

OUTBUILDINGS AT CROWN FARM, STOCKWELL GATE WEST, WHAPLODE, LINCOLNSHIRE

HISTORIC BUILDING SURVEY

NGR: TF 3306 2504
PCAS job no. 2840
Site code: CFWH 23
Planning ref. H23-1116-21
Archive acc. no.: LCNCC: 2023.77

Report prepared for G. R. Merchant Ltd.

by

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Summary

- PCAS Archaeology Ltd. was commissioned by G R Merchant Ltd to undertake a scheme of building recording to mitigate the impact of the conversion to residential use of a group of redundant farm buildings at Crown Farm, Stockwell Gate West, Whaplode in the South Holland district of Lincolnshire.
- The buildings at Crown Farm provide physical evidence of the evolution of farming practices from the early 19th to the mid-20th century in fenland Lincolnshire. A farm existed on the site before 1834, as evidenced by the tithe award map, and by 1887 (the date of the first edition Ordnance Survey map) the farm had developed into a loose arrangement of buildings surrounding a group of small yards or enclosures..
- The modern appearance of the group, a 'C-plan' farm with buildings closely arranged around a south-facing crewyard, represented an expensive and planned conversion to something akin to the high farming practices of central Lincolnshire. This reorganisation took place at the end of the 19th century and differs from the standard form in several important respects, suggesting that this farm was redeveloped to serve a more specialised cattle economy.
- Whilst the original buildings have lost many of their primary fixtures and fittings, their original layout and quality of construction – albeit with some alteration – allows them to be considered as a good example of a late 19th-century farm complex which retains some well-preserved elements, such as the cattle shed with feeding passage.
- This building survey has recorded and provided an archive of the farm outbuilding complex, to preserve it by record prior to demolition and the consequent loss of historic evidence contained in its fabric.

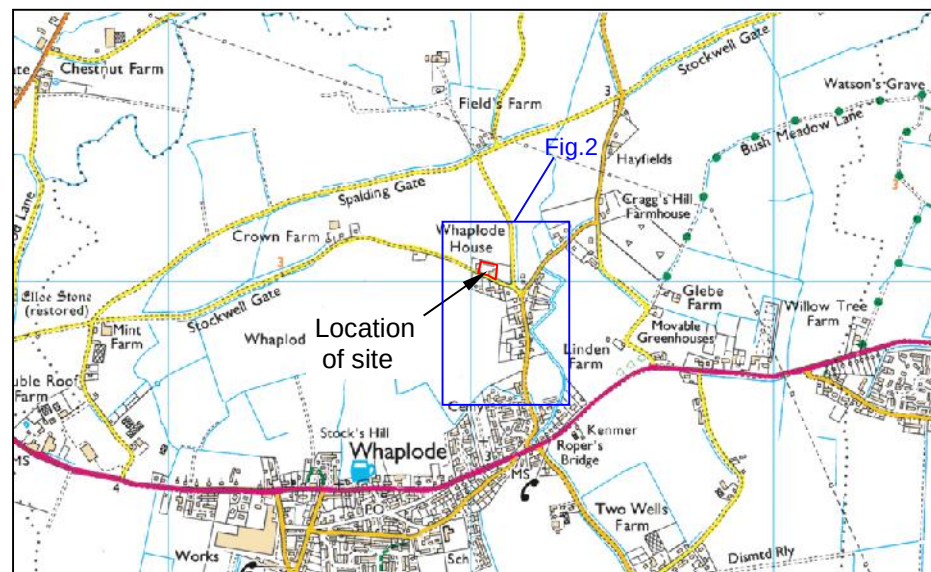


Figure 1: Location plan of the site at scale 1:25,000. The site is marked in red. OS Explorer sheet 249. © Crown copyright 2015. All rights reserved. PCAS licence no. 100049278.

1.0 Introduction

Planning permission has been granted by South Holland District Council (SHDC) in January 2022 for a proposed barn conversion to residential use at Crown Farm, Stockwell Gate West, Whaplode, Lincolnshire (planning application H23-1116-21) with a condition (Condition 18) for a scheme of Historic Building recording to be carried out prior to the commencement of the development. The site is centred on NGR TF 3306 2504.

PCAS Archaeology Ltd. was commissioned by G R Merchant Ltd to undertake a scheme of Historic Building recording to mitigate the impact of the development, to fulfil a pre-commencement condition for a scheme of Historic Building Recording to be carried out prior to any conversion being undertaken. This approach complies with the requirements of the *National Planning Policy Framework* (replacing PPS 5), which makes it incumbent upon local planning authorities to 'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible' (NPPF, s141). It also complies with guidelines set out in *Recording Historic Buildings, A Descriptive Specification* (3rd Edition), RCHME (1996); *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*, CIFA (2023), and a specification prepared by Neville Hall, Freelance Field Archaeologist & Consultant.

Copies of this report will be deposited with the client, the Lincolnshire Historic Environment Record and South Holland District Council. Reports will also be deposited at Lincoln Museum, Lincoln, along with an ordered project archive for long-term storage and curation.

2.0 Site Location and Description (figs. 1 and 2)

The development site is located within the modern civil parish of Whaplode, in the administrative district of South Holland, Lincolnshire. The settlement lies within a flat and relatively low-lying area of the Lincolnshire Fens. Crown Farm is situated on land off the north side of Stockwell Gate West, some distance to the north of the settlement core of the village, at National Grid Reference TF 3306 2504 and at a height of approximately 3m OD.

This farm is depicted on the Ordnance Survey 25-inch mapping dated 1886, and the existing structures represent a significant portion of the brick and pantile 19th-century ranges depicted there. The outbuildings which are the subject of this development are arranged around three sides of a rectangular crew yard with the original farmhouse (Whaplode House, not subject to survey) situated separately to the west and its more recent replacement (Crown Farm, also not subject to survey) located at the east side. The outbuildings comprise a large single-storey brick North Range of cattle byre and storage which continues into the west range (converted from an open-fronted shelter) with a modern lean-to garage to the south. At the east side, a stable had an open-fronted shelter to the south, which has been partially rebuilt as accommodation for pigs.

This group of buildings represents a good surviving example of a 19th-century farm complex. Farm outbuildings are an important element of the Lincolnshire landscape and provide evidence of farming practices that have now largely disappeared, as well as contributing a sense of place and character. As the development will destroy aspects of the original fabric of the buildings important to the understanding of their use and development, a scheme of building recording has been undertaken, to ensure that such information is not lost.

3.0 Planning Background

Vernacular buildings of this type are now under threat from conversion or demolition and are a diminishing resource in our countryside. New uses frequently alter the original fabric and character of the building, and it is beneficial to create a record of the structure before alteration or demolition. A programme of building recording in advance of any redevelopment has therefore been conditioned to

ensure the buildings are recorded prior to their alteration in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.



Figure 2: Location plan of the proposed redevelopment site at scale 1:2500. The area marked in red denotes the farm outbuilding complex. Plan supplied by developer.

4.0 Historical Background

A mid-19th-century county gazetteer notes that Whaplode consisted at the time of three manors: Whaplode Abbots belonged directly to the Crown, while St. John of Jerusalem was held by the heirs of the late Sir Joseph Banks as lessees of the Crown, and the lord of the manor of Whaplode Hagbeach was T. F. Freemantle (White, 1856, p. 868).

The neighbourhood of Whaplode House and Crown Farm could not be identified on the 1819 enclosure award plan for Whaplode parish. The plan is fragmentary, but read in conjunction with another plan of lands in the parish dating to the approximate time of the passing of the Enclosure Act in 1812, it seems that Parliamentary Enclosure applied only to the fenlands to the south of the village, and that an earlier phase of private enclosure had taken in the lands around the village that would have been its open fields (an area labelled 'Whaplode Fields' on the 1887 1st edition Ordnance Survey map).

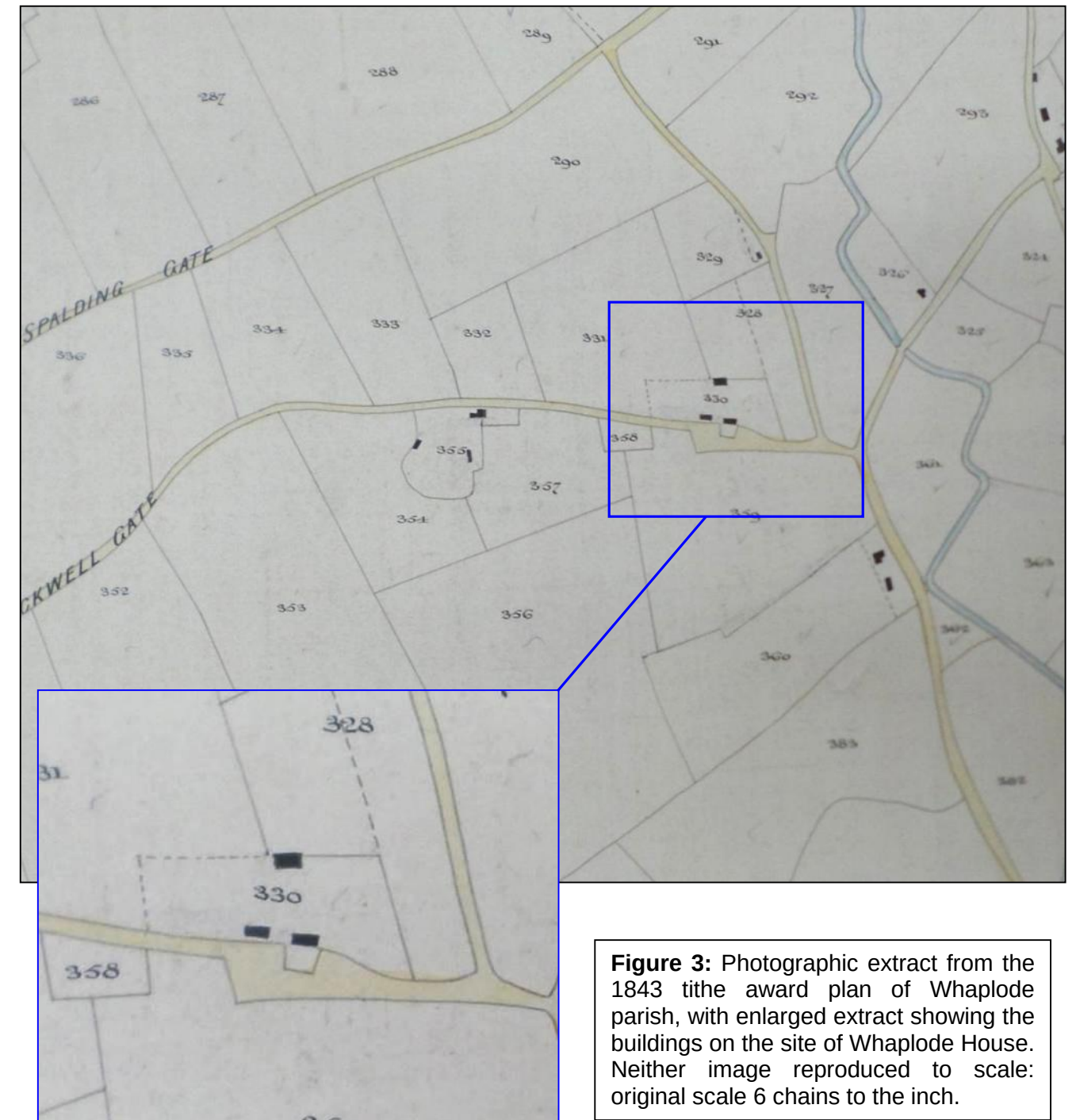


Figure 3: Photographic extract from the 1843 tithe award plan of Whaplode parish, with enlarged extract showing the buildings on the site of Whaplode House. Neither image reproduced to scale: original scale 6 chains to the inch.

The earliest archived plan to show the site is the 1843 tithe award plan (fig. 3). The plot is numbered 330, appearing in the tithe award schedule as 'house, buildings, yards and garden' forming part of a substantial block of property owned by William Hilham or Hitham, for which he is recorded as the only occupier, even though the properties he owned included other dwellings. No record of a landowner with this surname could be found in contemporary county directories. The plot contained three buildings, all on approximate east-to-west axes parallel to Stockwell Gate, with two buildings at the south side of the plot, directly adjoining the road, and a third building at the north side: this building may correspond to a building shown in this position on later maps.

