



HERITAGE CONSULTANCY

HISTORIC BUILDING RECORDING POPLAR FARM WESTON HILLS LINCOLNSHIRE

Prepared For
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1. SUMMARY

A programme of historic building recording was required on outbuildings at Poplar Farm prior to their demolition.

The Archaeological Advisor for South Holland District has recommended that a Level II Historic Building Recording (in accordance with Historic England guidance) should be undertaken prior to the demolition. The building was recorded in writing, graphically and photographically.

The buildings are the only surviving remains of the earliest historic element of a farmstead that once comprised several ranges of agricultural buildings. The two surviving buildings include an early phase comprising a brick barn of late 18th or early 19th century date, later expanded in the 19th century to form a u-shaped complex, and a single story building that may have originally served as a nag stable, feed store and trap house.

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.’ (ClfA 2014).

2.2. Planning Background

Planning Permission (H22-0314-21) was granted for proposed extension and alterations, new garage and workshop and demolition of existing outbuildings at Poplar Farm, Weston Hills. Permission has been granted with the provision that Historic Building Recording of the outbuildings to be demolished is undertaken.

2.2 Site Location

Weston Hills lies some 3.7km east of the centre of Spalding in the civil parish of Weston in the administrative district of South Holland, Lincolnshire. Weston Hills is centred on a crossroads formed by Austendike Road and Broadgate. At the south end of Broadgate, some 1.7km from the crossroads lies Fengate Drove on which Poplar Farm is situated at National Grid Reference TF 28299 20146

3. AIMS

The aims of the work were to provide an appropriate record of the standing building on the site, paying attention to surviving elements of the original use of the building and attempting to determine its function as part of the previous historic farmstead prior to its demolition.

4. METHODS

Recording of the building was undertaken in accordance with Historic England guidelines 2016 and ALGAO guidelines 1997.

Subject to accessibility and safety considerations, the recording of the building included:

- A photographic survey showing the building in its context, general and detailed views of the exterior, interior views of the principal rooms and circulation areas and structural or decorative details.
- A dimensioned ground plan measured on site which was annotated to incorporate details of the form and location of any structural features of historic interest.
- A written record providing an account of the building's location, type, materials and dates.

Photographic recording was undertaken with a digital SLR camera. An index of the photographs was compiled on an annotated register.



Plate 1. Buildings 1 and 2, the surviving historic agricultural buildings that were recorded

5. HISTORICAL EVIDENCE

Historic mapping indicates that Poplar Farm once existed as an agricultural complex split into three sections.

Originating probably as a “Regular Courtyard U-Plan” arrangement where the barns, stables, feed stores and cattle shelters were ranged around a yard and carefully placed in relation to one another in order to minimise the waste of labour, and where the manure could be conserved, these types of arrangement were recommended from the mid-18th century and may indicate the earliest date range for the initial construction of the farm. (Historic England 2006).

The farmhouse, a mid-19th century building with modern extensions stands at the west of the complex. Much of the modern extension sits on the footprint of a previous range leading north from the main house towards Fengate Drove.

To the immediate east of the farmhouse is an east-west aligned building separate from the farmhouse (described below as Building 1). The other surviving outbuilding, referred to on the planning drawings as the “brick Barn”, (described below as Building 2) seems to form the western range of a series of agricultural buildings which enclose a small divided crewyard, accessed from the southwest corner. To the south are a further set of buildings which, by the publication of the 1938 revision of the 6” map, published in 1949, was still extant. It had been demolished by the time of the 1950 revision of the 6” map, published in 1952 and buildings 1 and 2 are all that remains of the historic of agricultural buildings. The 1:10,000 map of 1971 does not show Building 1 although this is because of a lack of detail due to the scale (Fig 1d).

