Witham Archaeology

A Report to G. R. Merchant Ltd on behalf of Mr and Mrs Goddard

July 2023



28 BROADGATE, WESTON HILLS, SPALDING, LINCS PE12 6DQ

HISTORIC BUILDING RECORDING

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28 BROADGATE, WESTON HILLS, SPALDING, LINCS PE12 6DQ

HISTORIC BUILDING RECORDING

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Historic Building Recording

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28 BROADGATE, WESTON HILLS, SPALDING, LINCS PE12 6DQ

HISTORIC BUILDING RECORDING

SUMMARY

This report presents the results of a programme of historic building recording undertaken by Witham Archaeology at 28 Broadgate, Weston Hills, Spalding, Lincs PE12 6DQ ('the Cottage'). The project was commissioned by G. R. Merchant on behalf of Mr and Mrs Goddard.

Cartographic evidence indicates that the building is at least 140 years old, and possibly older since a building appears on the Site on an OS map of 1812. It is typical of vernacular architecture, of a type which is locally distinctive across South Holland and the Lincolnshire Fens.

The Cottage was built, probably in the late 18th century, as a single, gabled, thatched dwelling of two main rooms (probably functioning as parlour and kitchen) with garrets at the front (east)and probably lit by gabled dormer windows. Both front and rear of the building have a central doorway.

The phasing of construction is uncertain. The series of small service rooms to the rear (west) may have been built at the same time as the two main rooms or were perhaps a later extension as an outshot under a catslide roof. There is no visible join in the brickwork of the gables, however, to suggest this service range was a later addition. The stack at the north gable end of the Cottage is integral to the building, whereas the one at the south projects from the gable wall from ground level upwards.

From cartographic evidence of the 1880s, the building was subsequently divided into two dwellings, north and south, apparently each with an outside WC. Either at the same time or after, the outshot was raised to form an upper storey in order to increase loft space, with the upper rooms probably being accessed via ladders, rather than stairs.

More recently, the two halves of the Cottage were recombined to form a single dwelling, the windows have been replaced with uPVC versions and the roof covering replaced with concrete tiles. A central staircase has been installed rising steeply just inside the door at the back (west) of the Cottage and fully contained within the depth of the outshot.

Also, fairly recently, a small, enclosed porch was added in front of the rear entrance door of the Cottage. and a lean-to built against each of the gable ends.

1.0 INTRODUCTION

This report presents the results of a programme of historic building recording undertaken by Witham Archaeology at 28 Broadgate, Weston Hills, Spalding, Lincs PE12 6DQ ('the Cottage'). The project was commissioned by G. R. Merchant on behalf of Mr and Mrs Goddard at the request of the Historic Environment Officer, Lincolnshire County Council, advisor to South Holland District Council. Fieldwork was carried out on 19 April and 30 May 2023. They are seeking planning permission for demolition of the existing building and construction of a new dwelling and garages. The previous application for the replacement dwelling was turned down.

The information in this document is presented with the proviso that further data may yet emerge. Witham Archaeology cannot, therefore, be held responsible for any loss, delay or damage, material or otherwise, arising out of this report. The document has been prepared in accordance with the Code of Conduct of the Chartered Institute for Archaeologists (CI*f*A).

2.0 SITE LOCATION, TOPOGRAPHY & GEOLOGY (Figs 1 & 2)

Number 28 Broadgate, Weston Hills ('the Site') lies in the civil parish of Weston in the administrative district of South Holland in the Lincolnshire Fens. It is located at NGR TF 27409 18327, 1km north-east from the centre of Cowbit, 1.7km south from the centre of the village of Weston Hills and 5km south-east of the centre of Spalding. The A16 road passes about 550m to the west of the Site.

Weston Hills is a linear village on a north-to-south axis, running along Broadgate, which extends from Weston village in the north to the B1357 in the south, a total of almost 7km. The Site abuts the west side of Broadgate.

The Site lies at 3m AOD on Oxford Clay formation (mudstone), overlain with tidal flat deposits (clay and silt) (British Geological Survey 1:50 000 Solid and Drift).

3.0 ARCHAEOLOGICAL & HISTORICAL BACKGROUND

The settlement of Weston combined with Moulton in the Domesday Survey of 1086 were together held by two lords: Ivo Tallboys and Guy of Craon, with a total of 41.5 households.

The place-name Weston derives from Old English, meaning 'west farm or settlement' (KEPN).

The earliest cartographic evidence showing the Site is a bounded plot of land on the Ordnance Surveyor's drawing of 1812 (British Library) (Fig. 4). The plot is rectangular, aligned north to south, and set back slightly from the west side of Broadgate. It contains two buildings: one to the north and one to the south.

There is no enclosure map or award for Weston parish, but the Weston tithe map of 1838 (Fig. 5) shows the Site as a series of three plots, numbered 280, 281 and 282, aligned west to east. These are owned by Matthew Ellis (Table 1 below). Plot 280 is 12 perches in area and shows a rectangular building aligned north to south, with a small extension at the north-west corner. This holding is described as a 'House and Garden', while plots 281 and 282 are 'gardens'. Plot 283, described as a 'Barn and homestead' and laid out to grass, shows a rectangular building aligned north to south halfway along its east boundary, and separated from the road by plot 284, laid out to grass. The two buildings correspond closely to those shown in the 1812 drawing.

