

KILTHORPE GRANGE,  
BARROWDEN ROAD,  
KETTON, RUTLAND

HISTORIC BUILDINGS  
APPRAISAL  
(LEVEL 2 SURVEY)

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## **Summary**

*A Level 2 Survey was carried out by Trigpoint Conservation & Planning on behalf of the Joseph Whattoff Will Trust in February 2008 in advance of works to refurbish and convert the farm buildings at Kilthorpe Grange. The group of farm buildings are situated within the curtilage of the principal farmhouse (a Grade II listed building) and comprise of a cottage, a barn and stables set around three sides of a former rectangular farm-yard. The buildings are mainly constructed of irregular coursed limestone, with larger stone dressings, and Collyweston slates. The archive will be deposited with the Rutland County Museum.*

## **1. Introduction and Scope of the Survey**

- 1.1 This record has been prepared by Stephen Bradwell of Trigpoint Conservation & Planning Ltd on behalf of the Joseph Whattoff Will Trust.
- 1.2 A site and photographic survey was carried out on Tuesday 26<sup>th</sup> and Friday 29<sup>th</sup> February 2008. 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 converted to TIFFs and transferred to a CD-rom.
- 1.3 This survey has been undertaken to comply with the provisions of condition no. 8 attached to planning permission ref. FUL/2008/0931/NH that require an historic building investigation to be made in advance of the approved works. The proposed development relates to the conversion of the outbuildings and barns into 4 dwellings, following the demolition of the modern agricultural buildings in the centre of the group.
- 1.4 The Project Brief, prepared by the County Council's Senior Planning Archaeologist (SPA), recommended a record of the building equivalent to 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 survey comprises three parts:
  - Written record: a descriptive record of the building;
  - Photographic record: 35mm black and white prints and colour digital images of the main features of the buildings, and their immediate surroundings;
  - Drawn record: site and survey drawings have been prepared by the architect Mark Winklewski Dip Arch (Leics), RIBA, and annotated where appropriate to show features.

## **2. Historical Background**

- 2.1 The name Kilthorpe suggests that it originated as an outlying settlement or farmstead to Ketton. *The History of the County of Rutland* notes that Kilthorpe was entered as a holding of the King in the Domesday Survey (1086) and records in detail the descent of the manor.

2.2 Of particular interest is the ownership of the manor from the late 17<sup>th</sup> century. *The History of the County of Rutland* notes that in 1676 it was owned by George Houghton and his wife Helen; and was subsequently conveyed first to Francis Annesley in 1709 in trust and then in 1730 to Euphemia Houghton (wife of George Houghton) for payment of legacies. In 1751 Euphemia, and her sons James, George, Arthur, Richard, and Captain Charles Houghton, made a conveyance of the manor to Francis Wotton of Ketton. In 1782 it was sold by the Rev. Francis Wotton, his son Francis, and wife Sarah, to Sir Gilbert Heathcote, after which it was held by the Heathcote family until the beginning of the 20<sup>th</sup> century when it passed into the ownership of George Henry Whattoff.

### **3. Site Location and Setting**

3.1 The complex of farm buildings at Kilthorpe Grange are situated within the broad valley of the River Welland, about 1 mile south of Ketton, between the villages of Ketton and Collyweston (NGR SK 9851 0326) [Map 1 & Plates BW/01, BW/02 & D/01]. The site itself appears to be strategically located above the 100 foot (30m) contour, as the 1889 and 1901 Ordnance Survey (OS) maps indicate that the land below this contour alongside the River Welland as 'liable to floods' [Map 2].

