

**Specification for Historic Building Recording  
at Hall Farm, Boston Road,  
Great Hale, Lincolnshire.**

**Prepared for Mr. James Brama of JB  
Architectural Design Services on behalf of his  
client - Mr. Nick Loweth**

**National Grid Reference: TF 1999 4317  
Planning Reference: 19/0359/FUL  
Site Code: HFEH20  
Accession Number: LCNCC: 2020.84**

**Prepared by Neville Hall, Freelance Field Archaeologist &  
Consultant**

**June 2020**

## **S. Non-technical summary**

- S1 *A scheme of works comprising historic building recording is required in advance of the proposed change of use of former agricultural buildings to form one new residential dwelling at Hall Farm, Boston Road, East Heckington, Lincolnshire.*
- S2 *The Lincolnshire Historic Environment Record details a late 18th century threshing barn along with a 19th century cow house as parts of this complex, with the threshing barn comprising the most significant portion of this farmstead, which is thus at least of late 18th century date. The O.S. maps of 1889-1975 show the later development of this outbuilding complex, with later buildings perhaps having been added by the late 19th century. Overall, this outbuilding complex has altered relatively little since the late 19th century. The specific objectives of the historic building recording will be to provide an historical background to this outbuilding complex as an aid to its interpretation and on this basis to provide a full photographic, drawn and written record of same prior to its proposed alterations and conversion works. This will provide an assessment of the impact of development on the historic fabric of the buildings and to provide an understanding of how the buildings have developed.*
- S3 *The historic building recording will be undertaken prior to any alteration/conversion works at the site. The structure, ground plans, external elevations and internal details will be recorded in writing, graphically and photographically.*
- S4 *On the completion of the fieldwork, a report will be produced detailing the results of the investigation. The report will consist of a narrative supported by illustrations and photographs.*

## **1. Site location and description [Figures 1 and 2]**

- 1.1 The development site at Hall Farm is situated at the southern end of a farm trackway that is in turn located off the southern frontage of the A17 Boston trunk road at National Grid Reference TF 1999 4317 and at a height of approximately 3mAOD. The development site is situated within the modern civil parish of Great Hale, administrative district of North Kesteven, county of Lincolnshire.
- 1.2 The development site is located within the flat and low lying Lincolnshire Fens.

## **2. Planning background [Figures 3 and 4]**

- 2.1 This document comprises a Specification or a written scheme of works for historic building recording at Hall Farm, Boston Road, East Heckington, Lincolnshire (Planning Reference: 2019/0359/FUL).