Plot	*Owner*	*Occupier*	*Description*	*Area in A R P*
279	Matthew Ellis	Ann Buck	[blank] (grass)	3 3 39
280	**Matthew Ellis**	**Ann Buck**	**House and Garden**	**0 0 12**
281	**Matthew Ellis**	**Ann Buck**	**A garden**	**0 0 12**
282	**Matthew Ellis**	**Ann Buck**	**A garden**	**0 0 15**
283	Matthew Ellis	Ann Buck	Barn and homestead (grass)	0 1 3
284	Matthew Ellis	Ann Buck	[blank] (grass)	0 1 13

Table 1: Weston Tithe award, 1838 (with the three plots forming the present Site in bold)

Matthew Ellis also owned plot 279 – a grass close extending west of the Site – as well as plot 283 and 284, which are narrow strips of land extending north from plots 281 and 282 respectively.

All of Matthew Ellis's plots were occupied by Ann Buck. The tithe map was created on 10 April 1838; it is possible that she is the widow Ann Buck from Spalding who married John Beeston, a farmer from Weston, a few months later on 24 October in the parish church of Weston St Mary. She was the daughter of Abraham Gibson, a farmer; he was the son of Thomas Beeston, also a farmer (Weston marriage register).

Thomas Beeston left a will when he died in 1841, in which he leaves his son John "all that my piece of land commonly called Tylers Yard, containing about six acres, subject to his paying off a mortgage which is thereon ..." (LAO: LCC will 1841/31). However, it is not known if this is the Site and, besides, no building is mentioned.

John Beeston remarried in 1842, so his first wife Ann must have died. The only death or burial in the records is for Ann Beeston buried at Weston on 4 August 1840 aged 60. If this was indeed his wife, she was thirty years older than him (he was born *c.* 1810 according to the 1851 census), so could their marriage have been one of economic convenience?

The widowed John Beeston married Mary Hogg in 1842 at Cowbit (Cowbit marriage register). No specific addresses along Broadgate are given in the 1851 census, but the order in which the households are enumerated suggests that John Beeston and his family are resident at the Cottage. He is a farmer, aged 41, born in Weston. Mary is aged 29 and was born in Cowbit. They have two children: Mary Ann aged 8 and John aged 6, both born in Weston (1851 census).

Mary Beeston was buried in her native parish of Cowbit in 1856 aged 34, but her husband and their children have not been found in subsequent censuses, parish registers or civil registration records. Trade directories and electoral registers are not helpful, as houses were not numbered at this time. It is possible that they emigrated.

The first printed map showing the site of 28 Broadgate is the Ordnance Survey 1st Series map of 1856 (Fig. 6). This shows two (possibly three) buildings, though the resolution is too poor to reproduce meaningfully.

By 1887 and 1888, when the 1st Edition OS maps were produced (Fig. 7), the barn that appeared in the map of 1838 (and possibly 1856) has disappeared.

The Cottage is clearly set out in the six-inch OS map of 1887, and more clearly on the coloured version of the 25-inch OS map of 1888 (Fig. 8). The latter shows the building appearing to be divided into two dwellings (north and south). At the north gable end is a small extension, on a different footprint from the present lean-to, and at the east corner of the south gable is a small (uncoloured) addition, which could be a pigsty. A water well is marked to the south of the building and a small outbuilding lies west of the north gable, which may be an outdoor WC. A similar outbuilding lies to the south of the south gable.

The 25-inch OS map of 1905 shows the same layout, but subsequent maps (including the 1937 six-inch OS map) reduces the depiction of the buildings to a fuzzy block (Fig. 8).

The Cottage is therefore at least 140 years old, as evidenced by the 1880s maps, and could be older if this is the same building as shown on the earlier 19th-century maps of 1812 and 1856.

There is no Conservation Area in Weston Hills. The nearest listed buildings (Fig. 3) to the Site are Elmtree Farm, a Grade II farmhouse of *c.* 1800, 125m north-north-east (National Heritage List for England no. 135294), and a Grade II, early-19th century tower mill, 850m to the south-west in Backgate, Cowbit (NHLE 1359258).

4.0 AIMS & OBJECTIVES

The principal objectives of the project were to:

- *produce an archive record of the buildings prior to any alterations or demolition which might be required as part of its conversion to domestic use.*
- *gather sufficient documentary evidence to allow an interpretation of the relationship of the building to the local landscape and a consideration of its local, regional and national significance.*
- *produce a project archive and report for deposition with the Lincoln museum in Lincoln.*
- *provide information for accession to the County Historic Environment Record (HER).*

5.0 METHODOLOGY

Fieldwork was carried out in accordance with guidelines issued by English Heritage in the document *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

The photographic record was compiled in digital RAW format (to be converted to TIFF for archive storage), using a full-frame DSLR camera with 24–70mm zoom lens. A drone was used to capture aerial shots. The record includes general views of the buildings and their settings, views of all of the elevations and interiors, and detail shots of specific architectural features (for example, doors, windows, roof structures etc.). An index to the images was compiled on Witham Archaeology *pro forma* registers.

All of the buildings were inspected for evidence of structural alteration and development over time.