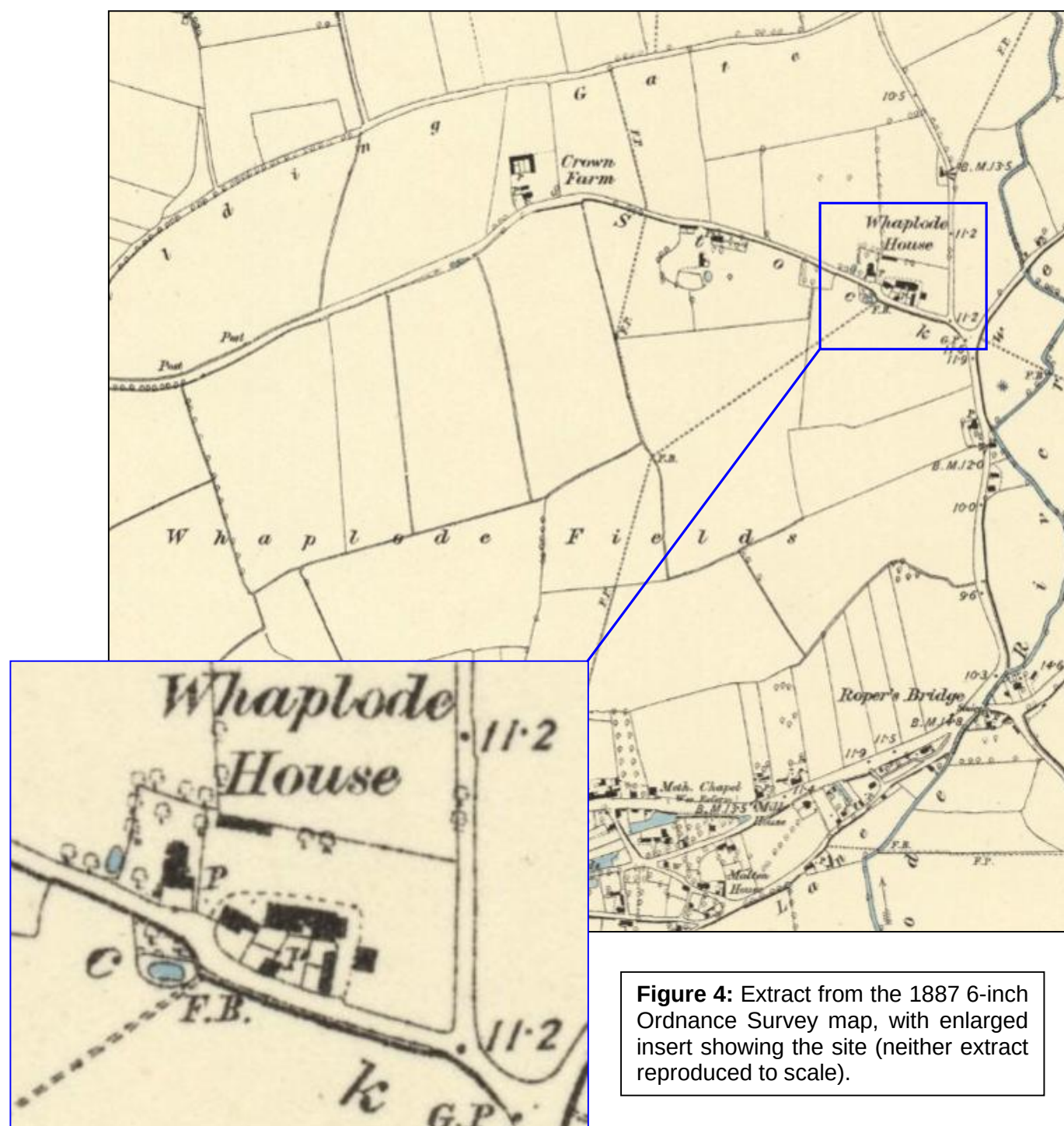


Figure 4: Extract from the 1887 6-inch Ordnance Survey map, with enlarged insert showing the site (neither extract reproduced to scale).

The site was substantially redeveloped in the mid- to late 19th century. No copy of the 1:2500 scale 1st edition Ordnance Survey map was available either online or in the archives: the 6" to the mile scale map shows a rectangular building against the northern side of the plot, which may be the building shown on

the tithe award plan (fig. 4). A farmhouse and a complex of agricultural buildings are shown, with the house situated in a separate enclosure to the west, surrounded by trees. While the 6-inch mapping does not allow the buildings to be shown in fine detail, the farm building complex can be seen to consist of a large range to the north, with smaller buildings to the south, east and west of a group of pens or yards. It is possible that the building on the western side of the complex, directly adjacent to the bend in the road, corresponds to the more easterly of the pair shown on the tithe award plan, which would place the more westerly building within the farmhouse enclosure, possibly forming the southern portion of the footprint of the farmhouse, as the List Entry for the farmhouse describes it as a combination of late 18th and late 19th-century. The full entry reads: 'House. Late C18, late C19. Red brick with ashlar dressings. Slate roof with modillion ashlar eaves parapet and 2 gable stacks. 2 storeys and attic, 3 bay front with central doorway with open modillioned pediment, dosserets, fluted pilasters, semicircular head with keystone and imposts, traceried fanlight, panelled reveal and door. Single glazing bar sashes flank doorway with 3 glazing bar sashes above, all with rusticated wedge lintels with keystones. 3 segmental headed dormers with glazing bar sashes. Plain contemporary staircase with square balusters and moulded rail. Room with pilasters elliptical arched alcoves either side of fireplace with moulded architrave' (List Entry No. 1359257).

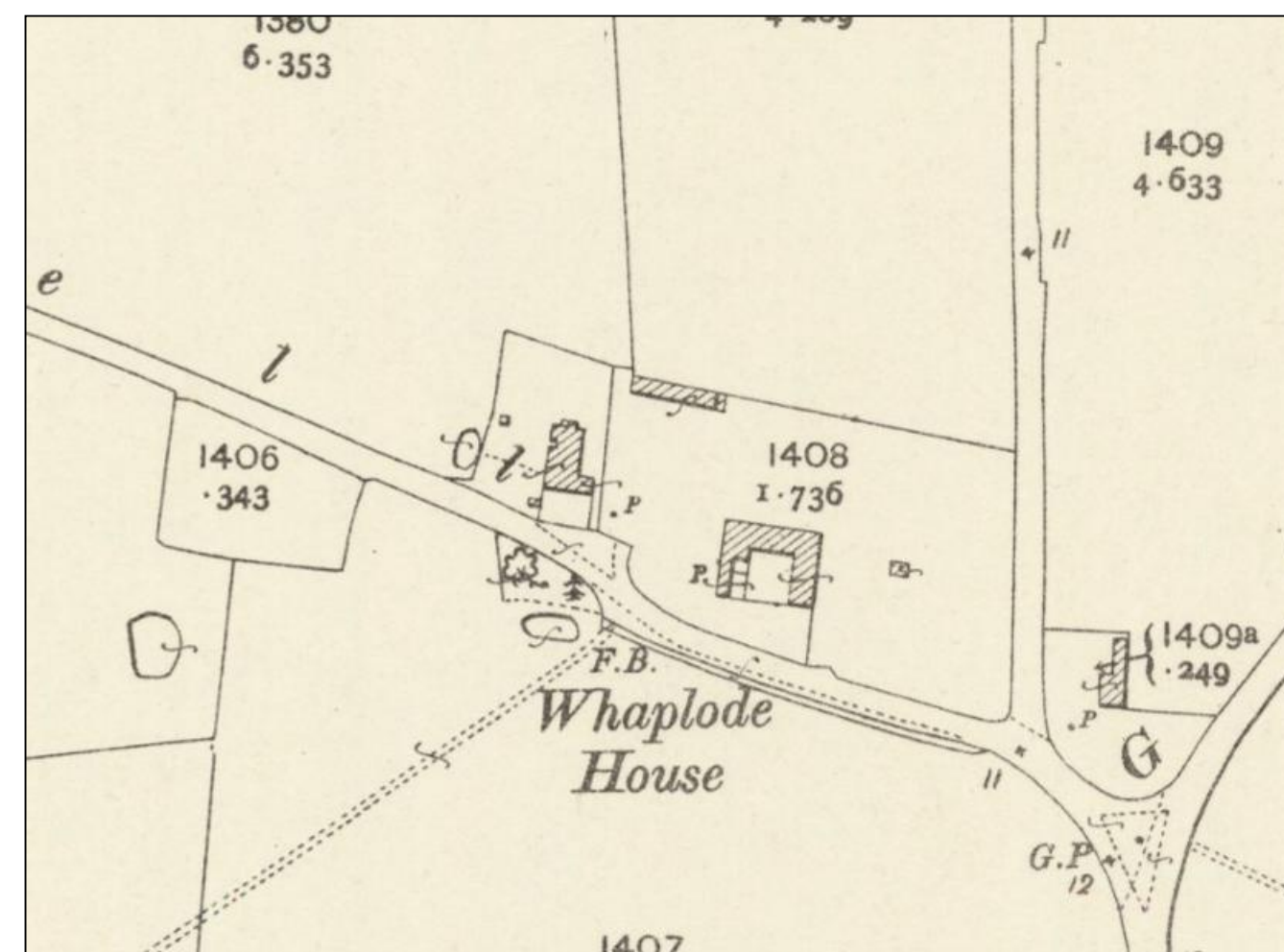


Figure 5: Extract from the 1:2500 scale Ordnance Survey map published in 1904 (not reproduced to scale).

The 2nd edition 1:2500 Ordnance Survey map published in 1904 shows a further redevelopment: the house in its western enclosure and the building at the northern edge of the plot remain unchanged, but the complex of agricultural buildings in the centre of the site has been replaced by a south-facing crewyard with building ranges to the north, east and west. The crewyard is open on the south side to catch the winter sun, a design typical of the High Farming movement of the later 19th century. Part of the western range incorporates a row of smaller pens (fig. 5).

The Lincolnshire Archives holds the 1910 Land Tax valuation book for Whaplode parish, but does not have a copy of the associated field valuation plan showing the properties assessed. The entry for the site can be speculatively identified by comparison to the 1905 Kelly's Directory for Lincolnshire, which lists Carden Wright, farmer and grazier, as the resident of Whaplode House (Kelly, 1905, p. 605). Wright had died before the 1910 assessment was made, but the valuation book has two entries for property associated with him. The 'executors of the late C. Wright' owned a house and garden on Stockwell Gate, which at the time was occupied by the trustees of the late J. Shannon, while a property consisting of 'house and buildings, two cottages and land' on Stockwell Gate was owned by the Crown and occupied by the executors of C. Wright. As the Land Tax survey was not completed everywhere in time for 1910 – valuation went on in some areas until 1915 – it is possible that the 'house and garden' was the property with the 1911 datestone, to the east of the agricultural buildings, which does not appear on the 2nd edition Ordnance Survey map. Carden Wright is listed as a farmer or farmer and grazier at Whaplode House in county gazetteers and business directories from 1882 (White, 1882, p. 805) to the last entry in 1905: neither the family name nor the address can be identified in earlier or later editions.

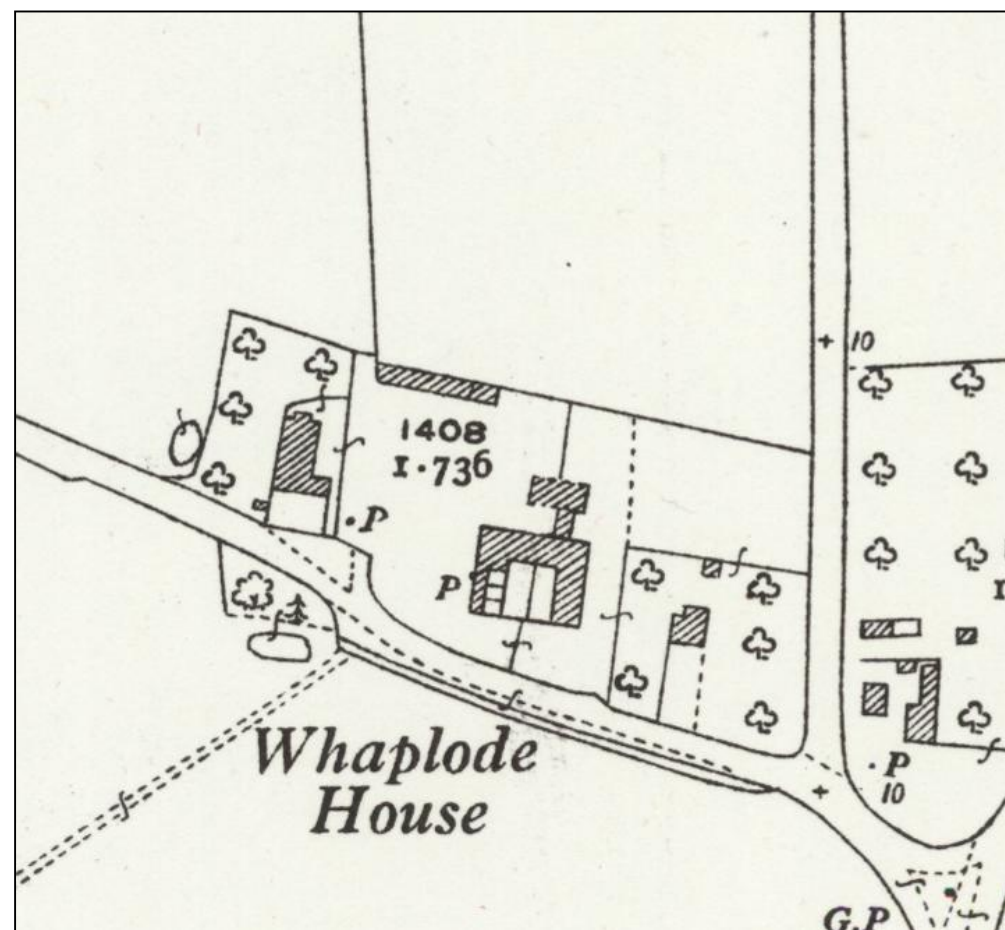


Figure 6: Extract from the 1931 1:2500 scale Ordnance Survey map (not reproduced to scale). The broken lines used for the new building on the north side of the crewyard range indicate that it was open-sided.

The farm was further extended during the first half of the 20th century. The 1:2500 scale Ordnance Survey map published in 1931 shows extensions to the north side of the central complex, where the crewyard has been divided in two. The building at the northern edge of the plot has also been extended by an addition to its eastern end. A separate enclosure on the eastern side of the plot contains a building surrounded by trees, probably the 'house and garden' referred to by the Land Tax assessment (fig. 6). This building is extant and incorporates a 1911 datestone.

