

# **Witham** Archaeology

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A report to Hereward Homes Ltd.

September 2014



## **MANOR FARM, MANOR FARM LANE, ESSENDINE, RUTLAND**

### **Historic Building Recording**

*R Trimble*

# MANOR FARM, MANOR FARM LANE, ESSENDINE, RUTLAND

Site Code: ESMF14  
Museum Accession No.: OAKRM:2014.55  
Planning Application No.: APP/2011/0520  
NGR: TF 047 131

## *Historic Building Recording*

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Fig. 1 Location Map

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Fig. 3 Plan Showing Photographic Viewpoints – Scale 1:300

Fig. 4 Plan of Buildings 1, 2, 3, 4 and 5 with Elevations 1 and 2 – Scale 1: 200

Fig. 5 Elevations 3 to 7 – Scale 1:200

Fig. 6 Plan of Buildings 6 and 7 with elevations – Scale 1:200

**APPENDIX – OASIS DETAILS FORM**

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# **MANOR FARM, MANOR FARM LANE, ESSENDINE, RUTLAND**

## **HISTORIC BUILDING RECORDING**

### ***SUMMARY***

*A programme of historic building recording was undertaken by Witham Archaeology at Manor Farm, Manor Farm Lane, Essendine, Rutland. The project was commissioned by Hereward Homes Ltd, in response to a condition of planning permission imposed by Rutland County Council.*

*The farm buildings recorded as part of the current project represent the remaining elements of a more extensive complex shown on the 1888 1:2500 Ordnance Survey map.*

*The programme of building recording identified an early phase of buildings consisting of a stable, tackroom, chaff house and probable multi-function structure incorporating a granary. The complex was subsequently developed to include cattle shelter sheds and associated barns. A range of buildings along the western side of the complex may have been erected at around the same time as the cattle accommodation. It included stables and probably a cart shed. The majority of buildings on the site probably date from around the middle of the 19<sup>th</sup> century.*

### ***1.0 INTRODUCTION***

A programme of historic building recording was undertaken by Witham Archaeology at Manor Farm, Manor Farm Lane, Essendine, Rutland. The project was commissioned by Hereward Homes Ltd., in response to a condition of planning permission imposed by Rutland County Council. Fieldwork was carried out during the period 13<sup>th</sup> to 15<sup>th</sup> August 2014.

Full planning permission (APP/2011/0520) was granted by Rutland County Council for the conversion to domestic dwellings of traditional farm buildings at Manor Farm. Associated works include the erection of a double garage and demolition of a portal frame agricultural building.

The requirements of the local authority are set out in a brief of 25<sup>th</sup> October 2011, prepared by the Senior Planning Archaeologist of the Leicestershire County Council Historic and Natural Environment Team. The brief stipulates a programme of building recording to Level II as described in the document *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006). A specification by Witham Archaeology, dated 11<sup>th</sup> August 2014, was approved by the Senior Planning Archaeologist, in advance of the commencement of fieldwork.

The information in this document is presented with the proviso that further data may yet emerge. Witham Archaeology cannot, therefore, be held responsible for any loss, delay or damage, material or otherwise, arising out of this report. The document has been prepared in accordance with the Code of Conduct of the Institute of Archaeologists.

### ***2.0 SITE LOCATION, TOPOGRAPHY & GEOLOGY (see Figs. 1 and 2)***

The village and parish of Essendine is located in the County of Rutland, approximately six kilometres north of Stamford, Lincolnshire. Manor Farm is situated on the north side of the village, c. 400m north of the parish church of St Mary. The farm buildings subject to the current survey lie to the north of Manor Farm Lane and the residential property known as Broadholme, at NGR TF 047 131.

The site lies within a gently undulating landscape at around 34m above Ordnance Datum. It is located at the boundary between solid geologies of Blisworth limestone and Rutland Formation sandstone and limestone.

### **3.0 ARCHAEOLOGICAL & HISTORICAL BACKGROUND**

A survey of relevant documentary sources (Smith and Hayward 2007), carried out as part of a previous assessment of the buildings at Manor Farm, indicated that the extant remains once formed part of a more extensive complex of farm buildings, comprising the existing west range as well as a courtyard arrangement on three sides (west, east and north), with two further ranges extending north-south within the courtyard (Smith and Hayward 2007). The former layout is depicted on the 1:2500 Ordnance Survey map of 1888. The east range and another north-south range extending from the north range have since been demolished.