A full set of plan and elevation drawings was provided by G. R. Merchant Ltd for use in field recording and for illustration purposes in this report.

A search was made at Lincolnshire Archives Office, for topographical material relevant to the chronological development of the Site.

For the purposes of this report the main building is designated as 'the Cottage'.

6.0 RESULTS

The following account contains descriptions of the buildings on the Site, both externally and internally, with photographs grouped together at the end of each section for ease of reference.

6.1 Aerial (Plates 1–5)

Aerial photographs taken by drone show the Site within its immediate surroundings. It is aligned roughly north to south and is set back from Broadgate by 42m. Access is via a trackway along the south boundary of the Site.

There is no visible evidence on the ground of the divisions of the Site into three closes, as shown on the tithe map of 1838 (Fig. 5).

COLOUR PLATES



Plate 1: Aerial view of the Site, looking south



Plate 2: Aerial view of the Site, looking south

COLOUR PLATES (Cont.)



Plate 3: Aerial view of the Site, looking south



Plate 4: Aerial view of the Site, looking west

COLOUR PLATES (Cont.)



Plate 5: Aerial view of the Site, looking east towards Broadgate.

6.2 Exterior (Plates 6–26)

See Fig. 9 for direction of view of plates.

The main structure of the Cottage comprises a rectangular building aligned north-to-south, with a chimney stack at each end. The east and west facade each has an opposite central doorway and a symmetrical arrangement of windows. The building is single-storey at the front, with two dormer windows, and is two-storey at the back with a 'catslide' roof over an outshot. Each gable end has a lean-to, single-storey extension.

The walls of the Cottage are constructed of hand-made bricks, typically about 240mm long (but some are smaller at about 220mm) and about 55–60mm thick (Plates 6 to 8). The east (front) elevation is laid in a loose English bond (Plates 9 to 10) as is the west (back) elevation up first-floor level (Plates 13 to 15). The bonding is a soft lime mortar with occasional whiteish inclusions up to 2mm across in size. The bricks and mortar are considerably weathered, creating an uneven surface. The back wall has been extended upwards by eleven or so brick courses to create additional space at the first-floor level within the loft, using machine-made bricks laid in a garden wall bond of one course of headers to seven of stretchers (Plates 13 & 14).

The north and south gables are laid in English bond. Each gable has a chimney stack with a single chimney pot: the stack at the north end is integral to the building (Plates 16 & 17), whereas the one at the south is an external stack projecting from the gable (Plates 20 & 21).

A small patch of tumbling-in is visible in the brickwork at the level of the roof line in the south gable (Plate 22).

The north and south gables are 'tied' together by two tie rods, one each side of the roof, secured by wrought-iron, S-shaped tie plates (Plates 16, 17 & 21).

The roof is covered in modern concrete tiles. At the front of the Cottage, both gable ends rise to form a parapet above the roof line (Plates 7 & 8). Viewed from the gable ends, the roof is asymmetrical, with the back of the building extending as an outshot (Plate 16). The angle of the front (east) roof is about 45 degrees, whereas the back (west) roof slopes more gently and changes angle slightly about halfway down to accommodate the upper extension, forming a 'catslide' roof over the outshot. This change in angle is more obvious at the south gable (Plate 21).

The two square windows in the front (east) elevation of the Cottage are placed one each side of the central doorway and are double-glazed replacements of the original windows (Plate 6). Each has three panes, one main and two side (Plate 10). The door and windows have a segmental arched lintel in brick with the space between it and the window frame infilled. Three of the windows on the west (back) side of the Cottage (two at first-floor level and the one to the left of the central doorway) are roughly square and comprise an upper and lower pane (Plates 12 to 14). Each has a horizontal timber lintel above. The pair of smaller windows to the right of the central doorway have been inserted into a blocked-up part of the wall, presumably when the bathroom was created in that corner of the Cottage (Plate 14).

The entrance door in the east elevation of the Cottage is constructed of vertical planks with a top and bottom rail, and is hung on two wrought-iron strap hinges (Plate 9). The space between the top of the door and the arched brick lintel has been filled in (Plate 10).

The small porch/conservatory around the back (west) door to the Cottage comprises a low brick wall (twelve courses in stretcher bond) with timber framework (formerly glazed?) and a corrugated, lean-to roof (Plates 12 & 15).

The two gabled dormer windows are aligned along the eave of the roof and are barge-boarded at the front. Each window comprises an upper and lower pane (Plate 11).

Each gable wall has a lean-to extension, flush with the front (east) elevation of the Cottage, in machine-made bricks in stretcher bond. The north extension stops short of the back (west) wall of the Cottage (Plate 16 to 19). Its roof is covered with pantiles and descends from the level of the eave of the Cottage

roof. A small window is inserted into the north wall of the extension at roof level (Plate 16), and a door in the west wall gives access inside (Plate 19).

The lean-to brick extension against the south gable is laid in stretcher bond with a single course of headers halfway up the west side (Plates 20 to 22). It extends towards the west, but stops short of the west wall of the Cottage, and encompasses the projecting chimney stack. A doorway leads into the west wall of the extension. In the east side of the extension is the outline of a former doorway, now bricked up (Plate 23). The roof is of corrugated iron(?).