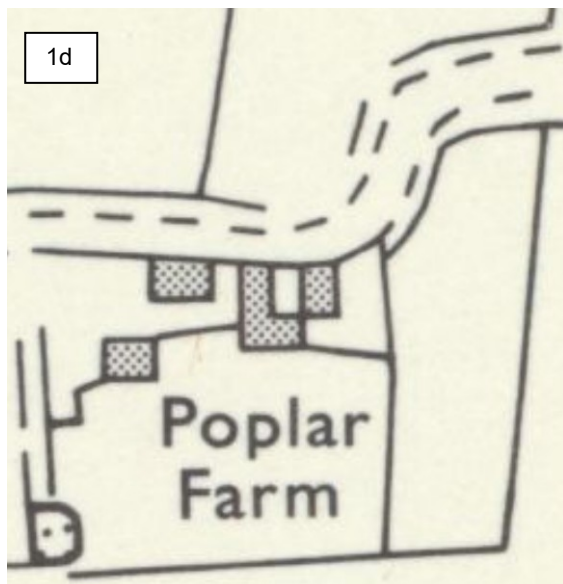
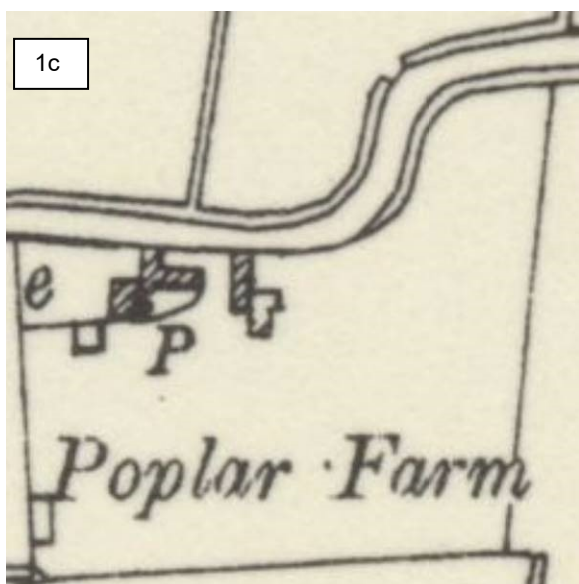
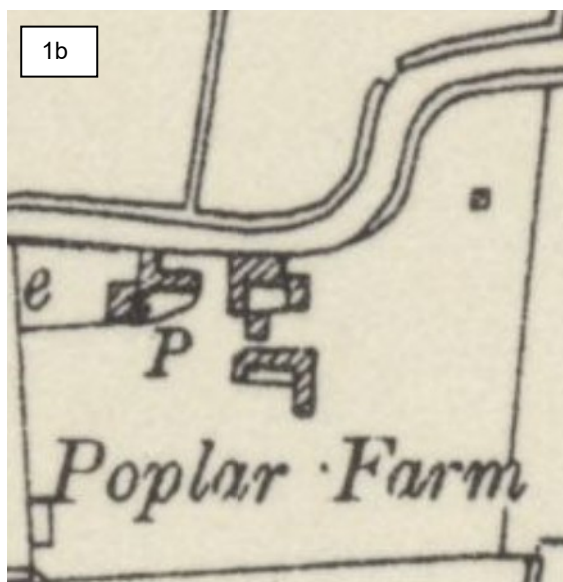
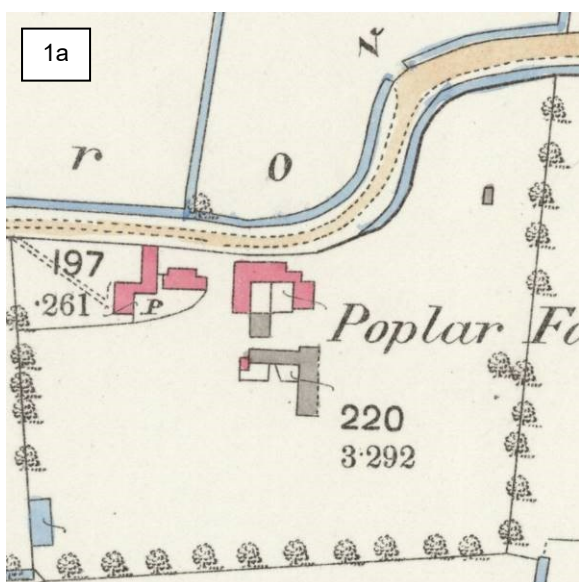


Figure 1a. Extract from the 1888 O.S 25" map

Figure 1b. Extract from the 1949 O.S 6" map

Figure 1c. Extract from the 1952 O.S 6" map

Figure 1d. Extract from the 1971 O.S. 1:10,000 map

6. FABRIC EVIDENCE

The buildings' exteriors and then interiors will be described in turn.

6.1 Building 1 Exterior description (Fig. 4)

The south elevation of Building 1, the east – west aligned single storey building to the east of the farmhouse has a brick wall with no discernible bond pattern. The bricks are laid as stretchers with random headers inserted where it was expedient. The bricks are handmade and of a roughly standard size.

There are three apertures within this elevation. On the west side is a door to Room 1; centrally a further door to Room 2 and at the west end a small window which gives light to Room 3.

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At the east end survives a hipped pantile roof over Room 3. The remainder of the roof is corrugated asbestos ending in a gable at the western end. The guttering around the eaves is modern.



