

PHOTOGRAPHIC RECORD

For

SINGLE STOREY BARN

At

**BROADGATE BARN
694 BROADGATE
WESTON
SPALDING
LINCOLNSHIRE
PE12 6JA**

For

MR GRAHAM BOWATER

PLANNING APPLICATION ISSUE



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Document Summary

- This document is produced in support of applications H22-0382-24 and H22-0384-24 in anticipation that this information would be required in the same way as it was for approvals H22-1031 and H22-1032-23 previously.
- The information here provided aligns with that which was requested in condition number 4 of approvals H22-1-31-23 (FPA) and H22-1032-23 (LBC) previously.
- The document sets out to record all relevant features of the building to address sections 1 to 8 inclusive of the previous condition.
- This document was completed in April 2024, though photographs used within it date from between 6th October 2023 and 4th March 2024.

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Site Location

The site address is 694 Broadgate, Weston, Spalding, Lincolnshire, PE12 6JA. This is located on the west side of Broadgate, approximately 380m south-west of its junction with Begger's Bush Lane and West Cob Gate. The location of the site can also be referred to via the following methods:

Grid reference - TF 28288 23864
Easting / Northing - 528288, 323864
Lat/ Long - 52°47'50"N, 000°05'55"W

Refer to drawing A1656-01 for the location and extent. In fig. 01 below the barn in question is in the north-west corner of the site.

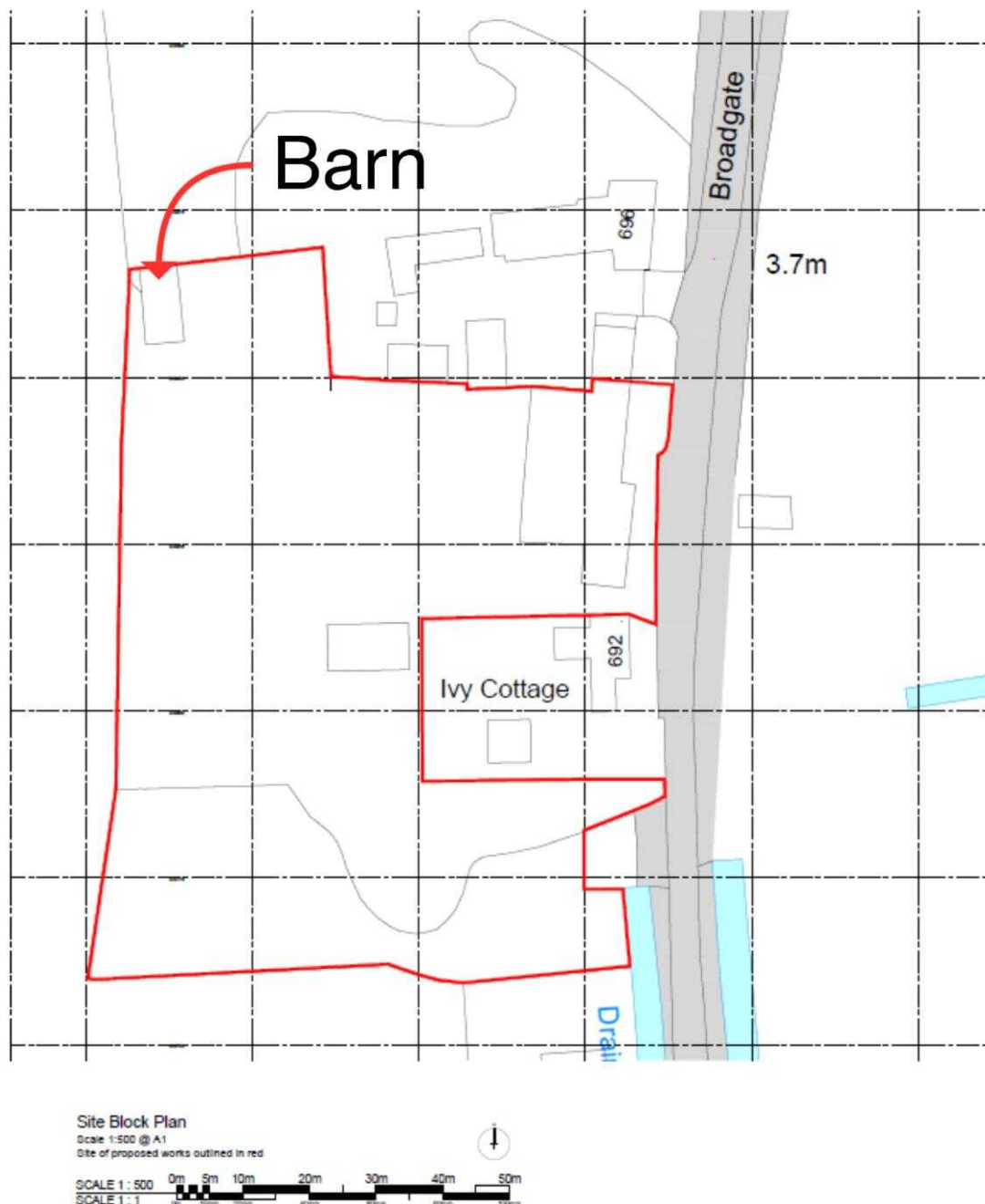


Fig. 01 – Block plan showing location of buildings on site.

