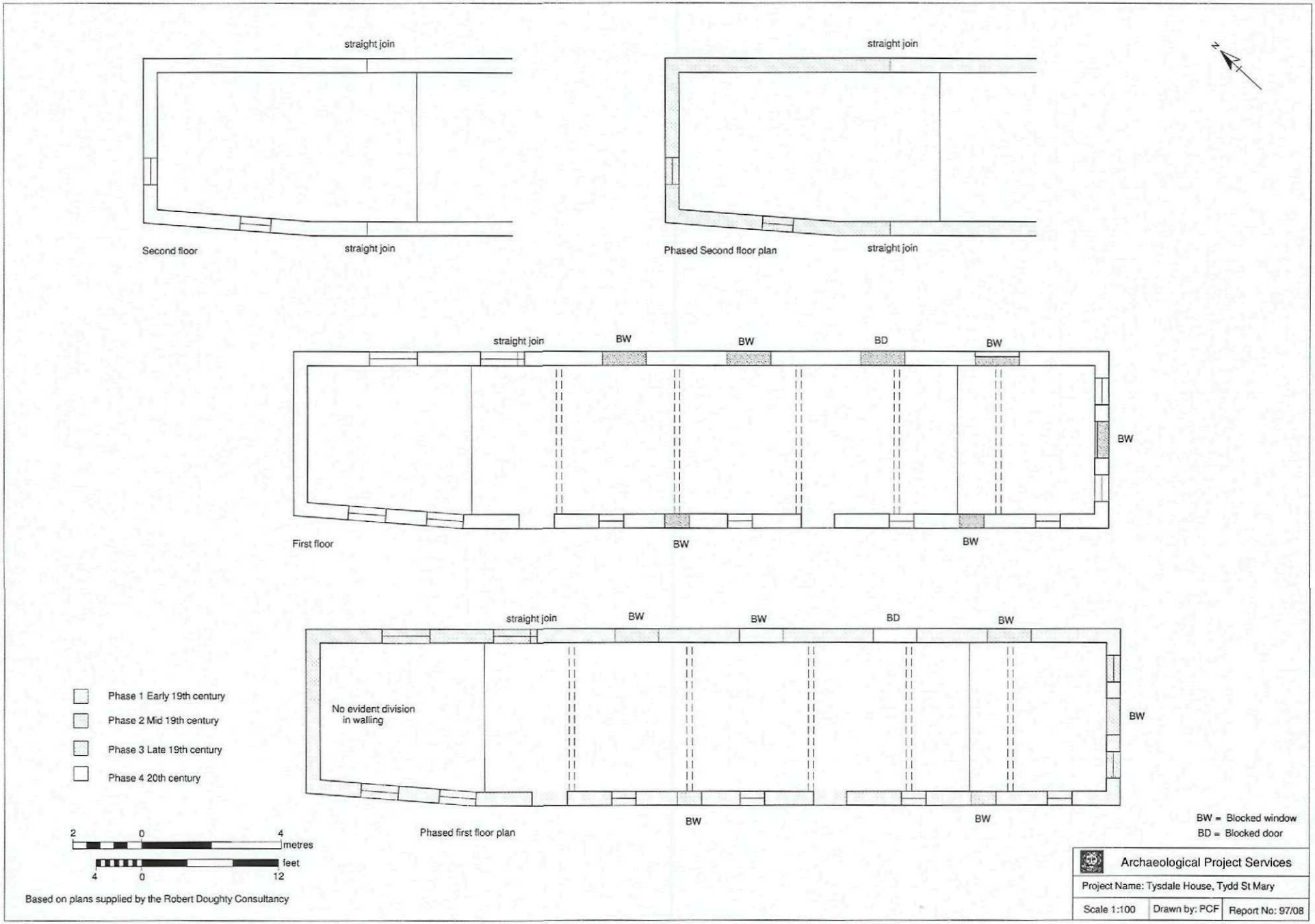


Figure 6 - Plan of first and second floors

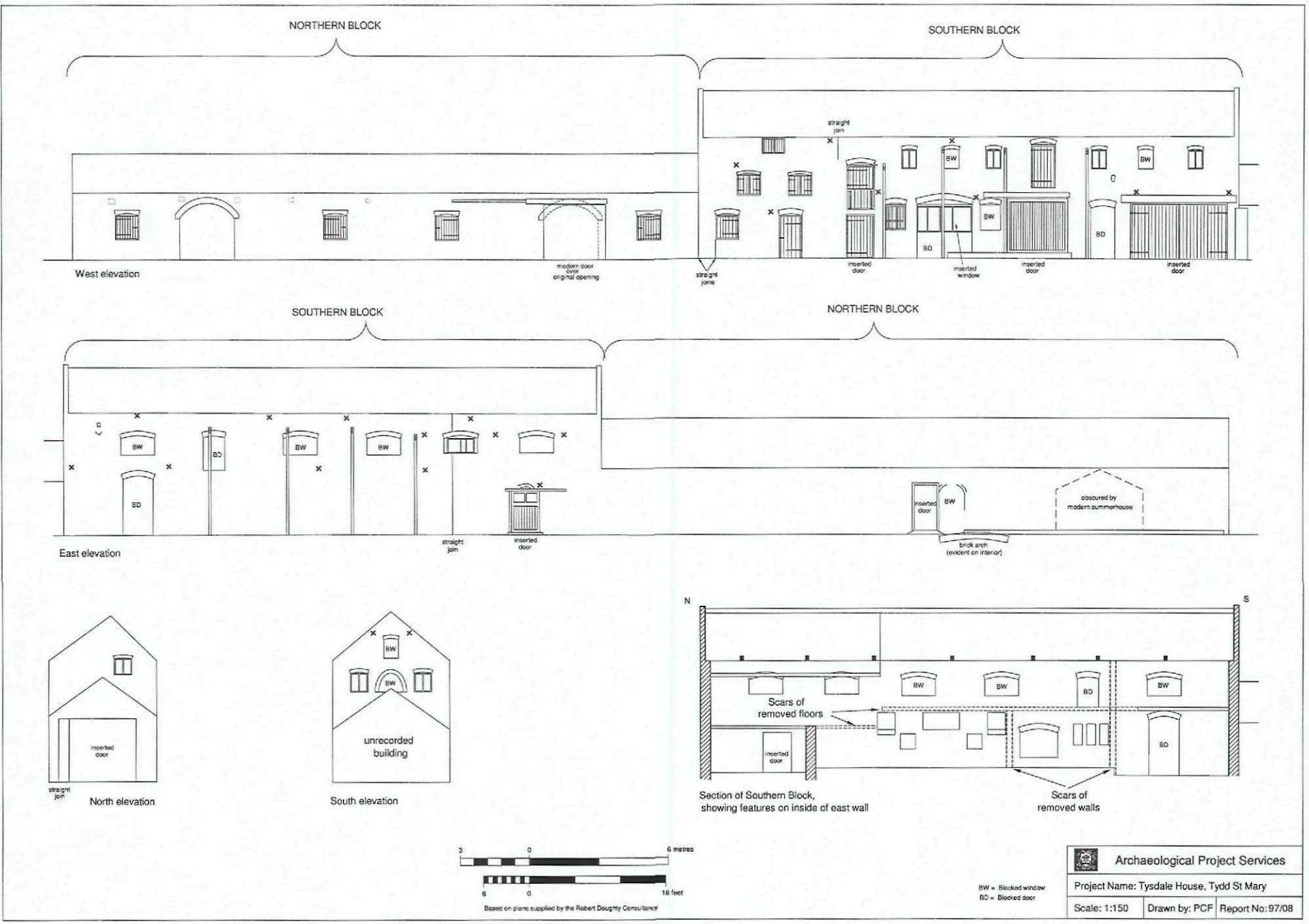
