

**NEVILLE HALL  
FREELANCE ARCHAEOLOGIST & CONSULTANT**

HISTORIC BUILDING RECORDING AT  
HALL FARM, BOSTON ROAD,  
EAST HECKINGTON, LINCOLNSHIRE

**National Grid Reference: TF 1999 4317**

**Planning Reference: 19/0359/FUL**

**Site Code: HFEH20**

**Accession Number: LCNCC: 2020.84**

PREPARED FOR MR. JAMES BRAMMA OF JB ARCHITECTURAL DESIGN SERVICES ON  
BEHALF OF HIS CLIENT - MR. NICK LOWETH  
PART 3: THE SOUTH RANGE

By

Neville Hall

March 2021

## 7.9 The Exterior of the South Range

The South Range is a single storey building with a gabled roof, which has a covering of sheets of modern corrugated metal. The eastern end of this South Range is bonded to the west side or West Elevation of the adjoining East Range.



**Plate 383: View of the West Elevation of the South Range, from the west**

**Plate 383** presents a detailed view of the West Elevation of the South Range. The brickwork wall fabric of this West Elevation is in English Bond, of courses of brick stretchers alternating with courses of brick headers. The brickwork at the gable ends comprise brick stretchers laid on edge. To the right is the outer face of a west facing enhance opening, which is slightly elevated above ground levels. This opening is occupied by the timber frame of a head and surrounds and a four panelled timber door. Above the opening is a curved head in brick of brick stretchers laid on end. To the left, is a vertical cast metal downpipe which extends onto modern Upvc horizontal guttering along the North Elevation.

**Plates 384 and 385** present oblique views of the western portion of the South Elevation of this South Range. The brickwork wall fabric here is of the same English Bond. In addition, several vertical and decorative brick pilasters have been incorporated into this external brickwork. These are composed of courses of bull nosed brick stretchers. At the western end of this Elevation may be seen a north facing and recessed entrance opening, which has been boarded over. Above the opening is an horizontal timber lintel that has been incorporated into this wall fabric.

**Plate 386** furnishes a general view of the South Range from a south-western position.



**Plate 384: View of the South Elevation of the South Range, from the west**



**Plate 385: View of the South Elevation of the South Range, from the east**



**Plate 386: General view of the South Range, from the south-west**



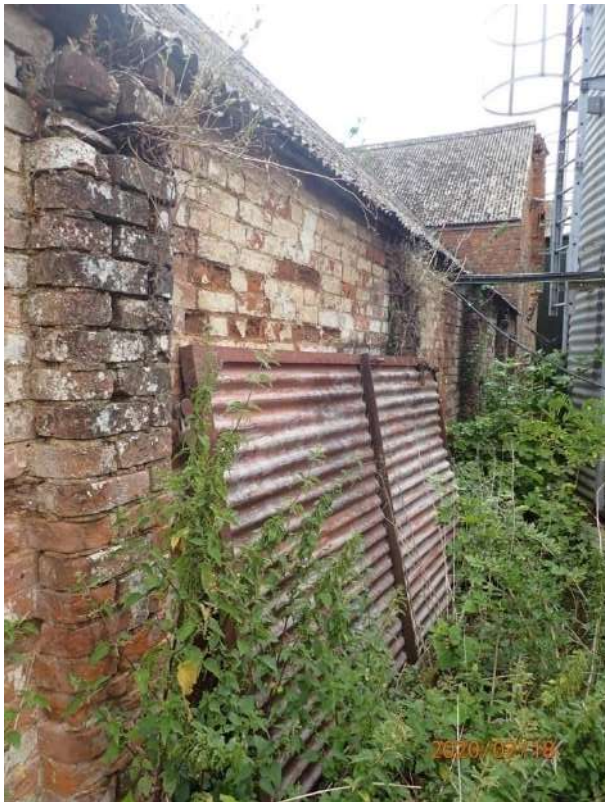
**Plate 387: View of the South Elevation of the South Range, from the south-west**

**Plate 387-390** provide several further oblique views from western vantage points of this South Elevation. The brickwork wall fabric here is in the same English Bond. Further decorative vertical brick pilasters that are bonded to this South Elevation and are composed of courses of bull nosed brick stretchers may also be observed.





**Plate 388: View of the South Elevation of the South Range, from the west**



**Plate 389: View of the South Elevation of the South Range, from the west**



**Plate 390: View of the South Elevation of the South Range, from the west**

**Plates 391-393** present further views of this South Elevation from different eastern vantage points. The brickwork wall fabric here is in the same English Bond. Further decorative vertical brick pilasters that are bonded to this South Elevation and are composed of courses of bull nosed brick stretchers may also be observed. At the eastern end of this Elevation is a second north facing entrance opening that leads on into the interior of this South Range. This recessed opening is occupied by a timber frame of a head and surrounds. The door is absent. Above the opening is an horizontal timber lintel that has been incorporated into this wall fabric.

**Plates 394-400** furnish a number of views from differing vantage points of the North Elevation of this South Range. The brickwork wall fabric here is in the same English Bond, of courses of brick stretchers alternating with courses of brick headers. At just below roof levels is modern Upvc horizontal guttering. The main feature of this North Elevation comprise the series of eight north facing entrance openings. Seven of these eight openings are occupied by timber gates that are composed of a series of vertical timber slats. To either side of each opening and incorporated into the brickwork wall fabric are decorative, worked, shaped and faced stone ashlars. Above each opening are rounded heads in brick composed of alternating brick headers and brick stretchers laid on end. Below this head is a secondary recessed head composed of brick stretchers laid on edge. At the base of each opening are concrete thresholds.



**Plate 391: View of the South Elevation of the South Range, from the east**



**Plate 392: View of the South Elevation of the South Range, from the east**





**Plate 393: View of the South Elevation of the South Range, from the south**



**Plate 394: View of the North Elevation of the South Range, from the north**





**Plate 395: View of the North Elevation of the South Range, from the north**



**Plate 396: View of the North Elevation of the South Range, from the north-west**



**Plate 397: View of the North Elevation of the South Range, from the north-east**



**Plate 398: View of the North Elevation of the South Range, from the north-east**





**Plate 399: View of the North Elevation of the South Range, from the north-east**



**Plate 400: View of the North Elevation of the South Range, from the north-west**

#### **7.10 The Interior of the South Range**

For the purposes of this survey, the east-west orientated linear corridor that extends along the south side of the interior of the South Range is designated as **Cell 18**.

**Plate 401** presents a view of the nature of the flooring of **Cell 18**, which is probably of modern concrete.

**Plate 402** features a general view of the interior of **Cell 18** from a western vantage point.





**Plate 401: View of the flooring of Cell 18, from the west**



**Plate 402: General view of the interior of Cell 18, from the west**



**Plate 403: View of the interior of Cell 18, from the south**



**Plate 404: View of the interior of Cell 18, from the west**

**Plats 403-405** provide detail views of an animal feed trough and above these various modern metal feed containers that line and flank the northern side of **Cell 18**. The low animal feed trough is constructed of brick, though the detail of the brickwork was difficult to discern as it was covered over with paintwork, which has obscured the detail. Various horizontal timbers atop the brickwork with the interior of the feed trough being lined with concrete. The metal feed containers rest on an timber framework.

**Plates 406-409** present a number of images of the interior of **Cell 18** from western positions. The brickwork wall fabric of the south wall of this South Range to the right is in English Bond, composed of courses of brick stretchers that alternate with courses of brick headers. Extending along the top of this south wall are various horizontal timber wallplates. It may also be observed



that the southern ends of the horizontal timber tie beams of the overlying roof structure are attached to these wallplates.

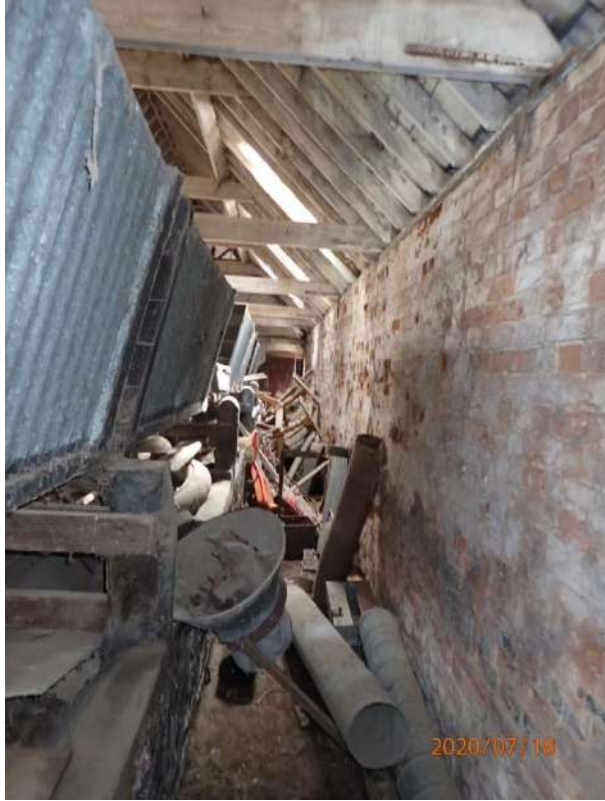


**Plate 405: View of the interior of Cell 18, from the west**



**Plate 406: View of the interior of Cell 18, from the west**





**Plate 407: View of the interior of Cell 18, from the west**



**Plate 408: View of the interior of Cell 18, from the west**



**Plate 409: View of the interior of Cell 18, from the west**



**Plate 410: View of the interior of Cell 18, from the east**



**Plate 411: View of the interior of Cell 18, from the east**



**Plate 412: View of the interior of Cell 18, from the east**





Plate 413: View of the interior of Cell 18, from the east



Plate 414: View of the interior of Cell 18, from the east



**Plate 415: View of the interior of Cell 18, from the east**

**Plates 410 and 411** present views of the western end of **Cell 18** and in particular show the inner faces of two entrance openings, one which faces to the west and the second to the south. Both were recorded externally at the West and South Elevations of this building respectively. Both openings are occupied by timber frames of heads and surrounds. The south facing entrance has been entirely boarded over. The west facing entrance also contains a four panelled timber door. Above each opening are horizontal timber lintels that are incorporated into the brickwork wall fabric.