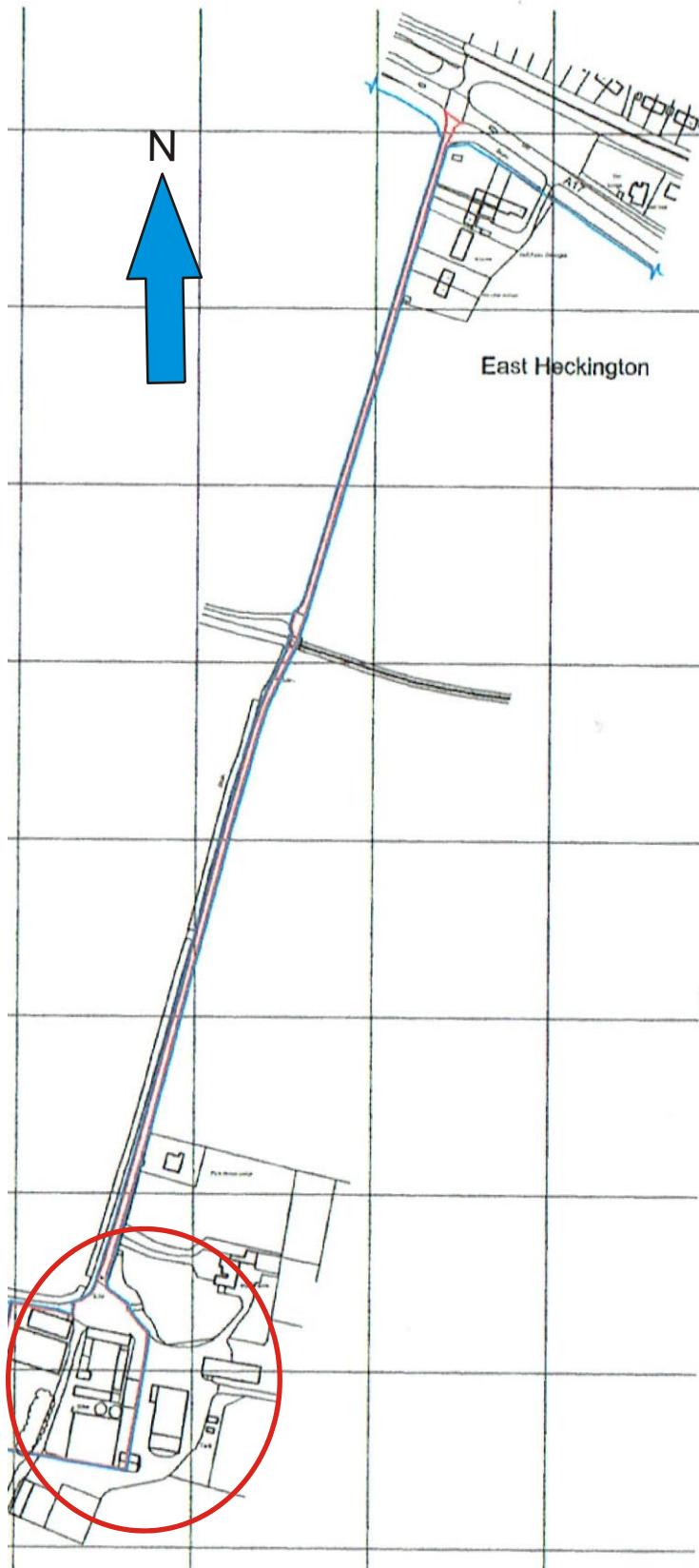
## **3. Historical Background**

- 3.1 Online background research sources were consulted at the map archives of the National Library of Scotland. The Lincolnshire County Council Historic Environment Record (HER) and the online National Heritage List of Historic England were also consulted.
- 3.2 The farm buildings at Hall Farm, Great Hale include a traditional threshing barn constructed in the late 18th century (HER 65207). This barn is one of the earliest surviving agricultural buildings in the fenland parishes of Lincolnshire. Later additions to the farm included a fully enclosed cow house, built in the 19th century.

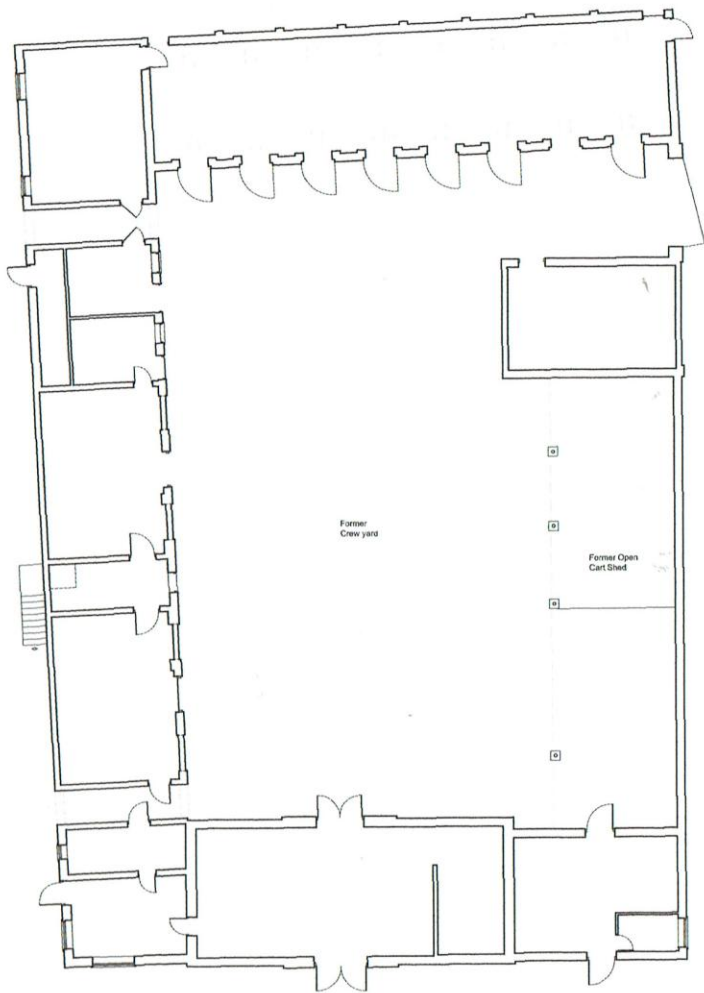


**Figure 1:** Site location at scale 1:25,000. The site is shown encircled in red. (O.S. copyright licence number 100048723)

