

**Welby Grange Farm,
Welby Road, Welby, LE14 3JP**

Grid Reference: SK 73022115

LEVEL 2 HISTORIC BUILDINGS SURVEY

Trigpoint Conservation & Planning Ltd.

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Accession No. X.A113.2010



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Acronyms

HER: Historic Environment Record

OS: Ordnance Survey

ROLLR: Records Office for Leicestershire, Leicester & Rutland

Summary

A Level 2 Survey was carried out by Trigpoint Conservation & Planning on behalf of Mr Roger Hobill in June 2010 in advance of works to convert a range of mid-19th century farm buildings to an agricultural dwelling at Welby Grange Farm, Welby. The existing group comprises a threshing barn, a cart shed and cattle sheds, all of which are set alongside a listed farmhouse and outbuilding. The buildings are constructed of brick with modern roof coverings and have lost most of their architectural details relating to their original functional use.

The archive will be deposited with the Leicestershire Museums, Arts and Records Service under accession no. X.A113.2010.

1. Introduction and Scope of the Survey

- 1.1 This record has been prepared by Trigpoint Conservation & Planning Ltd on behalf of Mr Roger Hobill, the site's owner.
- 1.2 A site and photographic survey was carried out by Stephen Bradwell on 16th June 2010, the weather was bright and sunny. The photographic survey was carried out using a 35mm SLR camera, with HP5 Ilford monochrome film, and a digital camera. The digital images were taken as RAW image files and subsequently converted to TIFFs.
- 1.3 This survey has been undertaken to comply with conditions attached to the recent approval of planning permission (ref: 09/00548/FUL) by Melton Borough Council for the conversion of these buildings subject to the implementation of a historic buildings record (condition no. 3). The condition was imposed following recommendations by Leicestershire County Council's Senior Planning Archaeologist (SPA).
- 1.4 The Project Design submitted to the SPA proposed a Level 2 Survey, which is defined by English Heritage as essentially a descriptive investigation, with only limited interpretation of the phasing and use of the building (*Understanding Historic Buildings. A Guide to Good Recording Practice, 2006*).
- 1.5 The objective of the survey was to produce an archive and report to allow future interpretation of the buildings within the context for which they were designed and subsequently evolved.
- 1.6 The survey comprises three parts:
 - a written record: providing a descriptive and factual record of the building;
 - a photographic record: providing 35mm black and white prints and colour digital images of the main features of the buildings and their immediate surroundings;
 - a drawn record: providing site location plans and plans indicating the position and orientation of the photographs and copies of the site survey drawings submitted with the planning application.

2. Statutory Designations

2.1 Welby Grange farmhouse is Grade II listed (HER ref. MLE12762), described by the listed building text as follows:

Farmhouse. Mid-late C17, altered, possibly rebuilt C19. Coursed squared ironstone, artificial graded slate roof, brick end stacks on stone bases. T plan. 2-storey, 3-window range.

Main front faces garden to S and has central double-leaf, part-glazed door, formerly window, with stone surround retaining jambs, head and hood mould of original ovolo-moulded stone mullion window. 2-light casement windows to ground and 1st floors with similar surrounds, those to 1st floor without hood moulds. Chamfered plinth, moulded stone eaves and stone-coped gables with kneelers. Full-height wing to rear centre with casement window and C20 porch to rear of wing with glazed lean-to roof.

2.2 Additionally the stone outbuilding immediately east of Welby Grange farmhouse is also Grade II listed (HER ref. MLE12763), containing numerous fragments of medieval stonework, the listed building text describes this building as follows:

Outbuilding C19, with re-used C17 stonework. Coursed squared ironstone, Swithland slate roof. Doors to left and right of centre of long side facing Welby Grange (q.v.), that to left with segmental-arched brick head, that to right with moulded Tudor-arched stone head and moulded stone jambs. Small 2-light window to right of right-hand door with ovolo-moulded stone mullion, similar moulding to jambs and ovolo-moulded stone jamb or mullion as lintel. Moulded re-used stonework to sill and jambs of small 1-light window above. Opening to left of door has moulded stone left jamb and lintel. 1-light window to right of centre with moulded stone jambs sill and lintel. Stonework to centre incorporates head of large Tudor-arched stone fireplace with carved spandrels and frieze ornamented with pairs of flutes alternating with faceted bosses. Left gable end faces yard and has pair of kennel openings with brick jambs and wood lintels. Dovecote above with 1-light window to gable with moulded stone jambs and lintel. Traceried head of medieval window to head of gable with quatrefoil and ogee-arched heads of former lights.