It would appear from the map evidence that the buildings were originally associated with Broadholme Farm and were only later incorporated into Manor Farm.

### **4.0 AIMS & OBJECTIVES**

The principal objectives of the project, as set out in the Witham Archaeology specification of 11<sup>th</sup> August 2014, were to:

- produce an archive record to Level II standard prior to any alteration of the buildings which might be required as part of their conversion to domestic use.
- gather sufficient background information for an analytical discussion of the buildings to Level II standard, as described in the document *Understanding Historic Buildings: A Guide to Good Recording Practice*
- produce a project archive for deposition with the appropriate museum together with a client report.
- provide information for accession to the County Historic Environment Record.

### **5.0 METHODOLOGY**

Fieldwork was carried out in accordance with guidelines issued by English Heritage in the document *Understanding Historic Buildings: A Guide to Good Recording Practice* (2006), and recommendations by the Association of Local Government Archaeological Officers.

The photographic record was compiled in monochrome 35mm film and colour digital in RAW format (to be converted to TIFF for archive storage) using an SLR film camera with 28-90mm zoom lens and a DSLR 16 megapixel camera with 16-85mm lens (24 – 135mm film equivalent). The record includes general views of the buildings and their settings, views of all of the elevations and interiors, and detail shots of specific architectural features (for example, doors, windows, roof structures etc.). An index to the images was compiled on Witham Archaeology *pro forma* registers.

All of the buildings were inspected for evidence of structural alteration and development over time.

A full set of plan and elevation drawings was provided by Hereward Homes Ltd for use in field recording and for illustration purposes in this report.

### **6.0 RESULTS**

The following account contains descriptions of each of the buildings, both externally and internally, with photographs grouped together at the end of each section for ease of reference. *Plate 1* provides a general view of buildings on the eastern side of the complex.



*Plate 1: Buildings east side of the access track; north and west facing elevations, looking southeast*

### **6.1 Exterior of Building 5 (Plates 2 – 19, Figs. 3 - 5)**

Building 5, apparently constructed in a single phase, comprises three elements – a single storey stable block (5C) and tack room (5D) at the southern end, a probable chaff house (5B) abutting to the north, and a two-storey structure (5A) set at right angles to the ‘chaff house’. All of the buildings are constructed in limestone and have slate roofs.

Commencing at the northern end of the west elevation, the gable of the two-storey structure (*Plates 2 and 57*) features a large opening inserted for access by modern farm machinery. The gable above is supported by a steel girder. Part of an original doorway survives at ground floor on the south side of the opening, defined by detailing in dressed stone and a stone lintel (*Plate 3*). The treatment is identical to that seen around the openings elsewhere in Unit 5.

The adjacent chaff house (5B) features a door at its southern end (*Plate 5*) and a pitching door at high level to the north (*Plate 4*). The pitching door retains a wooden plank shutter. The stables (5C) have a single door (*Plate 6*) in the west elevation with a timber lintel and frame. The fact that the door is not in keeping with other openings in Building 5 suggests that it is a later insertion.

The southern elevation of the tack room is plain (*Plate 7*). The door to the room is on the east side of the building (*Plates 7 and 8*), detailed in finely dressed stone and flanked to the south by a window or vent.

The door to the stable is positioned centrally in the wall to the area (*Plate 10*) with windows/vents placed symmetrically to either side (*Plates 9 and 11*). Although the door has been bricked up and a window inserted, the hooks for split stable doors are intact.

The east elevation of 5B (the chaff house) is heavily obscured by vegetation (*Plate 12*) but appears to be plain except for two windows/vents at ground floor. The southernmost vent (*Plate 13*) contains horizontal iron bars while the northernmost retains a wooden plank shutter (*Plate 14*).

The south wall of building 5A is also heavily obscured by vegetation (*Plate 15*) and little can be seen of the openings for a door and windows which are visible in the interior of the building (see *Plates 24 and 25* as well as descriptive text below).



The east gable is plain, except for a tie-plate at approximately eaves level (*Plate 16*). The north elevation (*Plate 17*) contains four openings for windows/vents arranged symmetrically on ground and first floors. The windows are barred in similar fashion to those in 5B (*Plate 18*) and a wooden plank shutter survives in the westernmost ground floor example (*Plate 19*).