Below the hipped roof on the east elevation, the majority of the end wall serves as a wide, double doored entrance, offset to the north adjacent to a more recent garden wall.

Plate 2 (Above). The south elevation of Building 1

Plate 3 (left). The east elevation of Building 1



The west elevation is a plain gable end with an aperture blocked with modern brick.

A further blocked aperture can be seen at the west end of the north elevation, this time blocked with contemporary brick.

The remainder of the north elevation, as with the south and west elevations, has no discernible bond pattern to the brickwork.

The lime mortar bonding the bricks in building 1 has been tempered with crushed fragments of overfired brick (see Plate 7)

Plate 4. The west elevation of building 1 with a blocked window aperture on its south end



Plate 5. The north elevation of Building 1



Plate 6. Blocked aperture on the west end of the north elevation of Building 1



Plate 7. Detail of the lime mortar on Building 1

6.2 Building 1 Interior Description (Fig. 4)

The interior of building 1 is divided into three separate spaces referred here as Rooms 1 to 3. There is no internal connection between each of these rooms.

At the west end of Building 1, Room 1 shows internal evidence of at least one of the functions of this space within the history of the building (see discussion).

The floor has been laid with quarry tiles throughout the room. The western wall is dominated by a hearth and chimney. In the hearth space is a medium sized iron range oven and stove

and in the southwest corner of the room is a washing copper.



The washing copper in the corner butts against the wall, hearth space and chimney while the hearth and chimney are integral to the construction of this end of building 1 suggesting the copper is a later addition.

Plate 8. The quarry tile floor in Room 1 of Building 1



The aperture of the hearth/fireplace in which the range cooker sits was larger than the current space and has been partly infilled with later fire bricks above the stove. The hearth is not quite central to the end wall and the chimney is staggered so that it exits at the centre of the ridge. There are no external remains of the stack.

Plate 9. The hearth and copper in the west wall of Room 1 in Building 1



The range cooker, a Smith and Wellstood Kudos No.31 with outside thermostat fits tightly inside the hearth space which appears to have been widened on its southern side to accommodate it. The brickwork for the copper now forms the southern wall of the hearth.

Plate 10. The range cooker occupying the hearth space in Room 1 of Building 1



In Room 1 and further to the east where the roof is corrugated asbestos, the roof timbers are later replacements and appear to date entirely to the 20th century.

Plate 11. Replacement roof timbers in Building 1



Room 2 in Building 1 has no internal features or apertures, either on the rear outside wall or in the two internal dividing wall. Accessed only from the southern entrance door the room may have served as a store.

Plate 12. Room 2 in Building 1, a possible store



Internally, Room 3 at the east end of Building 1 is also now featureless. The single window on the south side is not repeated on the rear wall. The large aperture on the east end forming the double doorway appears to be original as there is no sign that the bricks have been cut. This may have served as a trap house (see discussion).

Plate 13. The eastern opening in Room 3 of Building 1

The roof, although pantile rather than corrugated asbestos, sits on replacement timbers of greater age than those to the west, but still replacements for the originals.

6.3 Building 2, Exterior Description (Figure 5).



Plate 14. The west elevation of the southern part of Building 2

The west elevation of Building 2 is constructed of brick laid in Single Flemish Bond (see discussion), the external face having alternate stretchers (bricks laid lengthways) and headers (bricks laid end on). Half width headers known as queen closers are used for strength. A single door offset to the north of centre is the only aperture in this elevation. The roof is pantile.



Plate 15 (above). Detail of the tumbled brickwork on the south elevation of Building 2

Plate 16 (left). South Elevation, Building 2

The south elevation is mostly covered by a modern breeze, concrete and corrugated metal shed, although the tumbled brickwork on the gable end is still visible.



Due to the amount of vegetation, a detailed inspection of the east elevation of building 2 was not possible, however, the opposing door reflecting that in the west elevation was visible indicating the original purpose of the building as a threshing barn (see discussion).

Plate 17. The east elevation of the southern part of Building 2



The northern part of Building 2 is a separate phase of construction. Butting against the southern part, the brickwork is similar to Building 1 in that it follows no distinctive bond pattern. At ground floor level is a single door aperture, covered by a sliding wooden door, with a modern window cut next to it.

Plate 18. The west elevation of the northern part of Building 1

The upper roof section of this elevation had collapsed prior to the survey, but an upper door to a granary floor still remains.



The north elevation of Building 2 has a recently blocked original window aperture. At the east end, the ragged brickwork indicates where the building continued but has, as seen in historic mapping, either collapsed or been demolished. A more recent wall and gate pillar butt against the east elevation.