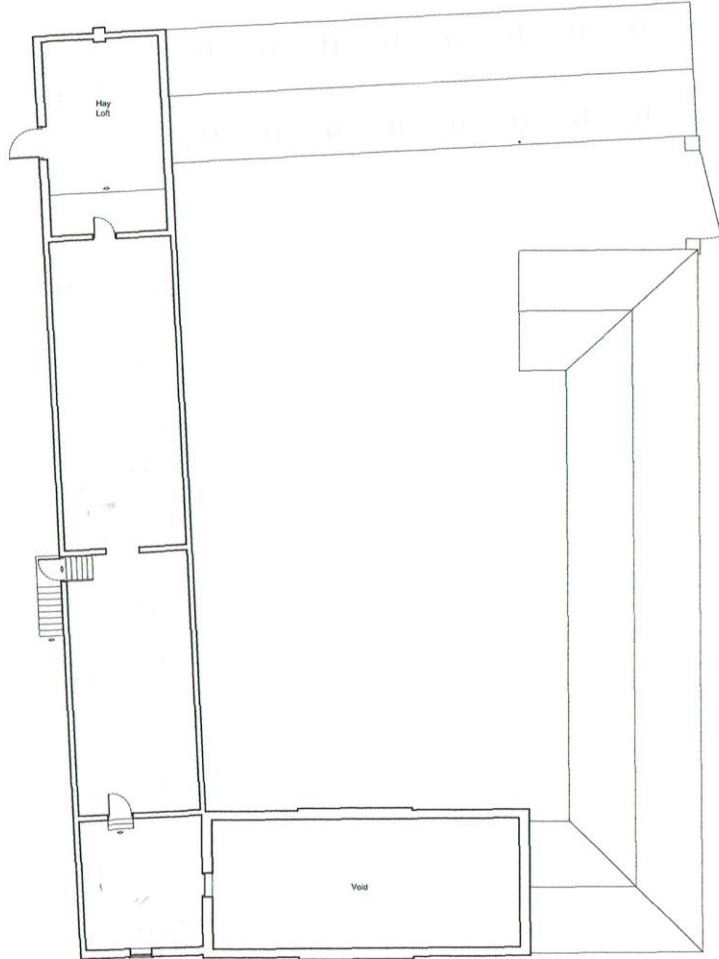
- 3.3 Copies of early edition published Ordnance Survey (O.S.) maps of the area of the development site were obtained from the online National Library of Scotland. At the time of the compilation of this scheme of works document (June 2020), the Lincolnshire Archives was closed indefinitely to the public.
- 3.4 The earliest map consulted comprised an extract from the First Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1889, which comprises **Figure 5**. This map shows the current layout of the development site, which comprised a four sided range of outbuildings, enclosing a central courtyard or crew yard with access into the yard from the south-west. This map clearly shows that this range of outbuildings is thus at least of late 19th century origin, if not earlier (with the exception of the threshing barn, which is of late 18th century date).
- 3.5 An extract from the Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1905 forms **Figure 6**. This map shows that no change took place to the layout of this 19th century farmstead complex between 1889 and 1907.
- 3.6 An extract from the 1:2,500 scale Ordnance Survey (O.S.) map of 1975 forms **Figure 7**. This map similarly shows that little change had taken place to the layout of this development site over much of the course of the 20th century. A small extension is shown bonded to the eastern end of the North Range of this complex.
- 3.7 **Figures 2 and 3** feature the existing layout of the development site. The aforementioned small extension that was added in the 20th century to the eastern end of the North Range of this complex, appears to have gone by the present time.



**Figure 2:** Site location showing the existing layout of the development site at an original scale of 1:2,500, (not to scale), (extract from Architects plan)