General views of the building in its wider setting



Fig. 02 – High-level view from south.



Fig. 03 – High-level view from east.



Fig. 04 – High-level view from west.



Fig. 05 – Aerial view.

The building's external appearance



Fig. 06 – Distant view from south.



Fig. 07 – Close view from south.



Fig. 08 – Distant view from west.



Fig. 09 – Close view from west.



Fig. 10 – Distant view from east.



Fig. 11 – Close view from east.



Fig. 12 – Distant view from north.
Note – the north elevation is on the site boundary, more distant views are not available from public land.



Fig. 13 – Close view from north.

Overall appearance of principal rooms and circulation areas.

The extant barn comprises only a single room and a roofed bay, details are as follows.



Fig. 14 – Interior view of room looking to south.



Fig. 15 – Interior view of room looking to west.



Fig. 16 – Interior view of room looking to north.



Fig. 17 – Interior view of room looking to east.



Fig. 18 – View within covered bay looking to south.



Fig. 19 – View within covered bay looking to west.



Fig. 20 – View within covered bay looking to north.

Note that the east side of the covered bay is open, with no wall. The roof has collapsed, and the debris has been removed.

External and internal detail relevant to buildings design.

The extant barn is rectangular in plan form, now comprising only a single room and an adjacent open space with a roof over. Historic maps provide evidence that this was once part of a larger complex and there is evidence on site of further construction adjacent, though it is not known whether this is original. Site evidence suggests that the walls forming the covered area at the north end of the barn have moved historically because there is an area where the brickwork appears to have been altered to stitch the two walls back together. This crack is evident in photographs 19 and 21.



Fig. 21 – North section of west elevation with repaired crack in brickwork evident.

The main external structure is formed by a solid brick wall (3 skins thick), the thickness of the wall is generally circa 350mm. At present the walls extend from ground level to approximately 2500mm above, though this is a maximum figure, and numerous areas are lower than this. All substructure works is concealed and cannot therefore be determined. Bricks on site vary in size, but an average for what appear to be the original bricks is 220mm long x 105mm wide x 70mm deep (fig. 22, 23 & 24). The brick bond is English Garden Wall, with 1 header course, 3 stretcher courses and then a further headed, repeated (fig. 25). Ten courses in depth equates to 820mm. Mortar appears to be a traditional lime-mix, but erosion has meant that the original pointing profile cannot be determined.



Fig. 22 – Brick, typical length 220mm.



Fig. 23 – Brick, typical width 105mm.



Fig. 24 – Brick, typical depth 70mm.

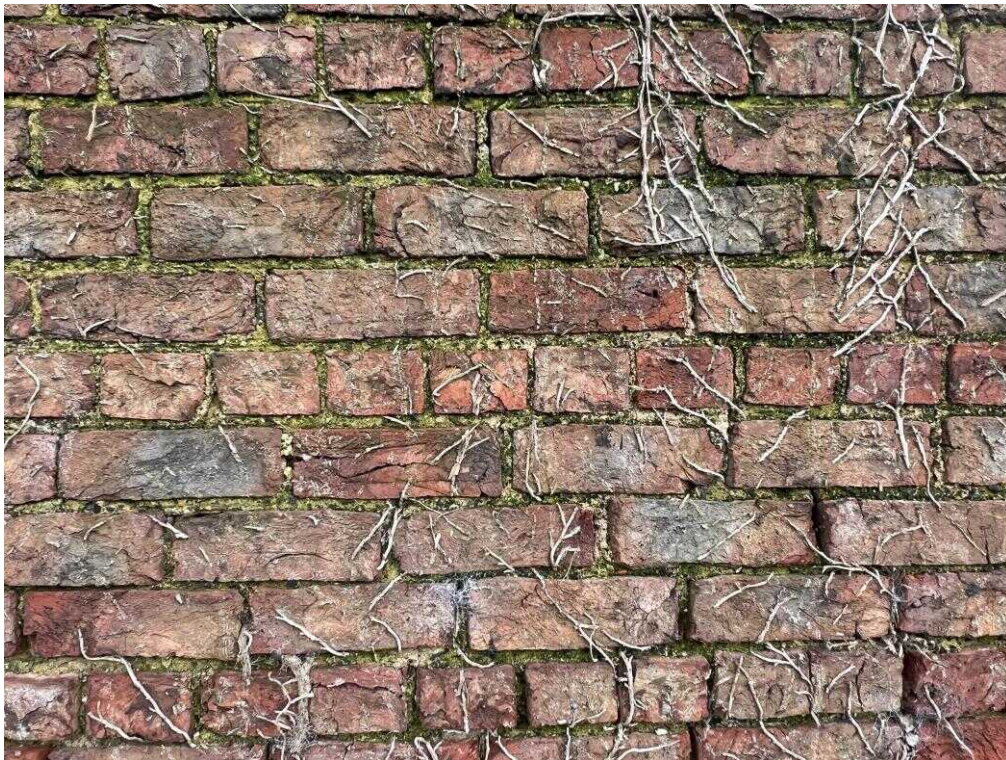


Fig. 25 – Brick pattern (south area of west elevation).