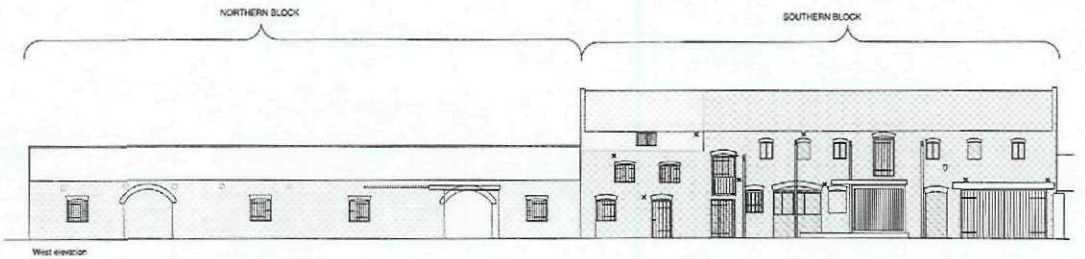
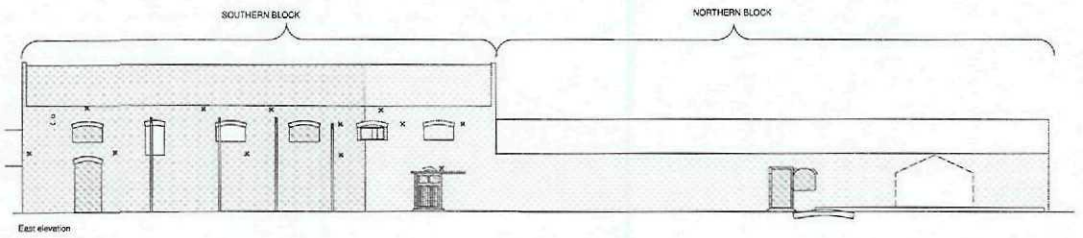
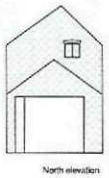
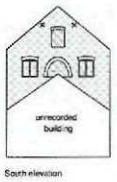