*Plate 2: Buildings east of the access track; west facing elevations, looking north*



*Plate 3: Surviving extent of door to Building 5B, looking east-northeast*





*Plate 4: Pitching door in the west wall of Building 5C, looking east-northeast*



*Plate 5: Door in the west wall of Building 5B, looking east-northeast*





*Plate 6: Door in the west wall of Building 5C, looking east-northeast (2m scale)*



*Plate 7: Building 5 (B, C and D), east and south facing elevations; looking northwest*





*Plate 8: Door in the east wall of Building 5D, looking west-southwest (2m scale)*



*Plate 9: Window in the east wall, south of the door, of Building 5C, looking west-southwest*





*Plate 10: Former door in the east wall of Building 5C, looking west-southwest (2m scale)*

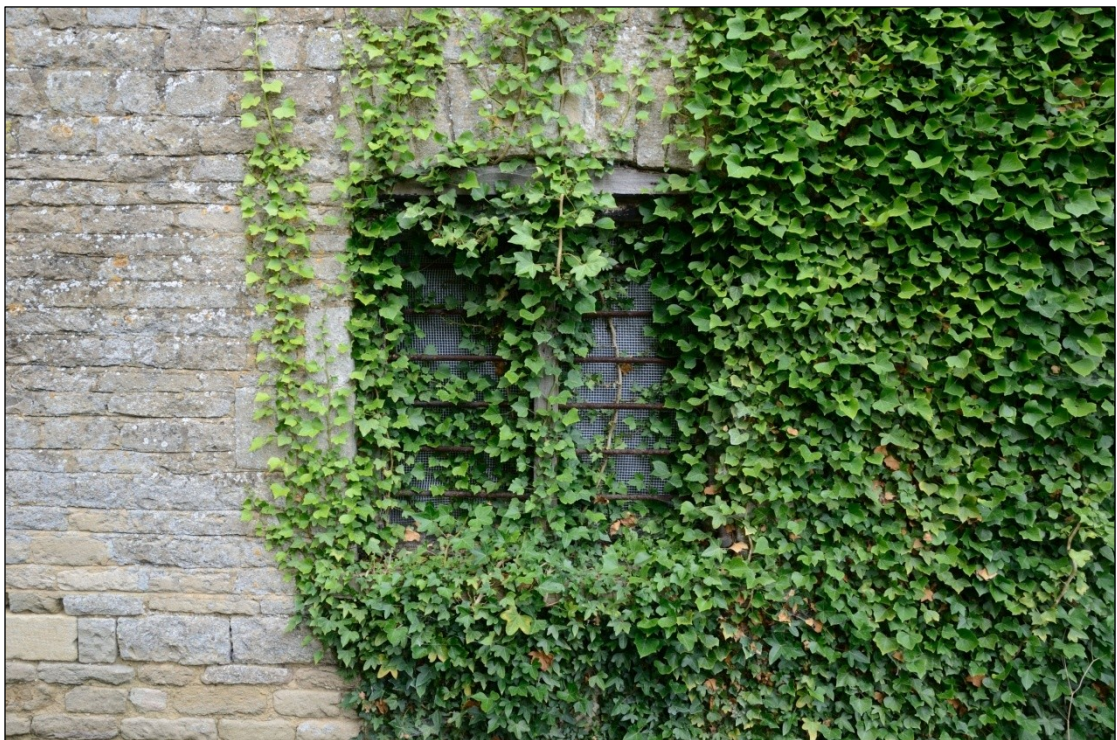


*Plate 11: Window in the east wall, north of the door, of Building 5C, looking west-southwest*





*Plate 12: East side of Building 5B, looking southwest (2m scale)*



*Plate 13: Window in the east wall of Building 5B, looking west-southwest*





*Plate 14: Window in the east wall of Building 5B, looking west-southwest*



*Plate 15: South facing elevation of Building 5A, looking north-northwest*





*Plate 16: East facing elevation of Building 5A, looking northwest*



*Plate 17: North facing elevation of Building 5A, looking south*





*Plate 18: Window in the north facing elevation of Building 5A, looking south-southeast*



*Plate 19: Window in the north facing elevation of Building 5A, looking south-southeast (1m scale)*

## **6.2 Interior of Building 5 (Plates 20 – 49, Figs 3 - 5)**

Building 5A was originally two-storied but the upper floor has been removed to form a shed for modern farm machinery.