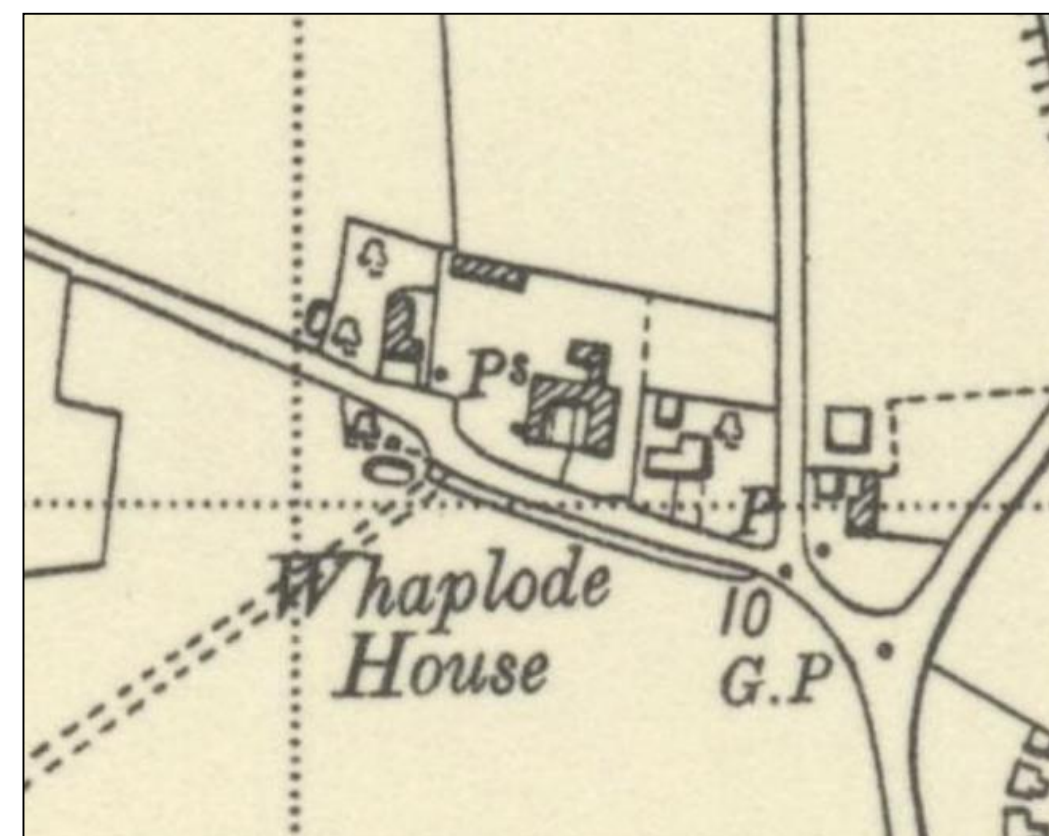
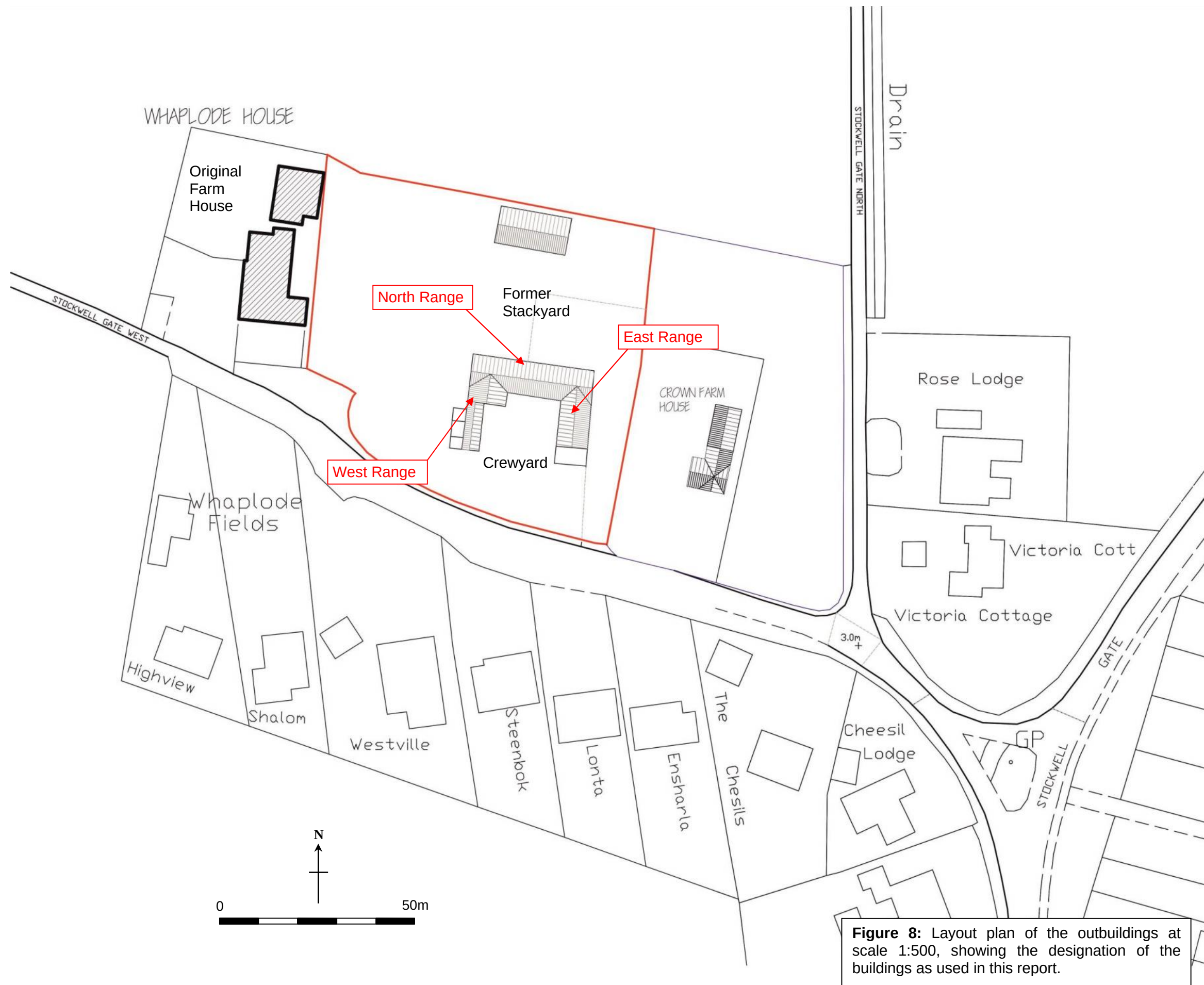


Figure 7: Extract from the 1951 Provisional Edition 6-inch Ordnance Survey map (not reproduced to scale). Buildings surveyed for earlier editions are hatched, while new buildings are left unshaded.

The layout of the farm buildings is unchanged in the 1951 6-inch Ordnance Survey map, although the house to the east has been extended, and the depiction of the building as unshaded indicates that substantial redevelopment has taken place (fig. 7). It seems most likely that the construction of the 1911 house represents the point at which Whaplode House and Crown Farm became separated, with the farm buildings becoming attached to the new house: later notes in the Land Tax valuation book indicate that the ownership of one of Carden Wright's properties remained with the Crown and John Avery and W. Drake moved in as tenants, while the ownership of the other passed to James Reed of Whaplode, with J. T. Harrison as the new tenant.

5.0 Methodology

The photographic survey was undertaken by S. A. Savage on 23rd November 2023. Photography was undertaken in 35mm digital SLR colour photography (using a 10.4 Mpixel format). Photography was undertaken of the historic farm buildings to create a primary archive and included general shots of the site and detailed photography of room arrangement; main elevations and constructional details such as window openings, and fixtures and fittings, such as doors and window fenestration. Weather conditions began frosty and developed into a bright winter morning with an awkward low sun. In the afternoon, the day became overcast and low light levels necessitated the use of flash in all interior situations and included some fill-in flash to penetrate the shadows in the exterior shots. The photographs were further supplemented by Room-based record sheets and Brickwork recording sheets.



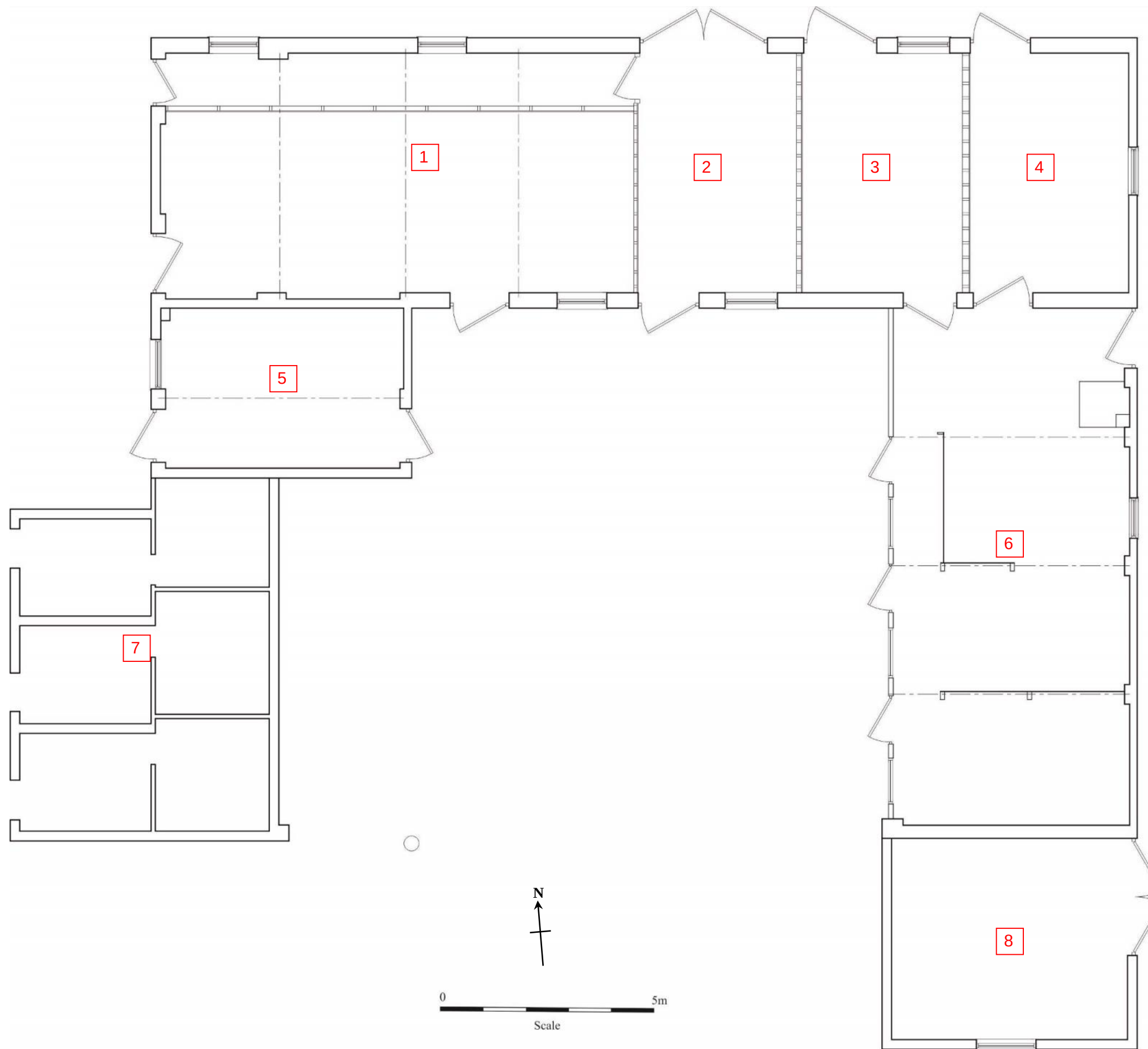


Figure 9: As-existing floor plan of the group at scale 1:100, showing the room numbers used in this report.

6.0 Primary Photographic Fabric Record

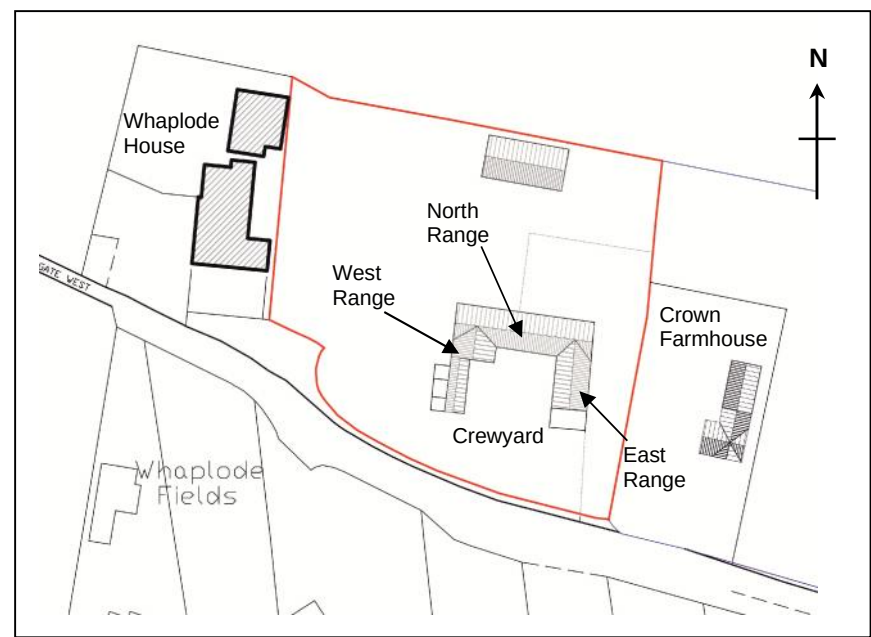
The results of the photographic survey are presented thematically here, but because of considerations of light (direction of sun, etc) and access the archive photographs do not follow the same sequence. Plans showing the location and direction of the photographs used in this report can be found in Appendix 1.

General Site Arrangement

The buildings which are the subject of this redevelopment represent the historic outbuildings of the farm: these formed a courtyard arrangement, with a large crewyard at the centre, with the original farmhouse and its ancillary buildings (now in separate ownership) separately to the west side of the complex.