Figure 7 - Elevations and section









Phase 1 Early 19th century

Phase 2 Mid 19th century

Phase 3 Late 19th century

Phase 4 20th century

0 10m

Archaeological Project Services		
Project Name: Tydd St Mary, Tysdale House (TMTH08)		
Scale: 1:250	Drawn by: GT	Report No: 97/08

Figure 8 Elevation Phases

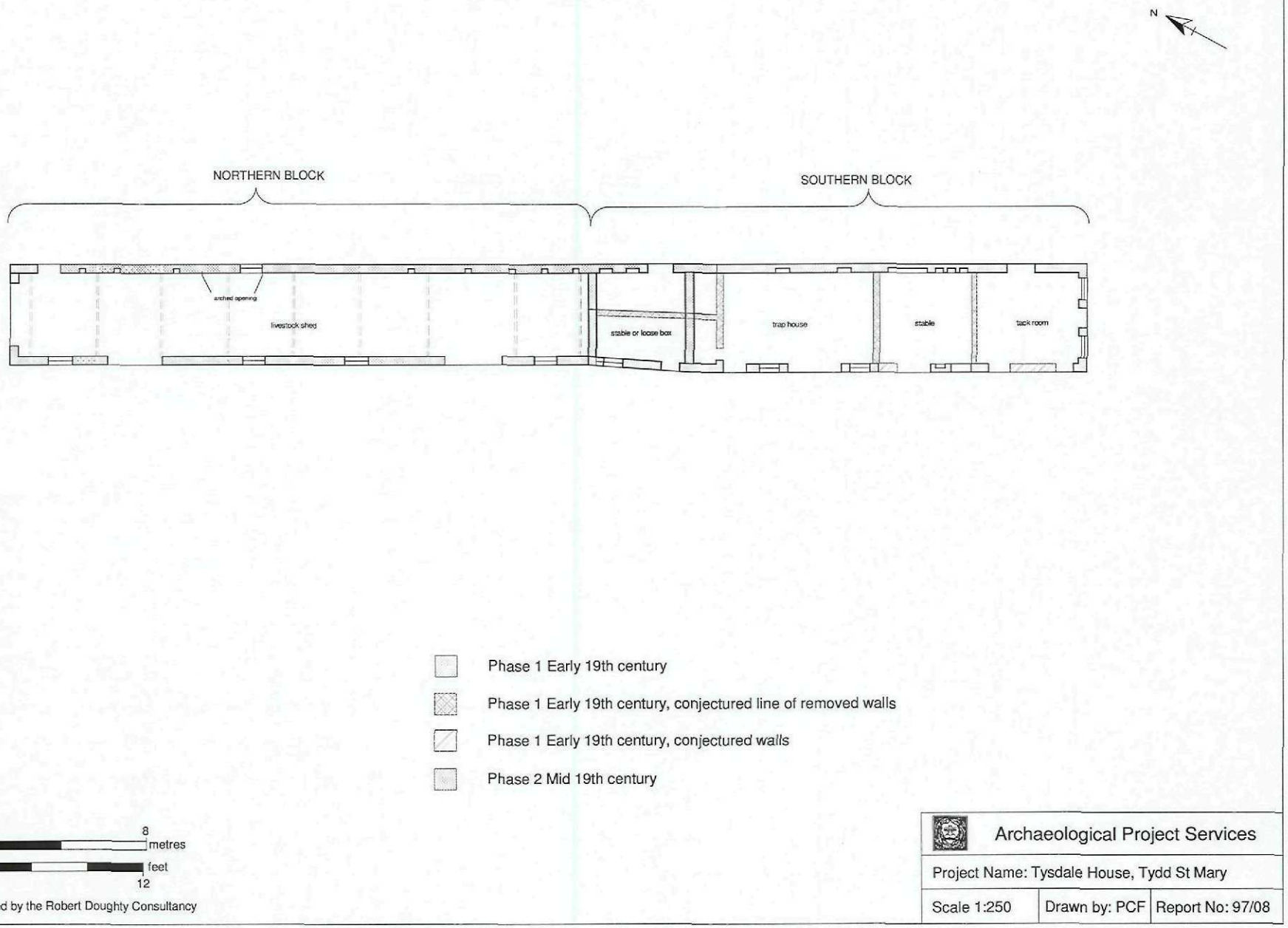


Figure 9 - Possible building sequence (phases 1 and 2 only)