2.3 The farm buildings that are the subject of this survey are not referred to in the list description although they are situated alongside these listed buildings and have functional and historic links to them.

2.4 The property also lies some 650 metres west of the Scheduled Monument at Sysonby Grange (see Figure 1) which is recorded by the Leicestershire HER (MLE4002) as follows:

Well preserved earthworks of the grange farm of Welby and Sysonby, once owned by Garendon Abbey. The earthworks include enclosures, building

foundations and a fishpond. They were surveyed in 1982 and foundations of a large barn(?) were noted.

2.5 No known archaeological work has previously been carried out on these farm buildings.

3. General Setting & Location

3.1 Welby Grange stands within undulating open countryside to the north of Welby Lane about 3 km (2 miles) north-east of Melton Mowbray (NGR SK 7302 2115) (see Figure 1).

3.2 The present site is accessed via a private track from Welby Lane and comprises of a range of historic and modern farm buildings. The principal farmhouse stands at about 95 m OD at the western edge of the complex with a low barn immediately to the east (Map 3).

3.3 Alongside these buildings is the mixed range of farm buildings that are the subject of this report (Map 3). These buildings are situated on a relatively steeply sloping site that falls some 4 metres from north to south and this is reflected in the changes in floor levels within the farm buildings.

4. Historical Development

4.1 Although the listed building description gives a 17th century date for the farmhouse that stands at the western end of the site [Plate 1] this appears to have been omitted from the early Ordnance Survey (OS) drawing from c.1816 (Map 1).

4.2 The OS 1889 Second Edition map (Map 2) does however show the entire farm complex with the original farmhouse and adjacent outbuilding to the west of the later 19th century farm buildings that are arranged in a roughly rectangular form around an open stock yard. The farm buildings that are the subject of this report form the articulated range of buildings defining the western edge of this new farm yard and this layout appears to have survived to the present day.

4.3 The 1903 OS map (Map 3) shows this extended farm complex in a little more detail and appears to show a covered stock yard.

5. Summary of the Buildings' Plan Form, Materials and Function

5.1 Whilst there are few surviving architectural or functional details that would confirm the use of these agricultural buildings, the extant farm buildings appear to fall into three distinct groups: a threshing barn running north-south along the eastern edge of the group; a split-level, two-storey building that extends in an east-west direction from the rear wall of the barn, this appears to have been used as a cart shed with access from the lower ground level on the south side of the building; and, a range of stock sheds built in a north-south alignment at right angles to the cart shed on the lower ground level.

5.2 The buildings are built in the local agricultural tradition and style, having no known architects or builders. However the end wall of the stock shed has a damaged date stone dating the building to either 1843 or 1845 [Plate 13].

Description of the Buildings

The Threshing Barn

Arrangement

5.3 Along the eastern side of the farmyard is an irregular, three bay, double height threshing barn, rectangular in plan [Plates 1, 2 & 5]. The off-centre double height opening on the east-facing elevation [Plate 3] leads to the main threshing floor although the original timber doors have been lost. To the south (left) side of the main threshing floor is a narrow single storage bay and a deeper storage bay lies on its north (right) side. A smaller single height door opposite to the main threshing doors leads out of the building into a narrow passageway through the adjoining building (see para.5.8 below) [Plate 4].

5.4 Internally the threshing barn is now used for grain storage and is divided and compartmentalised by a series of breeze block walls that hide any surviving architectural features [Plate 3].

Materials

5.5 The barn is constructed of brick, laid in a Flemish Garden Wall bond (three stretchers between each pair of headers) with a brick dentil course at the eaves and modern concrete tiles over the roof [Plate 2]. To cope with the fall in ground levels the lower (southern) end of the barn has been built on an ironstone plinth to achieve a level floor [Plate 5].