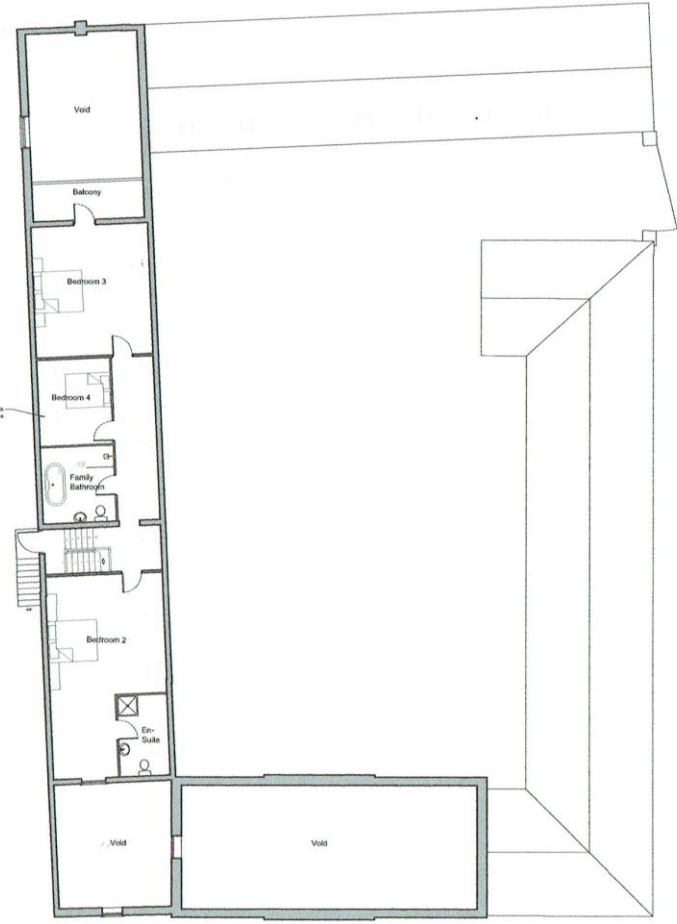
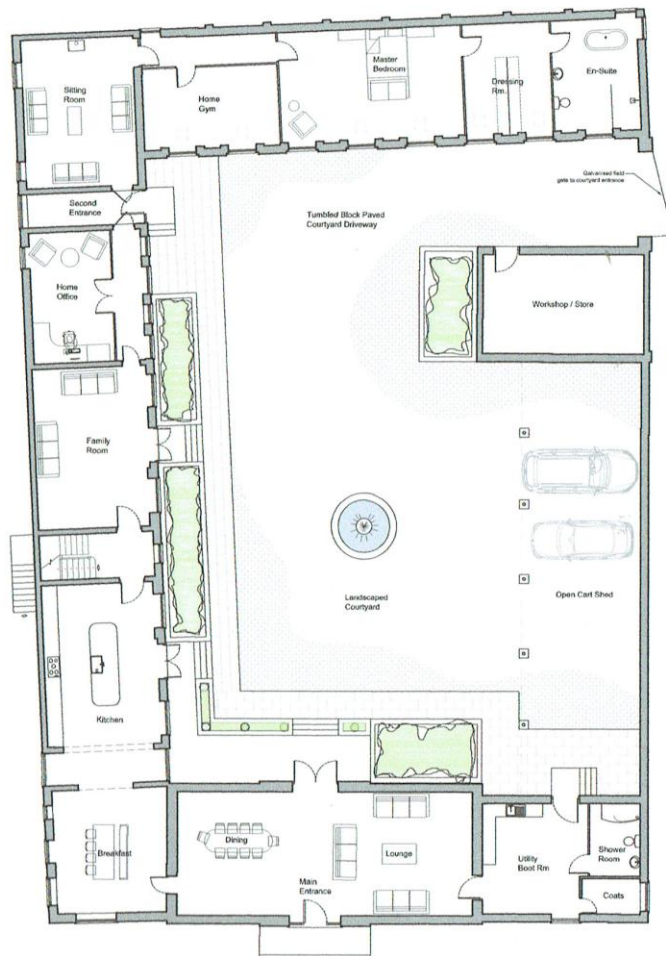


Ground Floor Plan 1:100  
EXISTING



First Floor Plan 1:100  
EXISTING

**Figure 3:** Plan showing the existing layout of the development site including ground and first floor plans at an original scale of 1:100, (not to scale), (extract from Architects plan)



**Figure 4:** Block plan showing the proposed layout of the development site including ground and first floor plans at an original scale of 1:100, (not to scale), (extract from Architects plan)

#### **4. Aims and objectives of the project**

- 4.1 The general aim of the historic building recording of the exterior elevations and interiors of the former farm outbuildings at Hall Farm, Boston Road, Great Hale, Lincolnshire will be to undertake this work prior to any building alterations and/or conversion works commencing on the site.
- 4.2 The objectives of the project will be:
- To obtain a complete and detailed photographic, drawn and written record of the interiors and of the external fabric of the former farm outbuildings at Hall Farm, Boston Road, Great Hale, Lincolnshire.
- 4.3 The Lincolnshire Historic Environment Record details a late 18th century threshing barn along with a 19th century cow house as parts of this complex, with the threshing barn comprising the most significant portion of this farmstead, which is thus at least of late 18th century date. The O.S. maps of 1889-1975 show the later development of this outbuilding complex, with later buildings perhaps having been added by the late 19th century. Overall, this outbuilding complex has altered relatively little since the late 19th century. The specific objectives of the historic building recording will be to provide an historical background to this outbuilding complex as an aid to its interpretation and on this basis to provide a full photographic, drawn and written record of same prior to its proposed alterations and conversion works. This will provide an assessment of the impact of development on the historic fabric of the buildings and to provide an understanding of how the buildings have developed.

#### **5. Methodology**

- 5.1 The historic building recording will be undertaken by Neville Hall prior to any building alterations and/or conversion works at the site and shall take full responsibility for the setting out of the project and for the adequacy, stability and safety of site operations and methods of archaeological site monitoring and recording.
- 5.2 All work will be carried out according to the Chartered Institute of Field Archaeologists (CHIfA) standards.
- 5.3 All work will be undertaken following all statutory Health and Safety requirements and legislation in operation at the time of the monitoring.
- 5.4 A Risk Assessment will be prepared for the site.
- 5.5 The Proposed Development Site Methodology will comprise:
- The recording of the interiors and of the existing external build fabric of the existing former farm outbuildings at Hall Farm, Boston Road, Great Hale, Lincolnshire, to comprise a full written, drawn and photographic record of same.
- 5.6 The written record of the historic building recording shall include:
- The precise location of the building, including parish and National Grid Reference;  
A note of the listing designation (if appropriate);  
The date of the written record, the name of the compiler and the nature of the archive content and location;  
A summary of the buildings type and purpose, including past historical and present usage, building materials and possible date;

A note of the buildings past and the its present relationship to its setting, its relationship to local settlement patterns and landscapes, and of its visual significance; and  
A gazetteer of the photographs taken.