3.3 The overall site comprises the existing three-storey farmhouse, excluded from the planning application, and a range of farm buildings that form a broad U-shaped courtyard to the south-east of the farmhouse. In the fields immediately to the east of the farm buildings, between the farm buildings and the River Welland, are a number of former fish ponds [Plates BW/03 & D/02]

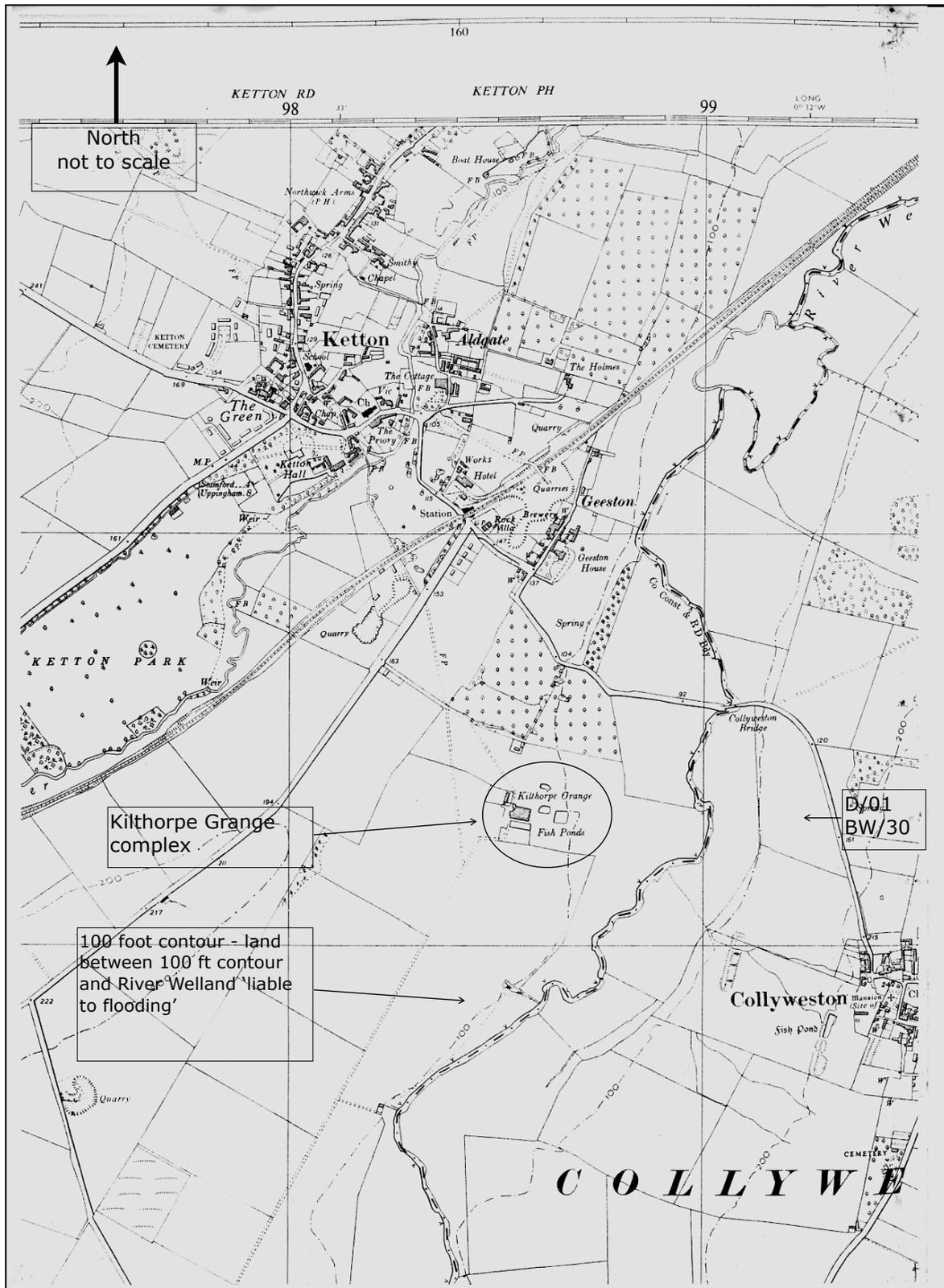
### **4. Statutory Designations**

4.1 The Leicestershire & Rutland Historic Environment Record (HER) indicates that the farm complex lies within what is thought to be the deserted/shrunken settlement of Kilthorpe Grange (HER ref.: MLE5413). An area of faint earthworks has been recorded in the immediate vicinity, including a possible dovecote (HER ref.: MLE5416) and a complex of fishponds (HER ref.: MLE5415).