All the buildings of the farm are constructed of brick. The farm was redeveloped in the late Victorian period into its current crewyard arrangement, re-using parts of the previous farm building group within its north range. The eastern and western ranges were added at this time and the whole re-roofed. The pig pens at the south end of the west range were originally-open fronted to the east. This was altered later, and the pens were moved to the west side. Most recently, a garage was added at the south end of the east range.

A later farmhouse was constructed at the east side of the group in 1911. The original farmhouse and its later replacement garden to the east and southeast side of the farm outbuildings are in separate ownership and are included here only in terms of context.



Site layout plan. Not to Scale.
Based on a plan supplied by client.



Topography

The farm occupies a relatively level and low-lying fenland position; the surrounding ground slopes gently from the north boundary of the site towards Stockwell Gate West, the buildings occupy a fairly level platform. Threshold levels within the crewyard indicate that some ground has been lost here. The total slope is perhaps 0.5m over the length of the site.

Setting

As the farm outbuilding group is all single-storey, they are not particularly prominent when leaving the village on Stockwell Gate West, particularly as they are partially shielded from view by vegetation in this direction. They are more visible when approaching the settlement from the west, but by far the most prominent building in the vicinity is the Grade II listed Whaplode House.

**Access**

With the farmhouses now in separate ownership, the only remaining access to the group is along a track at the east side of the buildings. It is clear that this track has always served this purpose, as a row of mature trees separates it from the access to Crown Farmhouse.

**Boundaries**

The southwestern boundary of the group is defined by a brick wall, originally shared with Whaplode House. This is of red/orange brick - some overfired - (brick size: 8-9" x 4" x 2¼-2¾"; 3 courses = 8½"), in English bond; it reduces in thickness to 9" (top course) with a pyramidal brick coping.

**Yards/Open areas****Crewyard**

The large central area was the crewyard of the historic farm, surrounded to the north, east and west sides by the farm outbuildings. This was the yard where the farm cattle were overwintered. Historic mapping shows this area to have been subdivided and having a southern crewyard wall, but no indication of these divisions could be ascertained.

Stackyard

The area to the north of the farm was the traditional stackyard. This area is now divided by a post and rail fence and the eastern part surfaced in scalplings.



Neighbouring Buildings

Original Farmhouse

Whaplode House is a large, detached, two-storey plus attic brick farmhouse dating to the 18th-19th century with later additions and alterations.

It is a fine example of a large Lincolnshire farmhouse of the period and is Grade II listed.

Crown Farmhouse

Situated to the east of the farm outbuilding complex, a detached two-storey house with a gabled roof of English tiles, Crown Farm House replaced Whaplode House as the farmhouse of the group, perhaps when the farm was broken up on the death of Corden Wright, between 1905 and 1910.

This house has a datestone inscribed GR 1911.

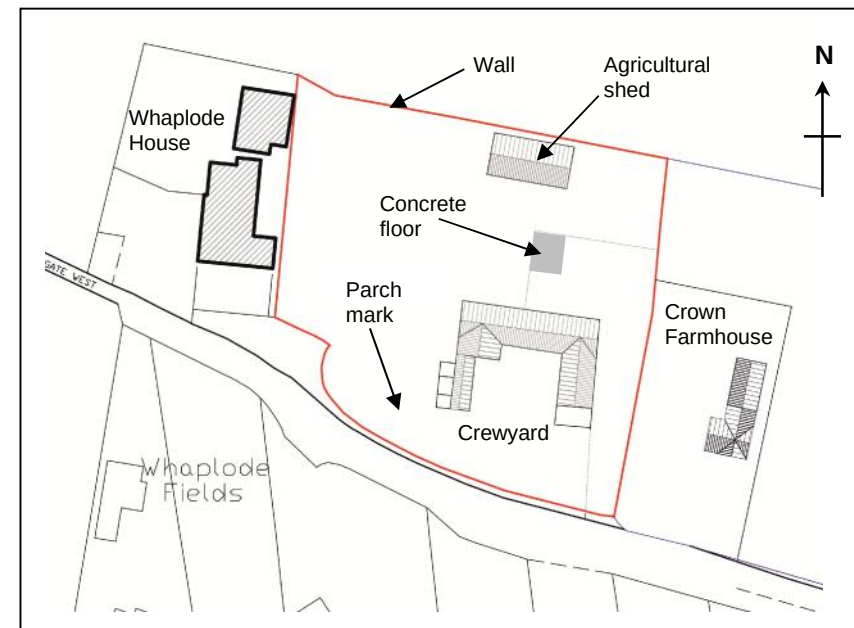
Other Outbuildings

A more recent outbuilding is situated to the north of the group: an agricultural shed with a frame of 6" x 3" I-beams and corrugated sheet cladding above a breezeblock foundation (two courses visible).

Evidence of another corrugated shed is present at the east side of the gravelled stackyard: only the poured concrete floor remains. This coincides with the building seen on the 1931 OS map.

The western part of the north boundary is defined by a brick wall (brick size: 8¾" x 4" x 2½"; 3 courses = 9½") in 3-course EGW bond, 9" thick, with some traces of whitewash on its southern face. A modern concrete coping has been added. This is the remains of a building seen on historic plans and subsequently demolished.

Further evidence of a lost historic building can be seen as a parch mark in the grass to the southwest of the east range.



Outbuildings

North Range

This is the dominant building of the group, and while the buildings give the impression of a single unit, the core of this building pre-dates the other ranges.

Is constructed of a mixture of red/orange brick with some overfired brick (brick size: 8-9" x 4" x 2¼-2⅜"; 3 courses = 8½") in 3-course English Garden Wall bond (EGW), where a course of headers occurs to each three courses of stretchers. The walls are 13" thick with 18" internal piers (at the west side).

The roof coverings throughout the group have been renewed with corrugated asbestos/cement sheets, lit by occasional translucent panels, and plain timber barge boards.

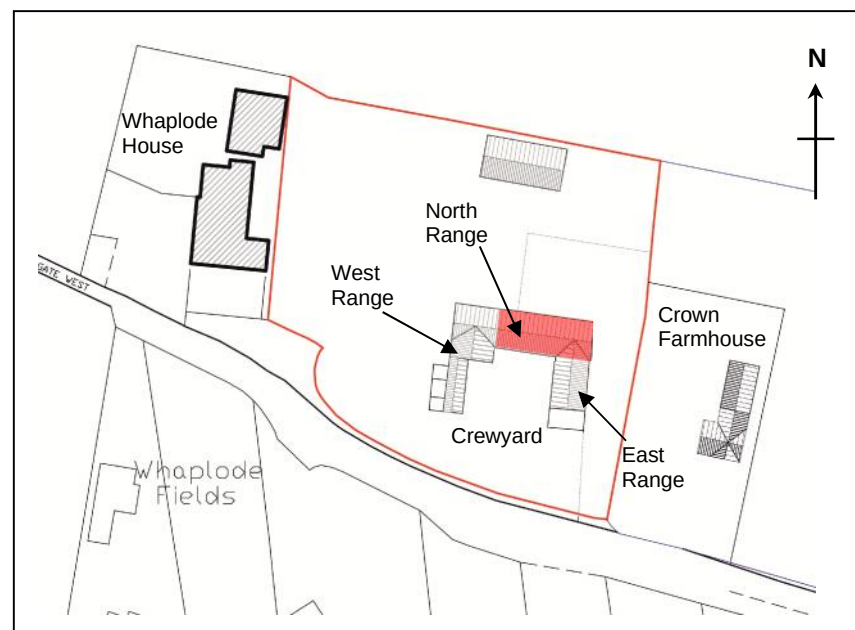
North Side (East part)

The eastern part of the north elevation has four openings - all can be attributed to the crew yard conversion of the farm. They do provide typical examples of their types, which (except for the double doors) appear repeatedly throughout the group.

Windows: where originals survive, these are 2-pane over hit-and-miss ventilators. All door and window openings are 1890s phase.

Doors: these have sandstone lower hinge blocks and engineering brick thresholds.

Openings generally have segmental lintels composed of a double row of edge-set headers with a stretcher at each side; some doors have timber slat ventilators above them.



North Side (West Part)

It is at the west side of the north elevation that the building phases are clearly displayed. Here, a straight joint and an area of English bond brickwork suggest an earlier phase while the distinctive Flemish bond continues around the west gable.

A further change in the brickwork can be noted to the immediate west of the double door opening, where an original large opening may have been bricked up.

This evidence demonstrates that rather than demolishing and completely rebuilding, older structures were reused where they conformed to the plan of the new design.



The hit and miss ventilators are clearly inserted into the surrounding brickwork.



East Gable

The east gable has only a single central window converted from a hit and miss ventilator. Its lintel is a match for those seen elsewhere in the group.



South Side

While the brickwork is part of the original building, the openings are all inserted as part of the crew yard conversion.

Two stable type doors are present along with two hit and miss ventilators. All show the distinctive lintels identified on the north side; the western door has a timber vent above.



Interior

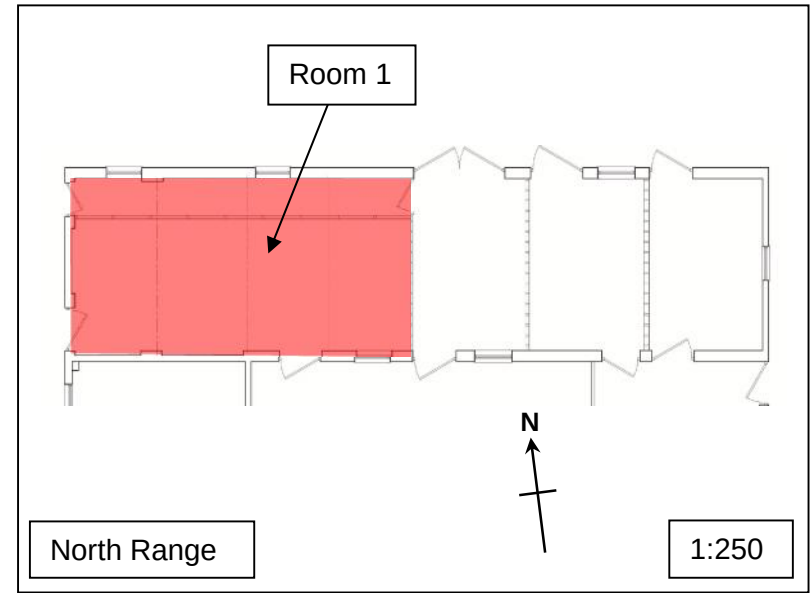
Room 1 - Cattle Shed with feeding passage.

This room occupies the western half of the north range. It is arranged as a large, open cattle shed with a feeding passage at the north side.

The floor is poured concrete with 4" drains. The feeding passage has a floor of edge-set 2½" brick in half-overlapping N-S rows.

The roof is of common rafters (4" x 2½" at 13" centres), supported on trusses with timber struts and a central vertical iron rod. This has the appearance of a modified king-post arrangement, with the post replaced by a tie-rod; however, as the struts are not supported from the king post, they are simply butted against a horizontal member of similar size laid on the tie-beam. The trusses have 7½" x 3" ties, 6" x 3" blades and 4" x 3" struts. Through-purlins (6" x 4") are trenched and chocked at the blades and a ridgeboard is present.

The timber partition separating the passage from the cattle has 4" square posts, 3" x 2" uprights and 7" x 1½" planks. An integral feeding trough is 21" wide and supported from the underside of the roof trusses on a series of round wood posts (3¼" - 3¾" in diameter) - some of chamfered timber, worn smooth. 6½" diameter tether rings are secured to these posts. The trough itself has a breeze block/single course brick plinth. Access at the east side has 5" square posts.



The room is accessed through several doors. Those at the north side are conventional doors of ledged and diagonally braced vertical plank construction of 6½" bead-edged 1¼" planks with 6½" ledges and braces in 1½" timber. They are hung on heavy 2¼" strap hinges and are secured with latches and ornate lock boxes.

The door at the SW side is identical materials and similar construction, but is a stable-type door. To the south, the door is ledged and diagonally-braced 5" vertical matchboard on 2" strap hinges. Where present the doorframes are 3¾" x 5½" with run-out chamfered lintels; the south door has a timber slat fanlight.





The room is lit by part-glazed hit-and-miss ventilators. These have 2½" x 3¼" sliding slats in a 2" x 4" frame with 18½" x 10¾" panes above. The openings have bullnosed brick sills.

The east end of the room (presumably a calf pen) has a timber feeding trough: of 6¾" planks, it is 21" in height with a 4" x 3½" rail. It projects 16" from the wall; it is 11" deep and supported on 4" square posts. A timber hay rack above has 3" x 2¼" rails and 1" square slats at 4½" centres. This is 55" from the floor (max).



Pigeon loft

An area between the western roof truss and the west gable has been enclosed as a pigeon loft – this appears to be an improvised construction using a variety of re-used timber.



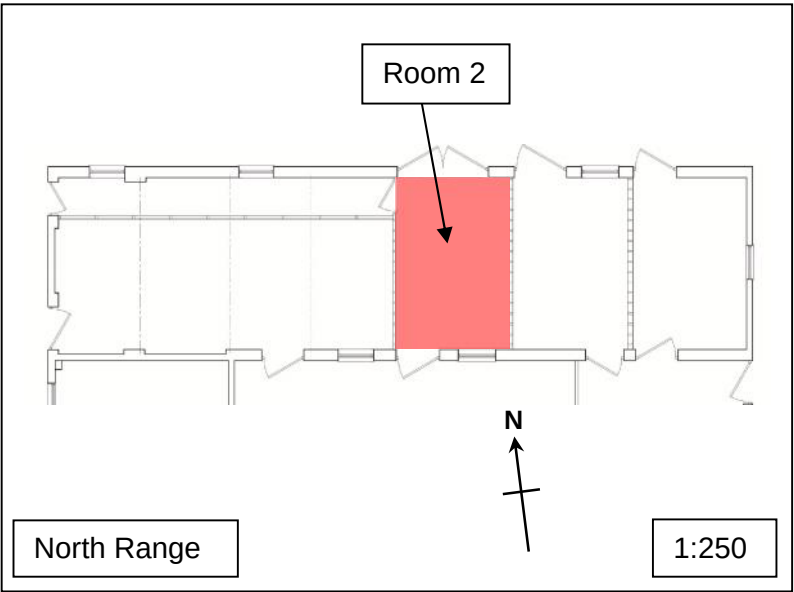
Room 2 - Store

This room occupies the central bay of the north range.