5.7 The drawn record of the Level 2 historic building recording shall include:

Scaled plans of the existing floors showing the location of any structural features of historical significance e.g. blocked in windows, former fireplace openings etc.;

Scaled plans of the existing elevations showing the location of structural features of historical and architectural significance;

Site location plans at suitable scales; and

A scaled plan showing the location of the various images taken.

5.8 The photographic record of the Level 2 historic building recording shall include:

The photographic record shall provide both a general and a detailed record of the building;

The photographic record shall comprise digital photography utilising a 16.1 megapixel digital camera, high quality images will be taken with the digital images being submitted in a compressed .tiff format on archival quality CD/DVD.

The photographic record shall include:

General photographs of the exterior and setting of the building. A 2 metre ranging rod shall be included in general shots to ensure that all elements of the buildings will be established;

A record of any external detail, structural or decorative, which is relevant to the design development of the building;

A record of any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not adequately show on general photographs;

A record of any dates, inscriptions etc. which would contribute to an understanding of the building;

Copies of maps, drawings, views and photographs illustrating the development and/or use of the building; and

A selection of photographs in the report which show the building in its context and the main focus of the survey, including areas subject to demolition/alteration.

5.9 Resources in terms of building recording and monitoring have been estimated at up to two man days fieldwork/site attendance and up to three person days for reporting.

## **6. Post-fieldwork methodology**

6.1 On the completion of the site fieldwork, all of the written, drawn and photographic records produced by the historic building recording will be checked, ordered, labelled (where appropriate) and catalogued to compile a distinctive site archive.

6.2 An assessment of significant finds will be made in light of general site information.

6.3 The site archive will be examined to enable the determination of various phases of activity on the site.

## **7. Monitoring arrangements**

7.1 Provision will be made for Ms. Denise Drury, Senior Historic Environment Officer of Heritage Lincolnshire (on behalf of North Kesteven District Council, the Local Planning Authority) to monitor the works during the fieldwork stage and any other aspect of the



archaeological project as required including the post fieldwork analysis and report preparation stages of the project.

- 7.2 It is understood that the programme of site historical building recording will begin as soon as possible following the agreement of this document with Ms. Denise Drury, Senior Historic Environment Officer of Heritage Lincolnshire. A period of not less than fourteen days notice will be given to same of the start date of this site historical building recording works programme.
- 7.3 All aspects of the archaeological programme will be undertaken in accordance with this project specification.
- 7.4 Any variation to the project programme in terms of works or recording on or off site will be fully discussed and agreed with Ms. Denise Drury, Senior Historic Environment Officer of Heritage Lincolnshire.
- 7.5 Arrangements will be made for Ms. Denise Drury, Senior Historic Environment Officer of Heritage Lincolnshire for access to the site to undertake monitoring visits, and such visits will be accounted for in the final report preparation.
- 7.6 Ms. Denise Drury, Senior Historic Environment Officer of Heritage Lincolnshire shall be kept fully informed of any unexpected or unforeseen discoveries made during the course of the archaeological monitoring and recording programme.

## **8. Archive preparation and deposition**

- 8.1 The documentation and records generated by the historic building recording will be sorted and ordered in the format acceptable to The Collection, Lincoln, and to the standards and requirements as laid out in their Guide Book.
- 8.2 A unique accession number will be obtained from The Collection for the site archive.
- 8.3 It is anticipated that the archive will be deposited at The Collection, Lincoln by February 2021.

## **9. Reporting procedures**

- 9.1 A report detailing the findings of the historic building recording will be completed within three months after the finalisation of the fieldwork. Any delays will be related to the relevant authorities.

- 9.2 The report will consist of:

A title page, with project name and location, national grid reference, planning reference, site code, accession number, client name, author and date;

A contents page listing report sections, illustrations and appendices;

A non-technical summary of the results of the historic building recording;

An introduction, site description and location;

Planning background to the project;

A section on the historical background to the project;

A description of the methodology used in the project;

A section describing the results of the historic building recording;

A section on the discussion and results of the project including a consideration of the findings of the project in a local and regional context;

A consideration of the effectiveness of the project methodology and a confidence rating of the results;

Illustrations including site location plans, scaled ground plans and elevations, plans showing the positions from which photographs have been taken, and

Appendices comprising appropriate photographs generated by the historic building recording, a list of archive contents, a photographic register, a copy of the approved specification and an OASIS form.