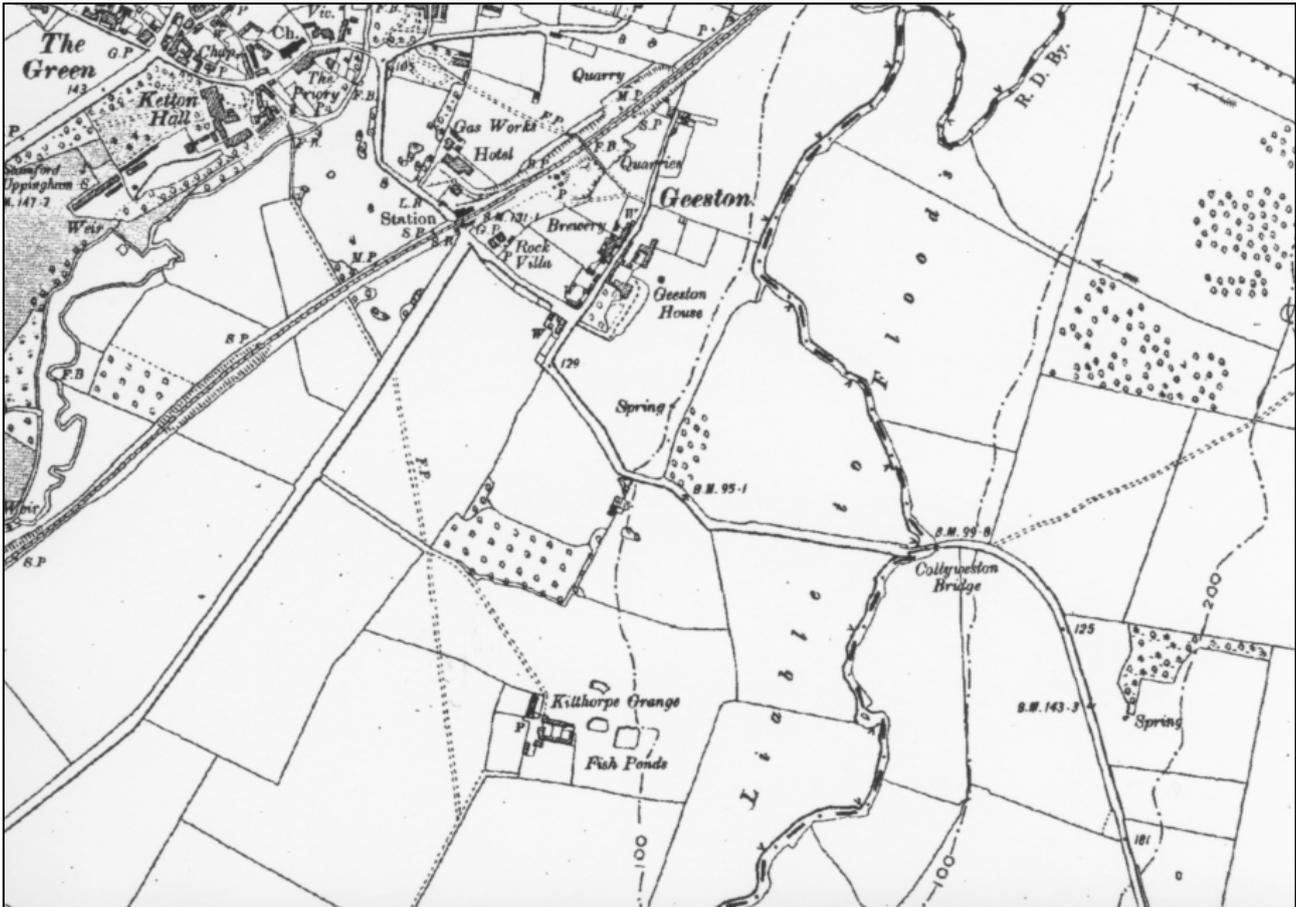
4.2 The principal farmhouse (Kilthorpe Grange) is a Grade II listed building and the listed building entry describes it as follows:

*House, late C17, of coursed rubble with ashlar dressings, and roof of Collyweston stone slates to front slope and plain tiles to rear. Coped gables and stone end stacks. Two storeys and attics, 3 window range, double fronted. Central door in moulded architrave. C19 sash windows in moulded architraves, that to left of door with keystone. C19 rectangular bay window to right of door. Two 2-light hipped casement dormers. Low gabled extension to left with no windows. Hipped roofed extension to right of same height as main block, one window wide with door at ground floor level. Outshut and gabled 2-storey extensions to rear. Interior left hand front room has massive fireplace with moulded bressummer and several panelled doors, including a 2-panel door with L-hinges.*

4.3 The farm buildings that are the subject of this report stand within the curtilage of the principal farmhouse but are not referred to in the list description nor are they listed separately.



