

Clayfest 2017, Lincoln
‘Mud and Stud’ Building Tour,
East Lincolnshire
Saturday, 17th June.



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Guided, group led tour departs from:-

Hartsholme Country Park, Skellingthorpe Road, Lincoln, LN6 0EY.

'With additional pickup from the west front, Lincoln Cathedral at 9.45am if requested.
(Prior booking with EBUKI is essential).

Leaving Hartsholme Country Park at 9:30am with return at approximately 5:50pm.
Please note timings are subject to traffic and any unforeseen circumstances and delays.

Programme

	○	Dep. 9:30am <u>Leave:</u> Hartsholme Country Park , Skellingthorpe Road, Lincoln. LN6 OEY.
		9:45am Brief pickup, only with prior booking, at the west front of the Cathedral.
Page 2	○	Arr. 10:40am Ailby Ash Holt , Tothby Lane, Ailby, Alford. LN13 OEE. Dep.11:20am
Page 4	○	Arr. 11:50am Ivy Cottage , Bratoft, National Trust, Gunby Estate, near Skegness. PE24 5DJ. Dep.12:30pm
Page 7	○	Arr. 12:35pm Whitegates Cottage , Mill Lane Bratoft, National Trust, Gunby Estate, near Skegness. PE24 5BD. Dep. 1:10pm
Page 9	○	Arr. 1:30pm <u>Lunch:</u> The Village Church Farm Museum , Followed by: Withern Cottage , Church Road South, Skegness. PE25 2HF. Dep. 3:00pm
Page 12	○	Arr. 3:35pm Greetham Farmhouse , Jolls Lane, Alford. LN9 6NT. Dep. 4:15pm
Page 14	○	Arr. 4:30pm Timbleby Village , Horncastle. LN9 5RG. Dep. 5:10pm
	○	Arr. 5:50pm <u>Return:</u> Hartsholme Country Park , Skellingthorpe Road, Lincoln. LN6 OEY.

Site locations in order of the tour are as follows: -

1. Ailby Ash Holt, Tothby Lane, Ailby, Alford. LN13 0EE.

Latitude: 53.270296

Longitude: 0.153069

Location / Directions:

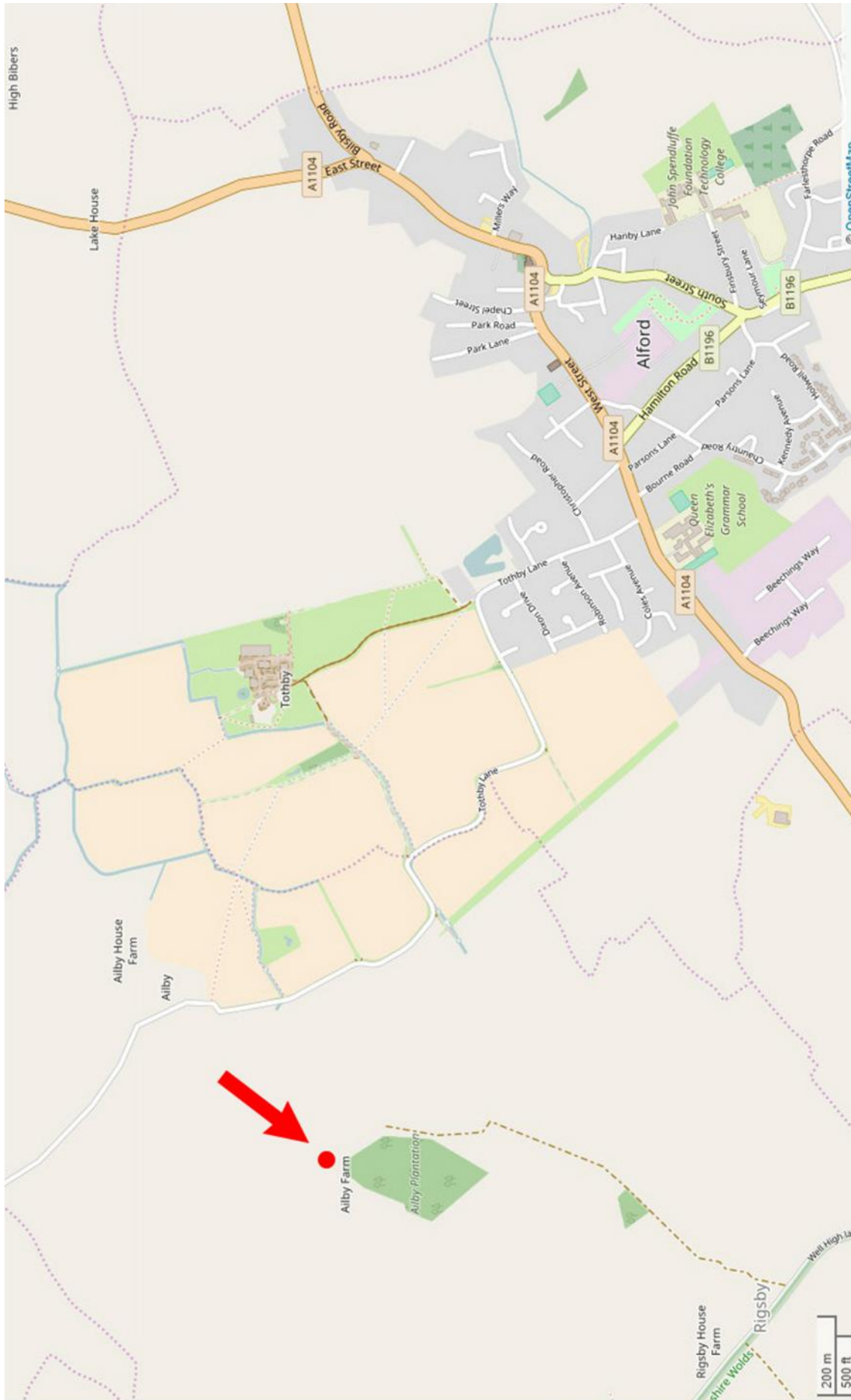
From the Police Station in Alford go down Tothby Lane to Mandy's Garden Centre, Turn left along the bridleway and follow it around the wood until the gate on the left.