An electronic copy of the report will be deposited with the OASIS project (On-line Access to the Index of Archaeological Investigations) <http://ads.ahds.ac.uk/project/oasis/index.cfm>.

## **10. Publication and dissemination**

- 10.1 Copies of the final report will be deposited with the clients, the local curator (on behalf of the local planning authority), North Kesteven District Council and with the Lincolnshire Heritage Environment Record (including a digital copy in a .pdf format).
- 10.2 A note will be placed in 'Lincolnshire History and Archaeology' describing the results.
- 10.3 The deposition of the site archive will be in accordance with guidelines outlined in the Lincolnshire Archaeological Handbook (LCC, 2020).
- 10.4 Should the results of the historic building recording programme merit it, a note will also be placed in appropriate national journals e.g. *Medieval Archaeology*.

## **11. Other factors (including contingency)**

- 11.1 In the event of the discovery of any unexpected remains of archaeological importance, or of any changed circumstances, it is the responsibility of the archaeological contractor to inform Ms. Denise Drury, Senior Historic Environment Officer of Heritage Lincolnshire.
- 11.2 Where important archaeological remains are discovered and deemed to merit further investigation, additional financial resources may be required to provide an appropriate level of investigation, recording and analysis.
- 11.3 Any additional financial contingency requirement for additional fieldwork or post-fieldwork analysis outside the scope of the proposed scheme of works will only be activated following full consultation with Ms. Denise Drury, Senior Historic Environment Officer of Heritage Lincolnshire.

## **12. Variations to the proposed scheme**

- 12.1 Variations to the proposed scheme will only be made following written confirmation with the archaeological curator.

**13. Resources**

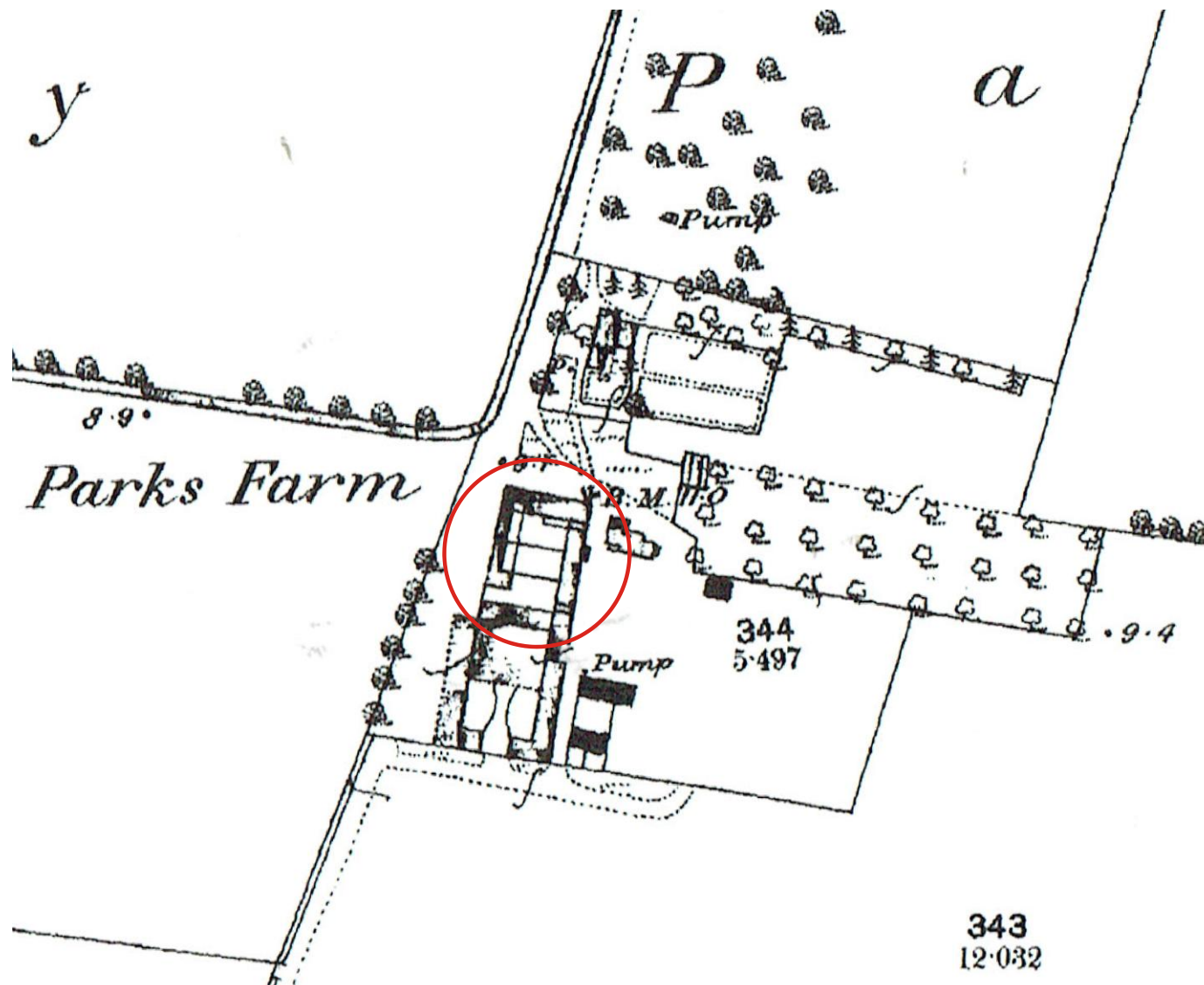
13.1 The historic building recording will be undertaken by Neville Hall using standard archaeological field techniques. It is estimated that the site work will take up to two man days fieldwork/site attendance and up to three man days for reporting.