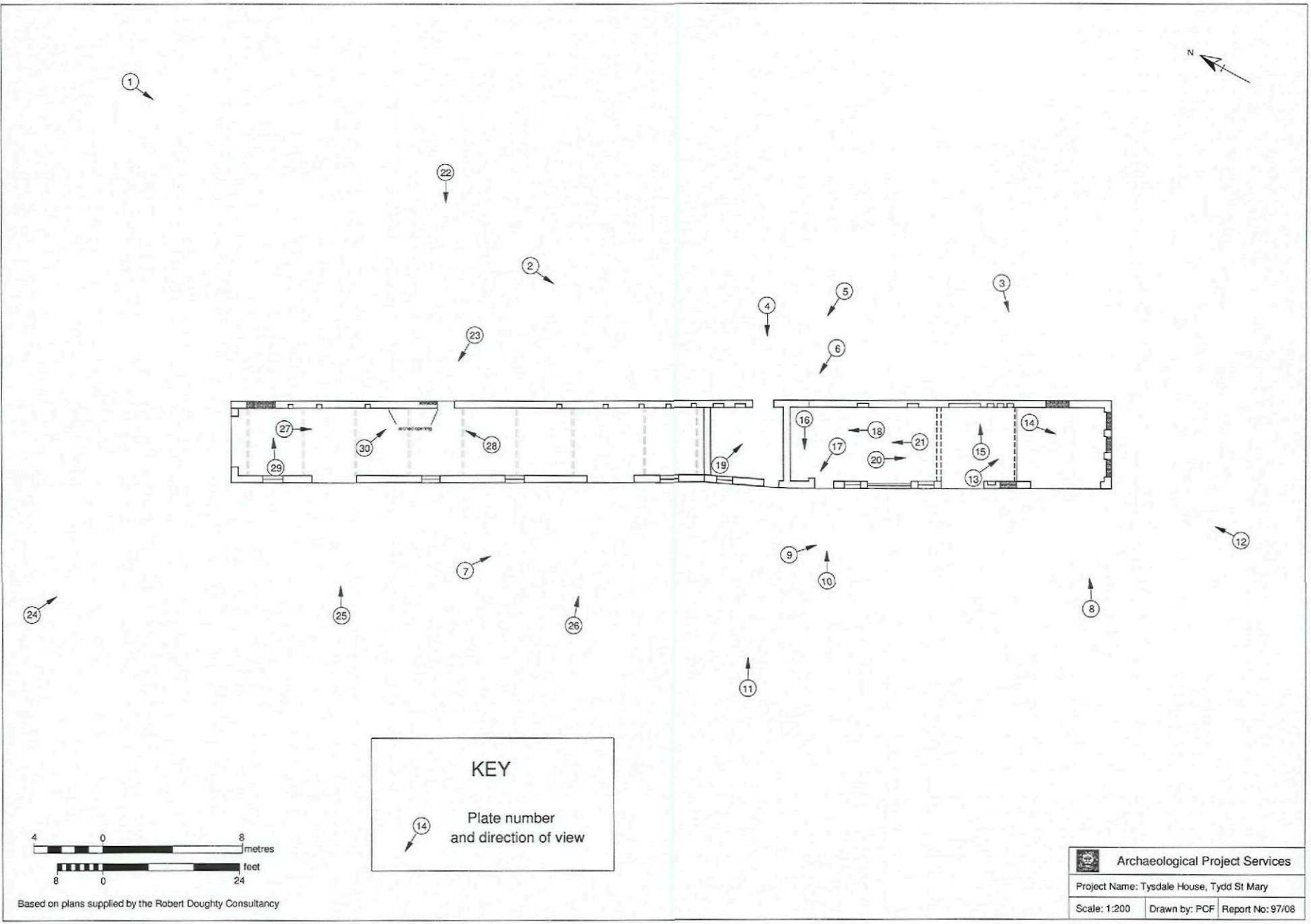


Figure 10 - Plate Arrangement

Appendix 1

BRIEF

Prepared by
Lincolnshire County Council Historic Environment Team

Building Appraisal Brief
Tysdale House Agricultural Buildings, Tydd St Mary

Issued by Lincolnshire County Council, Historic Environment Team
Planning ref no H21/0358/08

1. Introduction

1.1 This document should be read in conjunction with The Lincolnshire Archaeological Handbook, available from Lincolnshire County Council, Conservation Services, Development Directorate. This can also be found on www.lincolnshire.gov.uk/historicenvironment. A specification for this work must be approved by the Historic Environment Officer prior to work commencing.

1.2 This brief has been produced to guide building appraisal on the barns at Tysdale House

2 Summary

2.1 Planning permission is being sought to convert the agricultural buildings at Tysdale House into use as either light industrial /business use or holiday accommodation. The Building appraisal is being requested at a pre-planning stage in order to identify the significance of the building and inform the proposed conversion.

3 Purpose

3.1 The aims of the brief are to provide a building appraisal which will better inform existing knowledge of the building, provide a record of historic fabric and provide information which will aid informed recommendation on applications for Planning and Listed Building Consent. It will reflect the architectural quality, structural complexity and also provide a chronology of the building and an understanding of the building in its local context.