(see map on next page).

Description:

A new mud and stud structure at Ailby, near Alford. Built by Rob Ley, a professional woodworker, who specialises in traditional / Lincolnshire woodworking and building crafts and skills, including the use of axe and froe tools, splitting wood and timber - cleaving/riving for example. The oak frame is nailed to with ash laths, to which mud applied or 'daubed' with a daubing fork or tool. The daub comprising clay subsoil mixed with straw and water, the walls finished with mud (clay) plaster. The structure has a brick plinth and pantile roof.





Ailby Ash Holt, Tothby Lane, Ailby, Alford. LN13 0EE. Map Source: Open StreetMap.

- **Ivy and Whitegates Cottages, Bratoft, National Trust Estate, near Skegness (as below).**

Area Location / Directions:

Bratoft is small hamlet roughly located between the town's of Spilsby and Skegness between the A158 to the north and B1195 to the south. Gunby Hall itself is about 3 miles to the north.

2. Ivy Cottage, Mill Lane, Bratoft, National Trust, Gunby Estate, near Skegness. PE24 5DJ.

Latitude: 53.162955

Longitude: 0.201496

Location / Directions:

Within Bratoft, Ivy Cottage is located on Brambleberry Lane, immediately at the junction with North Lane, 200 yards including further junction on Brambleberry Lane from the Church of St. Peter and Paul, Bratoft.

(see map, page 6).

Description:

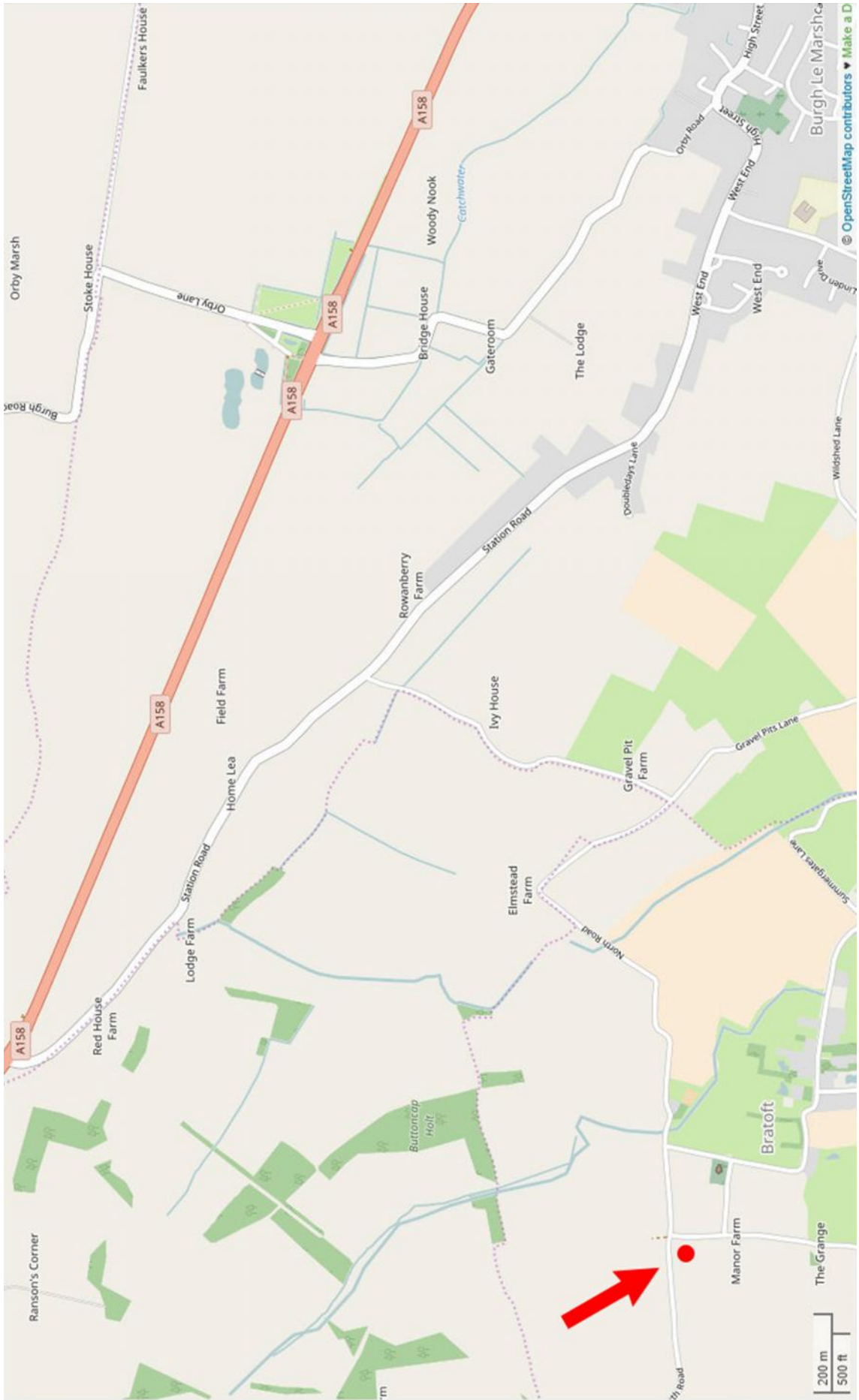
Ivy Cottage is also part of the Gunby estate. It was tenanted until recently and is awaiting renovation. It is a brick house with additions in the nineteenth century. There are a few surviving mud walls and timber framework with evidence of timber posts.



An unusual feature is that one end is a half round mud and stud wall with a jettied first floor. Various features suggest that it was not an ordinary dwelling but had some, as yet, unknown commercial use, possibly as a toll house or public house.

Early in 2016 the National Trust and the East Midlands Earth Structures Society (EMESS) worked in partnership holding an investigation day to try and discover the history and the elements of the construction of the building.

A course of action regarding the renovation and future use of the building is still to be decided. It is intended that workshops will be held through EMESS to allow 'hands on' repair of the mud and stud parts of the building by members of the public.



Ivy Cottage, Mill Lane, Bratoft, National Trust, Gunby Estate, near Skegness. PE24 5DJ. Map Source: Open StreetMap.