**Plates 412-415** were all taken from the eastern end of **Cell 18** and provide further detailed views of **Cell 18** from these differing eastern vantage points.

**Plates 416-420** present a number of detailed views of the west wall of the South Range from differing perspectives. The detail of the nature of the brickwork wall fabric of this west wall could not be determined as it was obscured by being covered over with paintwork. An horizontal timber wallplate may be seen at the upper levels, which is incorporated into the brickwork wall fabric. The western ends of the horizontal timber purlins of the overlying roof structure are inserted into the upper levels of the brickwork wall fabric.



**Plate 416: View of the west wall of the South Range, from the east**



**Plate 417: View of the west wall of the South Range, from the east**





Plate 418: View of the west wall of the South Range, from the east



Plate 419: View of the west wall of the South Range, from the east

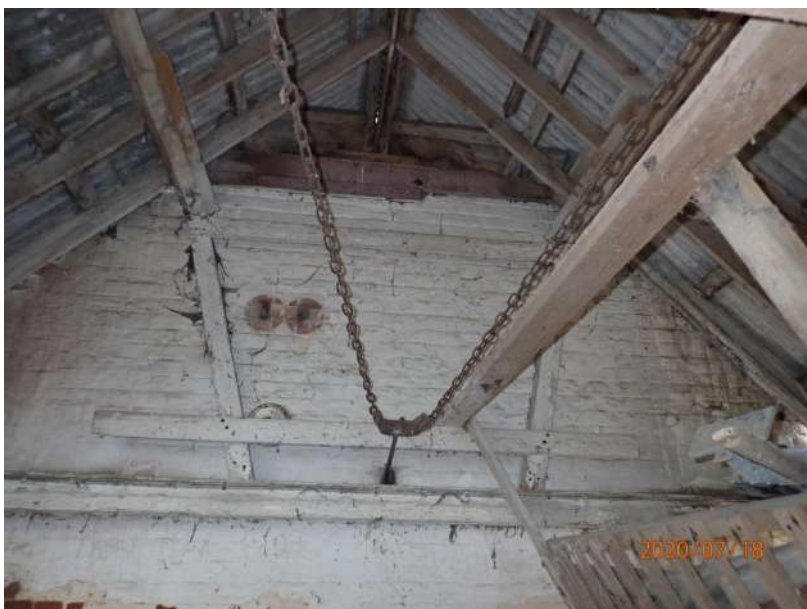


**Plate 420: View of the west wall of the South Range, from the east**



**Plate 421: View of the east wall of the South Range, from the west**

**Plates 421 and 422** furnish several images of the east wall of the South Range, which is also the internal dividing wall with **Cell 17** of the East Range. Although most of the detail of the brickwork wall fabric of this east wall has become obscured by being covered over with paintwork, at the lower levels, this paintwork is absent. Here the brickwork is in English Bond, composed of courses of brick stretchers alternating with courses of brick headers. An horizontal timber wallplate may be seen at the upper levels, which is incorporated into this brickwork wall fabric. The eastern ends of the horizontal timber purlins of the overlying roof structure are inserted into the upper levels of the brickwork wall fabric.



**Plate 422: View of the east wall of the South Range, from the west**



**Plate 423: View of the roof supporting structure of the South Range, from the south-west**

**Plates 423-441** present a large number of images from many differing positions of the nature of the roof supporting structure of this South Range. This is a relatively simple structure. The main elements of this structure is the framework of timber rafters that extend along both sides of this structure and which support the roof covering of modern corrugated metal sheeting. The rafters are in turn attached to a second framework of horizontal timber purlins that also extend along both sides of this structure and also at the roof apex. The bottom ends of the rafters are attached to the horizontal timber wallplates that extend along the top of the north and south walls, whilst their upper ends are affixed to the purlins that extend along the roof apex.. The eastern and western ends of the horizontal timber purlins are inserted into the brickwork wall fabric of the east and west walls. This structure is further reinforced and strengthened by a series of horizontal timber tie beams at the lower levels and horizontal timber collars at the upper levels. The collars are attached to the rafters and the tie beams to the wallplates.





**Plate 424: View of the roof supporting structure of the South Range, from the west**



**Plate 425: View of the roof supporting structure of the South Range, from the south**



**Plate 426: View of the roof supporting structure of the South Range, from the east**



**Plate 427: View of the roof supporting structure of the South Range, from the east**



**Plate 428: View of the roof supporting structure of the South Range, from the west**



**Plate 429: View of the roof supporting structure of the South Range, from the south**





**Plate 430: View of the roof supporting structure of the South Range, from the south**



**Plate 431: View of the roof supporting structure of the South Range, from the east**



Plate 432: View of the roof supporting structure of the South Range, from the south



Plate 433: View of the roof supporting structure of the South Range, from the west



Plate 434: View of the roof supporting structure of the South Range, from the west



Plate 435: View of the roof supporting structure of the South Range, from the west





**Plate 436: View of the roof supporting structure of the South Range, from the east**



**Plate 437: View of the roof supporting structure of the South Range, from the east**



**Plate 438: View of the roof supporting structure of the South Range, from the west**



**Plate 439: View of the roof supporting structure of the South Range, from the west**



**Plate 440: View of the roof supporting structure of the South Range, from the west**



**Plate 441: View of the roof supporting structure of the South Range, from the west**





**Plate 442: View of the interior of the South Range, from the south**

**Plats 442-478** present a large number of images from many different positions of the remainder of the interior of the South Range. This comprises the north wall of the South Range along with the series of eight separate former animal stalls, of which only some were accessible at the time of this survey.

The detail of the nature of the brickwork wall fabric of the north wall of this South Range was difficult to discern, as this detail had become much obscured by being covered over with paintwork. Extending along the top of this north wall are a series of horizontal timber wallplates. The main features of this north wall are the series of eight north facing entrance openings, one to each of the eight internal animal stalls. Seven of these eight openings are occupied by timber gates that are composed of a series of vertical timber slats. The inner faces of these openings are featured here with each opening being occupied by various internal timber frameworks to which the vertical timber slats of the timber gates are affixed to. Each opening is flanked to either side by decorative vertical brick pilasters, which appear to be composed of courses of bull nosed brick stretchers. Above each opening are rounded arches or heads in brick. the detail of which was also difficult to discern as these were also covered over with layers of paintwork, which obscured the underlying detail of the brickwork.



**Plate 443: View of the interior of the South Range, from the south**



**Plate 444: View of the interior of the South Range, from the north**

The flooring of each of the eight animal stalls is composed of concrete with a shallow east-west orientated drainage channel cut within it, which extends along the northern side of the building. At the rear of each stall are a series of modern elevated timber hay feeders, which are attached by various timber frameworks to the horizontal timber tie beams of the overlying roof structure. In front of these in turn is a second low animal feed trough, which is constructed of brick. This appears to be composed of courses of brick stretchers that are topped with a single course of brick stretchers laid on edge on a different orientation. Above this in turn, are a series of horizontal timbers along the frontal edges of the trough. The interiors of the trough are lined with modern concrete. Each of the animal stalls are divided and separated from each other by a series of various low timber partitions, some of which have attached low timber gates.



**Plate 445: View of the interior of the South Range, from the north**



**Plate 446: View of the interior of the South Range, from the east**





**Plate 447: View of the interior of the South Range, from the west**



**Plate 448: View of the interior of the South Range, from the west**



**Plate 449: View of the interior of the South Range, from the west**



**Plate 450: View of the interior of the South Range, from the south-west**



**Plate 451: View of the interior of the South Range, from the south**



**Plate 452: View of the interior of the South Range, from the south-west**





Plate 453: View of the interior of the South Range, from the west



Plate 454: View of the interior of the South Range, from the west



Plate 455: View of the interior of the South Range, from the north



Plate 456: View of the interior of the South Range, from the east



**Plate 457: View of the interior of the South Range, from the north**



**Plate 458: View of the interior of the South Range, from the east**





**Plate 459: View of the interior of the South Range, from the east**



**Plate 460: View of the interior of the South Range, from the west**



**Plate 461: View of the interior of the South Range, from the west**



**Plate 462: View of the interior of the South Range, from the south**



**Plate 463: View of the interior of the South Range, from the south-west**



**Plate 464: View of the interior of the South Range, from the north**





**Plate 465: View of the interior of the South Range, from the north**



**Plate 466: View of the interior of the South Range, from the east**



**Plate 467: View of the interior of the South Range, from the south-east**



**Plate 468: View of the interior of the South Range, from the west**



Plate 469: View of the interior of the South Range, from the north



Plate 470: View of the interior of the South Range, from the south-west





**Plate 471: View of the interior of the South Range, from the north**



**Plate 472: View of the interior of the South Range, from the east**



**Plate 473: View of the interior of the South Range, from the east**



**Plate 474: View of the interior of the South Range, from the east**



**Plate 475: View of the interior of the South Range, from the south-west**



**Plate 476: View of the interior of the South Range, from the south-west**





**Plate 477: View of the interior of the South Range, from the south-west**



**Plate 478: View of the interior of the South Range, from the north**

## **8. Discussion and Conclusions**

- 8.1 In 1993, the Royal Commission on the Historical Monuments of England (RCHME) undertook a detailed and a comprehensive farmstead survey of Park Farm (Hall Farm, which has provided an informative historical background and as an aid to the interpretation as to how this outbuilding complex, which is the subject of this survey, has evolved and developed.
- 8.2 The RCHME described this outbuilding complex as having developed in three separate and distinctive phases. The first phase and the earliest building on this site comprised the two storey former threshing barn of mid-late 18th century origin and which comprises the

North Range of this outbuilding complex (Cells 1 and 2). This barn is one of the earliest surviving agricultural buildings in the fenland parishes of Lincolnshire.