**Map 1: General Location Plan**



**Map 2: Extract from 1889 OS Plan - showing the 100 foot contour and the land 'liable to floods' alongside the River Welland**

## **5. Summary of the Building's Plan, Form, Function, Age and Development Sequence**

- 5.1 The present range of farm buildings stand in a broad U-shape to the south-east (front) of the farmhouse [Plates BW/03, BW/04, D/02 & D/03] and all are built in the local agricultural tradition and style, having no known architects or builders. However the existing range appears to have undergone substantial change over time, both expanding and contracting.
- 5.2 A plan of the farm complex taken from the Ordnance Surveyor's Drawings of c. 1814 [Map 3] appears to show the farmhouse with a large building immediately to the south-east, generally corresponding with the location of the existing barn, and two further detached structures, one to the north of the barn, for which there is no subsequent record, and one to the south, which corresponds approximately with the location of the 'cottage'. Unfortunately the plan is too small scale to be confidently used, but it does imply an initial group of farm buildings on the site at the start of the 19<sup>th</sup> century and which was subsequently enlarged throughout the 19<sup>th</sup> century.
- 5.3 By the end of the 19<sup>th</sup> century, the 1889 OS map [Map 4] shows an enclosed rectangular farm-yard with the original cottage and barn enclosing the western

and northern sides respectively, and new buildings enclosing the remaining two sides, the stable along the eastern side and joined to the barn by the stock pen while the southern side appears to have been enclosed by a screen wall with lean-to structures against it. Other than a small building at the south-eastern corner of the present farm-yard, this screen wall along with its associated structures has been demolished, although the line of the screen wall is now marked by the front elevations of the large modern agricultural sheds that sit within the farm-yard abutting the principal historic buildings.

5.4 This plan form is repeated on the 1901 OS map [Map 5].

5.5 The farm complex shown on the later 1952 OS map [Map 6] is less accurately plotted and not particularly reliable. The main block of farm buildings are shown in outline. There also appears to be a large building to the south of the farm complex, for which there is no other evidence, and the brick-built cart sheds shown on the earlier maps are not plotted.

5.6 Evidence of these changes can also be found in the surviving physical fabric.

5.7 From the map evidence the cottage may be one of the oldest buildings on the site but it is more difficult to place in the overall development sequence. Being a detached building it has no physical tell-tale signs that the other buildings have that could date it in comparison with its neighbours. However, it is of interest that the stones used to construct the cottage are larger and better finished than those used in any of the farm buildings [Plates BW/07 & D/08].

5.8 The barn appears to be contemporary with the house (given as late 17<sup>th</sup> century by the list description). There are many similarities in their materials and construction details that are not repeated in the other buildings on the site, such as the use of coped gables and shaped stones in the apex of the gables [Plates BW/04, BW/10, D/03 & D/12].

5.9 The remaining buildings were added during the 19<sup>th</sup> century. It is likely that the first block was the southern range [Map 2], although all that remains of it is the corner building attached to the stable block. A broken column of quoins now trapped in the wall on the eastern elevation, about 4 metres from the south-eastern corner, mark the extent of this building and suggest that it was originally an external corner to a freestanding building [Plates BW/27 & D/23]. It is particularly interesting to note two stones inscribed with the initials 'R' & 'H' within this section of wall [Plates BW/28 & D/24] (see para. 5.33 below).

5.10 The enclosure of the farm-yard was then completed by the construction of the stable block and stock pen. It seems likely that the stable was built prior to the stock pen. The external wall of the stable block has been loosely tied into the corner of the south-eastern corner block by removing alternate quoins [Plates BW/27, BW/28, D/23 & D/24], and this wall then extends to a line of quoins at its northern end suggesting that this was also built as an external corner [Plates BW/22, BW/26 & D/19].