3. Whitegates Cottage, Mill Lane, Braftoft, National Trust, Gunby Estate, near Skegness. PE24 5BD.

Latitude: 53.163565

Longitude: 0.186456

Location / Directions:

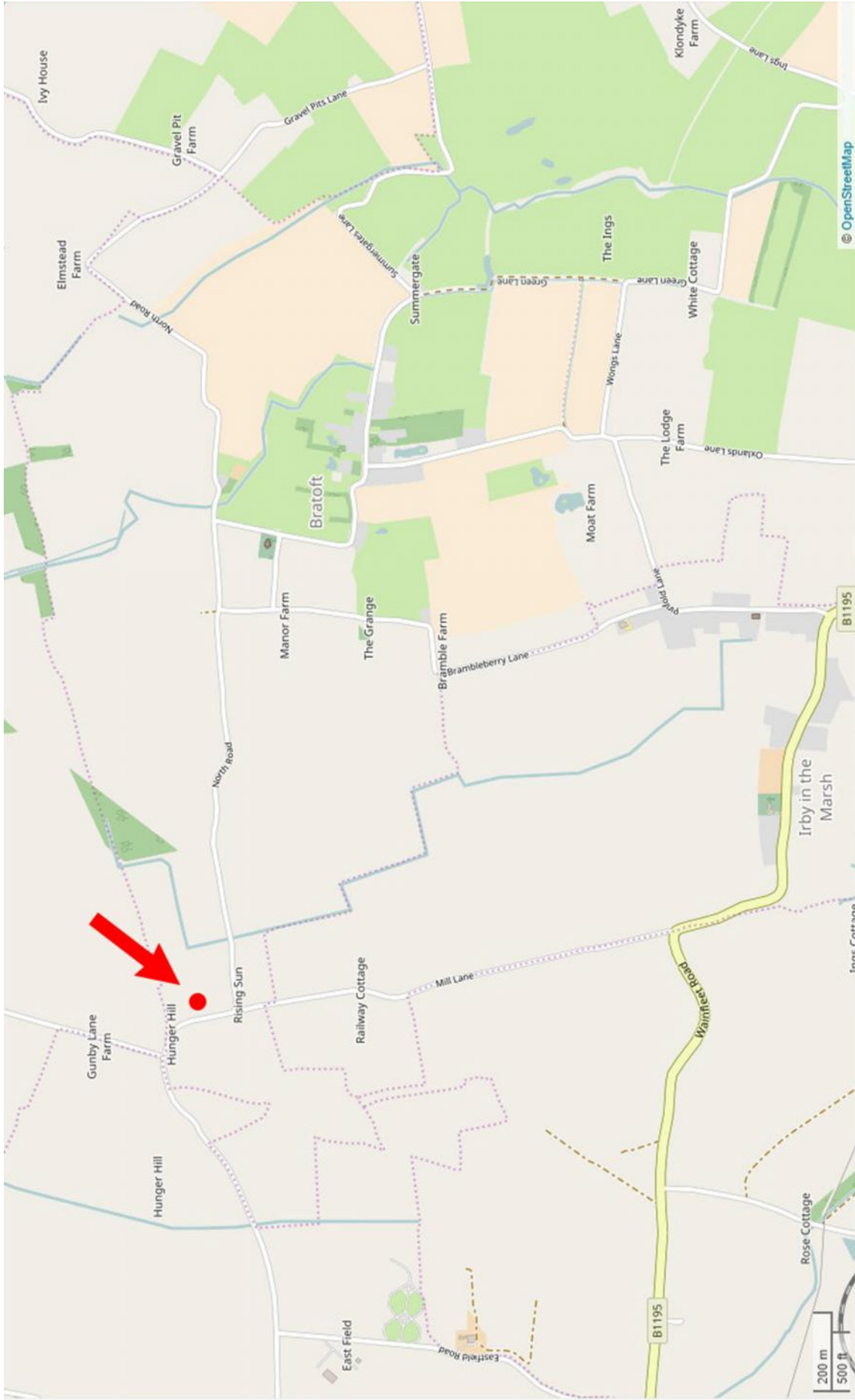
Within Braftoft, Whitegates Cottage is located on Mill Lane, midway between the junctions with Gunby Lane to the north and North Road to the south.

(see map on next page).