Plate 19. The north elevation of Building 2

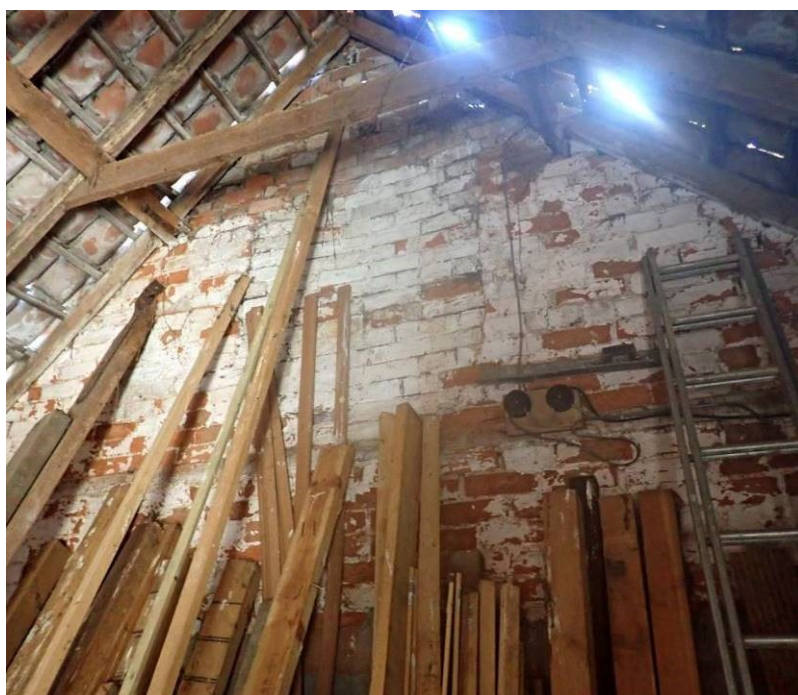
6.4. Building 2, Interior Description (Plate 5)



Currently used for storing wood and other materials, Room 1 in the southern section of the barn is an open space.

The floor is concrete and on the internal walls there are brick pillars for strength on either side of the opposing doors.

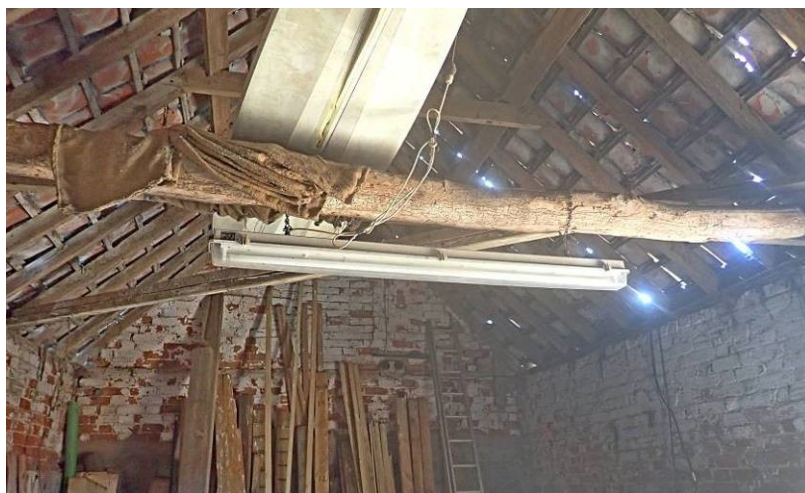
Plate 20. Brick pillars either side of the eastern door in Room 1 of Building 2



On the southern internal wall, a blocked door can be seen that would have given access to an upper storage area, for bags of grain produced in the barn below.

The roof timbers are, as with Building 1, replacements and appear to be of a similar age to those in the pantiled section of that building.

Plate 21. Blocked door to the upper storage area at the south end of Room 1



A single rough timber spans the space between the opposing doors in Room 1. It no longer serves any load carrying capacity but may be a remnant timber original to this barn or a building that pre-dated it.

Plate 22. A rough timber spanning the space between the opposing doors in Room 1



Plate 23 (above). The door from Room 1 in Building 2 to Room 2 with cracking above



Plate 24 (right). The western wall of Room 2 butting against the northern wall of Room 1, a previously external wall

On the north wall of Room 1, on the east side is a doorway to Room 2. This is not an original aperture and has been cut into the brickwork. It is notable that the gable end walls are not as thick as the east and west walls and are laid in Flemish Bond rather than Single Flemish Bond. Cracking has been caused due to the insertion of the door.

In Room 2 it can be clearly seen that the west wall of this room butts against the wall of the southern section rather than keying into it (Plate 24).