3.2 To establish the phases of development with associated functions.

3.3 To provide sufficient information to allow any planning applications for changes of any of the fabric of the building to be properly assessed and informed conclusions on the merits of the proposals reached.

4 Site Description

4.1 Tydd St Mary lies in the Lincolnshire Fens adjacent to the county boundary of Cambridgeshire.

4.2 The proposal affects the agricultural buildings that are in the curtilage of Tysdale House, which is a grade II listed building.

4.3 The site is also in a conservation area.

5 Description of Building and Historical and Archaeological Background

5.1 The name Tydd comes from the Old English meaning 'a teat' referring to a slight hill, which is almost certainly referring to the saltern mound on which it is situated. Mary comes from the dedication of the church.

5.2 Tydd St Mary is first mentioned in late Saxon Charters relating to Thorney Abbey. Tydd St Mary is also in the Domesday Book recording a population of at least 30 families as well as a church, manor and fishery.

5.3 Archaeological records also show cropmarks and finds relating to Roman activity in the vicinity of Tydd St Mary

5.4 Medieval saltern remains have been recorded within the conservation area of Tydd St Mary.

5.5 Tysdale House is a Grade II listed building. It is an early 16th century Hall House that has been altered and extended in the 17th, 18th and late 20th centuries. Originally a H-plan hall house of two storeys and four bays.