Description:

Whitegates is a grade II listed cottage dating back to 1770. It was a typical farm labourers cottage on the edge of the Lincolnshire Wolds. It is part of, and located to a quiet corner of the National Trust Gunby Hall estate where there is thought to have been a number of mud and stud cottages with a medieval village. It has recently been renovated, retaining the original doorways, floors and low beamed ceilings using traditional methods and materials, and is in use as a holiday let.





Whitegates Cottage, Mill Lane, Bratof, National Trust, Gunby Estate, near Skegness. PE24 5BD. Map Source: Open StreetMap.

4. Withern Cottage, The Village Church Farm Museum, Church Road South, Skegness. PE25 2HF.

Telephone: 01754 766658

Latitude: 53.146975

Longitude: 0.325647

Location / Directions:

The Village Church Farm Museum is located on the outskirts of Skegness:-

- From the A52 (travelling from Wainfleet and Boston), via left turn into Church Road South, being signposted with brown tourist information sign 'Church Farm Museum', or,
- From the A158 (travelling from Horncastle and Lincoln) via right turn into Lincoln Road, being signposted with Household Waste Recycling Centre + Hospital + Railways Station sign and subsequently, right turn into Queens Road and left turn into Church Road South, both being signposted with brown tourist information signs, 'The Village'.

Entrance to the Museum with Car Park is well signposted. Withern Cottage is located to the front the of the site by the road.

(see map, page 11).

Description:

Withern Cottage, a mud and stud cottage was originally built in the village of Withern, North of Alford. It's specific age is not known, but historical evidence indicates it was lived in from 1798 until 1980 when the last occupant died.



In the early 1980s the then owner had permission to build a new dwelling with a closing order to demolish a brick outbuilding standing on the site. When demolition work began an encased, dilapidated cottage was discovered.

Rodney Cousins, the then curator of The Museum of Lincolnshire Life, initiated a project to dismantle it and have it rebuilt at another location. It was carefully dismantled and rebuilt with volunteers using as much of the original material as possible and now stands as an exhibit at the Village Church Farm Museum.



It is an important building and legacy in that it raised awareness of, and stands as an example of, our vernacular and cultural history. It led to a society for people interested in earth buildings, the East Midlands Earth Structure Society [EMESS] being formed to raise awareness, provide information with support, of the local vernacular building style. Over the years EMESS has helped many people with earth buildings from advice on minor repairs to planning applications.



Withern Cottage, The Village Church Farm Museum, Church Road South, Skegness. PE25 2HF. Map Source: Open StreetMap.

5. Greetham Farmhouse, Jolls Lane, Alford. LN9 6NT.

Latitude: 53.216457

Longitude: 0.040281

Location / Directions:

The postcode provided is not specific to the Farmhouse, but nearby– do not rely accurately on Sat Nav's. From the centre of the village of Greetham, less than 50 yards up Jolls Lane, just past the first property, turn right and up a track, the Farmhouse being seen in the distance at the end.

(see map on next page).