**14. Insurance statement**

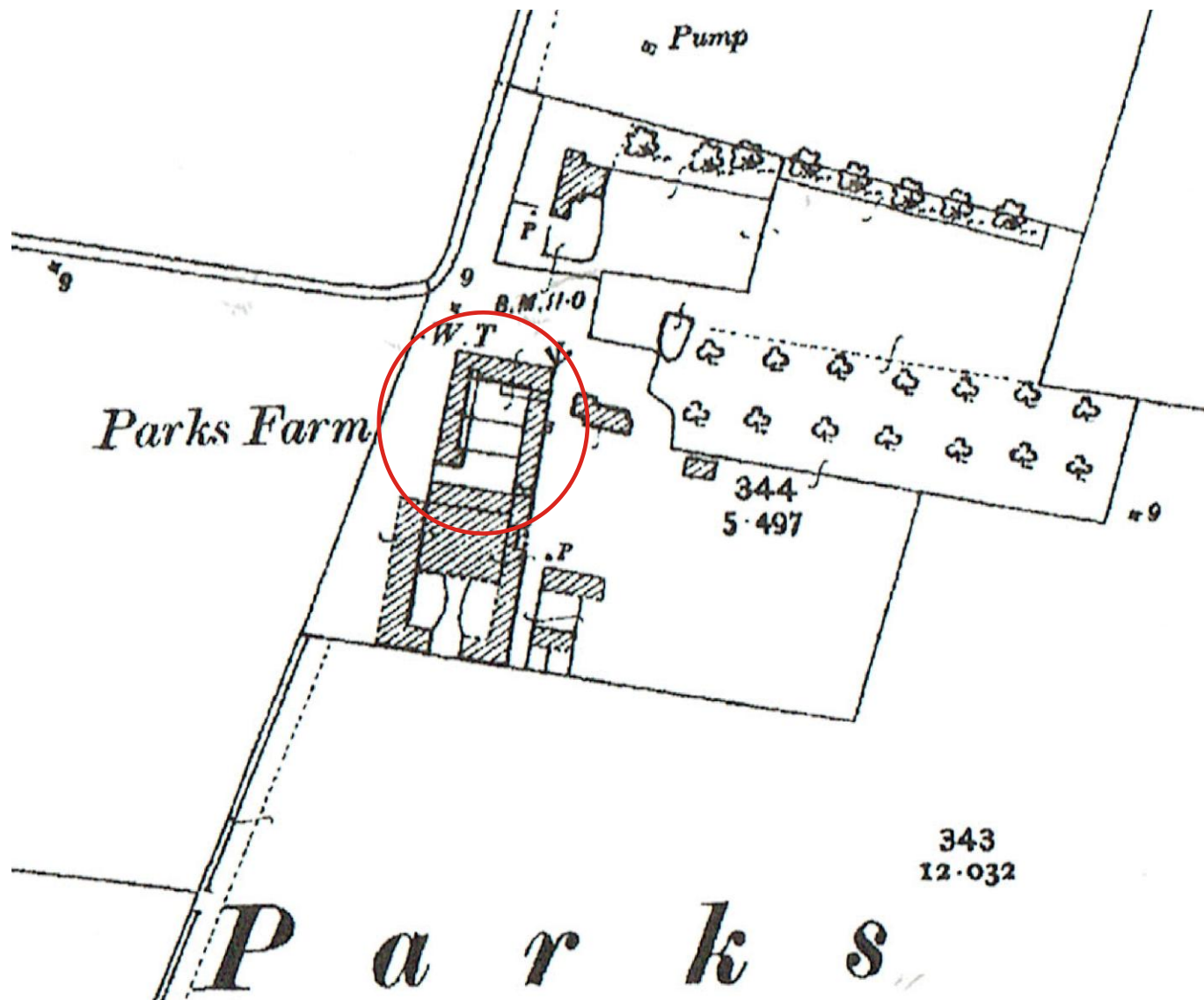
14.1 Public indemnity of £2,000,000 and private indemnity insurance of £250,000 with Towergate Insurance.