Architectural Detail

5.6 There is very little surviving architectural detailing, the double height opening has lost its original timber doors [Plate 3] and the smaller opening on the rear elevation has now been infilled with breeze blocks [Plate 5]. The north facing elevation does however retain a pair of timber loft access doors and there are also some surviving ventilation slits, principally on the front elevation and south facing gable [Plates 2 & 5].

The Cart Shed

Arrangement

5.7 Extending at right angles from the rear elevation of the barn is a cart shed that has been cut into the slope of the land to provide a lower cart shed with a storage loft above that is at ground level on the north facing elevation.

5.8 The upper floor is in a poor physical condition and therefore not accessible for inspection not so this report is unable to record any surviving architectural detail in this part of the building.

5.9 It is likely that this cart shed was built after the barn, there is evidence of a horizontal joint in the brick work most noticeably on the rear (south facing)

elevation where the cart shed butts up to the barn [Plate 5]. The erection of this cart shed also obstructs the exit route for carts via the single height door at the rear of the barn which opens into the sloping passageway running through the cart shed [Plates 4 & 5].

5.10 The (western) end bay of the cart shed has been cut away and, with the construction of a rudimentary lean-to roof, appears to have been used as a cattle shelter [Plates 5 & 6]. This section of the building is open to the roof and it reveals a stone retaining wall against the higher ground on the north side of the building and a timber king-post roof truss supporting large timber purlins [Plate 6].

Materials

5.11 This building is constructed of red brick, laid in a Flemish Garden Wall bond, with a corrugated asbestos sheet roof [Plates 6 & 8].

Architectural Details

5.12 The principal surviving architectural details are the wide, paired openings in the front (south facing) elevation that are framed by heavy timber piers with a central cast iron column supporting the timber lintel [Plate 7].

5.13 Other details of note include the remains of a dovecote built into the apex of the west facing gable that comprises of a series of nesting holes with projecting brick ledges [Plate 8] and two pieces of upright stone, about 1 metre high tucked into the bottom right corner of the north facing elevation [Plate 9]. The face of the stones is in very poor condition but there would appear to be a carved horizontal line in the lower stone that may indicate a benchmark.

Cattle Shed

Arrangement

5.14 Extending at right angles, in a north-south alignment, from the front (south facing) elevation of the cart shed is a single storey building that provides a combination of open and enclosed cattle sheds. The building has two open bays at the upper end for keeping loose cattle with enclosed cow sheds towards the lower end of the building [Plate 10]. The open bays are divided by a cast iron column that supports the wall plate under the eaves [Plate 10]. The rear elevation is a blank brick wall with a series of ventilation holes tucked under the eaves [Plate 11] while on the south facing gable there is a pitching door about half-way up the wall and close to the apex of the gable is a date stone of either 1843 or 1845 [Plates 12 & 13].

5.15 Internally the cattle sheds are divided by a cross wall into the two separate units each accessed by doors off the front (east facing) elevation [Plates 14 & 10]. The middle bays have the remains of a brick floor and some evidence for a central recessed drainage channel [Plate 14].

Materials

5.16 The building is constructed of red brick, laid in a Flemish Garden Wall bond, with a corrugated asbestos sheet roof [Plate 10].

Architectural Detail

5.17 The principal surviving architectural details include a timber 'hit and miss' ventilation screen [Plate 15] and a series of timber king-post roof trusses that support large timber purlins within the surviving roof structure [Plate 14].

6. Archive Deposition

6.1 The photographic and digital archive along with a copy of this report and architect's drawings will be deposited with the Leicestershire Museums, Arts and Records Service (Accession Number: X.A113.2010). The deposited archive consists of:

- Copy of the submitted report;
- Copy of the project design brief;
- Set of black & white prints with negatives and a contact sheet;
- CD-rom with colour digital images in TIFF format and a contact sheet;
- Photographic Index Sheet and Register.

6.2. A copy of the final report will be deposited with the National Monuments Record in Swindon and with the OASIS scheme.

6.3 In addition, a summary of the project will also be submitted to the '*Transactions of the Leicestershire Archaeological and Historical Society*'.