To the south-west of the Cottage is a small outhouse, with a pair of doors in the north elevation (Plates 24 to 26). It is constructed in red brick in stretcher? bond, with a corrugated iron roof sloping down towards the back. This may have originally been partitioned to function as a double water closet.

COLOUR PLATES (cont.)



Plate 6: East elevation of Cottage, looking west-north-west; 2m scale



Plate 7: South and east elevations of Cottage, looking north-west; 2m scale

COLOUR PLATES (Cont.)



Plate 8: East and north elevations of Cottage, looking south-west; 2m scale



Plate 9: Central doorway in east elevation of Cottage; 2m scale

COLOUR PLATES (Cont.)



Plate 10: Ground-floor window (south side) in east elevation of Cottage



Plate 11: Dormer window on south side of east elevation of Cottage

COLOUR PLATES (Cont.)



Plate 12: West elevation of Cottage, looking east-south-east; 2m scale



Plate 13: West elevation (north side) of Cottage; 2m scale

COLOUR PLATES (Cont.)



Plate 14: West elevation (south side) of Cottage; 2m scale



Plate 15: Entrance door in west elevation of Cottage; 2m scale

COLOUR PLATES (Cont.)



Plate 16: North gable of Cottage, looking south; 2m scale



Plate 17: North gable of the Cottage, looking south-west; 2m scale

COLOUR PLATES (Cont.)



Plate 18: East wall and north gable of Cottage with lean-to extension, looking south-west; 2m scale



Plate 19: North gable and west wall of Cottage with north lean-to,, looking south-east; 2m scale

COLOUR PLATES (Cont.)



Plate 20: West wall and south gable of Cottage, looking north-east, showing projecting chimney stack and south lean-to; 2m scale



Plate 21: South gable of Cottage, looking north-east, showing 'catslide' roof, projecting chimney stack and south lean-to (inset: close-up of tumbling brickwork; 2m scale

COLOUR PLATES (Cont.)



Plate 22: Lower brickwork of south elevation of Cottage, looking north-east; 2m scale



Plate 23: South elevation of Cottage showing blocked-up doorway in east wall of lean-to extension, looking north-west; 2m scale

COLOUR PLATES (Cont.)



Plate 24: West elevation of Cottage, showing position of outhouse (right) to the south; 2m scale



Plate 25: North and west elevations of outhouse, looking south-south-east; 2m scale

COLOUR PLATES (Cont.)



Plate 26: West and south elevations of outhouse, looking north-east; 2m scale

6.3 Interior (Plates 27–77)

Ground floor

See Fig. 10 for direction of view of plates.

Dining room (Plates 27 to 33)

This room is located at the north-east corner of the Cottage. The entrance into the room is from the kitchen, through a timber door consisting of four panels within a stile and rail framework (Plates 30 & 31). The only way of getting from the dining room to the lounge is via the kitchen and the lobby at the west side (back) of the Cottage.

The north wall of the dining room is inset from the north elevation to allow enough depth to accommodate the fireplace, chimney breast and two inbuilt cupboards, one each side of the fireplace (Plate 27). The fire surround is faced with cream and tan tiles with a front hearth and fire basket. The tiles are arranged in a chequer pattern of alternating colours on the inner edge, with cream tiles around the outer edge. It is typical in colour and style of the 1950s.

A dado rail runs around the room at a height of about 0.8m from the floor (Plates 29 to 31). The single window in the east wall is set above a deep sill (Plate 29).

The cupboard to the left of the fireplace has a pair of doors set into a shallow alcove with arched head (Plate 32). The ceiling inside the cupboard is also arched. The cupboard to the right of the fireplace has a single door consisting of two vertical planks (Plates 27 & 28), reinforced with four evenly spaced cross rails. It is hung on two metal strap hinges.

A third cupboard is located at the south-west corner of the room behind a door consisting of three vertical planks hung on two metal strap hinges (Plates 30 & 31). The ceiling above and within the top of the cupboard slopes downwards (Plate 33).

Kitchen (Plates 34 to 38)

The kitchen occupies the north-west corner of the Cottage, within the outshot, and is entered through the porch in the west elevation of the Cottage (Plate 34). The former fixtures and fittings are gone, except for a sink unit in front of the single window in the west elevation (Plate 34), two sets of small wall cupboards, and a line of coat hooks against the east wall of the room. There is a small recess high up in the north elevation (Plate 35).

The ceiling consists of timber planks, and includes two main timber joists.

Lounge (Plates 39 to 43)

The lounge is located at the south-east corner of the Cottage and is entered via the door in the east elevation. The door to the lounge is constructed of vertical planks secured by a wooden frame (Plates 39 & 43).

A dado rail runs around the room at a height of about 0.8m from the floor. The single window in the east wall is set above a deep sill (Plates 39 to 41).

The open fireplace (Plate 42) in the south wall of the Cottage is similar in style and colour (circa 1950s) to that in the dining room. Some of the upper tiles are missing.

The door from the lounge to the lobby is constructed from two sheets (upper and lower) of timber (Plate 41).

Entrance (Plates 44 & 45)

The main entrance to the Cottage leads into the lounge on the east (front) side of the building. The entrance door is constructed of vertical timber planks with reinforcing cross and diagonal rails on the interior side (Plate 45).