- 8.3 By c.1850, a courtyard plan was created by the addition of the single storey West Range (Cells 3-5), (which was originally a shelter shed for cattle and probably later, a cartshed, along with a loose box (Cell 5)), and of the original two storey East Range (Cells 8-12). This East Range then comprised a ground floor stable and a first floor granary. This courtyard plan of the North, West and of the original East Range are featured on the local tithe map of 1865. The original East Range comprised a ground floor stable block of seven west facing bays with a central tack room and a first floor granary above. This original building has however been much altered and partially rebuilt since the 19th century.
- 8.4 In the third and final phase of development of this outbuilding complex, the central courtyard or crewyard was finally enclosed with the addition of a single storey cow house or the South Range in c.1870. Prior to 1888, the original East Range was also expanded and added to, both to the north (Cells 6-7) and to the south (Cell 13). This late 19th century expansion of the East Range also facilitated the creation of the north and south tunnels, within the East Range.
- 8.5 So the third and final phase of the development of this outbuilding complex had already been completed by the time of the First Edition O.S. map of 1888. Thus, this map shows the current layout of this outbuilding complex with the main access into the central courtyard obtained from a gated entrance to the south-west. This same layout is very largely repeated on the O.S. maps of 1905 and of 1975.
- 8.6 During the recording of the East Range, it was clear that the first floor in particular had been much repaired and/or altered with the insertion of new brickwork wall fabric probably in the mid 20th century on both the East and West Elevations of the building, this would represent part of the aforementioned rebuilding of this East Range in the 20th century.

## 9. Acknowledgements

- 9.1 Thanks are gratefully extended to Mr. James Brama of JB Architectural Design Services and his client - Mr. Nick Loweth for commissioning this work and to Mr. Nick Loweth for his kind assistance for arranging access to the site. Thanks are also extended to Ms. Denise Drury, Senior Historic Environment Officer of Heritage for her kind assistance.

## 10. Bibliography

Extract from the First Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1889, map sheet no. Lincolnshire 38.1.

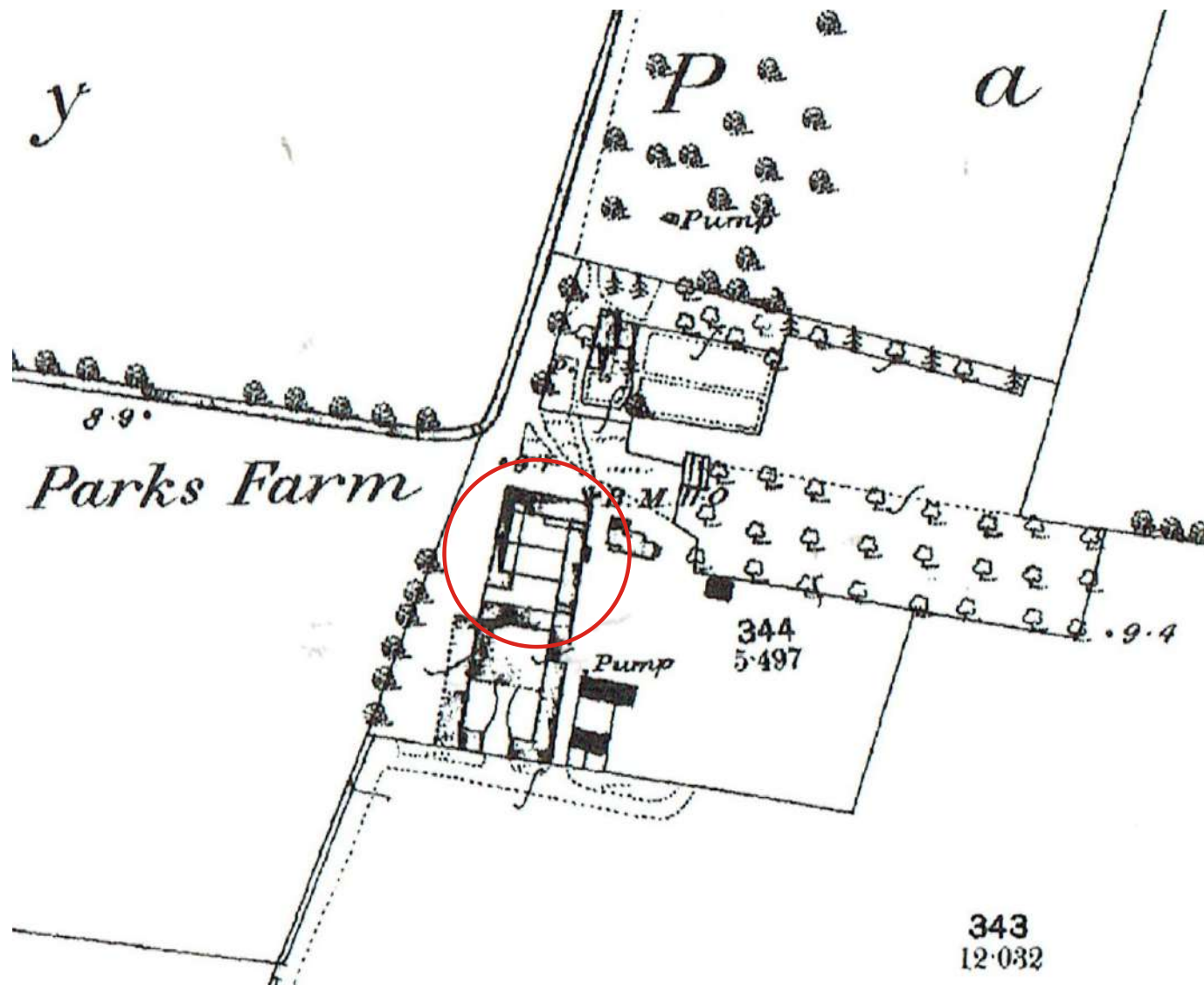
Extract from the Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1905, map sheet no. Lincolnshire 38.1.

Extract from the 1:2,500 scale Ordnance Survey (O.S.) map of 1975.

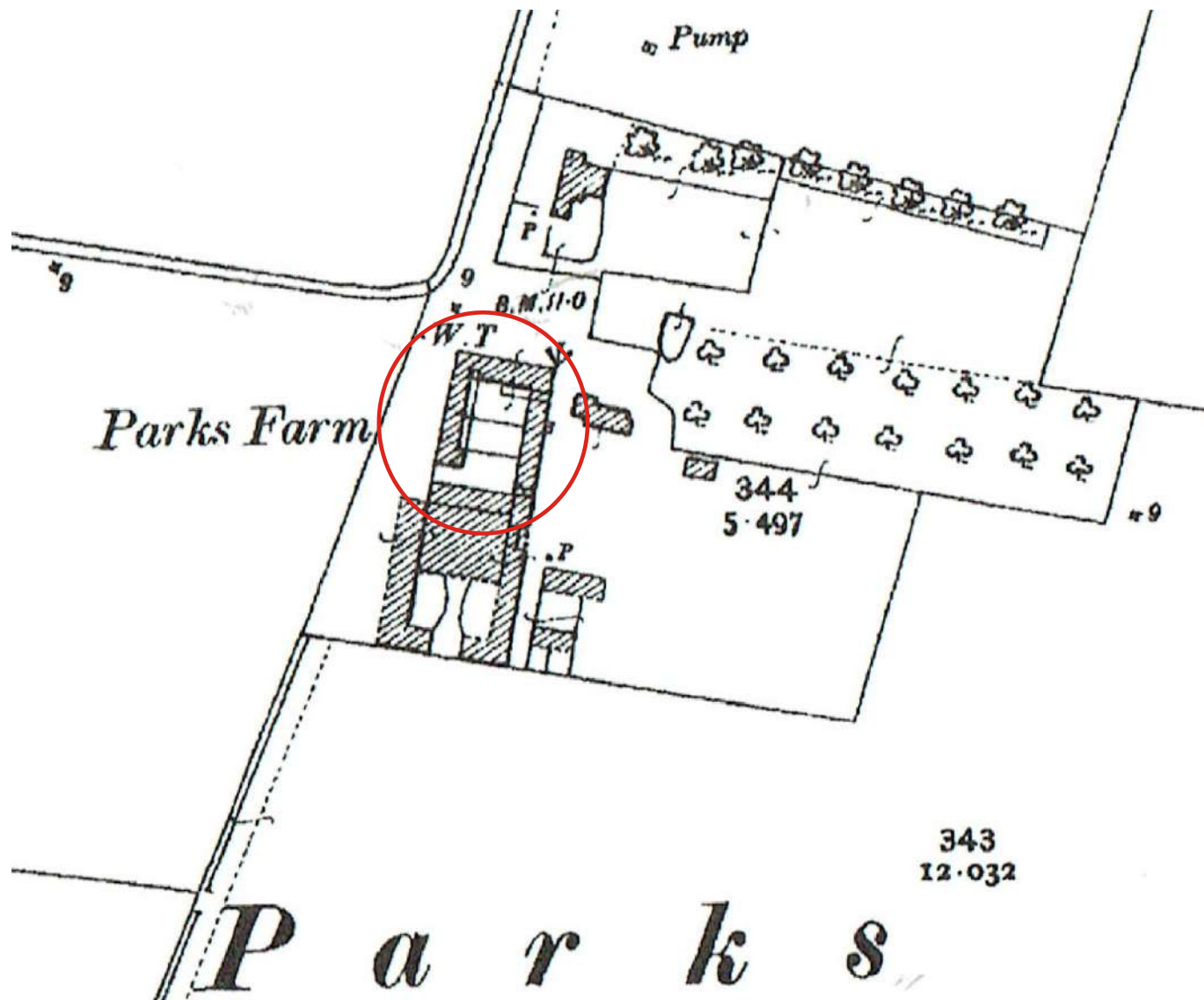
Ordnance Survey, (2010), 1:25,000 scale map, *Boston, Tattershall, Billingham & Heckington*, Explorer Sheet No. 261.

RCHME, (1993), *Farmsteads Survey, Parks Farm, East Heckington, Lincolnshire*. Royal Commission on the Historic Monuments of England.