7. References

Brunskill, R. W. (2007) *Traditional Farm Buildings of Britain and their Conservation*, Yale University Press;

English Heritage (2006) *The Conversion of Traditional Farm Buildings: A Guide to Good Practice*

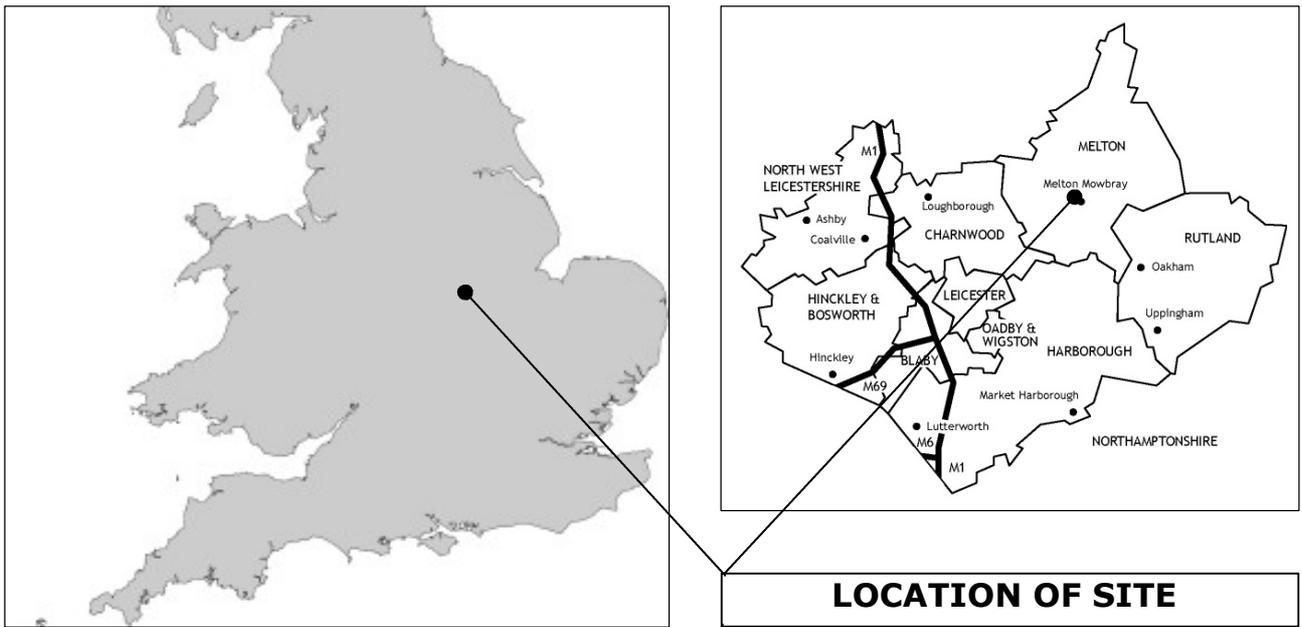
Hoskins, W. G. (1963) *A Shell Guide: Rutland*, London: Faber

Nichols, J. (1811) *The History and Antiquities of the County of Leicester, Vol III Part I* (reprinted 1971)

Peters, J. E. C. (1981) *Discovering Traditional Farm Buildings*, Shire Publications Ltd.