A cloakroom cupboard (Plate 44) is located opposite the entrance door.

Bathroom (Plates 46 to 48)

The bathroom occupies the south-west corner of the Cottage and is accessed from the lobby. The bathroom suite consists of toilet, basin and a bath with bath panel with mirror and soap holders in a colour and style dating to around the 1970s. There is a boiler in one corner and the room is lit by one of the two smaller windows in the west elevation. The wooden floorboards are of sawn planks. The door into the bathroom consists of seven vertical planks with top, centre and bottom rails and two diagonal rails (Plate 48).

Lobby (Plates 49 & 50)

The Lobby sits between the bathroom and kitchen, and is lit by one of the smaller windows in the west elevation. The unused width of the original window opening, the surround of which is still *in situ*, has been infilled with an area of tiling.

First floor

See Fig. 11 for direction of view of plates.

Bedroom 1 (Plates 51 to 54)

This room occupies the north-east corner of the Cottage. It extends upwards into the roof space (hence the sloping outside wall) and is lit by a dormer window (Plate 52). The east wall of the room slopes slightly inwards at the top (Plates 53 & 54).

A cupboard in the south-east corner of the room is accessed by a vertical plank door hung on two metal strap hinges. A deep pelmet runs from the top of the cupboard to the casement, forming a recess (Plate 51).

A small part of the south-west corner of the room has been cased off to allow space for a small landing at the top of the stairs (Plate 51). This room is up two further steps off the landing (Plate 68).

Bedroom 2 (Plates 55 to 58)

This room occupies the south-east corner of the Cottage. It extends upwards into the roof space, and so has a sloping outside wall, lit by a dormer window (Plate 57). Like Bedroom 1, the east wall of the room slopes inwards at the top.

This room is up two steps off the landing (Plate 68).

Bedroom 3 (Plates 59 to 62)

This room occupies the south-west corner of the Cottage and can only be accessed via Bedroom 2, down two steps through a wooden door with a thumb-latch fastening (Plates 61 & 62). The door consists of a large sheet of wood, with a thin, horizontal bar about halfway down on one side and a frame with cross rails on the other. The ceiling slopes down towards the top of the window (Plates 59 & 60).

Bedroom 4 (Plates 63 to 66)

This room occupies the north-west corner of the Cottage. Its ceiling slopes down towards the top of the single window (Plates 63 & 65). At the north-east corner of the room is a small feature projecting from the wall, which tapers upwards to form the shape of a wedge against the wall. Its purpose is unclear, but it could be the remnant of a structural element pre-dating the raising of the west wall of the cottage.

The room is accessed immediately from the top of the stairs, with only a low, two-sided, wooden partition for safety (Plates 65 & 70). This appears to be an improved arrangement dating from alterations to form rooms 3 and 4.

Stairs and stairwell (Plates 67 to 70)

The staircase to the first floor rises from the south-east corner of the kitchen. On the landing at the top of the stairs, against the base of the casement in the corner of Bedroom 1 is an angled, wooden, battened panel (Plate 68). This sits directly over the cupboard in the dining room on the ground floor.

Loft (Plates 71 & 72)

The loft is accessed through a small opening in the ceiling above the landing (Plate 68). The roof is a simple rafter-and-purlin construction, with collars at bedroom-ceiling height just below the purlins, with the occasional short 'strut' rising from the collars. The integral chimney stack is visible at the north gable, projecting into the loft space.

Outhouse (Plate 73)

Where the interior has been whitewashed, an untreated vertical line approximately one header deep suggests the position of a now-removed partition. The corrugated roof is laid over a rafter-and-purlin arrangement.

North lean-to (Plates 74 & 75)

Within the north lean-to, the blackening of some parts of the interior brickwork in the north gable wall of the Cottage indicate its use as a coal store. A short stretch at the east end of the north gable wall is black in colour up to a vertical break, which suggests there could formerly have been a partition at this point to contain the coal.

A wooden hatch cover(?) is inserted low into the wall. A piece of rolled-up lead(?) protrudes from this part of the wall *c.* 0.7m from ground level (Plate 74).

Visible from inside the lean-to is a now-bricked-up opening about 0.78m up from ground level and 1.7m west of the east elevation. The opening is roughly square, with one corner clipped. It measures overall 0.8m wide x 0.75 high. At ground level below the opening (but of smaller width) is a 'step' against the wall (Plate 75).

South lean-to (Plates 76 & 77)

The chimney against the south gable of the Cottage is visible from within the south lean-to. It sits on a plinth of five courses of brick, and reduces in width at intervals towards the top. Its construction is in an irregular(?) bond.

COLOUR PLATES (cont.)



Plate 27: Dining Room – west and north walls, showing cupboard each side of fireplace on west wall, looking north-north-west



Plate 28: Dining Room – north and east walls, looking north-east

COLOUR PLATES (Cont.)



Plate 29: Dining Room – east and south walls



Plate 30: Dining room – south and west walls, showing cupboard door (left) and entrance door (right), looking south-west

COLOUR PLATES (Cont.)



Plate 31: Dining room – south and west walls, showing cupboard door, looking west-south-west



Plate 32: Dining Room – cupboard on north wall, to left of fireplace

COLOUR PLATES (Cont.)