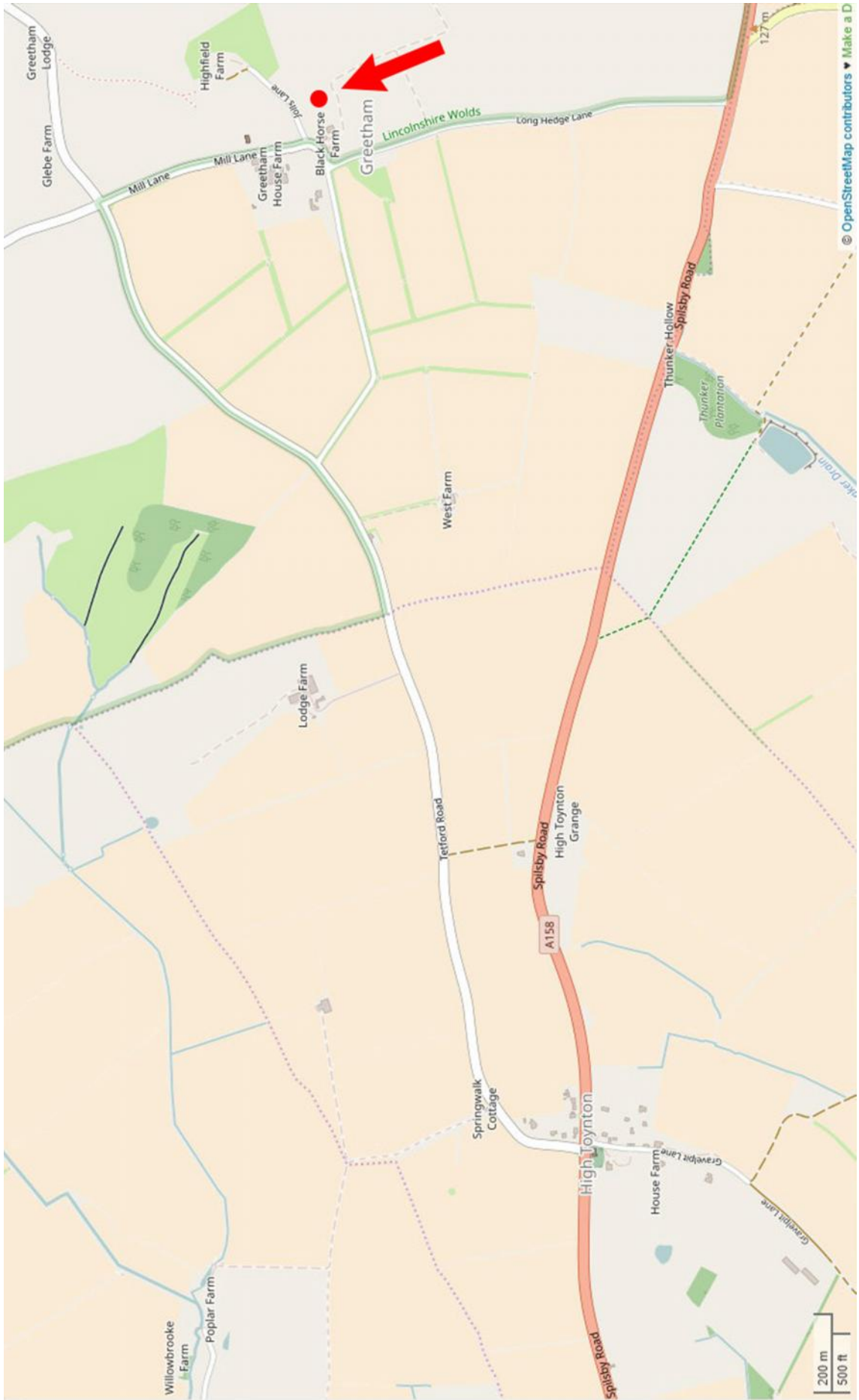
Description:

Greetham Farmhouse lies in a small village East of Horncastle, it is known to be one of eight timber frame mud buildings in the village, six of them having been demolished.

It is an example of a large, 3 bedroom farmhouse. It is thought to be mid fifteenth century with later alterations and is grade II listed.

It was brick encased until 1997 when it underwent a full restoration. The restoration was carried out by local craftsmen under the guidance of John Hurd who is well known throughout the world for his work with earth buildings. The craftsmen who worked on the farmhouse all went on to do work on numerous mud and stud buildings as well as other earth structures in other counties.





Greetham Farmhouse, Jolls Lane, Alford. LN9 6NT. Map Source: Open StreetMap.

6. Thimbleby, Horncastle. LN9 5RG.

Latitude: 53.212208

Longitude: 0.151554

Location / Directions:

Thimbleby is a small village approximately 1.0 mile to the west off the A158, and an approximate further 0.5 miles north west from the centre of Horncastle. The B1190 west off the A158 junction passes through the village as the main road - 'Main Street'.

This a walk in the village, the postcode, latitude and longitude above, to Main Street, centrally in the village.

(see map, page 15).