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17 August 2010



LOCATION OF SITE

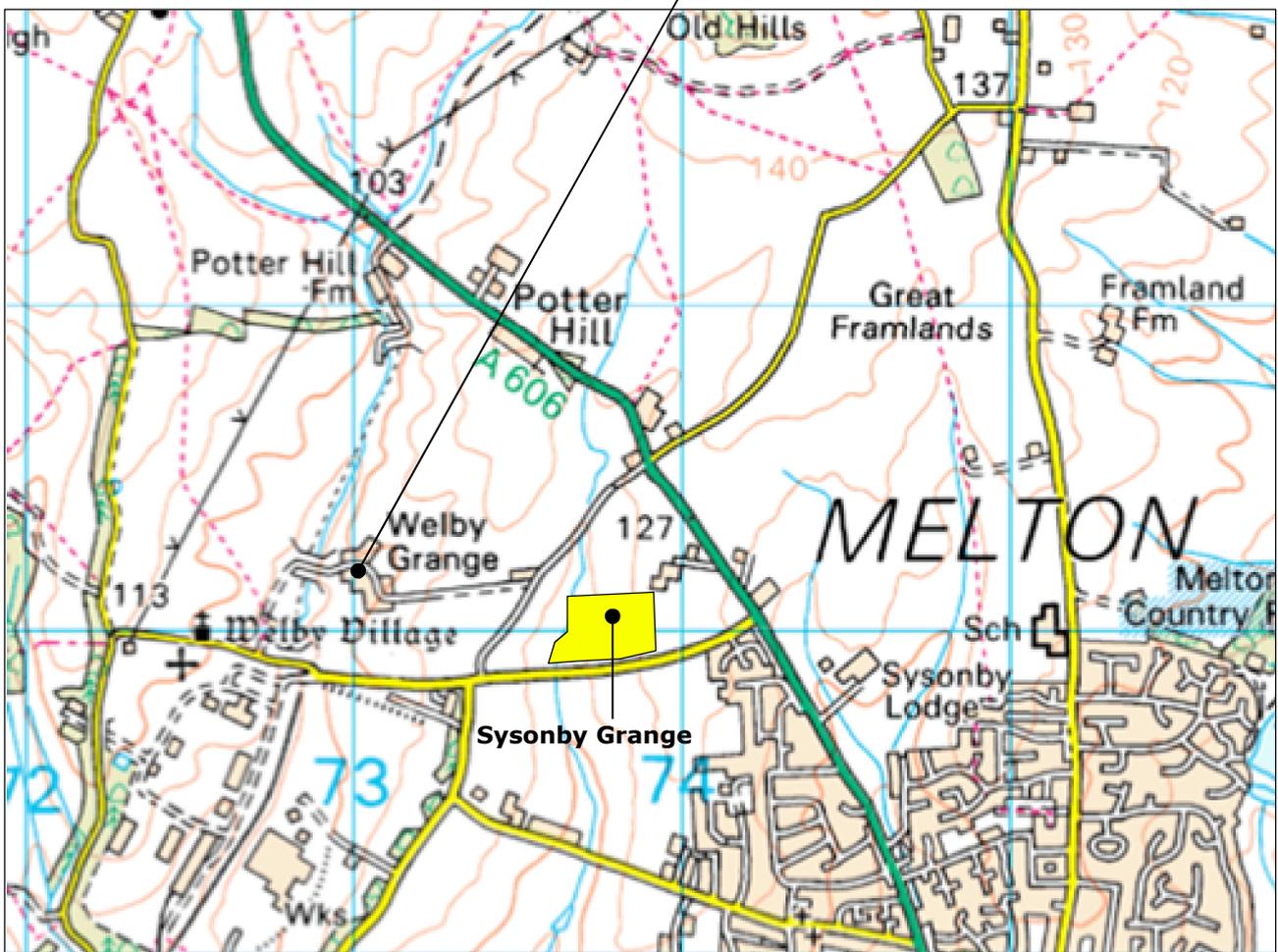


Figure 1: General Location Plan
Welby Grange Farm, Welby Grange,
Welby, near Melton Mowbray

Ordnance Survey
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Appendix 1: Map Regression Series