Plate 33: Dining Room – cupboard on west wall



Plate 34: Kitchen – south and west walls, looking south-west

COLOUR PLATES (Cont.)



Plate 35: Kitchen – west, north and east walls, looking north-east



Plate 36: Kitchen – north and east walls, looking north-north-east through the kitchen door into the dining room

COLOUR PLATES (Cont.)



Plate 37: Kitchen – east and south walls, looking south-south-east



Plate 38: Kitchen – north wall, looking east-north-east

COLOUR PLATES (Cont.)



Plate 39: Lounge – east wall, looking north-north-east



Plate 40: Lounge – east and south walls, looking south-east

COLOUR PLATES (Cont.)



Plate 41: Lounge – south and west walls, looking west



Plate 42: Lounge – fireplace against south wall, looking south-south-east

COLOUR PLATES (Cont.)



Plate 43: Lounge – north and east walls, looking north-north-east



Plate 44: Cloakroom cupboard off west entrance to Cottage

COLOUR PLATES (Cont.)



Plate 45: Entrance: north wall and east (front) entrance door of Cottage, looking north-east



Plate 46: Bathroom – south and west walls, looking south-west

COLOUR PLATES (Cont.)



Plate 47: Bathroom – small window in west wall, looking west



Plate 48: Bathroom – north wall, looking east

COLOUR PLATES (Cont.)



Plate 49: Lobby – west wall, looking west



Plate 50: Lobby – looking south-east towards the lounge door (left) and bathroom door (right)

COLOUR PLATES (Cont.)



Plate 51: Bedroom 1 – east and south walls, looking south towards recess in south wall



Plate 52: Bedroom 1 – east wall, looking north-north-east towards dormer window

COLOUR PLATES (Cont.)



Plate 53: Bedroom 1 – west and north walls, looking north-north-west



Plate 54: Bedroom 1 – south and west walls, looking south-west towards recess in south wall

COLOUR PLATES (Cont.)



Plate 55: Bedroom 2 – west, north and east walls, looking north-north-west



Plate 56: Bedroom 2 –north and east walls, looking north-north-east

COLOUR PLATES (Cont.)



Plate 57: Bedroom 2 – east wall, looking south-east



Plate 58: Bedroom 2 – east and south walls, looking south

COLOUR PLATES (Cont.)



Plate 59: Bedroom 3 – south and west walls, looking south-west



Plate 60: Bedroom 3 – east, south and west walls, looking south

COLOUR PLATES (Cont.)



Plate 61: Bedroom 3 – north and east walls, looking north



Plate 62: Bedroom 3 – door at north-east corner of room, looking east

COLOUR PLATES (Cont.)



Plate 63: Bedroom 4 – west, north and east walls, looking north



Plate 64: Bedroom 4 – west and north walls, looking north-west

COLOUR PLATES (Cont.)



Plate 65: Bedroom 4 – east, south and west walls, looking south towards staircase



Plate 66: Bedroom 4 – window in west wall

COLOUR PLATES (Cont.)



Plate 67: Staircase, looking east towards the first-floor landing



Plate 68: First-floor landing, with steps up to Bedroom 1 (left) and Bedroom 2 (right), and loft hatch into roof, looking east

COLOUR PLATES (Cont.)

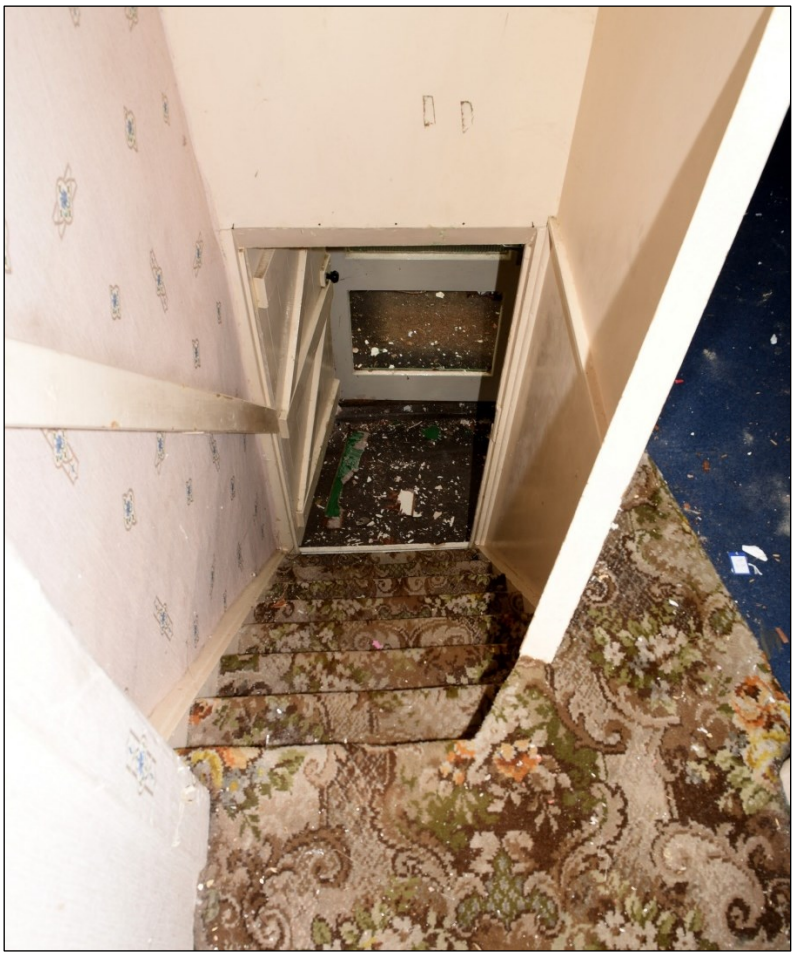


Plate 69: First-floor landing, looking westwards down the stairs, with entrance to Bedroom 4 (right)