5.6 The agricultural buildings date from the nineteenth century and have undergone a number of alterations since they were first constructed.

6 Specific Requirements

6.1 Documentary research into the use of the site and relationship of the site in the local landscape

6.2 The plans and elevations should be annotated to show building breaks coursing and bonding discrepancies and other evidence of chronological changes to the building. All historic features should be shown and cross-referenced to the photographic record. Accurate measured plans and elevations drawn by any architectural agents may be utilised for recording purposes rather than re-measuring.

6.3 Detailed plans and elevation drawings showing the phasing of the building, including modern alterations, both internally and externally.

6.4 Detailed description of the building, including descriptions of fabric and construction with appropriate photographic coverage.

6.5 Full descriptive analysis of the buildings origins and developments, supported by all necessary drawings and photographs.

6.6 Statement of significance.

6.7 A photographic recording should be made with all photographs linked to a floor plan.

6.8 The appraisal should be carried out by a professional historic buildings analyst with experience in local vernacular buildings of this period. Evidence of this experience will be required before approval by the archaeological curator of any specification relating to planning requirements.

7 Monitoring Arrangements

7.1 Main curatorial responsibility lies with the County Archaeological Section on behalf of South Holland District Council. However the South Holland Conservation Officer should be kept informed of any issues that might arise. They are to be notified of each stage of work in accordance with Chapter 17 of the *Lincolnshire Archaeological Handbook.*

8 Reporting Requirements

8.1 Copies of the final report are to be produced and notified in accordance with Chapter 14 of the *Lincolnshire Archaeological Handbook.*

9 Archive Deposition

9.1 The deposition of the site archive will be in accordance with guidelines in the Chapter 16 of the *Lincolnshire Archaeological Handbook.*

10 Publication and Dissemination

10.1 To be in accordance with Chapter 15 of the *Lincolnshire Archaeological Handbook.*

Issued May 2008 (Valid until November 2008)

Appendix 2

BARNS AT TYSDALE HOUSE, COMMON WAY, TYDD ST MARY, LINCOLNSHIRE - SPECIFICATION FOR BUILDING APPRAISAL

1 SUMMARY

1.1 *A programme of building appraisal is required on barns at Tysdale House Common Way, Tydd St Mary, Lincolnshire.*

1.2 *The building is a Grade II Listed of early 19th century date with a late 19th century conservatory.*

1.3 *The appraisal will be undertaken to enable better understanding of the building and its significance, and to provide information to assess and reach informed conclusions on any proposals for change to the structure. To provide data for the appraisal the building and its context will be recorded in writing, graphically and photographically. Documentary research will also be undertaken to investigate the use of the site and its relationship to the surrounding landscape.*

1.4 *On completion of the fieldwork a report will be prepared detailing the results of the investigation. The report will consist of a narrative supported by illustrations and photographs.*

2 INTRODUCTION

2.1 This document comprises a specification for historic building appraisal of barns at Tysdale House, Tydd St Mary, Lincolnshire.

2.2 This document contains the following parts:

2.2.1 Overview.

2.2.2 Stages of work and methodologies.

2.2.3 Programme of works and staffing structure of the project

3 SITE LOCATION

3.1 Tydd St Mary is located 20km east of Spalding in the South Holland District of Lincolnshire. Tysdale House is at the current centre of the village, 200m west of the church, on the north side of Common Way, at National Grid Reference TF 4435 1860.

3.2 Tysdale House is a Grade II Listed Building of early 16th century date. It was originally a H-plan hall house of 2 storeys and 4 bays and was altered and extended in the 17th, 18th and late 20th centuries. The agricultural buildings, which are in the cartilage of Tysdale House, are 19th century and have experienced a number of alterations. The house and agricultural buildings are located in a Conservation Area.

4 PLANNING BACKGROUND

4.1 An application (H21/0358/08) for planning permission has been submitted to South Holland District Council. Permission is being sought to convert the agricultural buildings at Tysdale House to use as either light industrial/business premises of holiday accommodation. The agricultural buildings are in the cartilage of Tysdale house which is a Grade II Listed Building. Building appraisal is required at the pre-planning stage in order to identify the significance of the building and inform the proposed conversion. A brief for the appraisal has been prepared by the Lincolnshire County Council Historic Environment Team.