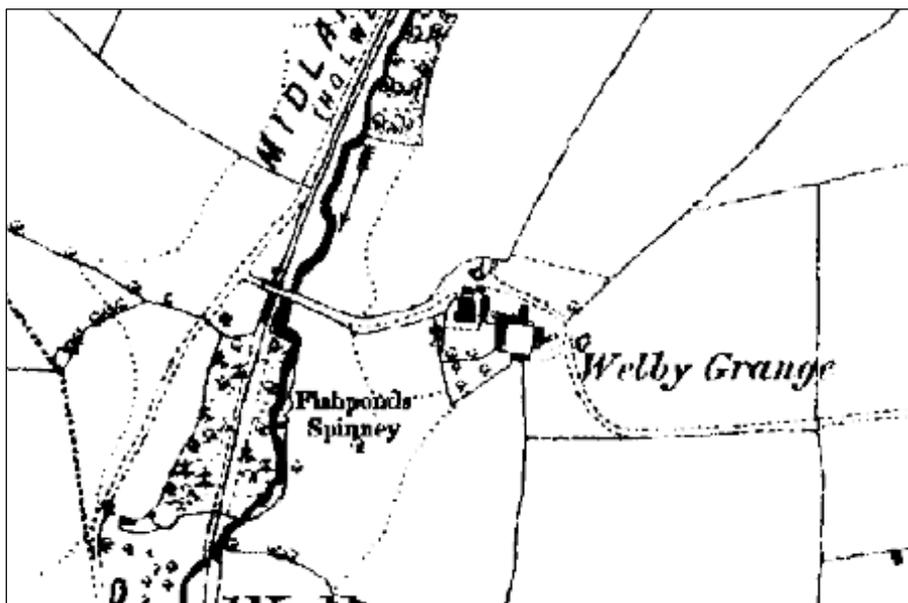


Map 1: Extract from 1816 Ordnance Survey Drawings: Melton Mowbray
(Original map Map scale ratio: 2" : 1 Mile)

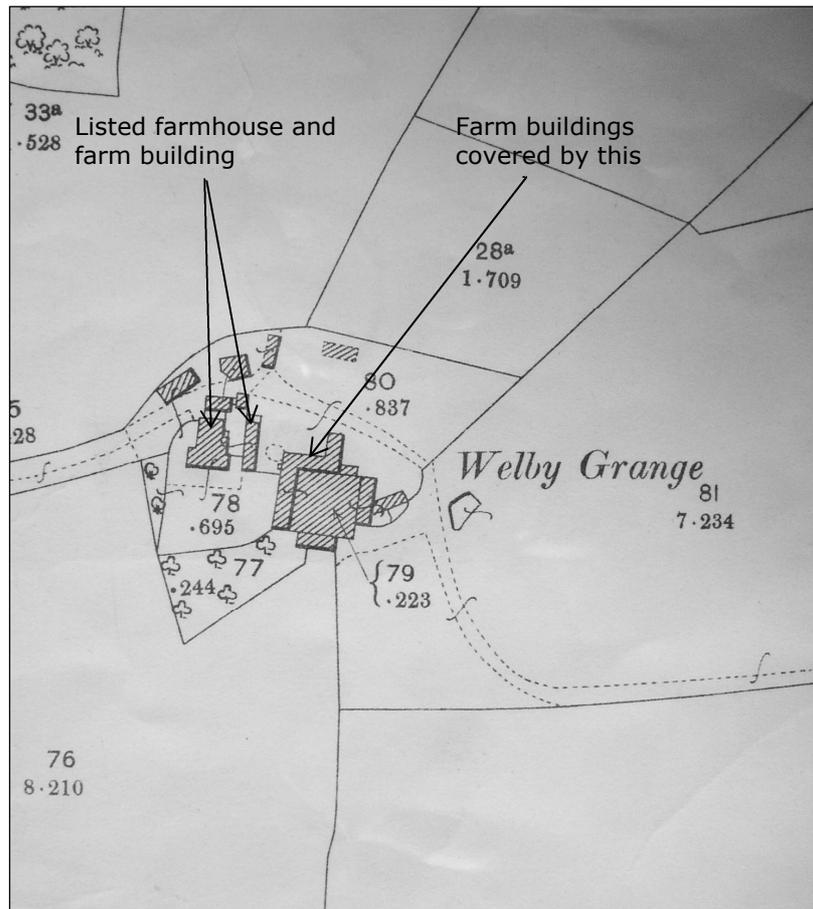
[Source:

<http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/m/002osd00000012u00225000.html>

[Accessed 10 June 2010]



Map 2: Extract from Ordnance Survey Second Edition 1889



Map 3: Extract from Ordnance Survey Second Edition 1903

Appendix 2: Selection of Plates

Plate 1: View looking south-west across the upper farmyard with the threshing barn in the foreground and the listed outbuilding and farmhouse in the background



Plate 2: View looking south-west towards the front elevation of the threshing barn showing the surviving timber loft access doors in the north facing gable