The wall is capped by a timber wall plate which is laid flat with its inner face flush to the inner face of the external wall. The plate measures nominally 200mm wide x 60mm deep.



Fig. 26 – Wall plate set on wall.

The rainwater goods comprise cast iron half-round gutters (fig. 27) supported on iron threaded bar rise and fall brackets. These are attached to the building at eaves level along the west and south elevations via spikes set into the brickwork bed joints (fig. 28). There are no external brackets to the other elevations. Bracket details are as follows (fig. 29):



Fig. 27 – Cast iron half-round gutter section detail (loose on floor)



Fig. 28 – Gutter brackets evident on south end of west wall only.

Nom. 310x22x5mm flat bar bracket with last 40mm cut to flat spike.
10mm threaded bar, nominally 130mm long.
20x2mm steel band fixed to top of threaded bar and in half-round shape to support gutter.



Fig. 29 – Gutter bracket detail (loose on floor)

The roof of the building has collapsed but there are several slates still on site that were on the west slope prior to collapse. A sample slate was measured, and its dimensions were 460mm x 260mm x 6mm (figs. 30 & 31). Each slate featured 2 nail holes towards the centre of the slate. It is known that the slates to the east slope were removed historically, and a light-weight sheet covering was utilized for a many years.



Fig. 30 – Roof slate detail 460mm x 260mm x 6mm (loose on floor).



Fig. 31 – Roof slate detail 460mm x 260mm x 6mm (loose on floor).

The east gable of the roofed-in area was historically infilled by timber weather-boarding fixed to the rafters. This gable has collapsed, as has the section of roof behind it. Part of the weather-boarding is however still on site (figs. 32 & 33).



Fig. 32 – Collapsed weather-boarding infill from east gable of roofed-in area.



Fig. 33 – Detail of weather-boarding infill from east gable of roofed-in area.

The external opening have timber lintels and in some cases timber to the reveals. This is evident on the south elevation either side of the two door openings (figs. 34 & 35).



Fig. 34 – South elevation with timber detailing around openings.



Fig. 35 – Detail of timber around openings on south elevation.

Machinery or other plant.

At the time of the inspection there was no machinery or other plant present in the building and no extant evidence that any existed.

Dates and inscriptions.

At the time of the inspection only two inscriptions were found, it is suspected that these were added during the late 20th century (figs. 36 & 37). They do not provide any information about the dates or history of the building, other than to possibly suggest that it may have been used to house domestic animals at some stage (possibly horses).



Fig. 36 – Inscription east wall – Oliver Twist (interior).

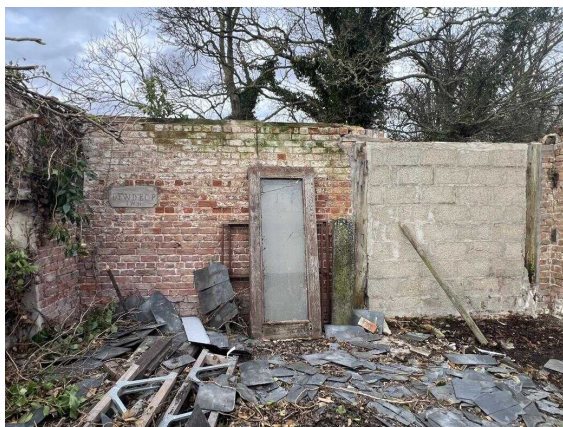


Fig. 37 – Inscription north wall – Dewdrop Inn (interior).

Fixtures and Fittings

A small number of iron fixtures were noted, mainly extant ironmongery from doors which have since been altered or lost (figs. 38, 39, 40, 41 & 42).

One window remains in-situ, though the casement is part-buried in undergrowth below the opening. It is a steel framed putty-glazed unit of the type produced by Crittall. It is therefore suspected that this dates from the interwar period or just after (fig.



Fig. 38 – Iron fixture on external wall, west elevation.



Fig. 39 – Latch adjacent single door opening on south elevation.



Fig. 40 – Hinge fitting adjacent single door opening on south elevation.



Fig. 41 – Bracket at mid-height, north end of east wall, external.



Fig. 42 – Redundant pipe through external wall.



Fig. 43– Steel framed window in west elevation.

Relevant Maps

At the time of the inspection there was no paperwork or maps present on this site.

END