5.11 The enclosure was then completed by the construction of the screen wall around the stock pen that now defines the north-eastern corner of the farm-yard. On the eastern elevation a doorway in this screen wall butts up to the quoins at the end of the stable block and above the door there is evidence of a faint horizontal joint where the screen wall has been tied into the stable block [Plates BW/22, BW/26 & D/19]. The north-eastern corner of the screen wall is defined by a column of quoins as the wall is turned towards the barn [Plates BW/22, BW/26 & D/19]. The screen wall then continues to the barn where it is butted up to the gable end of the barn behind the line quoins at the corner of the barn, leaving a distinct break in the wall-line on the northern elevation [Plate BW/13].

### **The Cottage**

5.12 **Materials:** The building recorded as 'the cottage' is constructed in coursed limestone rubble, laid in irregular courses, with dressed quoins. Whilst the stone in the front elevation is relatively consistent there is notable banding of different stone in exposed gable of the cottage [Plates BW/06 & D/05] and the gable of the side extension [Plates BW/05 & D/04]. The roof is covered in corrugated sheeting, pierced by a single brick chimney stack, and is supported by a modern timber roof structure [Plate BW/05, BW/06, BW/07 & D/06].

5.13 **Arrangement:** The building stands along the western side of the farm-yard and is rectangular in plan with a single storey extension to the side, orientated on a north, north-east/south, south-west alignment.

5.14 Whilst the building is recorded as 'the cottage' there is no evidence of any residential occupation, the ground floor rooms appear to have last been used as a workshop and store, although there is a large cast-iron range in one of the ground floor rooms [Plates BW/08 & D/07]. The upper floor is accessed by an external staircase, there is no evidence of an internal staircase or of any former use [Plates BW/06 & D/05].

5.15 **External Detail:** Within the front elevation are two doors and two window openings on the ground floor [Plates BW/07 & D/08]. With the exception of the door in the northern gable, there are no openings to the upper floor.

5.16 As noted the only means of access into the upper floor is by an external stone staircase that stands against the north-facing gable and has a dog kennel in its base [Plates BW/06 & D/05]. A rough timber lintel above a vertical joint in this gable suggests an earlier opening [Plates BW/06 & D/05].

5.17 The opposing south-facing gable of the cottage is obscured by a single storey extension (and was not available for internal inspection) [Plate BW/05]. The gable of this side extension shows the outline of a roof structure of a further building, the outline of which is shown on the earlier 1901 OS plan [Plan 2 and Plates BW/05 & D/04].

5.18 The rear elevation stands alongside and is obscured by a modern agricultural shed.

5.19 **Internal Detail:** The ground floor is divided into two rooms by a single wall running between the front and rear elevations. In the principal room at the north end of the building is a large cast-iron range within a chimney stack that stands against the front wall of the cottage and emerges through the roof as a single brick chimney stack [Plates BW/08 & D/07]. The upper floor comprises of a single room spanning the whole length of the building with a lime plaster floor laid on a bed of reeds [Plates BW/09].

### **The Barn**

5.20 **Materials:** The two-storey barn is constructed of coursed limestone rubble, laid in irregular courses, with dressed quoins and the roof is covered in Collyweston slate [Plates BW/10, BW/11, BW/12, BW/13, D/12 & D/13]. The roof is supported by a series of timber trusses, raking struts in the upper section of the barn [Plates BW/17 & D/09] and Queen post trusses in the central and lower section of the barn [Plates BW/18, D/10 & D/11].

5.21 Peters (1981) notes that the use of a single bay within a larger barn for a first floor storage area over a cow shed was a plan type that appeared in the late 17<sup>th</sup> century (p. 27). This dating would be consistent with the development of the principal farmhouse, given as late 17<sup>th</sup> century in the list description and would suggest that the farm buildings are contemporary with the farmhouse. Peters also notes that this building type was well suited to pastoral farms with only a few cows (p. 23 & p. 69) and that the cow shed typically had a single window which not only provided ventilation but which also allowed manure to be pitched directly into the adjacent field.