Description:

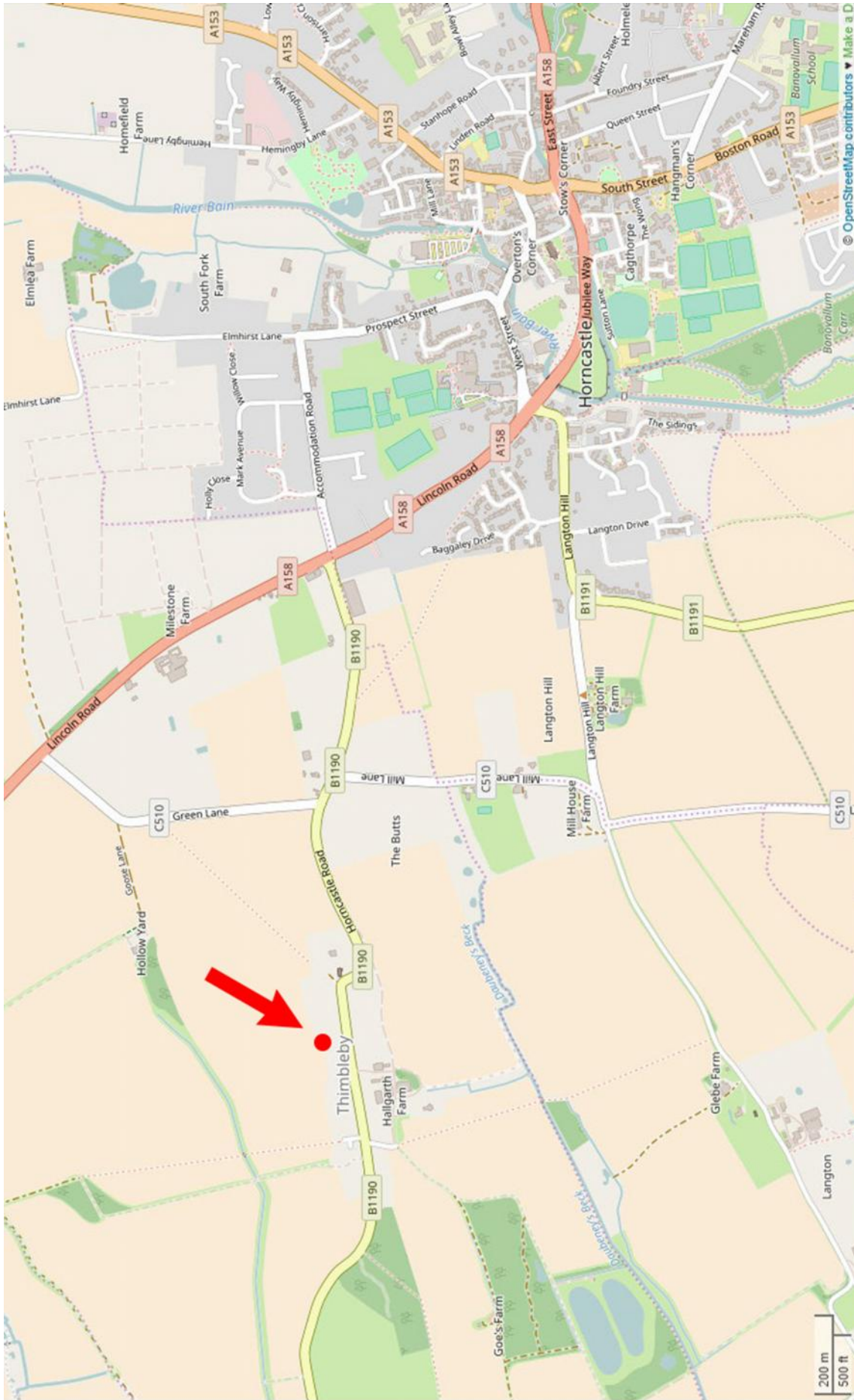
Thimbleby has approximately 50 properties with ten of them being mud and stud and another two known to have been demolished.

Several of the cottages lie alongside the main road and are very picturesque as you drive through the village some with their limewashed walls and thatched roofs suggesting how the village would have been two or three hundred years ago.

One or two of the cottages are thought to date to the sixteenth century; some retain their plastered mud walls whilst others are brick encased with pantiled roofs demonstrating the progression with building materials and fashion whilst still displaying their heritage as timber framed buildings.



Thimbleby is unique, a place where you can experience a feeling of stepping back in time when you see on either side of the road a row of vernacular buildings in the Lincolnshire mud and stud tradition without a modern building in sight to spoil the experience.



Thimbleby, Horncastle. LN9 5RG. Map Source: Open StreetMap.