Plate 3: View looking towards the double height opening in the front elevation of the threshing barn showing the modern breeze block walls inside the barn



Plate 4: View looking along the passageway towards the rear elevation of the threshing barn showing the blocked single height door



Plate 5: View looking north-west towards the gable end of the threshing barn and across the front elevation of the cart shed

Plate 6: Internal view of the open bay at the western end of the cart shed showing the stone retaining wall at the rear of the cart shed and the king-post roof truss



Plate 7: View looking north towards the front elevation of the cart shed openings with the central cast iron column and the passageway to the right



Plate 8: View of the west facing gable of the upper floor of the cart shed showing the dovecote in the apex of the gable with the lower roof line of the single storey cattle sheds in the background



Plate 9: View of the vertical stones within the bottom corner of the north facing elevation of the cart shed



Plate 10: View looking south-west towards the front elevation of the single storey cattle sheds



Plate 11: View looking north-east towards the rear elevation of the single storey cattle sheds with the south facing gable of gable of the listed outbuilding in the foreground



Plate 12: View looking north towards the gable of the cattle sheds with the south facing gable of the listed outbuilding to the right background and the threshing barn and cart shed to the left background





Plate 13: View of the date stone in the apex of the south facing gable



Plate 14: Internal view of the cattle shed showing the king-post roof truss and the remains of the central drainage channel



Plate 15: View of the 'hit and miss' ventilator window in the cow shed

Appendix 3: Index of Digital Images & Contact Sheet

Digital Image (PICT..)	Plate No. in Report	Description	Direction Of Shot
01	Plate 12	View looking north towards the gable of the cattle sheds with the south facing gable of the listed outbuilding to the right background and the threshing barn and cart shed to the left background	N
02	Plate 11	View looking north-east towards the rear elevation of the single storey cattle sheds with the south facing gable of gable of the listed outbuilding in the foreground	NE
03	Plate 13	View of the date stone in the apex of the south facing gable	N
04		View looking south-east across the upper farmyard towards the threshing barn and the upper floor of the cart shed with the listed outbuilding in the right foreground	SE
05	Plate 8	View of the west facing gable of the upper floor of the cart shed showing the dovecote in the apex of the gable with the lower roof line of the single storey cattle sheds in the background	SSE
06	Plate 9	View of the vertical stones within the bottom corner of the north facing elevation of the cart shed	SW
07	Plate 1	View looking south-west across the upper farmyard with the threshing barn in the foreground and the listed outbuilding and farmhouse in the background	SW
08	Plate 3	View looking towards the double height opening in the front elevation of the threshing barn showing the modern breeze block walls inside the barn	ENE
09	Plate 4	View looking along the passageway towards the rear elevation of the threshing barn showing the blocked single height door	NNE
10	Plate 2	View looking south-west towards the front elevation of the threshing barn showing the surviving timber loft access doors in the north facing gable	SSW
11	Plate 10	View looking south-west towards the front elevation of the single storey cattle sheds	SSW
12		View looking north-east towards the gable end of the threshing barn and across the front elevation of the cart shed	NNE
13	Plate 15	View of the 'hit and miss' ventilator window in the cattle shed	W
14	Plate 5	View looking north-west towards the gable end of the threshing barn and across the front elevation of the cart shed	NW
15		View looking north across the front elevation of the single storey cattle sheds	NNE

16	Plate 6	Internal view of the open bay at the western end of the cart shed showing the stone retaining wall at the rear of the cart shed and the king post roof truss	NW
17	Plate 14	Internal view of the cattle shed showing the king-post roof truss and the remains of the central drainage channel	S
18	Plate 7	View looking north towards the front elevation of the cart shed openings with the central cast iron column and the passageway to the right	N



PICT01



PICT02



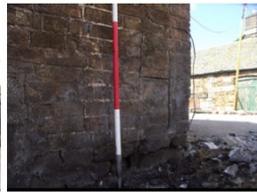
PICT03



PICT04



PICT05



PICT06



PICT07



PICT08



PICT09



PICT10



PICT11



PICT12



PICT13



PICT14



PICT15



PICT16



PICT17



PICT18

Appendix 4: Register of Digital Images