The floor is of poured concrete. The room is accessed from Room 1 at the north side of the west wall. Exterior access is through a pair of mismatched double doors in the north wall.

A further door is present in the south wall and is a match of the one in the south wall of Room 1; a hit-and-miss ventilator is also present to the east here.

This part of the building is divided by timber partitions: these have 4" x 2" studs at 13-14" centres. At each side is a 5" x 4" diagonal brace. The studs are secured to the trusses by half-lap joints. The horizontal planking is of 6¾" x ¾" plain planks which overlap ½". At ground level, a 3-course brick plinth is present.



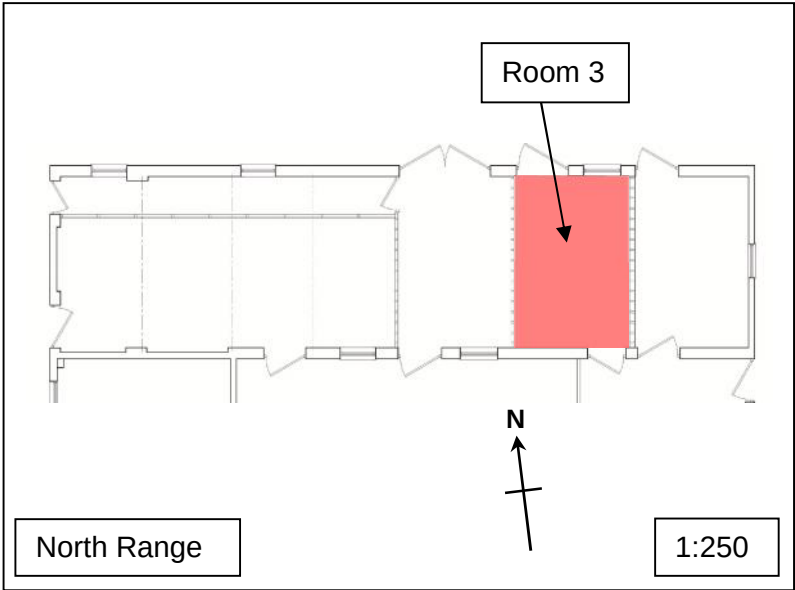
Room 3 - Store

This room is situated between Rooms 2 and 4 in the eastern half of the north range.

The floor is again of poured concrete. Both of the dividing walls to the neighbouring rooms are timber partitions, here with the horizontal plank cladding exposed to the interior.

Room 3 is accessed through a door at the east side of the south wall from Room 6, this is of ledged and diagonally braced (6½" ledges and braces 1½" thick) 6½" bead-edged vertical planks (1¼" thick) on heavy 2¼" hinges.

Exterior access is through a door at the west side of the north wall (of ledged and diagonally braced (plain 5¾" ledges and braces, 7⁄8" thick) 4½" plain vertical planks (¾" thick) on modern 2¼" hinges in a 4½" x 3" frame. Adjacent to this door, the frame only survives of a part-glazed hit-and-miss vent (temporarily covered in plastic sheet).



Room 4 – Calving pen

This room was situated in the eastern bay of the north range.

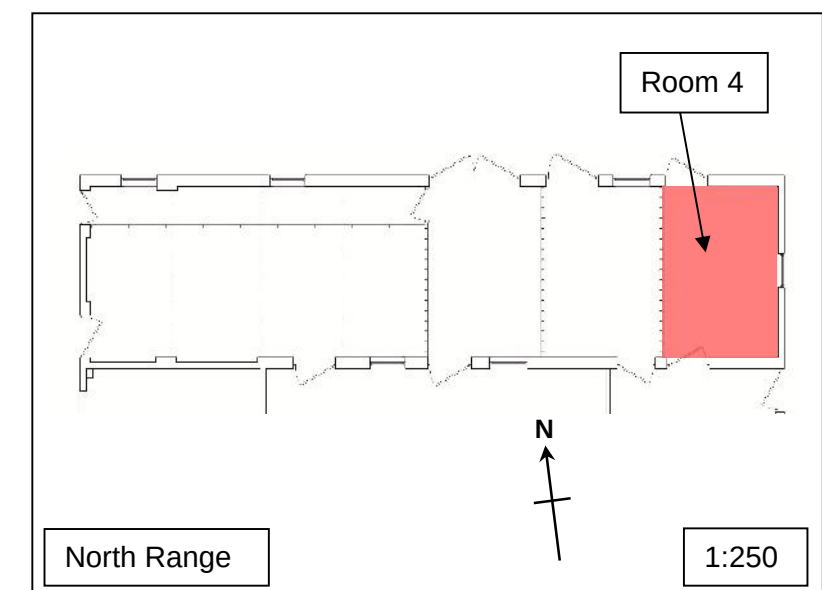
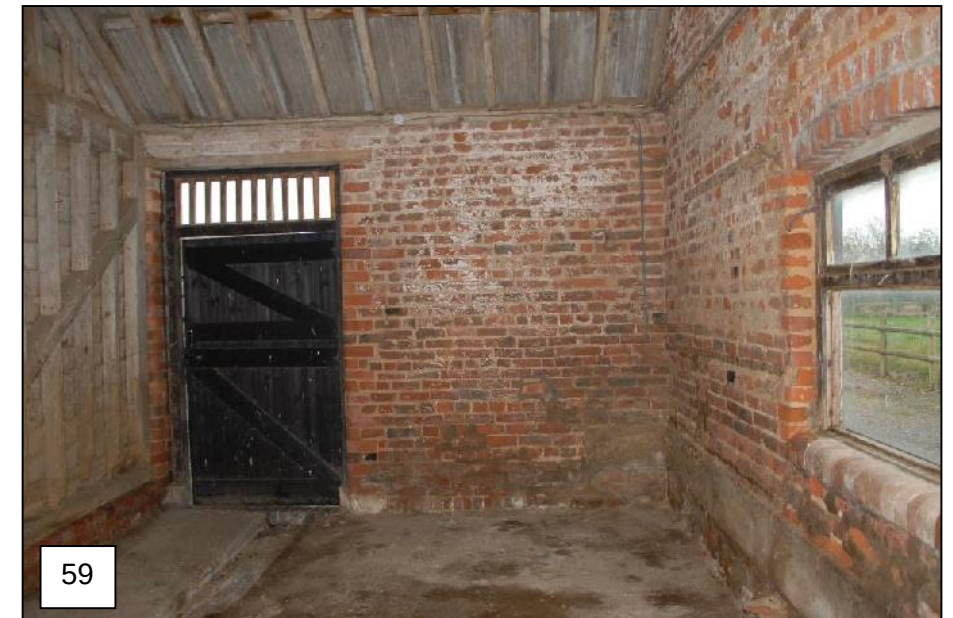
The floor is of poured concrete with a 14½" drainage channel running north-south. The room is accessed from Room 6 at the west side of the south wall through a ledged and diagonally braced door of 6½" bead-edged vertical planks on heavy 2¼" hinges. Exterior access is a door in the north wall of ledged and diagonally braced plain 4½" vertical planks on modern 2¼" hinges.

The west wall, dividing this room from Room 3 to the west is a timber partition. (see Room 2 for description). The room is lit by a window in the east wall.

A 12" high concrete band is present around on the east wall, 12" from the floor – this is the lining of a feeding trough which projected 23" from the wall.

The roof is complex here as it turns to join the roof above the east range – this is awkwardly achieved with the lower part of the eastern valley supported off a projecting purlin from Room 6.

This room is lit by a central window in the west wall, originally a hit-and-miss ventilator, but with a single pane inserted to replace the slats of the ventilator.



East Range

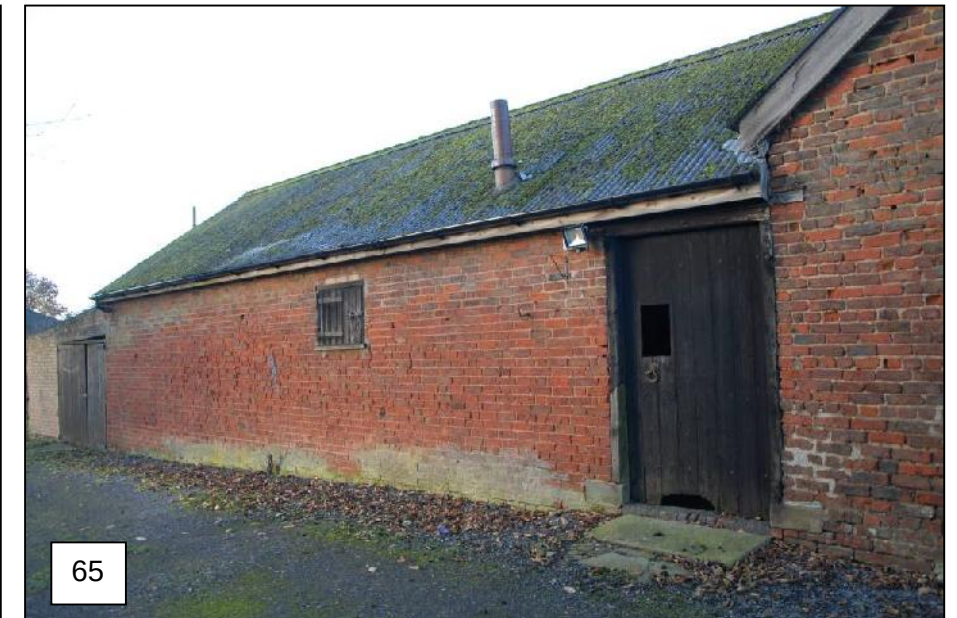
This was a large cattle shed forming the east range of the farm outbuilding group. It is a single-storey brick outbuilding of four bays.

It is built as part of the crew yard conversion of the farm in a dark orange brick (brick size: 9" x 4¼" x 2¾"; 3 courses = 9½") in a distinctive variation of Flemish bond with 2-3 stretchers to each header in each course. The walls are 9" thick throughout.

While the date stone on the south gable is badly weathered, a crown with the initials VR and the date 18—can be made out. This dates the crewyard conversion to the period between 1887 (the date of the 1st edition OS map on which it is not shown) and 1899.



64



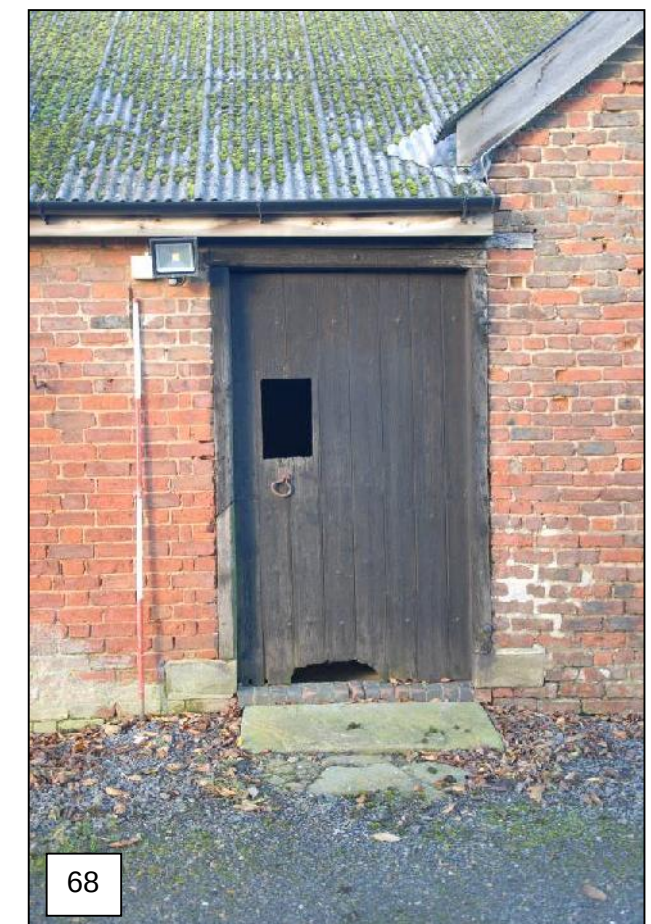
65



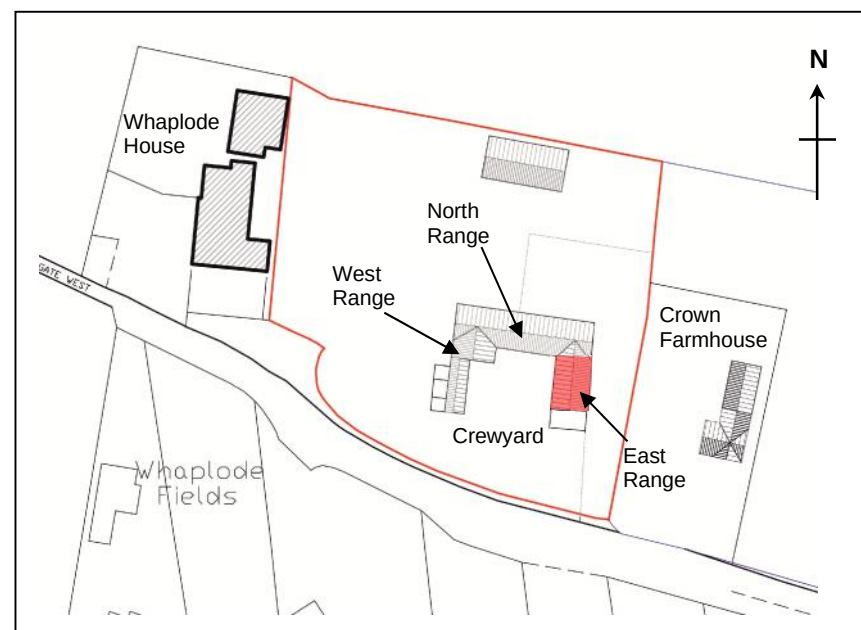
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68

**East Side**

The east side has only an inserted loading door with a timber lintel and sill and a conventional plank door at the north side.