5 AIMS AND OBJECTIVES

5.1 The aim of the work will be to provide an appraisal that will enhance existing knowledge of

the building, provide a record of historic fabric, and supply information that will aid informed recommendations on applications for Planning and Listed Building Consent.

5.2 The objectives of the appraisal will be to:

5.2.1 reflect the architectural quality and structural complexity of the building;

5.2.2 provide a chronology of the building;

5.2.3 provide an understanding of the building in its local context;

5.2.4 establish the phases of development with associated functions

5.2.5 provide sufficient information to allow any planning applications for changes of any of the building fabric to be properly assessed and informed conclusions on the merits of the proposals to be reached.

6 BUILDING APPRAISAL

6.1 Building appraisal will be undertaken prior to the formulation of planning decisions. This will involve recording, examination and appraisal of the building. Subject to accessibility and Health and Safety considerations, the recording and examination will include:

6.1.1 A photographic survey showing the building in its context; details of the exterior; interior views of all rooms and circulation areas; and possibly structural or decorative details. The photographs will be cross-referenced with plans showing the location and direction of view.

6.1.2 Production of plans and elevations, based on existing architects drawings, showing evidence for phasing and incorporating details of the form and location of any structural features and alterations, including modern changes both internally and externally; supplemented by

6.1.3 A written record providing a detailed description of the building, including accounts of the building's type, materials and construction, and a full descriptive analysis of its origin and development.

6.1.4 In addition, historic research will be undertaken to clarify the history of the building, its associations and relationship of the building to the local landscape.

6.1.5 A statement of significance of the building and its parts will also be prepared.

7 SITE OPERATIONS

7.1 <u>General considerations</u>

7.1.1 All work will be undertaken following statutory Health and Safety requirements in operation at the time of the investigation.

7.1.2 The work will be undertaken according to the relevant codes of practise issued by the Institute of Field Archaeologists (IFA), under the management of a Member of the institute (MIFA). Archaeological Project Services is IFA registered organisation no. 21.

7.1.3 Examination and recording of the building will be undertaken by staff with appropriate experience of building appraisal and recording.

7.1.4 Any and all artefacts found during the investigation and thought to be 'treasure', as defined by the Treasure Act 1996, will be removed from site to a secure store and promptly reported to the appropriate coroner's office.

8 REPORTING

8.1 On completion of the fieldwork, a report detailing the results of the building recording will be prepared. This will consist of:

A summary of the survey results and appraisal.

A description of the history and historical setting of the building, employing the historical research.

A text describing the results of the building survey and appraisal.

Location plans of the site and building

Plans and elevations of the building, showing the locations of evidence for phasing, alteration, and the positions of features.

Interpretation of the development and use of the building.

Appropriate photographs of the elevations, general interior views and specific features, related to plans showing the location and direction of view of each image.

A statement of significance.

9 REPORT DEPOSITION

9.1 Copies of the report will be sent to the client; South Holland District Council Planning Department; and to the County Council Archaeological Sites and Monuments Record.

10 ARCHIVE

10.1 The documentation and records generated during the investigation will be sorted and ordered into the format acceptable to The Collection, Lincoln. This will be undertaken following the requirements of the document titled *Conditions for the Acceptance of Project Archives* for long-term storage and curation.

11 PUBLICATION

11.1 Details of the investigation will be input to the Online Access to the Index of Archaeological Investigations (OASIS).

11.2 If appropriate, notes on the findings will be submitted to the relevant national journals: *Post-medieval Archaeology* and *Vernacular Architecture*.

12 CURATORIAL RESPONSIBILITY

12.1 Curatorial responsibility for the archaeological work undertaken on the site lies with the Historic Environment Team, Lincolnshire County Council. They will be given written notice of the commencement of the project to enable them to make monitoring arrangements.

13 VARIATIONS

13.1 Variations to the proposed scheme of works will only be made following written confirmation of acceptance from the archaeological curator.