Plate 70: Stairwell, looking down west towards door to the porch, with entrance to Bedroom 4 (on right)

COLOUR PLATES (Cont.)



Plate 71: Inside roof, looking north-north-east



Plate 72: Inside roof, looking south

COLOUR PLATES (Cont.)



Plate 73: Interior of outhouse, looking south-east



Plate 74: North lean-to – blocked-up opening in north gable of Cottage, looking west

COLOUR PLATES (Cont.)



Plate 75: North lean-to – blocked-up opening in north gable of Cottage with step below, looking north-east



Plate 76: South lean-to – chimney breast on south gable of Cottage, looking north

COLOUR PLATES (Cont.)



Plate 77: South lean-to – base of chimney breast on south gable of Cottage, looking north

7.0 DISCUSSION & CONCLUSION

The Cottage is typical of vernacular architecture, of a type which is locally distinctive across South Holland and the Lincolnshire Fens. It is at least 140 years old, evidenced by OS maps of the 1880s, and probably older if this is the same building as shown on earlier 19th-century maps. It is possible that the Cottage was originally part of a smallholding associated with the now-demolished 'barn and homestead' to the north.

Fig. 8 shows the development of the ground plan of the Cottage from maps dating from 1838 to 1951.

One example of a similar cottage to 28 Broadgate is the original farmhouse at Old House Farm on Broadgate, Weston Hills (near Austen Dike) about 3km north-north-east of 28 Broadgate. This is shown on a photograph of 1905 (Fig. 13) (Casson & Allsopp). Although partly obscured by a tree and the figure of Ellen Crane aged 18, it is very similar in architectural style to the Cottage, at least from the front: single-storey gable walls with gabled garret windows at eave level; central doorway with a square-shaped window each side, lighting the ground floor; gable-end stack; and a roof covering of pantiles with parapeted gables suggesting it was originally thatched. It only differs from the Cottage in that it has a central stack. Central chimneys are common in the 17th century and tend to pre-date end stacks, which generally date from the 18th and 19th centuries.

The Cottage appears to have undergone at least four phases of significant construction and modification, the exact chronology of which is uncertain. The following account, based upon existing information, is therefore conjectural.

Phase I

The original Cottage comprised two main rooms at the front (east side), with a loft space or garret probably lit by a gabled dormer window above each room. The gable parapets on the east side indicate the roof was originally thatched, but was later replaced, probably with pantiles like those on the northern lean-to. The stack at the north gable end is integral to the building and therefore contemporaneous with the original construction.

Although the cartographic evidence of the 1888 OS map suggests the Cottage was divided into two separate dwellings, it is difficult to interpret the fabric as being purpose-built as a pair: the symmetrical fenestration and dormers, with a central doorway in each of the east and west elevations suggests a single dwelling. Also, there does not appear to be any evidence in the brickwork of the east and west elevations of any alteration in the fenestration or any doorways blocked-up to allow for separate entrances if they were indeed a pair. The 1838 tithe map describes the property in plot 280 as a 'house', singular, although this may be just a stock description for a building regardless of any internal division.

It is not known what the two main rooms in the Cottage were used for, but houses of two-roomed plans in Lincolnshire typically satisfied the basic needs of a kitchen-hall combined (for daily living) and a parlour (for sleeping in). An example of a cottage at the lower end of the social scale was one at Austerby, now demolished. First built of mud and stud in the 15th or 16th century, it was open to the thatched roof and partitioned into hall-kitchen and unheated parlour, with a central staircase. The mud and stud was later partially replaced with brick during the early 18th century. The hall-kitchen was floored over in the early 1700s to form garrets with dormer windows at eave level, and around 1900 the parlour was also floored over to create a chamber above, and an external brick flue was built up the gable to serve a new fireplace to heat the parlour. There was a small barn close by, and a privy stood in the garden. (Roberts 145–7).

Small buildings such a this were often extended with an 'outshot' or 'outshut' to the rear in order to house a series of small service rooms. Outshots were not a very common feature in the 18th-century Lincolnshire, but became more so in the 19th century (Roberts, 319). They provided additional service rooms attached to the main dwelling, rather than detached as outhouses. It is not clear if the single-storey outshot containing the service rooms at the rear (west side) of the Cottage was originally integral or added later. The fact that there is no obvious join visible in the brickwork in the gable walls suggests the outshot was part of the original design and would have been the height of one storey. The angle of the slope of the roof at the rear (west elevation) of the Cottage is gentler than that of the front, suggesting it had a longer slope downwards to accommodate the service rooms on the ground floor. There is no visible

alteration in the brickwork in the gable wall to suggest the angle of the roof was altered from its original slope.