West Side

Originally an open-fronted crew shed, this side has been closed in horizontal shiplap with a concrete dwarf wall.

Three stable-type plank doors and hit-and-miss ventilators are present here.

**Crewyard surface**

A small area of the brick surface of the crew yard remains outside the south door of the west side of the east range.

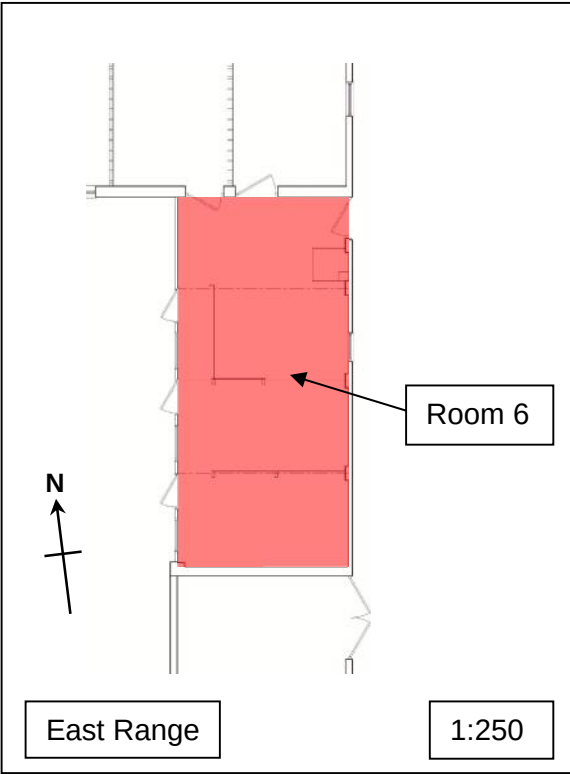
This has the appearance of bricks laid on edge in half-overlapping north-south rows, but is very disturbed.

**Interior
Room 6**

This room occupied the entire east range. It was subdivided into four bays by a variety of timber partitions.

The floor was of poured concrete throughout. It is likely that this range was originally an open-fronted crew shed to the crewyard; however, the original open front has been enclosed with a timber partition of 5½" horizontal shiplap supported on a framework of 4" x 2" timber studs at 19½-21" centres resting on an 18" high concrete dwarf wall.

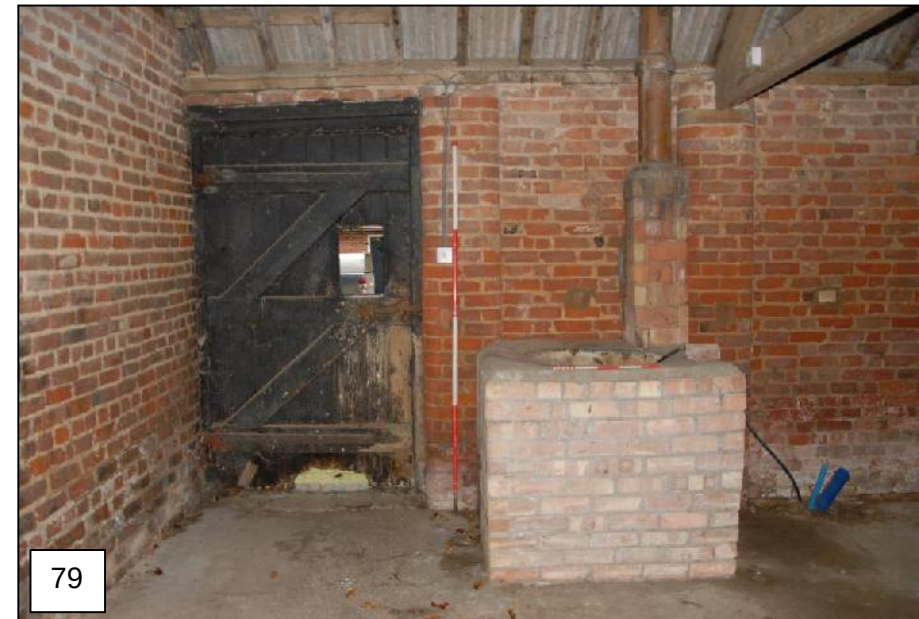
The roof is identical to that described previously, with the truss ties dictating the position and size of the bay partitions. The complex jointing of the through-purlins can be clearly seen here, along with framing marks.



Adjacent doors at the west side of the north wall gave access to Rooms 3 and 4.

The room was accessed from the exterior by a door at the north end of the east wall: this was of 6½" matchboard with heavy 2¼" hinges.

The northern bay was dedicated to storage and food preparation – a copper was present adjacent to the east door. This was of modern common brick 4ft wide (east-west), 46½" (north-south) and 39" high with a chimney of edge-set bricks topped with two lengths of sewer pipe (the upper serving as a chimney pot). The bowl was of steel, 29" interior diameter with a 1½" lip and 22" deep.



The southern three bays were cattle loose boxes with a door and window corresponding in the west wall. The doors were ledged and diagonally braced 5" vertical matchboard stable-type doors, while the windows were timber hit-and-miss ventilators with a two-pane hopper-opening upper casement.

Little remained of the northern pen, only the corner upright which supported a re-used five-bar gate with two horizontal timber rails above.



The central loose box retained only a part of its vertical plank partition (of 6½" x 1½" plain timber planks. A strip of concrete on the east wall like that seen in Room 4 was again indicative of a lost feeding trough – this strip was 14" in height, 15" from the floor. The concrete floor had a herringbone pattern to assist with drainage into a 12" wide drainage channel which ran north-south towards the rear of the stall with two channels leading off to the west.



The southern loose box was the best preserved, with its timber partition largely intact, reinforced at the east side by three re-used doors (possibly from the pig pens opposite). It had a concrete floor incised with a herringbone pattern as described above.

At the west side of the partitions, each had a door which allowed passage along the rear of the looseboxes. These were variously repaired, including the re-use of an interior door turned 90°.



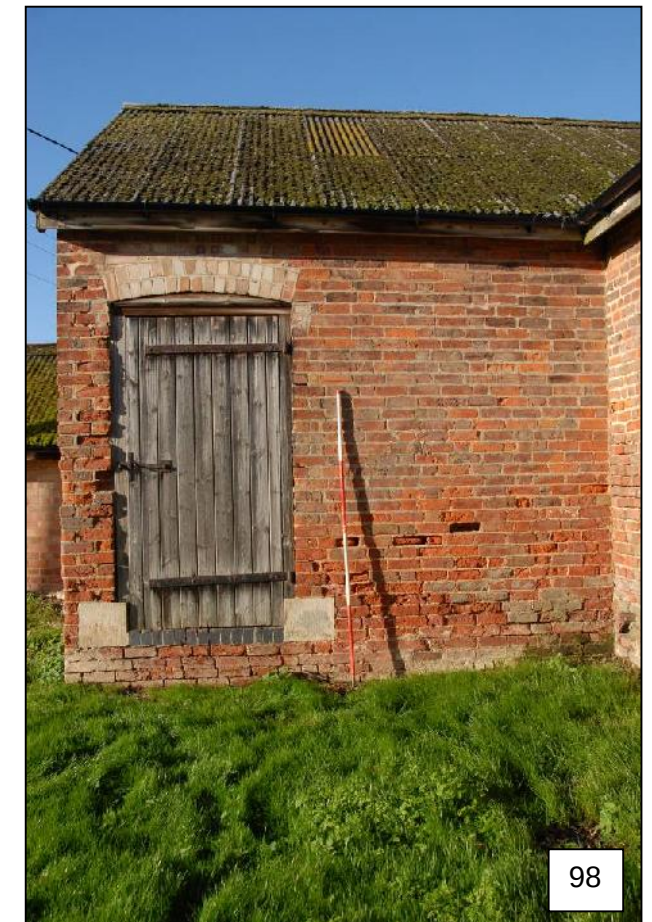
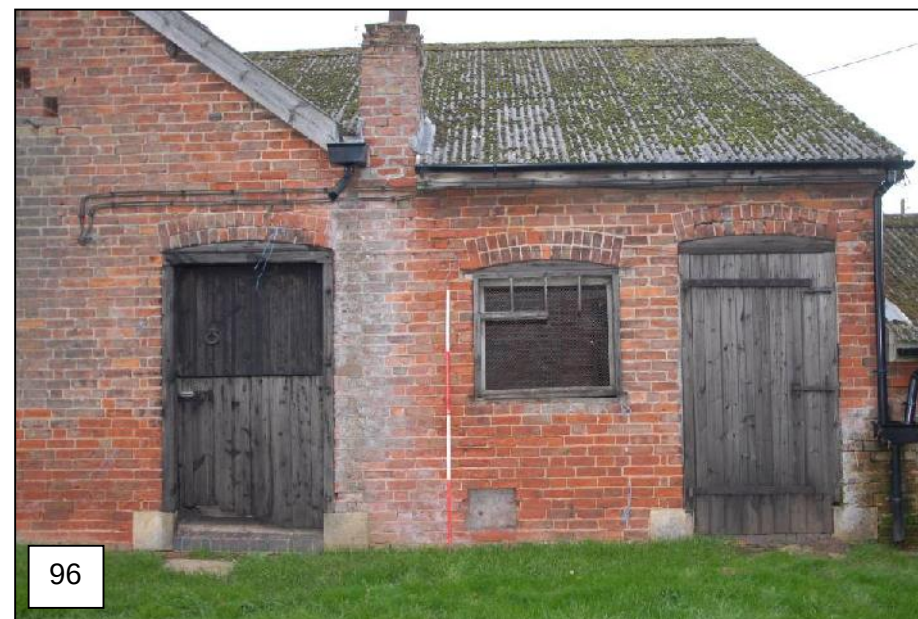
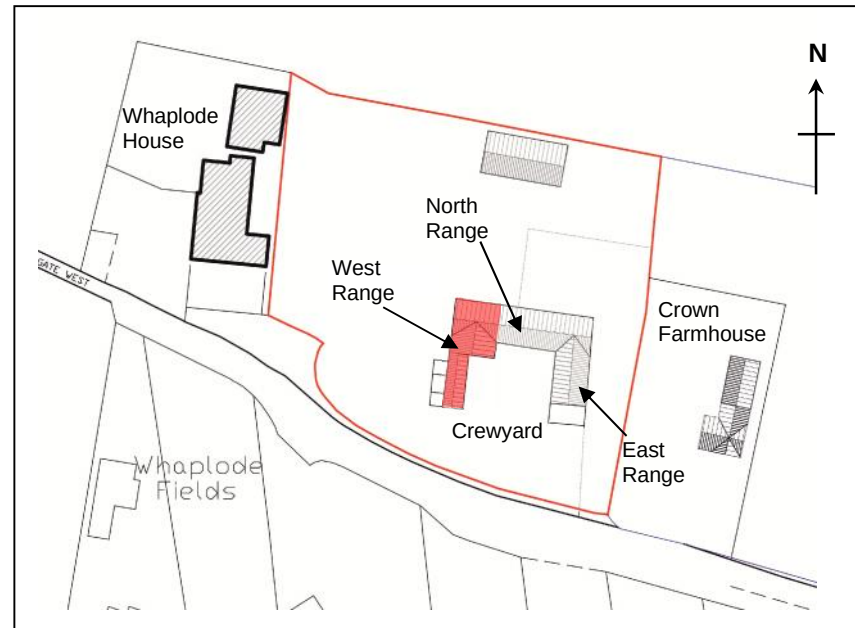
West Range

This is the product of the conversion to a crew yard arrangement and incorporates the western two bays of Room 1.

Because the roof was renewed as part of this work, it has the appearance of only being a single bay, however the West Gable and pitch in loft is part of this build as is the low open fronted building to the South.

Like the east range, it is constructed of dark orange brick (brick size: 9" x 4¼" x 2¾"; 3 courses = 9½"), carried out in a distinctive modified Flemish bond with 2-3 stretchers to each header in each course.

The walls are 9" thick throughout.

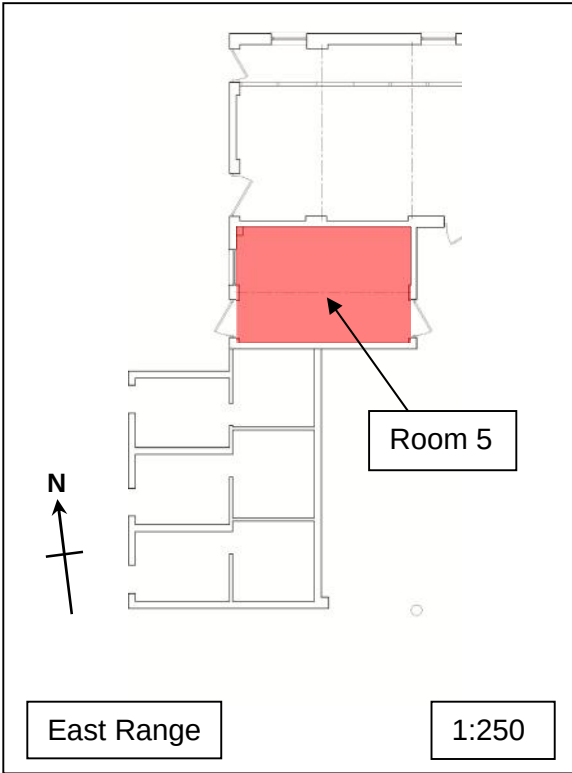


**Interior
Room 5**

This room occupied the southern part of the west range. It had a plain floor of poured concrete. Door openings at the south sides of the east and west walls gave access to the exterior and crew yard respectively. Both had ledged and diagonally braced (chamfered 7½" and 3¼", 1⅜" thick) doors of 5" vertical matchboard (1" thick) on 2" strap hinges, housed in a 3¾" x 5½" frame. The lintel and wall above the eastern door have been rebuilt in a modern pink common brick.