On the west wall of Room 2 is the door aperture, reinforced internally with brick pillars on either side indicating an original feature.

To the south of this is a feed trough, which appears to be a later insertion.

Plate 25. The feed trough and door on the west side of Room 2 in Building 2



On the north side of Room 2, near to the recently blocked window is the wooden steps leading to the upper floor. Comprising sturdy beams and a closely boarded surface, this would have served as a grain store.

Plate 26. Wooden Steps in Room 2 of Building 2 to the upper floor; a grain store



On the west wall is a partially collapsed diamond shaped "breather" slit to allow airflow into Room 2.

To the south of this, mostly hidden by ivy is a blocked doorway that would have lead into the historic east west range of the u-shaped complex.

There were no visible remains of this section of the complex apart from a low wall on the east end of the complex incorporated into the wall of a modern barn (Fig. 3).

Plate 27. The breather slit and position of a blocked doorway in Room 2 of Building 2

7. DISCUSSION

There are two distinct phases within the surviving buildings. The earliest phase is the southern part, Room 1, in Building 2. Originally this building would have served as a barn, initially for threshing wheat crops. The opposing doors would have created the air-flow on the threshing floor. The threshed crop would have been stored on the floor adjacent to the threshing floor and also at first floor level. A blocked doorway to this upper store can be seen in the southern wall below the ridge line of the roof. This design of barn is common throughout south Lincolnshire where these barns often represent the earliest phase of farmsteads¹. The east and west walls are double thickness and laid in Single Flemish Bond where the external pattern of brickwork is not repeated on the internal face. In cases where a double thickness wall of this type has the Flemish Bond pattern internally and externally it is known as Double Flemish Bond². It is likely that the barn dates to the latter part of the 18th or early 19th century.

The farm was then developed into the U-shaped pattern around a crewyard. Of this, only Room 2 of Building 2 remains and the roof of that has collapsed. There is evidence that this was also used for, or associated with grain; the diamond shaped breather slit allows ventilation on the ground floor and the strong timbers and close fitting boards of the upper floor are also associated with grain storage³. The feed trough, to the south of the door suggests that this was later re-purposed for animals.

The brickwork on this part of Building 2 is much rougher and of no distinct pattern, however, it can be seen to be a later phase from how it butts up against the barn wall, using this as the western side of the u-shaped complex.

Building 1 was also constructed in this later phase of the farm as can be seen from the brick and mortar being of the same pattern and material as the north part of Building 2. Room 1 on the west side has served as a washhouse and a cooking area, as seen by the washing copper and range that has been inserted into a widened hearth. These and the quarry tile floor are unlikely to represent the original purpose of the room as only the chimney itself is an integral part of the building. It may have originally served as a nag shelter or loosebox which were often heated to assist foaling horses or sick animals. Room 2, adjacent has neither windows nor connecting doors and is likely to have served as a feed store. Room 3 with its open end leading to the road may have been a trap house. This interpretation is also given weight by the proximity of the building to both the farmhouse and the road.

The remainder of the farm complex has since been demolished with only a very small section of the eastern wall of the u-shaped complex still standing among modern barns. There is no longer any trace of the southern complex shown on the historic mapping.

8. CONCLUSION

The historic building recording undertaken at Poplar Farm, Weston Hills showed the scant survival of a historic farm complex that began with a threshing barn and was then added to in order to construct a more formal and efficient system of agricultural work through its redesigned buildings. Historic mapping shows this as part of a wider complex, some of which may have dated, along with the barn, to the earliest phase. The buildings recorded are a scant survival of a disappearing tradition of farm buildings in Lincolnshire, and these, being in bad repair, are not suitable for renovation, and as such will be demolished.

¹ Barnwell and Giles, p.50

² Brunskill, p.91

³ Barnwell and Giles, p.53

9. ACKNOWLEDGEMENTS

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10. PERSONNEL

Project Coordinator: Neil Parker
Building Recording: Neil Parker
Photographic reproduction: Neil Parker
CAD Illustration: Neil Parker
Analysis: Neil Parker
Archiving: Maria LeRoi

11. BIBLIOGRAPHY

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Ordnance Survey 1887 *Lincolnshire Sheet CXLII.7, 25"*