Phase II

By the time the OS maps of 1887 and 1888 were produced, the Cottage appears to have been divided into two self-contained dwellings (north and south). A possible explanation as to how each half of the building was accessed could be that one half was entered through a baffle-entrance through the central door in the east wall, and the other via a baffle-entry lobby in the west wall. Alternatively, access could have been gained through the service rooms at the rear. It was common in Lincolnshire for a ladder to be set in a baffle-entry lobby or the corner of a room to access an upper floor (Pevsner 39).

Given the lack of space in the Cottage, those living on each side would probably have accessed their garret via a ladder. These were still used in the 19th century to access upper floors (Roberts 552).

Figure 14 shows the ground plans of two cottages that have a similar layout to 28 Broadgate. The one at Toynton All Saints has two main rooms at the front (parlour and kitchen) and a series of service rooms to the rear (coals, pantry, dairy and scullery). The building is accessed via a central front door with a baffle entrance, with ladder-access to garrets (Roberts, 164). A similar arrangement of rooms can be found in pairs of cottages at Freiston (Holland) that were built *c.* 1813. One pair was of mud and stud, with thatched roof, built for £30. The other was of brick and tile, costing £60. Each side of the pair had a room below and a room above, and two services rooms each to the rear. Each had an entrance door via the service room at the gable end (Young, 40–1). Both examples differ from the Cottage in that they were built around a central fireplace and stack, whereas the Cottage has end stacks.

The stack at the south gable is not integral to the building but is built against the outside wall, and may have been added when the Cottage was divided into two in order to heat the southern half.

The two small outbuildings marked on the 1888 and 1905 OS maps, one each side of the Cottage, may have been WCs, one for each of the pair of dwellings. The one to the south-west of the Cottage corresponds to the present outhouse.

The apparent division into two dwellings remained until at least 1905 (OS map 25 inch). The 1937 and subsequent OS 6 inch maps are not on a large-enough scale to show any meaningful detail to indicate when the two halves were recombined into the present single dwelling.

There is an extension to the north gable shown on the 1888 OS map but this is centred within the gable wall and not flush with the east elevation of the Cottage as is the present north lean-to. The south gable wall on the other hand shows an extension, flush with the east elevation of the Cottage, that corresponds with the present south lean-to.

Phase III

Either following or at the same time as the Cottage was divided into a pair, the outshot was raised to form a second storey, which ascended part-way into the loft, allowing space for two more bedrooms (3 and 4). The angle of the lower part of the roof was altered to accommodate the extra height and form a catslide roof extension. Catslide roofs were not very common in 18th-century Lincolnshire and don't usually run the whole length of a building (Roberts 319) as it does at the Cottage, which suggests the original single-storey outshot was part of the original design.

At some unknown stage, a lean-to was added to each of the north and south gables.

When one of the service rooms was divided to create a bathroom and lobby of the Cottage, the original single window was replaced with two smaller windows: one to light each room.

Phase IV

Most recently, the Cottage was recombined to form a single dwelling, when plastic windows and concrete roof tiles were introduced.

The central staircase opposite the front entrance door was installed at an extremely steep angle in order to fit it into the available space, within the depth of the outshot at the rear of the building.

The post-medieval buildings of North Northamptonshire (which would also apply to Lincolnshire) have been classified from 1 to 8. The Cottage most closely matches class 6b in layout, having a central entrance with two gable stacks and central stairway (Fig. 15). These were the first small houses to have real symmetry of plan and elevation, and were first found in Northamptonshire in the 18th century. Most class 6 houses date from the 19th century and are of the contracted form without a separate stair hall. The stairs usually rise from a lobby inside the door, which also separates living room from parlour, the latter often unheated. Such buildings are sometimes two rooms deep on the ground floor, the rear rooms being covered by a catslide roof. Class 6 houses account for almost a quarter of all early 19th-century houses in the north of the county. Several class 4a houses were converted to plan 6 in the 19th century by the addition of a parlour fireplace and by moving the stairs to a central position (*RCHME* l–lxxii).

8.0 ACKNOWLEDGEMENTS

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10.0 PROJECT/ARCHIVE DETAILS

10.1 Project Information

SITE CODE:

PLANNING APPLICATION No.: H22-0058-23 (WITHDRAWN)

FIELD OFFICER: Russell Trimble

NGR: TF 27409 18327

CIVIL PARISH: Weston, Lincs

DATE OF INTERVENTION:19th April and 30th May 2023

TYPE OF INTERVENTION: Desk-based assessment: Historic Building Recording

UNDERTAKEN FOR: G. R. Merchant on behalf of Mr and Mrs Goddard

10.2 Archive Details

PRESENT LOCATION: Witham Archaeology Ltd, 2 High Street, Ruskington, Lincs NG34 9DT

FINAL LOCATION: The Collection, Danes Terrace, Lincoln

MUSEUM ACCESSION No.: TBC

ACCESSION DATE: TBC

The Site Archive Comprises:
Digital photographs
Set of Site Notes 1

It is intended that transfer of the archive in accordance with current published requirements will be undertaken following completion of this project.

v.4

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