### *Unit 5A – Granary/Multi-function storage and mixing area*

The position of stairs to the first floor is indicated by mortar marks on the interior of the east wall (*Plate 20*), rising to the north from opposite a door at the southeast corner of the unit. The positions of closely spaced joists for the first floor are marked by cement filled recesses in the south and north wall. The joists were carried on wall plates, which run over the tops of the ground floor windows (*Plates 22 and 24*). Traces of mortar, aligned vertically on the north and south walls, indicate the position of a partition (probably in timber) at first floor level, located just west of the opposing windows/vents on the western side of the building. The probable partition coincides with the westernmost roof truss (*Plate 21*), which is infilled with horizontally laid planking, pierced by a small square opening. The space at the western end of the building would probably have contained a granary.

The square windows in the north wall all contain horizontal iron bars (*Plate 23*) and two retain wooden shutters. In the south wall, a door at the southeast corner of the building is flanked by two narrow windows or vents (*Plates 24 and 25*). All have timber lintels. The rounded inner edges of the doorway are formed by a mix of dressed stone and bull-nosed bricks. Unit 5B has two roof trusses (see *Plate 21*), comprising tie-beams between the principal rafters, with angled struts rising to meet the clasped purlins. The same arrangement is repeated throughout Building 5.

### *Unit 5B – Chaff House*

Building 5B – presumably a chaff house – features high walls and is open to the roof (*Plate 26*). At the southern end there is a doorway providing access to and from the stable (5C). The doorway features a timber lintel above and has a wooden frame (*Plate 28*) but the door is missing. The door in the west wall (*Plate 29*) has rounded edges formed by dressed limestone and bull-nosed bricks, similar to the door in 5A. There is graffiti on both inside faces of the doorway including the date ‘1915’ on the south side (*Plates 30 and 31*). There is a pitching door high in the west wall (*Plate 32*) and two windows/vents in the east wall (*Plate 33*). The roof is identical in construction to 5B, having two trusses (*Plate 34*). A modern concrete floor extends throughout the unit.

### *Unit 5C - Stable*

The stable (Unit 5C) has doors in each of the long walls, while opposing doors in the end walls define the line of a cleaning passage running along the east side of the building (*Plates 35 and 36*). The east door to the exterior is original and in keeping with the style/treatment of openings elsewhere in Building 5 (*Plate 37*). However, the west door is clearly an alteration (*Plate 39*). The door to 5D at the southern end of the cleaning passage is of vertical planks with an iron door handle (*Plate 40*).

Mangers originally extended along the entire length of the west side of the building. Their top levels can be determined from the extent of limewash (absent in the areas covered by the mangers) and crude repairs to the masonry below the level of the limewash (see *Plates 35, 37 and 39*). There are square vents/windows either side of the east door (*Plate 38*) and recesses near each end of the passage where curry combs and brushes might have been kept (*Plates 40, 41 and 42*). The northernmost recess has been infilled with brick (*Plate 42*). The roof comprises three trusses, which are identical in construction to those in 5A and 5B (*Plate 43*).

### *Unit 5D – Tack Room*

A small unit at the southern end of the range would appear to have served as a tack room. The door in the east wall is original and in keeping with treatment elsewhere in the building (*Plate 44*), while a door in the north wall provides access to the stable (*Plate 45*). Harness pegs are present on three sides of Unit 5D (*Plate 46*) and the floor is of large cobbles (*Plate 47*) which may be original. There is graffiti on the sides of the doorway (*Plate 48 and 49*) but no particular initials or dates could be discerned.





*Plate 20: Interior of Building 5A, looking east-northeast*



*Plate 21: Roof structure in Building 5A, looking east-northeast*





*Plate 22: Interior of the north wall in Building 5A, looking north-northwest*



*Plate 23: Window in the north wall of Building 5A, look north-northwest*





*Plate 24: Interior of the south wall in Building 5A, looking south-southwest*



*Plate 25: Ground floor door and window on the south side of Building 5A, looking south-southwest*





*Plate 26: Northern end of Building 5A, looking north-northwest (2m scale)*



*Plate 27: Southern end of Building 5B, looking south-southeast*





*Plate 28: Door in the south wall of Building 5B, looking south-southeast*



*Plate 29: Door in the west wall of Building 5B, looking west-southwest (2m scale)*



*Plate 30: Graffiti on the south side of the door to Building 5B, looking south*



*Plate 31: Graffiti on the north side of the door to Building 5B, looking northwest*





*Plate 32: Pitching door in the west wall of Building 5B, looking west-southwest*