Ordnance Survey 1904 *Lincolnshire Sheet CXLII.7, 25"*

Ordnance Survey 1949 *Lincolnshire Sheet CXLII, 6"*

Ordnance Survey 1952 *Lincolnshire Sheet CXLII, 6"*

12. ABBREVIATIONS

ClfA Chartered Institute for Archaeologists

OS Ordnance Survey

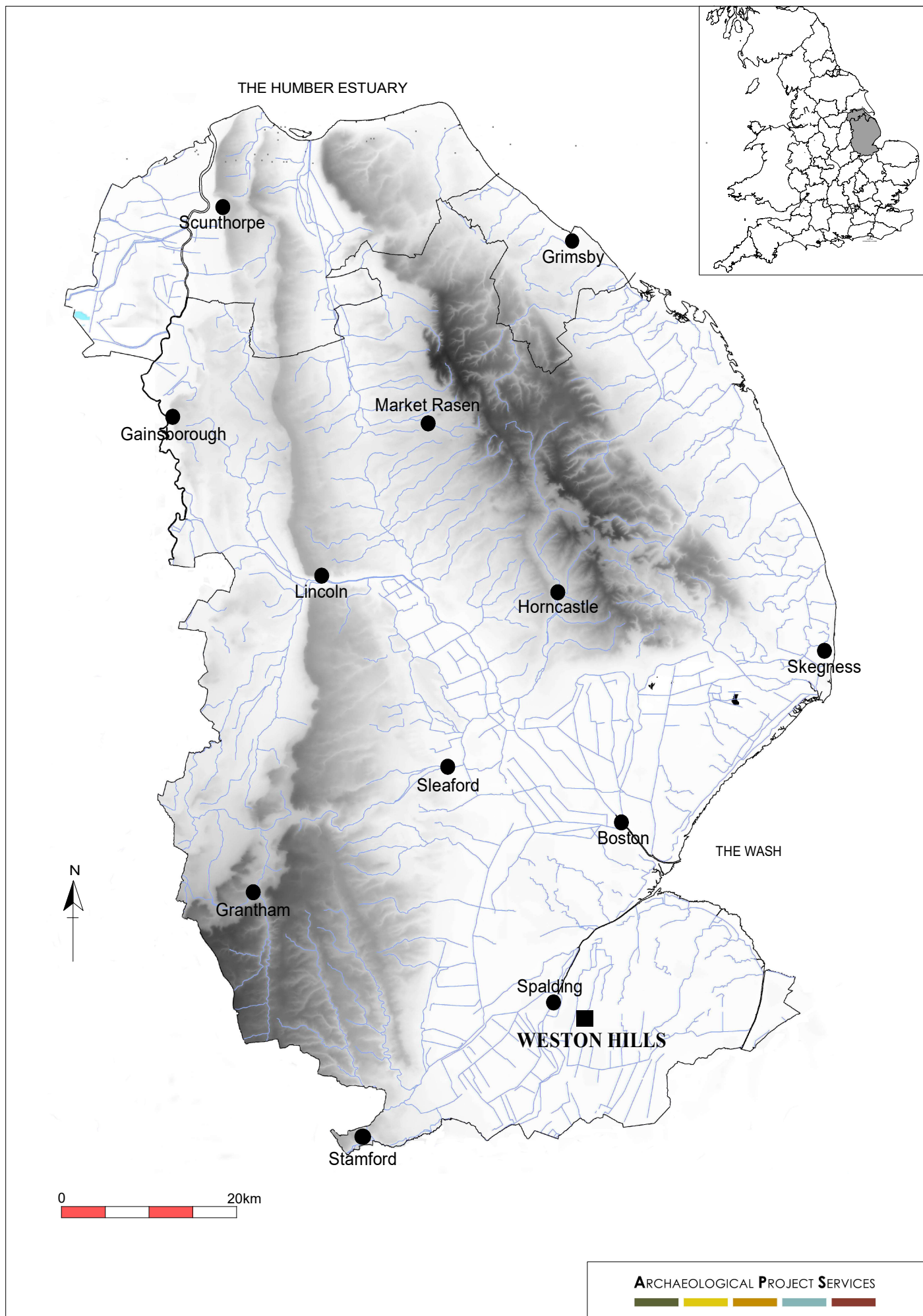


Figure 2 - General location plan



Figure 3. Site location

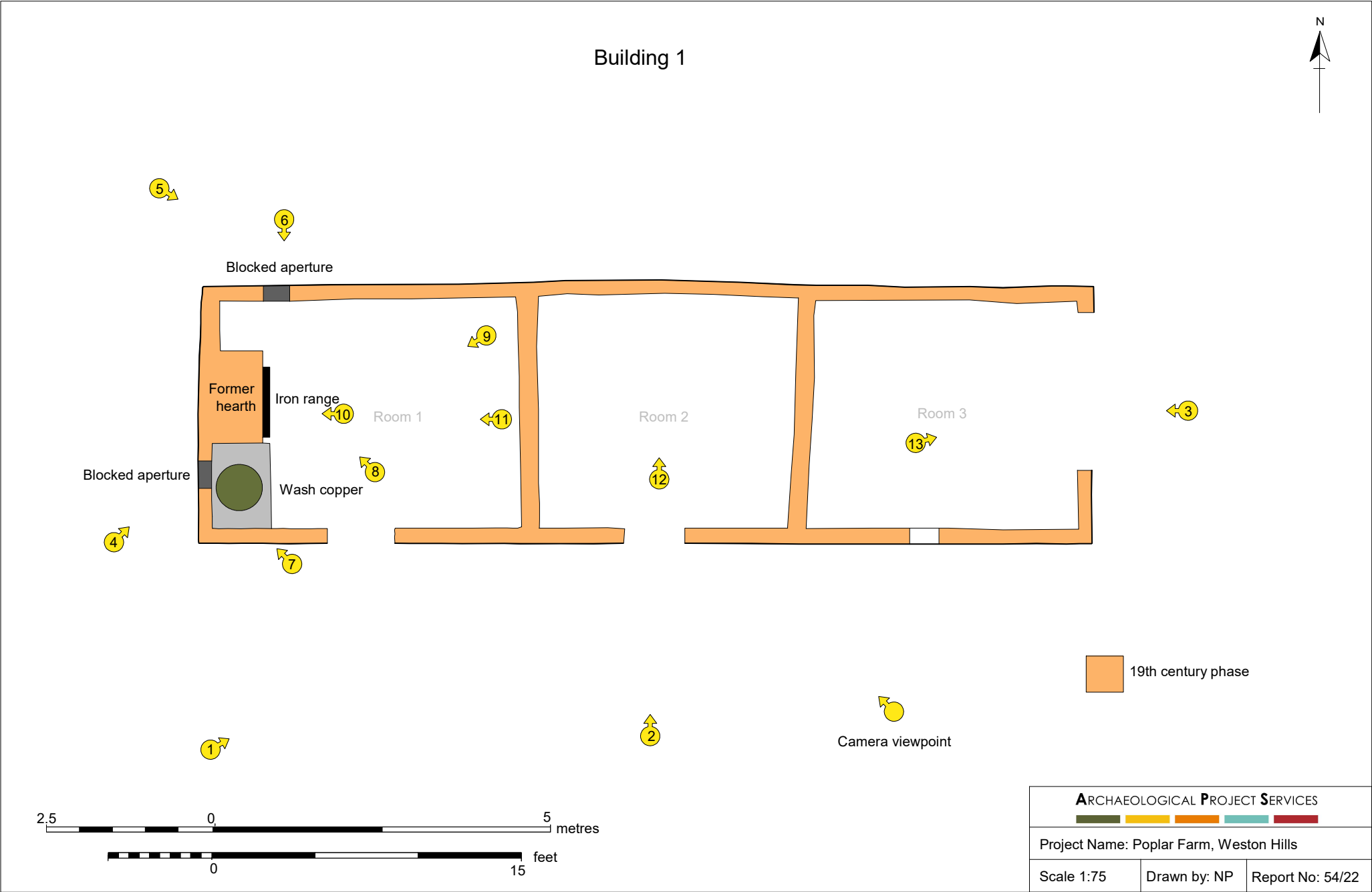


Figure 4. Building 1, plan and plate locations

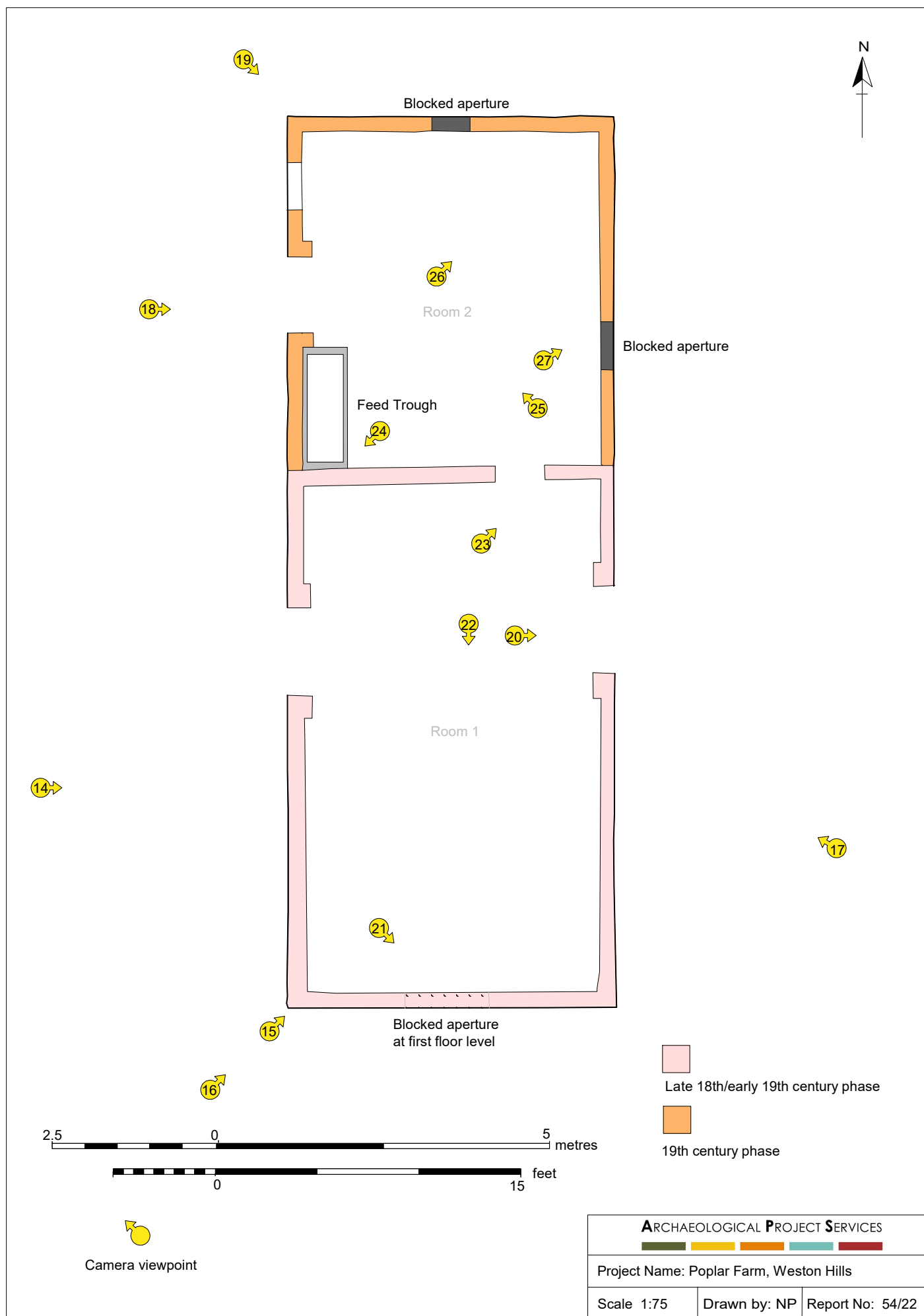


Figure 5. Building 2, plan and plate locations

Appendix 1

THE ARCHIVE

The archive consists of:

2	Photographic record sheets
1	Daily record sheet
1	Sheets of annotated field sketches
1	MP3 file of dictated field notes to accompany sketches

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