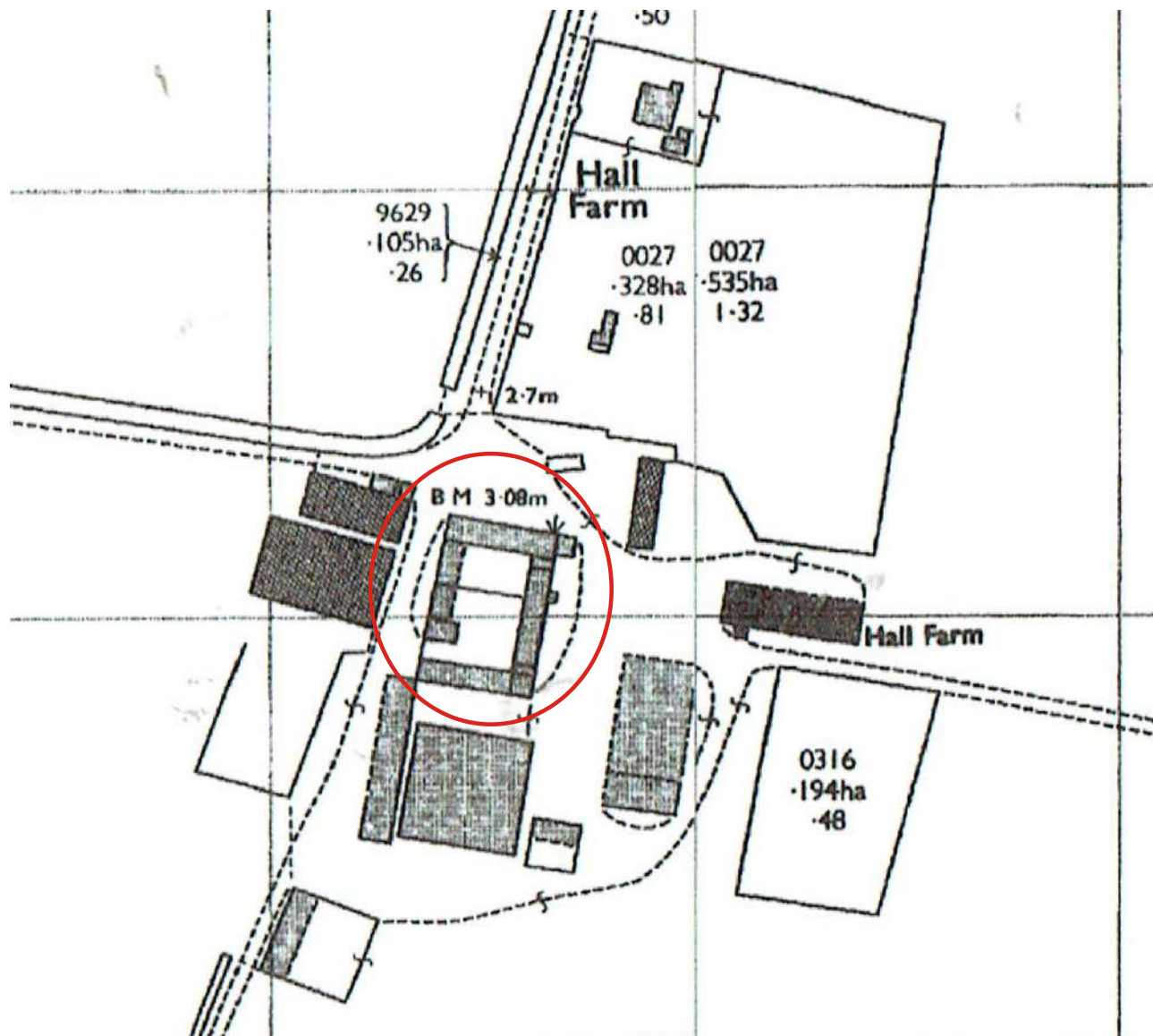




**Figure 5:** Extract from the First Edition 25 inch to one mile scale O.S. map of 1889, map sheet no. Lincolnshire 38.1. The site is shown encircled in red.



**Figure 6:** Extract from the Second Edition 25 inch to one mile scale O.S. map of 1905, map sheet no. Lincolnshire 38.1. The site is shown encircled in red.



**Figure 7:** Extract from the 1:2,500 scale O.S. map of 1975. (Crown Copyright Reserved). The site is shown encircled in red.



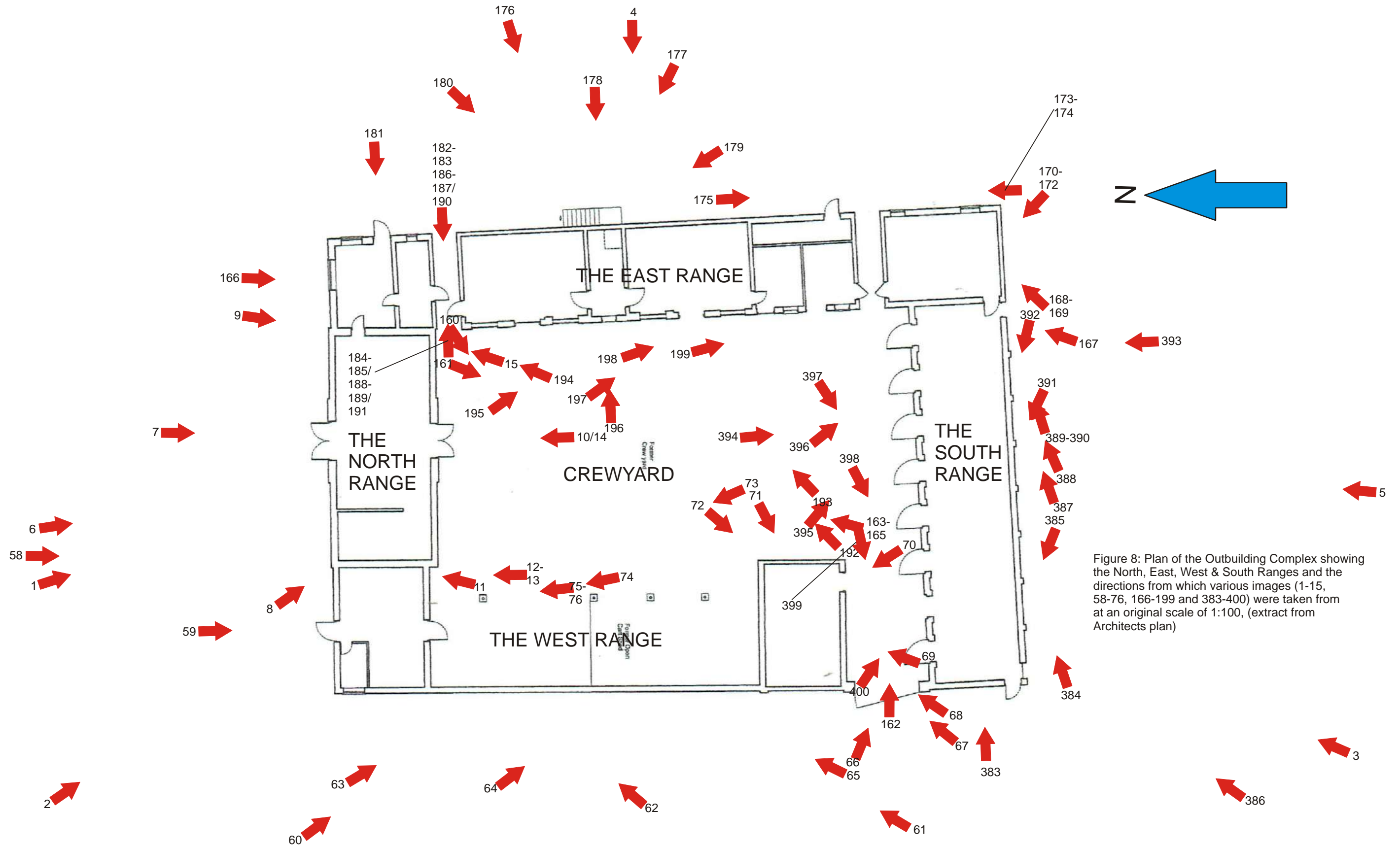


Figure 8: Plan of the Outbuilding Complex showing the North, East, West & South Ranges and the directions from which various images (1-15, 58-76, 166-199 and 383-400) were taken from at an original scale of 1:100, (extract from Architects plan)