*Plate 33: Window in the east wall of Building 5B, looking north-northeast*





*Plate 34: Roof structure in Building 5B, looking south-southeast*



*Plate 35: South end of Building 5C, looking south-southeast*





*Plate 36: North end of Building 5C, looking north-northwest*



*Plate 37: Blocked in doorway in the east wall of Building 5C, looking east-northeast*





*Plate 38: Window in the east wall of Building 5C, looking east-northeast*



*Plate 39: Door in the east wall of Building 5C, looking west-southwest*





*Plate 40: Door in the south wall of Building 5B, looking south-southeast*



*Plate 41: Recess in the east wall of Building 5C, looking east-northeast*





*Plate 42: Recess in the east wall of Building 5C, looking east-northeast*



*Plate 43: Roof structure inside Building 5C, looking south-southeast*





*Plate 44: Interior of Building 5C, looking east-northeast*



*Plate 45: Interior of Building 5C, looking north-northwest*





*Plate 46: Interior of Building 5D, west-southwest*



*Plate 47: Cobble floor at the northwest corner of Unit 5D*





*Plate 48: Graffiti on the north side of the door to Building 5D, looking north-west*



*Plate 49: Graffiti on the south side of the door to Building 5D, looking southwest*



### **6.3 Exteriors of Buildings 1 - 4 (Plates 50 – 68, Figs 3 - 5)**

The complex north of Building 5 comprises an east-west range formed by two small ‘barns’ (Buildings 1 and 2), with two sets of adjoining shelter sheds (Buildings 3 and 4) extending to the south. Buildings 2 and 4, forming the angle at the northwest corner of the complex (*Plate 50*) are clearly parts of an integrated structure, built in a single phase of construction. Building 1 at the eastern end of the north range and Building 3 extending south from the rear of Building 2 share many characteristics with Buildings 1 and 2 and are likely to have been constructed at the same time. The entire complex is roofed with pantiles.

Building 1 features a large ‘barn’ type doorway in the north elevation flanked by a pitching door to the west (*Plate 51*). Both openings have timber lintels and frames but the doors are missing from both (*Plates 51 and 53*). There is a gap between Buildings 1 and 2 bridged by wooden beams to support a continuous roof across (*Plate 54*). The buildings are gabled to either side of the opening (*Plates 55 and 56*) and an offset stone at the northwest corner of Building 1 incorporates a lead setting for the pin of a door or gate. There is also a groove in the side of the stone, which may have received a wooden shutter used to close the opening.

Building 2 features a large, barn-type door in the north elevation, extending the full height of the wall (*Plate 57*). It is spanned by a timber lintel and there are wooden uprights to either side. The door is missing.

The west elevation of Building 4 is plain except for a door to the southern end, made from vertical planks (*Plate 59*).

Building 4 is open fronted on the east side (see *Plate 17*), where it faces into a small yard bounded by Building 2 to the north and another shelter shed (Building 3) to the east (*Plate 60*). Building 4 abuts Building 5, partially obscuring the first floor window on the west side of the latter, and enclosing the window/vent beneath (see also *Plate 17*). The southern elevation of Building 2 includes a door (*Plate 61*) situated immediately west of the shelter shed (Building 3). The plank door is in poor condition and the wooden lintel is severely bowed. There has been some collapse of masonry at the southwest corner of Building 2.

The northern unit within the shelter shed on the east side of the yard (Building 3A) is partly enclosed to the south by a section of wall (*Plate 62*). Across the open section, the roof is carried upon a timber beam supported by a single upright. The southern unit is entirely open-fronted, while the southern end of the building is gabled (*Plate 63*).

East of Building 3 and south of Building 1 is an area of open ground (*Plate 66*), which formerly contained a north-south range (presumably shelter sheds or other buildings related to the cattle yards).

The eastern elevation of Building 3 is featureless (*Plate 65*) but the southern elevation of Building 1 contains a blocked doorway (*Plate 67*) defined by a timber lintel. The door may have opened into the demolished north-south range whose position is possibly defined by an area of relatively unweathered masonry extending to the west and above.

Evidence for the continuation of the east-west range east of Building 1 is apparent on the east gable of the building (*Plate 68*). Remnants of masonry indicating the line of the roof, and a wall plate incorporated into Building 1, suggest a single-storey structure of the correct size for a shelter shed. Disturbance at the northeast corner of building 1 suggests that the buildings were integrated on the north side and possibly constructed in a single phase. An absence of marks indicating the south side of the shelter shed suggests that the building was open fronted on that side.