Accession no: LCNCC:2022.96

Archaeological Project Services Site Code: WHPO22

Oasis record no: archaeol1-508500

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.

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Summary for archaeol1-508500

OASIS ID (UID)	archaeol1-508500
Project Name	Descriptive Buildings Record (Level 2) at Poplar Farm, Weston Hills Lincolnshire
Sitename	Poplar Farm, Weston Hills Lincolnshire
Activity type	Descriptive Buildings Record (Level 2)
Project Identifier(s)	Poplar Farm, Weston Hills, Lincolnshire
Planning Id	H22-0314-21
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	Archaeological Project Services
Project Dates	07-Jul-2022 - 07-Jul-2022
Location	Poplar Farm, Weston Hills Lincolnshire NGR : TF 28299 20146 LL : 52.763686326034, -0.100006993445879 12 Fig : 528299,320146
Administrative Areas	Country : England County : Lincolnshire District : South Holland Parish : Weston
Project Methodology	Survey of two surviving elements of a farm complex, originally a much larger u-shaped complex with additional buildings to the south. Photographic, drawn and annotated survey of building type and phases
Project Results	A record was made of the buildings and their functions. First phase consisting of a threshing barn, second phase includes a granary and a separate building with a nag stable, feed store and trap house
Keywords	Farmstead - POST MEDIEVAL - FISH Thesaurus of Monument Types
Funder	
HER	Lincolnshire HER - unRev - STANDARD
Person Responsible for work	N, Parker
HER Identifiers	HER Event No - LCNCC:2022.96
Archives	