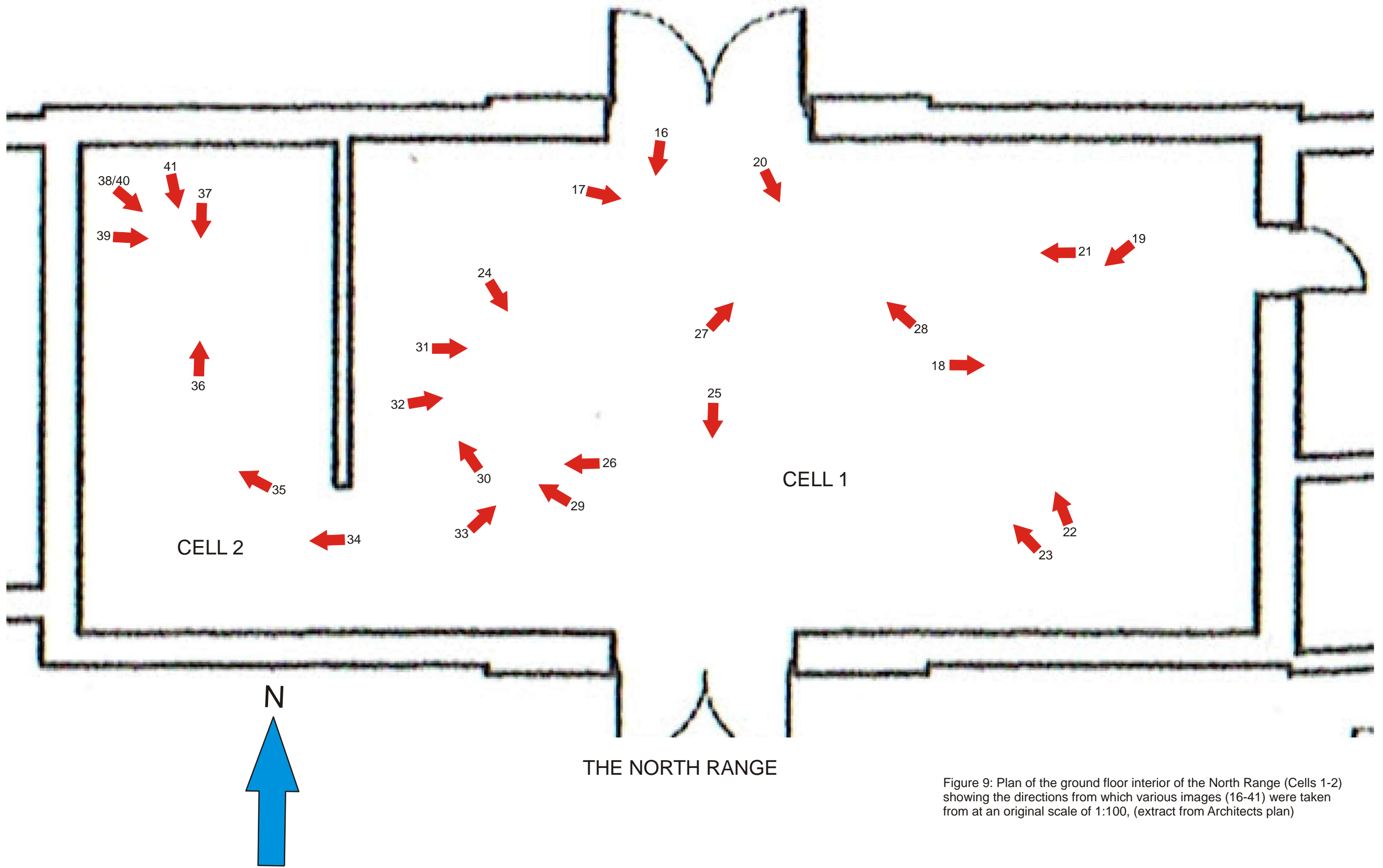


Figure 9: Plan of the ground floor interior of the North Range (Cells 1-2) showing the directions from which various images (16-41) were taken from at an original scale of 1:100, (extract from Architects plan)

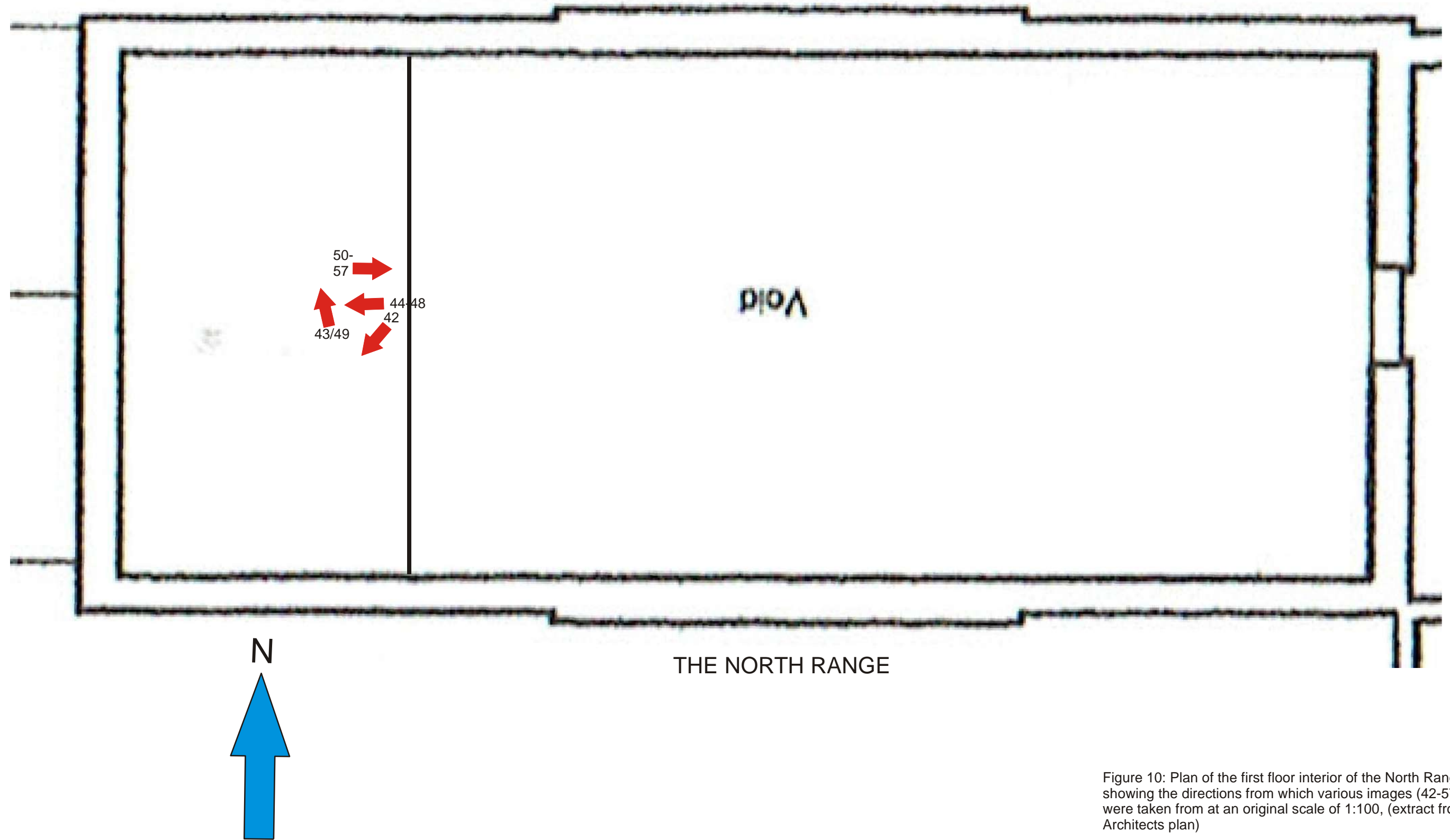


Figure 10: Plan of the first floor interior of the North Range showing the directions from which various images (42-57) were taken from at an original scale of 1:100, (extract from Architects plan)



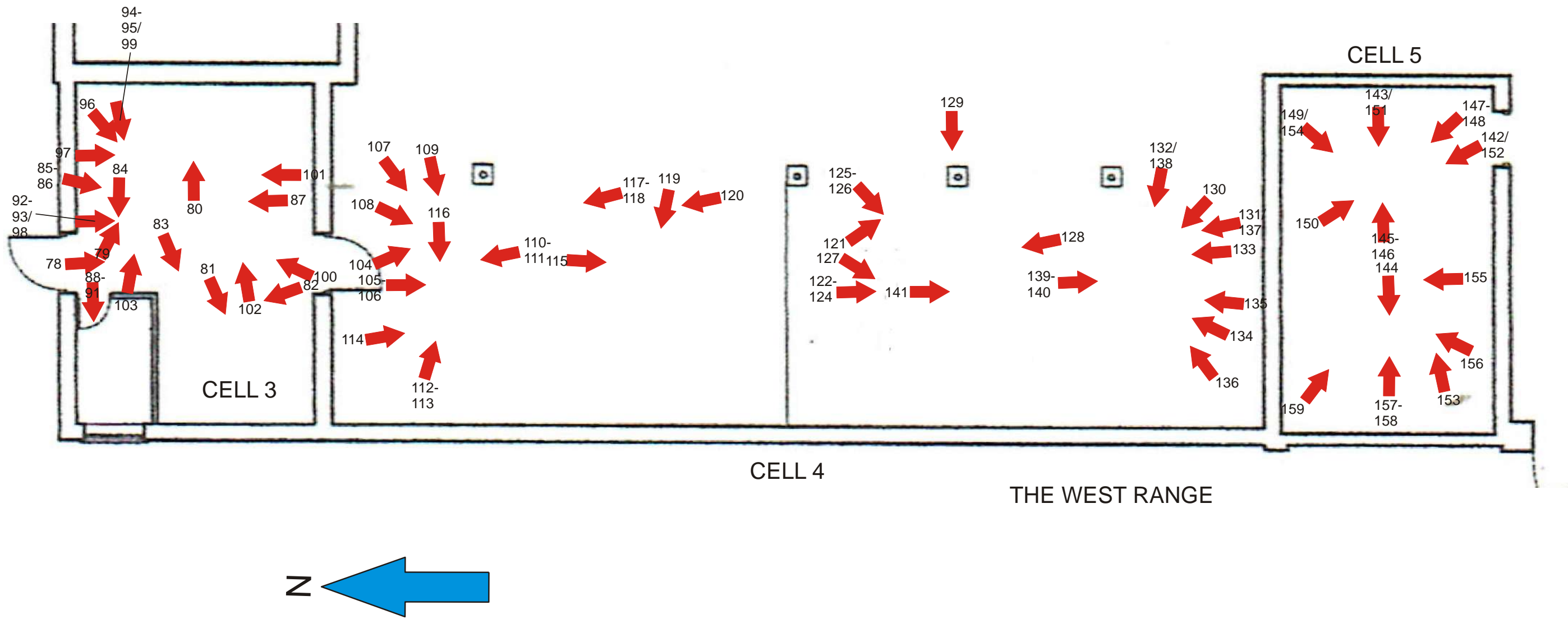


Figure 11: Plan of the interior of the West Range (Cells 3-5) showing the directions from which various images (78-159) were taken from at an original scale of 1:100, (extract from Architects plan)