**15. Copyright**

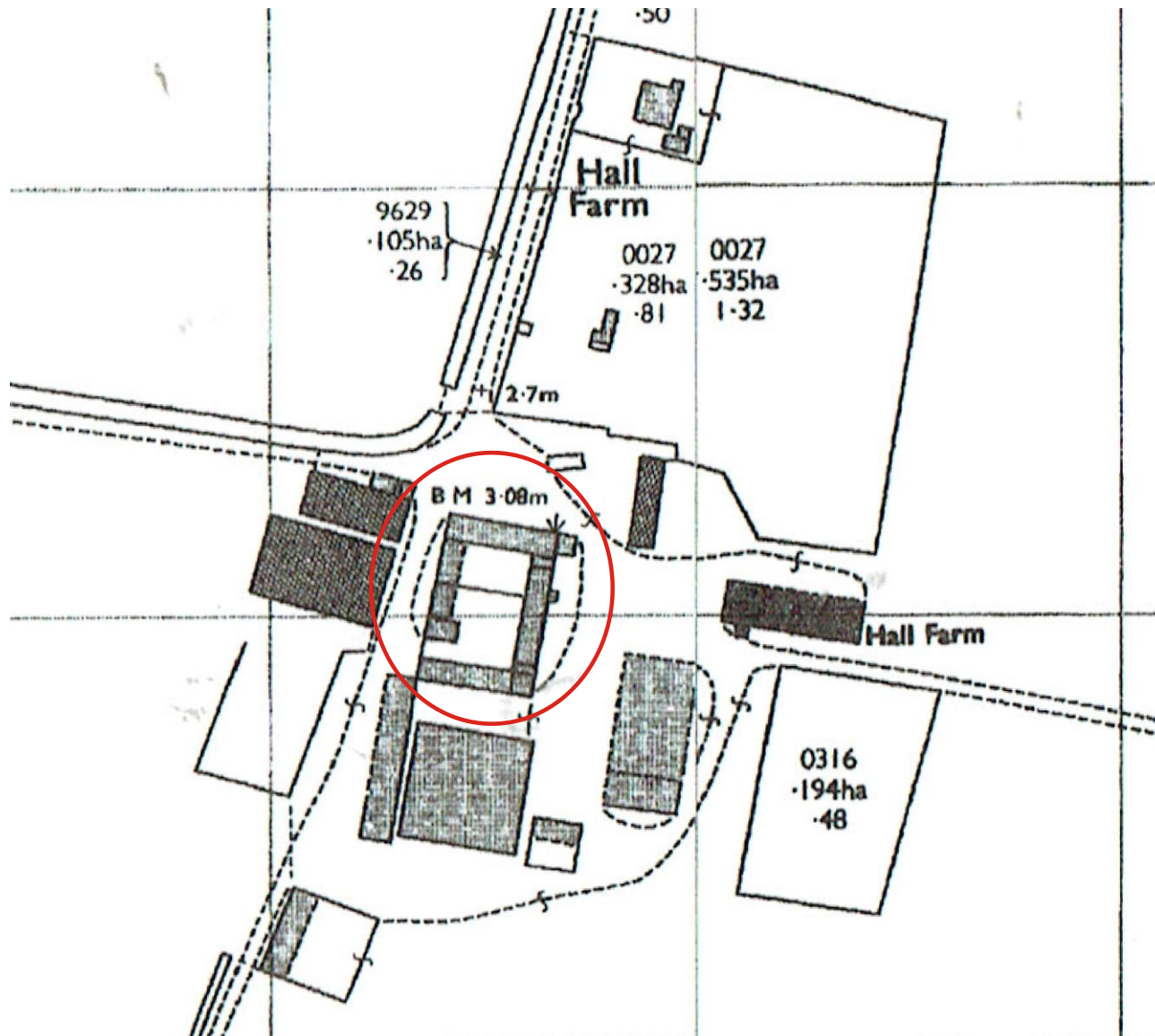
15.1 Copyright will remain that of the author. Licence will be given to the client to present any reports, copyright of the author, to the planning authority in good faith of satisfactory settlement of account.



**Figure 5:** Extract from the First Edition 25 inch to one mile scale O.S. map of 1889, map sheet no. Lincolnshire 38.1



**Figure 6:** Extract from the Second Edition 25 inch to one mile scale O.S. map of 1905, map sheet no. Lincolnshire 38.1



**Figure 7:** Extract from the 1:2,500 scale O.S. map of 1975. (Crown Copyright Reserved)