The roof was again exposed here, a single truss spanning the centre of the room supported on bullnosed brick pilasters. The room was lit by a hit-and-miss ventilator in the west wall, retaining little but its frame.

A chimney was present in the northwest corner of the room, 13" square, however this only reached to approximately 11 courses from the floor (which was broken out here) leaving no clear idea of its purpose.



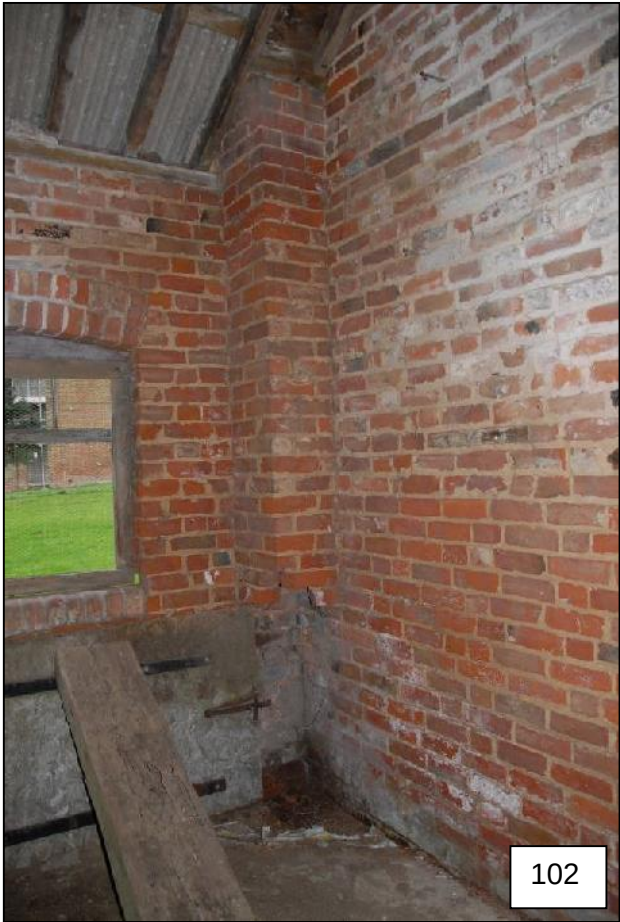
99



100



101



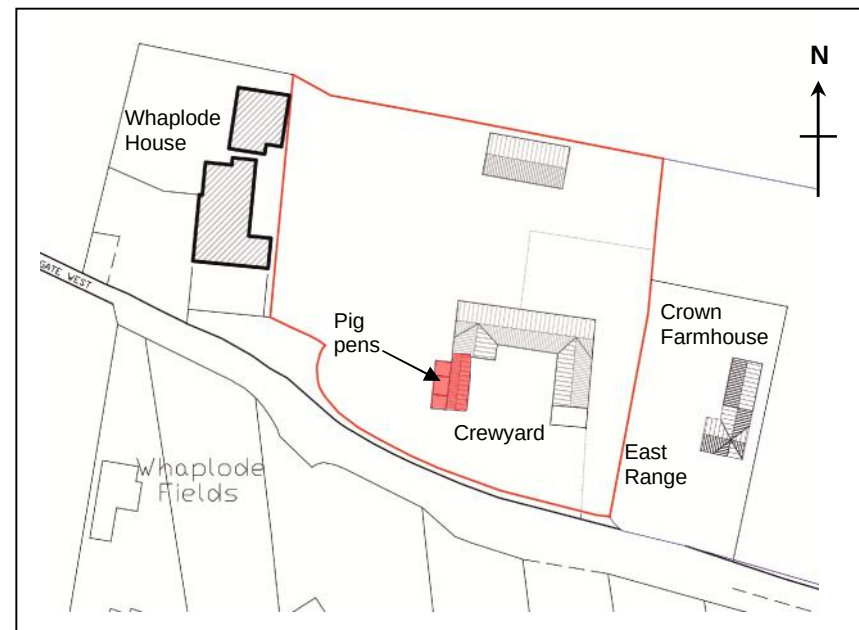
102

Pig pens

At the south side of the west range a group of three pig pens are present. These were originally open-fronted to the east with their enclosures projecting into the crewyard; however, they have been altered to face west (the open front bricked up) with modern brick enclosures constructed to the west.

The original open fronts had 5½" chamfered posts with 4 x 2" mortices in their east faces, demonstrating that the enclosures were once present to this side, while a parchmark in the grass further demonstrated their extent. The posts rested on 16" high pyramidal stone blocks.

The original shed can be seen in the south elevation, where the brickwork is a match for that of the east and west ranges. The east side is blocked in pink salt-glazed brick (brick size: 8½" x 4¼" x 2¾"; 3 courses = 10") in 5-course EGV bond.



West Side

The pens constructed here are in a similar brick to the blocking of the open east side but have weathered redder.

**Interior – Room 7**

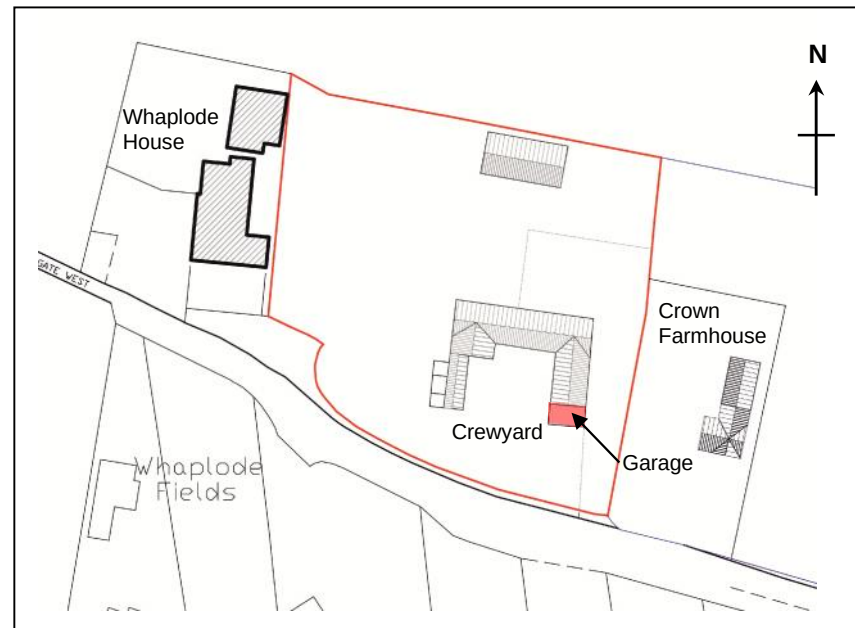
This had a poured concrete floor throughout. Bullnosed brick jambs are present to pilasters and the southeast corner of the building. The roof is of collar – common rafter construction with ridge collars and ridgeboard. Collars occur every other rafter, with ties at the bay divisions. Most of the roof is carried out in 4" x 2" timber but the ties are 3" square and 6" x 1½"; the wallplates 4½" x 3".

The northern pen has a hay rack on the north wall; this has 1¼" square slats at 4" centres morticed into 3½" x 1¼" rails. It is hung from the northernmost roof collar on 2" x ¾" braces.

Modern Garage

This is a recent lean-to structure at the south side of the east range. It is built of pink 65mm commons (brick size: $8\frac{1}{2}" \times 4" \times 2\frac{1}{2}"$; 3 courses = 9") in Stretcher bond (4" walls). It has a shallow monopitched roof of corrugated asbestos-cement sheets.

A pair of framed matchboard doors is present at the east side below a concrete cast lintel, while it is lit by a single fixed window in the south wall.

**Interior – Room 8**

This room occupied the lean-to at the south side of the east range.

The floor was of plain poured concrete. The roof, of corrugated sheets, was supported on 4" x 2" purlins (east-west) in turn supported on 9" x 1½" 'beams' one of which had failed. The room was accessed through double doors of framed, ledged and diagonally braced (all 3½" x 1½") vertical 4½" matchboard (½" thick) in a 4½" x 2" frame.



7.0 Discussion and Conclusions

The buildings at Crown Farm, Whaplode provide physical evidence of the evolution of farming practices from the early 19th to the mid-20th century in fenland Lincolnshire. A farm existed on the site before 1834, as evidenced by the tithe award map. Unfortunately, this document is not detailed enough to understand if any of the extant buildings are shown; however, by 1887 (the date of the first edition Ordnance Survey map) the farm had developed into a loose arrangement of buildings surrounding a group of small yards or enclosures. The modern appearance of the group, a 'C-plan' farm with buildings closely arranged around a south-facing crewyard, represented an expensive and planned conversion to something akin to the high farming practices of central Lincolnshire. This reorganisation took place at the end of the 19th century and differs from the standard form in several important respects. Firstly, no two-storey barn at the north side of the group is evident. It is likely that this was because the corn prices had suffered across the whole county in the 1880s and couldn't compete with imports from Canada and Australia – many of the mixed farms in central Lincolnshire diversified into higher cattle numbers at this time. It seems likely that Crown Farm saw no need to invest in storing grain and it is even possible that the building from which the north range was converted had been a barn already present on the site (the 14" thick walls here would have easily supported a two-storey structure). Furthermore, no cart or implement sheds are evident on the site – or shown on contemporary mapping. Such structures are erected throughout the second half of the 1800s as arable yields increased, and mechanical implements were developed which required shelter from the elements.

It seems highly likely therefore that this farm was redeveloped to serve a more specialised cattle economy – the 1890s equivalent of a modern cattle unit. The low-lying fenland may well also be a decisive factor here, as arable crops are riskier in an environment prone to flooding.

It is certainly the case that cattle production and accommodation is heavily represented in the surviving elements and fixtures of this group; in fact, some of the specific innovations to have been developed are represented here – the cattle shed with feeding passage at the west side of the north range is one such. During the 20th century the farm appears to have developed further – the open-fronted crew shed in the east range was enclosed, while the pig pens at the south end of the west range were altered to enlarge the crewyard.

While the crewyard arrangement for the shelter and overwintering of cattle appears to have represented a significant proportion of the activity of the farm, the pig pens provide evidence to suggest that there was some diversity here. While the increasing focus of the farm around the crewyard is the product of the more industrialised 'high farming' concept of agriculture, this farm belongs to the period which followed it, when farms became more focussed on production which suited their size and situation.

Whilst the original buildings have lost many of their primary fixtures and fittings, their original layout and quality of construction – albeit with some alteration – allows them to be considered as a good example of a late 19th-century farm complex which retains some well-preserved elements, such as the cattle shed with feeding passage.

This building survey has recorded and provided an archive of the farm outbuilding group to preserve it by record prior to its redevelopment and the consequent loss of historic evidence contained in its fabric.

8.0 Archive

The photographic record and site documentation will be placed with Lincoln City and County Museums Service at Lincoln Museum, a publicly accessible resource, and will form a long-term record of the building's history. Following deposition, the archive will be available for public consultation under the LCNCC accession number 2023.77.

The archive will consist of the following:

1no CD containing 127 digital image files;
with accompanying index sheets and plans
showing the location of the buildings, the
room numbering and position and direction
of photos

1no General Account Sheet
1no Brickwork Recording Forms
4no Room-Based Recording Forms
This account

9.0 Acknowledgements

Thanks are expressed to G R Merchant Ltd. for commissioning this report and Jacob Bell (the owner) for providing access and background information.

10.0 References

Kelly's Directory of Lincolnshire, 1892, Kelly & Co., London.

Kelly's Directory of Lincolnshire, 1896, Kelly & Co., London.

Kelly's Directory of Lincolnshire, 1900, Kelly's Directories Ltd., London.

Lincolnshire Archives ref. 2-HAWLEY/7/2/2: Plan of lands in the parishes of Whaplode and Holbeach, undated, c. 1800.

Lincolnshire Archives ref. HOLLAND AWARD 9: enclosure award and plan for the parishes of Whaplode and Holbeach, 1819.

Lincolnshire Archives ref. K275: Tithe award and plan for Whaplode parish, 1843.

Lincolnshire Archives ref. 6-TAX/10/WHAPLODE: 1910 Land Tax valuation book

Ordnance Survey, 1887, 1st edition 6 inches to 1 mile scale map sheet Lincolnshire CXXXV.SW.

Ordnance Survey, 1904, 2nd edition 1:2500 (25 inches to 1 mile) scale map sheet Lincolnshire CXXXV.9, revised 1903.

Ordnance Survey, 1931, 1:2500 (25 inches to 1 mile) scale map sheet Lincolnshire CXXXV.9, revised 1929.

Ordnance Survey, 1951, 6 inches to 1 mile scale Provisional Edition map sheet Lincolnshire CXXXV.SW.

White, W., 1882, *History, Gazetteer and Directory of Lincolnshire*. William White, Sheffield.

Sources consulted, but not referenced

Kelly, E. R. (ed.), 1868, *The Post Office Directory of Lincolnshire*. Kelly and Co., London.