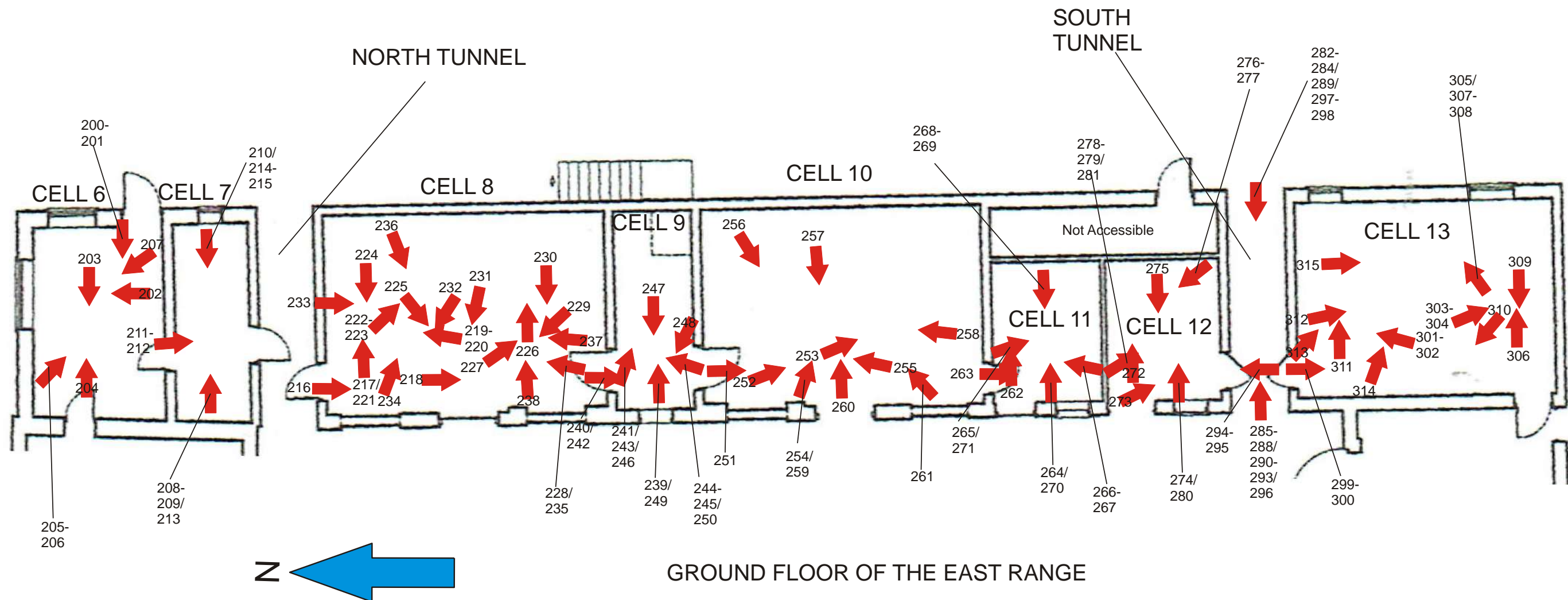


Figure 12: Plan of the ground floor interior of the East Range (Cells 6-13) showing the directions from which various images (200-315) were taken from at an original scale of 1:100, (extract from Architects plan)

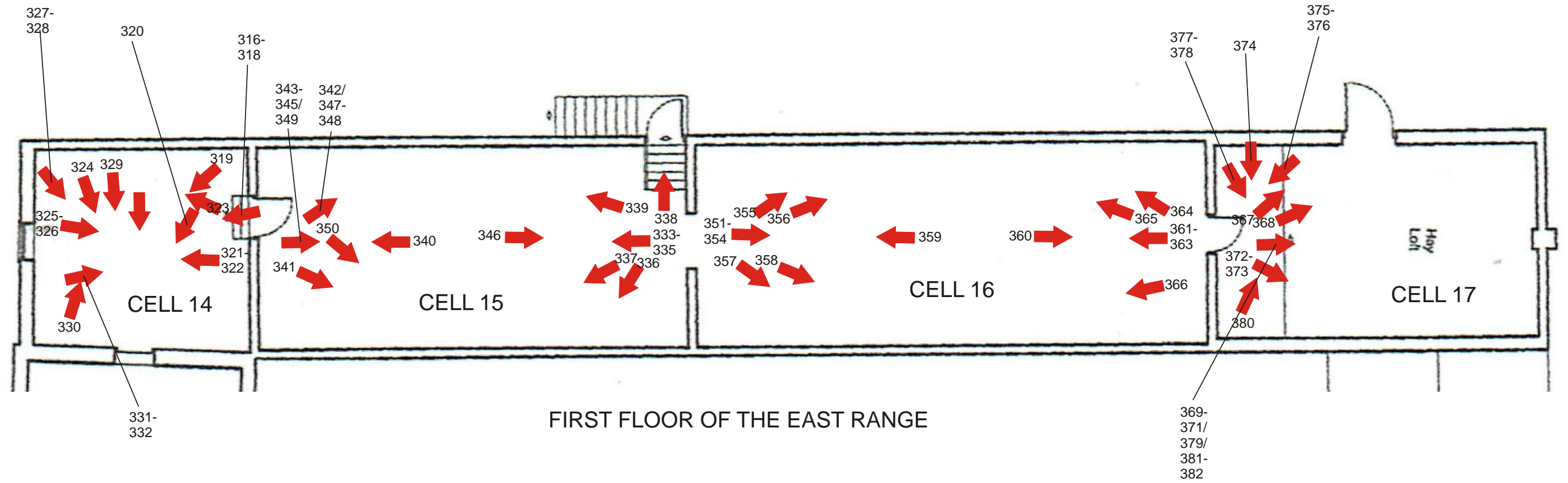


Figure 13: Plan of the first floor interior of the East Range (Cell 14-17) showing the directions from which various images (316-382) were taken from at an original scale of 1:100, (extract from Architects plan)



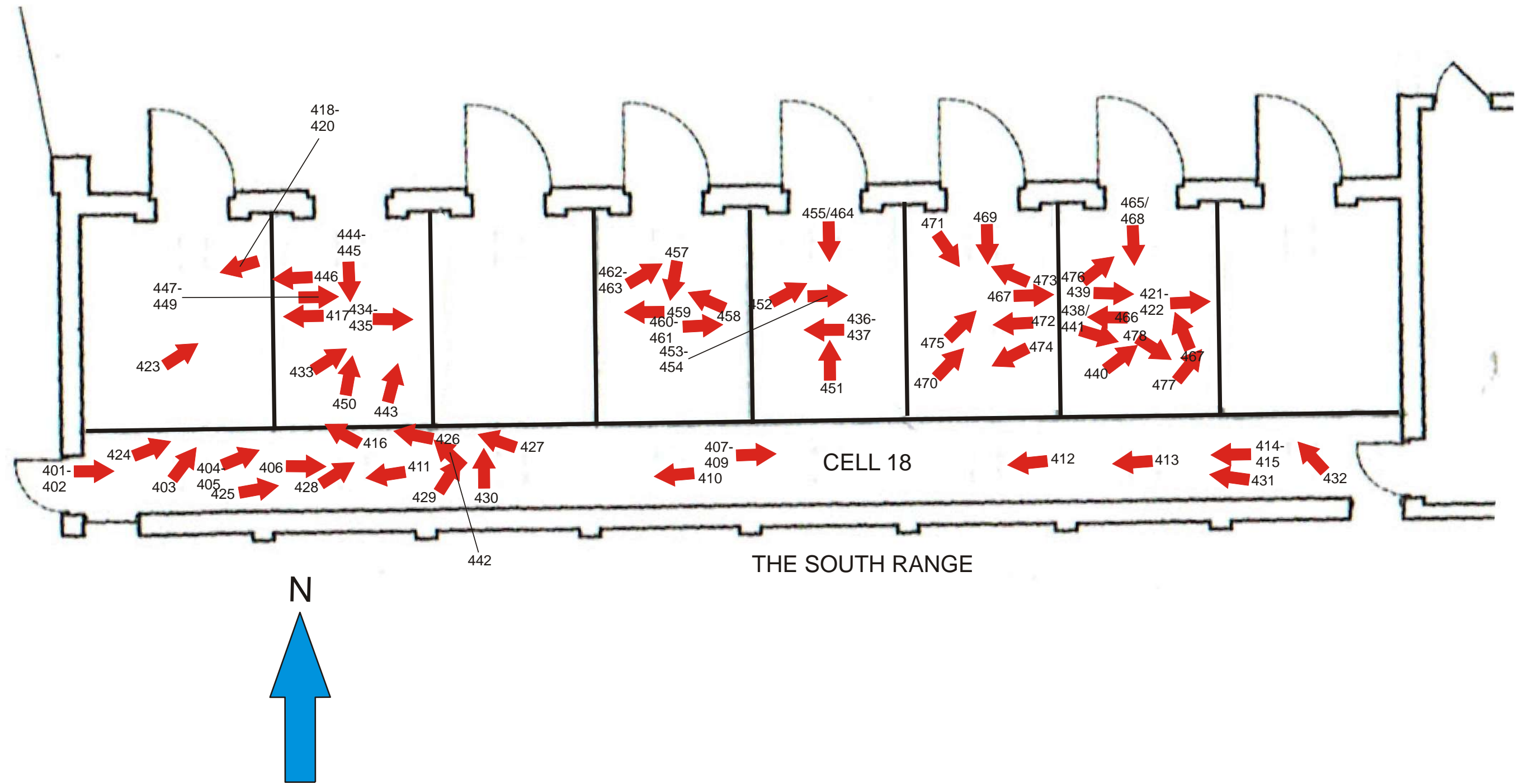


Figure 14: Plan of the interior of the South Range showing the directions from which various images (401-478) were taken from at an original scale of 1:100, (extract from Architects plan)

**Appendix 1: OASIS Summary Sheet**

# OASIS DATA COLLECTION FORM: England

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## Hall Farm, Boston Road, East Heckington, Lincolnshire - Neville Hall

OASIS ID - nevilleh1-418370

### Versions

View	Version	Completed by	Email	Date
View 1	1	Neville Hall	nhallarchaeologicalservices@gmail.com	31 March 2021

### Completed sections in current version

Details	Location	Creators	Archive	Publications
Yes	Yes	Yes	Yes	1/1

### Validated sections in current version

Details	Location	Creators	Archive	Publications
No	No	No	No	0/1

### File submission and form progress

Grey literature report submitted?	Yes	Grey literature report filename/s	Sent by other means
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## Appendix 2: Specification