5.22 **Arrangement:** The building stands to the south-east of the principal farmhouse and is rectangular in plan, orientated on an east-west alignment. The building appears to have served as a traditional barn save for one section that was used as a byre.

5.23 **External Detail:** The long south facing wall of the barn is largely obscured by the modern agricultural sheds and was not subject to a detailed visual inspection while the west-facing gable is a simple blank wall with a hipped roof [Plates BW/12 & BW/13].

5.24 In contrast the eastern gable is constructed in stone that rises as a coped gable above the adjoining roof [Plates BW/10, BW/12 & D/12]. The corners of the gable are defined by large stone quoins that continue along the edge of the gable. Within the gable itself are two hay doors, at ground floor and first floor levels, that serve the upper section of the barn and there is a further door in the side (south) elevation that provides access to the upper floor of this upper section [Plates BW/10, BW/17 & D/12]. There is also a single '['-shaped ventilation slit in the apex of the gable .

5.25 Sitting alongside the gable against the north-facing elevation is small lean-to extension built in stone with a Collyweston slate roof [Plates BW/10, BW/12 & D/13].

- 5.26 The long north-facing elevation, which overlooks a formal garden area to the front of the house (which is protected from the adjoining pasture land by a ha-ha with a stone wall), comprises an almost solid wall with a number of small openings [Plates BW/11, BW/12, BW/13 & D/13]. The main features on this elevation include a pair of '['-shaped ventilation slits [Plates BW/14 & D/14] (which are repeated in the opposing elevation [Plates BW/15]) and a timber sliding door set within a recessed stone panel with a faint segmental arch above the door [Plates BW/16 & D/15].
- 5.27 Historically this small doorway may mark the position of an earlier full height entrance to a threshing bay. The width of the whole recessed panel is framed by large quoins that continue above the height of the door into the upper part of the wall [Plates BW/12, BW/16, D/13 & D/15]. Faint changes in the stone and the suggestion of a vertical joint may indicate that there has been a larger, possibly full height opening in this location that has been filled in to leave the existing arrangement. This opening on the outer wall is mirrored by a small doorway in the opposing elevation, providing further evidence of a traditional threshing bay arrangement.
- 5.28 To the east of the door are a number of window openings, the most interesting is the timber slatted ventilator opening at first level [Plate BW/12 & BW/13] which is repeated on the opposing elevation [Plates BW/19 & D/16].
- 5.29 **Internal Detail:** Internally the building is split into three bays by two stone cross walls that run between the principal elevations. The upper (western) bay has a raised timber floor supported by four timber posts on the ground floor. The central bay retains its full height [Plates BW/18, D/10 & D/11] and a flight of steps at the eastern end leads to the upper floor in the lower (eastern) bay. This room is lit by a pair of timber slatted ventilator windows [Plates BW/19 & D/16]. To the side of the window in the southern elevation is the silhouette of a female head carved in plaster. Carved into the base of this silhouette, in almost illegible writing, is a set of initials and a possible date of 'July 1879' and above this is a small tablet inscribed 'AD' [Plates BW/20 & D/17].
- 5.30 On the ground floor of this bay is a self-contained cow shed or byre with a surviving stone cobbled floor, wooden feed trough and hay racks [Plates BW/21 & D/18]. This room is lit by a single window in the north facing elevation overlooking the adjoining field (see para. 5.12 above).
- 5.31 A screen wall continues along this northern elevation beyond the barn to the corner where it turns along the eastern elevation to meet with the stable block [Plate BW/13, BW/22, BW/26, & D/19]. This corner area is now covered by a corrugated roof supported on rudimentary roof timbers [Plate BW/23 & D/20], although the early OS plans suggest that there was a roof over part of this area at that time [Plan 2]. This area is divided by a free standing stone wall that runs from the screen wall, on either side of which are animal feed troughs, suggesting that this area was used as a holding pen for stock [Plate BW/23 & D/20]. A wide door in the eastern elevation of this area leads directly into the adjacent field [Plate BW/22, BW/26 & D/19].