13.2 In the event of the discovery of any unexpected remains of archaeological/historical importance, for example the incorporation within the building of earlier structural remains, or of any changed circumstances, it is the responsibility of the archaeological contractor to inform the archaeological curator (*Lincolnshire Archaeological Handbook* 1998, Sections 5.7 and 18).

14 PROGRAMME OF WORKS AND STAFFING LEVELS

14.1 The building recording will be undertaken prior to the conversion and is expected to take one day.

14.2 The survey will be undertaken by staff with appropriate experience of building recording and appraisal.

14.3 Analysis and report production will be undertaken by the building surveyor with assistance from an illustrator.

15 INSURANCES

15.1 Archaeological Project Services, as part of the Heritage Trust of Lincolnshire, maintains Employers Liability Insurance of £10,000,000, together with Public and Products Liability insurances, each with indemnity of £5,000,000. Copies of insurance documentation can be supplied on request.

16 COPYRIGHT

16.1 Archaeological Project Services shall retain full copyright of any commissioned reports under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Specification.

16.2 Licence will also be given to the archaeological curators to use the documentary archive for educational, public and research purposes.

16.3 In the case of non-satisfactory settlement of account then copyright will remain fully and exclusively with Archaeological Project Services. In these circumstances it will be an infringement under the Copyright, Designs and Patents Act 1988 for the client to pass any report, partial report, or copy of same, to any third party. Reports submitted in good faith by Archaeological Project Services to any Planning Authority or archaeological curator will be removed from said Planning Authority and/or archaeological curator. The Planning Authority and/or archaeological curator will be notified by Archaeological Project Services that the use of any such information previously supplied constitutes an infringement under the Copyright, Designs and Patents Act 1988 and may result in legal action.

16.4 The author of any report or specialist contribution to a report shall retain intellectual copyright of their work and may make use of their work for educational or research purposes or for further publication.

17 BIBLIOGRAPHY

English Heritage, 2006 *Understanding Historic Buildings, A guide to good recording practice*

Specification: Version 1, 08-07-08

Appendix 3

GLOSSARY

Bay	Regular structural subdivision of a building; the bays may be marked by roof-trusses, beams *etc.*
English bond	Brickwork arranged with alternate layers of stretchers (bricks laid lengthwise) and headers (bricks laid so their ends are visible).
Light	An aperture through which light may pass, such as a pane of glass (each separate pane of glass within a window).
Loose Box	A small room, usually almost featureless, in which a single animal (horse or cattle) could be isolated or a small number of cattle could be kept untethered. Loose boxes usually have some form of drain in the floor for the removal of liquid manure.
Relieving arch	Arch over a lintel to relieve the latter from the weight of masonry above, and to discharge the forces away from the lintel.
Segmental heads/arches	Arch with its centre below the springing-line, thereby forming a very gentle arc compared to the width of the opening it spans.
Straight join	Regular vertical junction between two sections of walling that shows one part was butted against the other.

Appendix 4

THE ARCHIVE

The archive consists of:

4	Sheets of annotated architects' drawings
1	Daily Record Sheet
3	Photographic Record Sheets

All primary records are currently kept at:

Archaeological Project Services
The Old School
Cameron Street
Heckington
Sleaford
Lincolnshire
NG34 9RW

The ultimate destination of the project archive is:

The Collection
Art and Archaeology in Lincolnshire
Danes Terrace
Lincoln
LN2 1LP

The archive will be deposited in accordance with the document titled *Conditions for the Acceptance of Project Archives*, produced by the Lincolnshire City and County Museum.

Lincolnshire City and County Council Museum Accession Number: 2008.119

Archaeological Project Services Site Code: TMTH08

OASIS Record No: archaeol1-46806

The discussion and comments provided in this report are based on the archaeology revealed during the site investigations. Other archaeological finds and features may exist on the development site but away from the areas exposed during the course of this fieldwork. *Archaeological Project Services* cannot confirm that those areas unexposed are free from archaeology nor that any archaeology present there is of a similar character to that revealed during the current investigation.

Archaeological Project Services shall retain full copyright of any commissioned reports under the *Copyright, Designs and Patents Act* 1988 with all rights reserved; excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Specification.