**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.

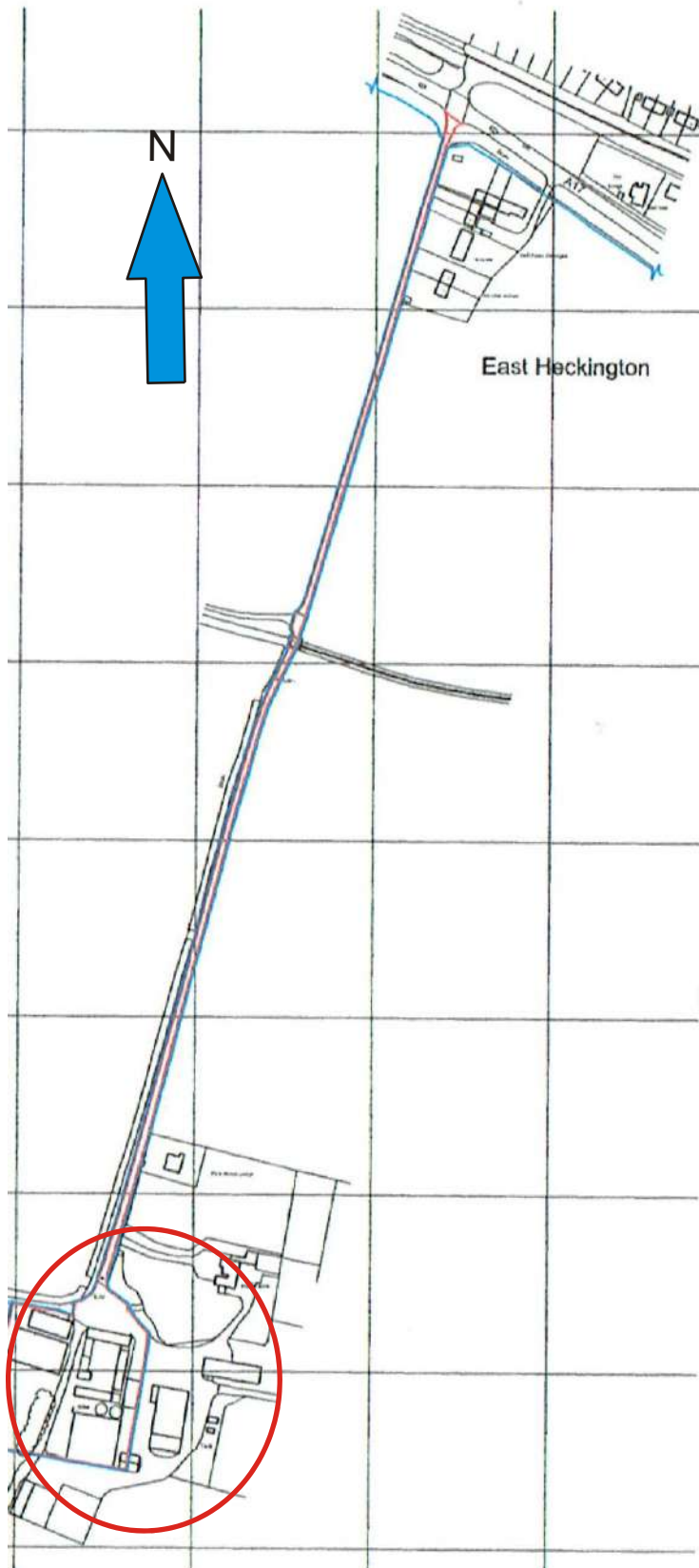
3.2 The farm buildings at Hall Farm, Great Hale include a traditional threshing barn constructed in the late 18th century (HER 65207). This barn is one of the earliest surviving agricultural buildings in the fenland parishes of Lincolnshire. Later additions to the farm included a fully enclosed cow house, built in the 19th century.



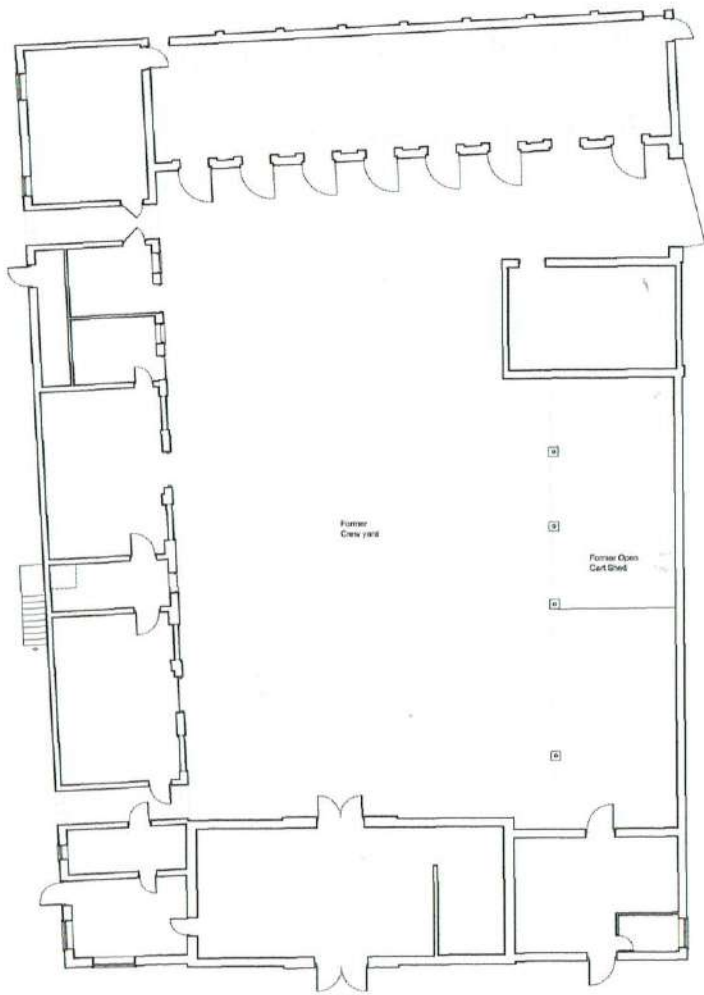


**Figure 1:** Site location at scale 1:25,000. The site is shown encircled in red. (O.S. copyright licence number 100048723)

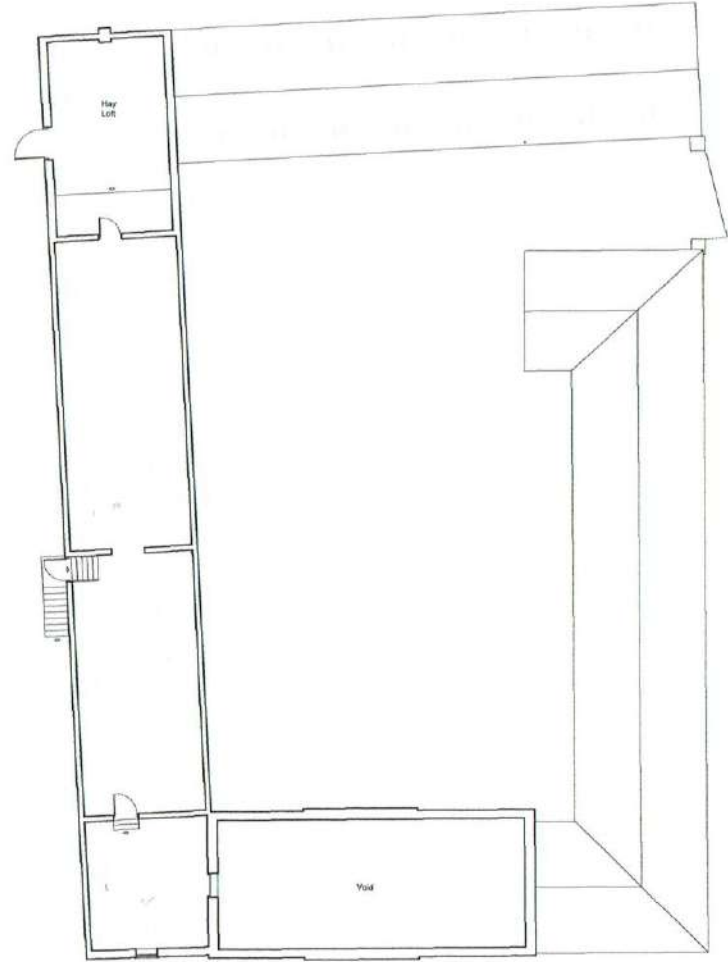
- 3.3 Copies of early edition published Ordnance Survey (O.S.) maps of the area of the development site were obtained from the online National Library of Scotland. At the time of the compilation of this scheme of works document (June 2020), the Lincolnshire Archives was closed indefinitely to the public.
- 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 and to the guidance, standards and requirements as detailed in *Historic Buildings: A Guide to Good Recording Practice*, Historic England (2016).
- 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 one day fieldwork/site attendance and up to four man days for reporting.