Lincolnshire Archives ref. HD 11 Copy of the Whaplode tithe award document (no plan), 1843.

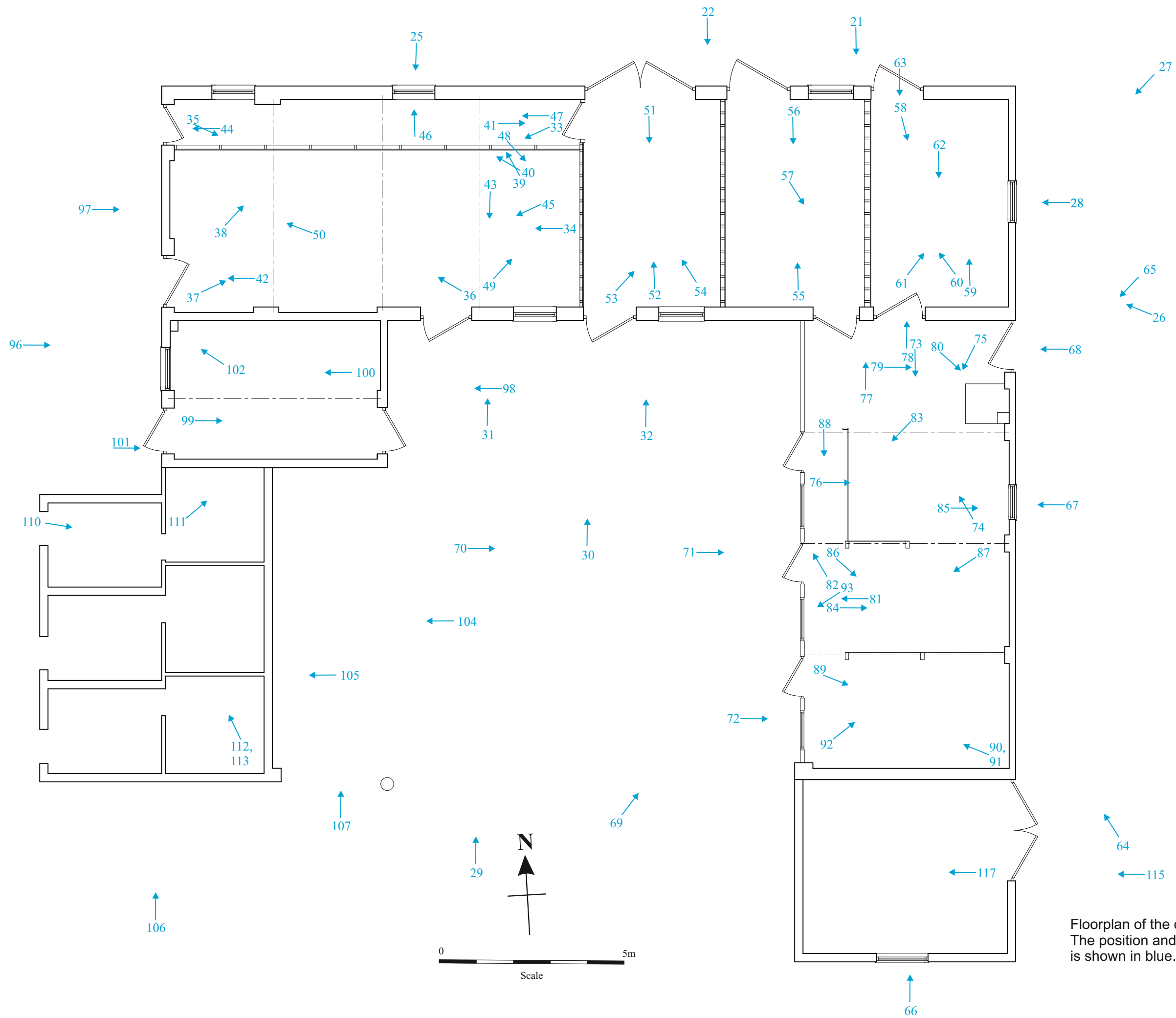
Pigot & Co's Directory of the counties of York, Leicester & Rutland, Lincoln, Northampton and Nottingham, 1841. J. Pigot & Co., London.

White, W., 1872, *History, Gazetteer and Directory of Lincolnshire*. William White, Sheffield.

Appendix 1: Location of Photographs



Layout plan of the site. The position and direction of settings and general photographs is shown in blue. Scale 1:400. (Based on a plan supplied by client)



Floorplan of the outbuildings at scale 1:100.
The position and direction of detail photographs
is shown in blue.

Appendix 2 Photo Archive

Crown Farm, Stockwell Gate West, Whaplode – Photo Archive (739-876)

Digital Image No. (DSC_)	Image in Report	Building/ Room No.	Orientation (looking)	Description
0739	-	Ext	NW	General shot of outbuilding group
0740	-	Setting	NE	Crown Farmhouse
0741	8	Setting	WNW	Stockwell Gate West
0742	13	Setting	NW	Original Farmhouse
0743	10	Ext	ENE	Boundary wall
0744	-	Ext	SW	General shot from NE
0746	4,19	Ext	SW	N Range
0747	-	Ext	NW	General shot from SE
0748	2	Ext	NNE	General shot from S
0749	6	Ext	NE	General shot from SW
0750	66	Ext	N	Date stone on SE gable
0751	14	Setting	NE	Crown Farmhouse (better light)
0752	7	Ext	NW	General shot of outbuilding group
0753	12	Ext	W	Stackyard
0754	15	Ext	NW	Modern outbuilding to N
0755	17	Ext	W	Concrete floor
0756	-	Ext	SSW	East side
0757	3, 114	Ext	NW	East side
0758	9	Ext	N	East side access
0759	64	Ext	NW	East Range
0760	20	Ext	S	North Range, N elevation, E part
0761	115	Ext	W	East Range, Garage E elevation
0762	65	Ext	SW	East Range, E elevation
0763	68	Ext	W	Door detail
0764	26	Ext	WNW	North Range, E elevation
0766	27	Ext	WSW	North Range, E elevation
0767	67	Ext	W	Loading door detail
0768	28	Ext	W	Window detail
0769	1	Ext	NW	General shot of outbuilding group
0770	-	Ext	NW	General shot of outbuilding group
0771	21	Ext	S	Door and window detail
0772	22	Ext	S	Door detail
0773	-	Ext	SSE	General shot from NW
0774	11	Ext	NW	General shot of outbuilding group
0775	116	Ext	N	Garage S elevation
0776	95	Ext	NW	West Range
0777	29	Ext	N	North Range
0778	106	Ext	N	West Range, S elevation
0779	104	Ext	W	West Range, E elevation, S part
0780	105	Ext	W	Post detail
0781	98	Ext	W	West Range, E elevation, N part
0782	30	Ext	N	North Range, S elevation
0783	31	Ext	W	Door and vent detail (W)

Digital Image No. (DSC_)	Image in Report	Building/ Room No.	Orientation (looking)	Description
0784	32	Ext	W	Door and vent detail (E)
0785	23	Ext	S	North Range, N elevation, W part
0786	-	Ext	S	North Range, N elevation, central part
0787	24	Ext	S	North Range, N elevation, W part (English)
0788	25	Ext	S	Ventilator detail
0789	35	1	E	General shot of Room
0790	33	1	WSW	General shot of Room
0791	34	1	W	S part of Room
0792	37	1	ENE	S part of Room
0793	50	1	W	Pigeon loft
0794	41	1	E	Door detail
0795	43	1	S	Door & vent detail
0796	42	1	W	Door detail
0797	38	1	NE	Feeding trough
0798	49	1	ENE	E bay
0799	36	1	WNW	Roof detail
0800	39	1	NNW	Trough & access detail
0801	45	1	WSW	Floor detail
0802	46	1	N	Ventilator detail
0803	40	1	NW	Trough detail
0804	48	1	SE	Trough detail
0805	51	2	S	General shot of Room
0806	52	2	N	General shot of Room
0807	53	2	NE	Timber partition
0808	54	2	NW	Timber partition
0809	47	1	W	Feeding passage
0810	44	1	W	Latch & lock detail
0812	16	Ext	NNW	Remains of building
0813	-	Ext	SE	General shot from NW
0814	94	Ext	E	North Range, W elevation
0815	97	Ext	E	Pigeon loft detail
0816	96	Ext	E	Door & window detail
0817	108	Ext	NE	West Range
0818	109	Ext	E	West Range, E elevation
0819	18	Ext	SSW	Parch mark of lost building
0820	107	Ext	N	Parch mark of lost wall
0821	5	Ext	NE	East Range
0822	69	Ext	NE	East Range, W side
0823	70	Ext	E	East Range, W elevation
0825	71	Ext	E	Door & vent detail
0826	72	Ext	E	Crewyard surface
0827	-	Ext	NE	Crewyard
0828	103	Ext	NE	General shot from SW

Digital Image No. (DSC_)	Image in Report	Building/ Room No.	Orientation (looking)	Description
0829	110	Ext	E	Typical W range pig pen
0830	111	7	NE	Hayrack at N side
0831	112	7	N	General shot
0832	113	7	NNW	Roof detail
0833	101	Ext	W	Typical thumb latch detail (to Room 5)
0834	99	5	E	General shot of Room
0835	100	5	W	General shot of Room
0836	102	5	NW	NW corner
0837	58	4	S	General shot of Room
0838	59	4	N	General shot of Room
0839	60	4	NW	Timber partition
0840	61	4	NE	E side
0841	62	4	S	Roof detail
0842	55	3	N	General shot of Room
0843	56	3	S	General shot of Room
0844	57	3	SE	Partition, door and hipped roof
0845	73	6	S	General shot of Room
0846	79	6	E	Door and copper detail
0847	80	6	SE	Copper
0848	75	6	SW	Roof detail
0849	83	6	SW	Internal partitions
0850	88	6	SW	Passage
0851	-	6	SE	Roof detail
0852	87	6	WSW	Central bay
0853	84	6	E	Central bay
0854	85	6	E	Loading door detail
0855	77	6	N	Door detail
0856	78	6	N	Latch & draw bolt detail
0864	81	6	W	W elevation
0865	82	6	NW	Roof detail
0866	86	6	NW	Timber bay partition
0867	89	6	ESE	S bay
0868	90	6	W	S bay
0869	91	6	W	Floor detail
0870	92	6	NE	Timber bay partition
0871	74	6	N	General shot of Room
0872	93	6	SW	Hit and miss ventilator
0873	63	4	S	Engineering brick threshold (typical)
0874	117	8	W	General shot of Room
0875	-	6	E	Joint of purlin
0876	76	6	E	Joint of purlin

Appendix 3: OASIS Summary

OASIS Summary for preconst3-521736

OASIS ID (UID)	preconst3-521736
Project Name	Outbuildings at Crown Farm, Stockwell Gate West, Whaplode, Lincolnshire: Historic Building Survey
Sitename	Crown Farm, Stockwell Gate, Whaplode
Sitecode	CFWH 23
Project Identifier(s)	Crown Farm, Whaplode
Activity type	Descriptive Buildings Record (Level 2)
Planning Id	H23-1116-21
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	PCAS Archaeology Ltd
Project Dates	23-Nov-2023 - 21-Dec-2023
Location	Crown Farm, Stockwell Gate, Whaplode NGR : TF 33060 25040 LL : 52.80650431298048, -0.027504344242276 12 Fig : 533060.325040
Administrative Areas	Country : England County/Local Authority : Lincolnshire Local Authority District : South Holland Parish : Whaplode
Project Methodology	Photography was undertaken in 35mm digital SLR colour photography (using a 10.4 Mpixel format). Photography was undertaken of the historic farm buildings to create a primary archive and included general shots of the site and detailed photography of room arrangement; main elevations and constructional details such as window openings, and fixtures and fittings, such as doors and window fenestration. Weather conditions began frosty and developed into a bright winter morning with an awkward low sun. In the afternoon, today became overcast and low light levels necessitated the use of flash in all interior situations and included some fill-in flash to penetrate the shadows in the exterior shots. The photographs were further supplemented by Room-based record sheets and Brickwork recording sheets.
Project Results	The buildings at Crown Farm provide physical evidence of the evolution of farming practices from the early 19th to the mid-20th-century in fenland Lincolnshire. A farm existed on the site before 1834, as evidenced by the tithe award map, and by 1887 (the date of the first edition Ordnance Survey map) the farm had developed into a loose arrangement of buildings surrounding a group of small yards or enclosures. The modern appearance of the group, a 'C-plan' farm with buildings closely arranged around a south-facing crewyard, represented an expensive and planned conversion to something akin to the high farming practices of central Lincolnshire. This reorganisation took place at the end of the 19th century and differs from the standard form in several important respects, suggesting that this farm was redeveloped to serve a more specialised cattle economy. Whilst the original buildings have lost many of their primary fixtures and fittings, their original layout and quality of construction – albeit with some alteration – allows them to be considered as a good example of a late 19th-century farm complex which retains some well-preserved elements, such as the cattle shed with feeding passage. This building survey has recorded and provided an archive of the farm outbuilding complex, to preserve it by record prior to demolition and the consequent loss of historic evidence contained in its fabric.

Keywords	Farmstead - Georgian - FISH Thesaurus of Monument Types Farmstead - Victorian - FISH Thesaurus of Monument Types Farmstead - Early 20th Century - FISH Thesaurus of Monument Types
Funder	Private individual
HER	Lincolnshire HER - unRev - STANDARD
Person Responsible for work	
HER Identifiers	
Archives	Documentary Archive, Digital Archive - to be deposited with The Collection: Art and Archaeology in Lincolnshire;

Report generated on: 22 Dec 2023, 00:01



Front Cover Photograph: General view of the outbuilding group from Stockwell Gate West, looking North.

Back Cover Photograph: VR date stone in the south gable of the East Range, looking North.