## **The Stables**

- 5.32 **Materials:** The external walls are constructed in coursed limestone rubble, laid in irregular courses, with dressed stone quoins, while the internal walls to the farm-yard have significant sections of new walling built in a buff brick [Plates BW/24 & D/21] and the roof is covered in corrugated sheeting that is supported by a modern timber roof structure [Plates BW/25 & D/22].
- 5.33 The rear elevation of the stable contains two stones along the line of a vertical joint inscribed with the initials 'R' & 'H' [Plates BW/27, BW/28, D/23 & D/24]. These stones are clearly being used out of context but are of particular interest as they may relate to previous owners of Kilthorpe Grange, either the Houghton family in the 17<sup>th</sup> and 18<sup>th</sup> centuries (a Richard Houghton is recorded as having an association with the manor in 1751) or the Heathcote family between the 18<sup>th</sup> and 19<sup>th</sup> centuries (see para. 2.2 above).
- 5.34 **Arrangement:** The stables are located along the eastern side of the farm-yard complex and are rectangular in plan with a single storey corner extension (not accessible for internal inspection) which turns the corner between the east and south facing elevations [Plates BW/26, BW/27, D/19 & D/23]. A distinctive vertical joint on the outer wall and a series of stone quoins marks the dividing wall between the stables and the corner building [Plates BW/25, BW/26, BW/27, D/23 & D/24].
- 5.35 **External Details:** The rear east facing elevation has no surviving original openings save for a breeze block panel which may indicate an earlier doorway. This panel sits below a horizontal band of projecting stones which in turn sit on a timber lintel, although it is difficult to establish the purpose of this feature [Plates BW/26, BW/27, D/19 & D/23].
- 5.36 **Internal Details:** The stables consist of a single bay subdivided by a number of low walls creating a series of self-contained stalls running the length of the building [Plate BW/25 & D/22].

## **Cart Shed**

- 5.37 To the south of the cottage is an open cart shed (notated on the architect's plans as a 'barn'). This building is built of red brick, laid in an English bond, with a pantile roof and clearly post-dates the original farm-yard although it is shown in outline on the earlier 1901 OS maps [Maps 4 & 5 and Plates BW/29, BW/30, D/25 & D/26]. The building has a closed rear elevation and a range of open bays supported by substantial brick piers along its front elevation, although several of these are closed off by metal sliding doors.

## **6. Archive Deposition**

- 6.1 A copy of the final report has also been deposited with the local planning authority, the SPA and English Heritage National Monuments Record in Swindon.
- 6.2. The photographic and digital archive along with a copy of this report and architect's drawings have been deposited with Rutland County Museum (Accession Number: OAK RM2008.41).

6.3 In addition, a summary of the project has also been submitted to the 'Transactions of the Leicestershire Archaeological and Historical Society' and a record of the project made on the OASIS scheme.

## **7. Archive Catalogue**

7.1 The archive deposited with Rutland County Council Museum consists of:

1. One copy of the written report;
2. Project brief submitted to and approved by the County Council's SPA;
3. One set of black & white prints with negatives and contact sheet;
4. One CD-rom with colour digital photographs in TIFF format and contact sheet;
5. Photographic Register (2 sheets);
6. One set of the architect's survey drawings of the buildings.

## **8. References**

'Parishes: Ketton', *A History of the County of Rutland: Volume 2* (1935), pp. 254-265.  
At URL: <http://www.british-history.ac.uk/report.aspx?compid=66246>.  
Date accessed: 03 March 2008.

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

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## Appendix 1 - Map Regression Series