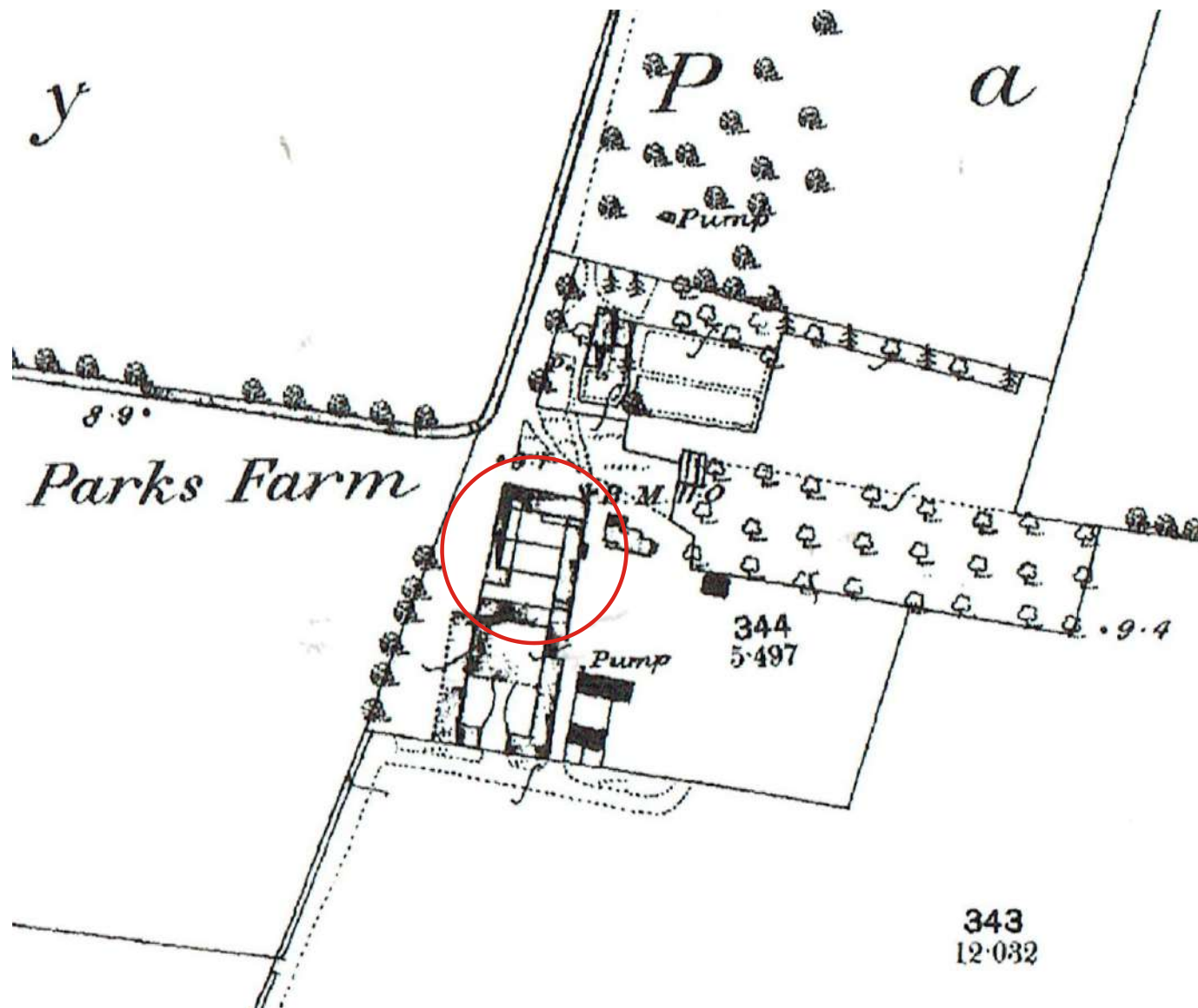
### **14. Insurance statement**

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

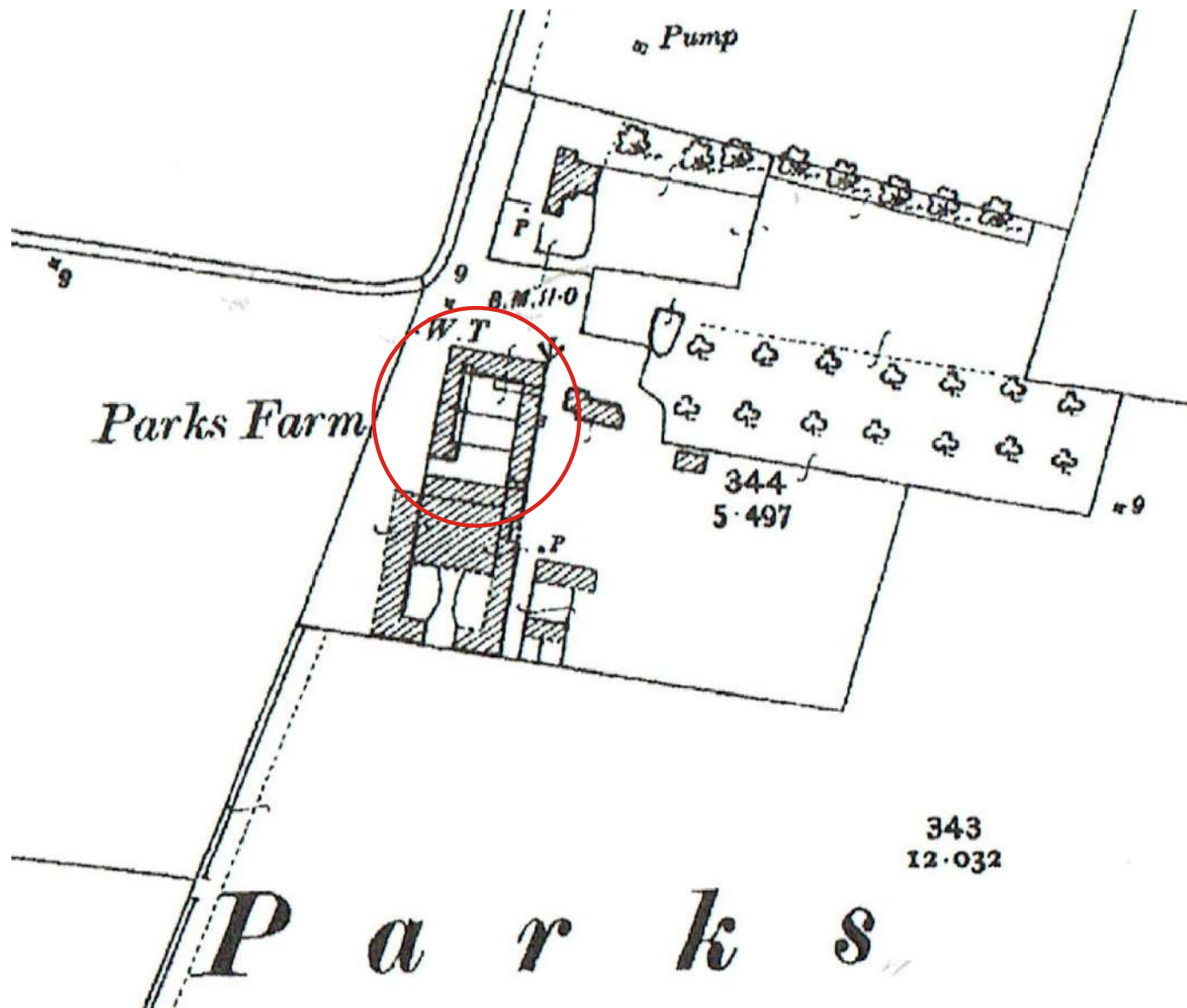
### **15. Copyright**

- 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.

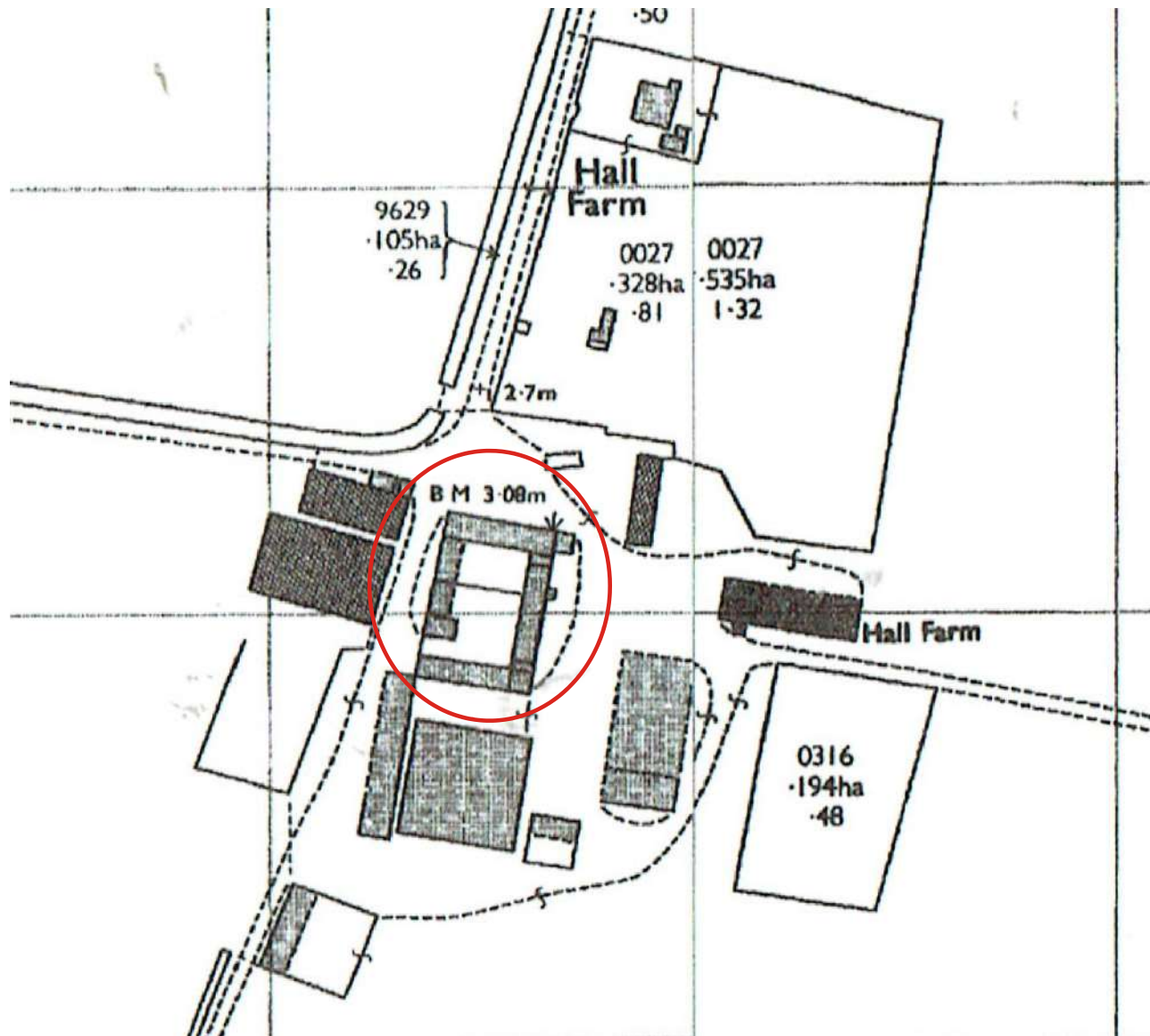




**Figure 5:** Extract from the First Edition 25 inch to one mile scale O.S. map of 1889, map sheet no. Lincolnshire 38.1



**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)