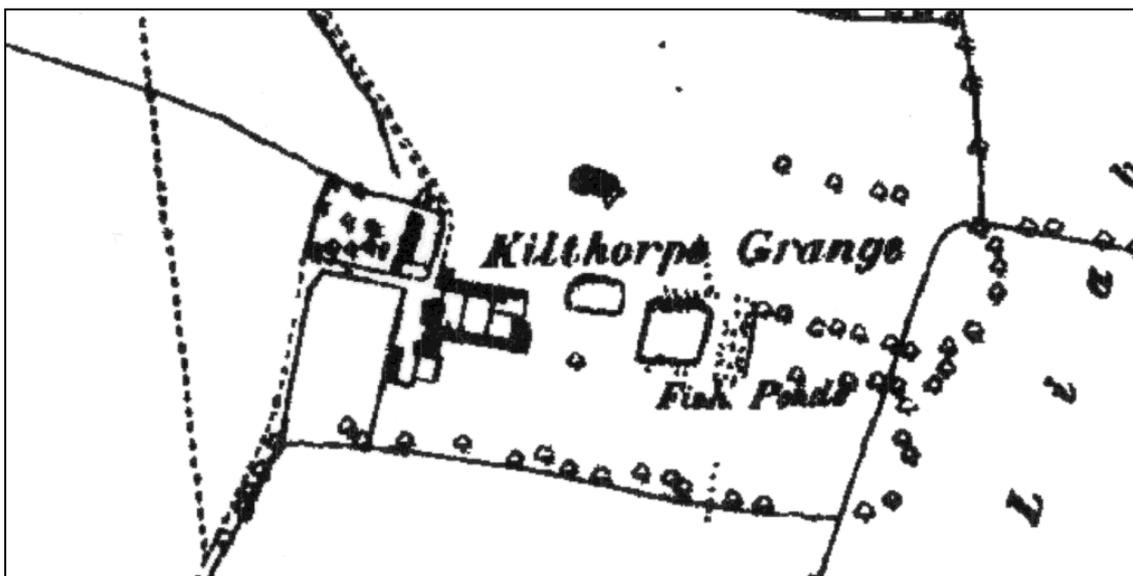
### Map 3: Extracts from 1814, 2" : 1 Mile, Ordnance Survey map

[Source: Ordnance Survey Drawings from the British Library's Collect Britain website:

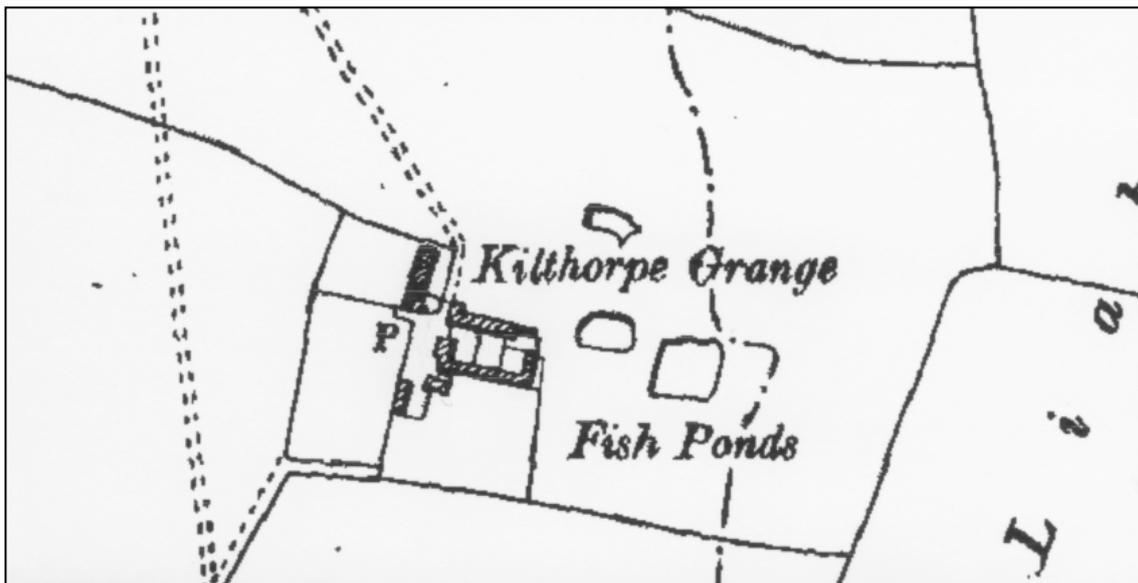
<http://www.collectbritain.co.uk/personalisation/object.cfm?uid=002OSD000000003U00228000&zoomimage=1>]



### Map 4: Extracts from 1889 Ordnance Survey map



**Map 5: Extracts from 1901 Ordnance Survey map**



**Map 6: Extracts from 1952 Ordnance Survey map**