*Plate 50: Buildings 1, 2 and 4, north and west facing elevations; looking southeast*



*Plate 51: North elevation of Building 1, looking south-southeast*





*Plate 52: North door of Building 1, looking south-southeast*



*Plate 53: Pitching door in the north wall of Building, looking south-southeast*





*Plate 54: Covered entrance between Buildings 1 and 2, looking south-southeast*



*Plate 55: West elevation of Building 1, looking east*





*Plate 56: East elevation of Building 2, looking southwest*



*Plate 57: North door to Building 2, looking south-southeast*





*Plate 58: West elevation of Buildings 2 and 4 (also 5), facing southeast*



*Plate 59: Door in the west wall of Building 4, looking east-northeast*





*Plate 60: South elevation of Building 2, with Building 3 to the right, looking north-northeast*



*Plate 61: Door in the south wall of Building 2, looking north-northeast (2m scale)*





*Plate 62: West elevation of Building 3, looking west-southwest*



*Plate 63: West and south elevations of Building 3, looking north*





*Plate 64: South elevation of Building 1 and east elevation of Building 2, looking west*



*Plate 65: East elevation of Building 3, looking west-southwest*





*Plate 66: South elevation of Building 1, looking north-northwest (2m scale)*



*Plate 67: Blocked doorway in the south wall of Building 1, looking north-northwest*





*Plate 68: East elevation of Building 1, looking west-southwest*



#### **6.4 Interiors of Buildings 1 - 4 (Plates 69 – 87, Figs. 3 - 5)**

The eastern end of Building 1 contains a raised platform carried upon timber beams extending the width of the building. The beams are supported by posts placed at approximate mid points (*Plate 69*). A plank floor is carried by joists running between the beams. Internally, the doorway in the south wall of Building 1 (see above) has been infilled with breeze-blocks (*Plate 71*). The western side of the building is devoid of features except for the pitching door in the north wall (*Plate 70 and 72*). There were two trusses carrying the roof, comprising tie-beams extending between principal rafters with collar beams above clasping the purlins (*Plate 73*).

The interior of Building 2 has a concrete render on the walls, extending to above mid height. The floor is also concreted (*Plates 74 and 75*). The door in the south wall has a timber lintel (*Plate 76*) and the roof is identical in construction to that in Building 1 (*Plate 77*). The gable of Building 3 appears to be integrated with the structure of Building 2 (partly visible in *Plate 77*).

Internally, Building 4 is open to the east over its southern extent, and enclosed to the north where it flanks Building 2 (*Plates 78 and 79*). There is a manger situated against the west wall just north of the door in the rear wall (*Plates 80 and 81*) and a second, smaller manger located near the northwest corner (*Plate 82*). The latter incorporates the fragmentary remains of struts for a hayrack.

The northern component of Building 3 (Unit 3A) is also partly enclosed – by a section of wall at the southern end (*Plate 83*). A brick repair in the south wall probably relates to damage from the removal of a fitting as there is no evidence to suggest the former presence of an opening in the north wall of Unit 3B. The gable on the north side (*Plate 85*) is clearly integrated with the south wall of Building 2 and may therefore be regarded as contemporary.

Unit 3B opens to the yard on its west side (*Plates 86 and 87*). Discolouration and irregularities in the lower extents of the walls hint at the former presence of mangers.





*Plate 69: Interior of Building 1 – eastern end, looking east-northeast*



*Plate 70: West side of Building 1, looking west-southwest*





*Plate 71: Blocked doorway in the south wall of Building 1, looking south-southeast*



*Plate 72: Pitching door in the north wall of Building 1, looking north-northwest*





*Plate 73: Roof structure in Building 1, looking east-northeast*



*Plate 74: Interior of Building 2, looking west-southwest*





*Plate 75: Interior of Building 2, looking east-northeast*



*Plate 76: Door in the south wall of Building 2, looking southeast*





*Plate 77: Roof structure in Building 2, looking west-southwest*



*Plate 78: Interior of Building 4, looking south-southeast*





*Plate 79: Interior of Building 4 (north end), looking north-northwest*



*Plate 80: Door in the north wall of Building 4, looking west-southwest*





*Plate 81: Manger along the west wall of Building 4, looking west-northwest*



*Plate 82: Manger along the west wall of Building 4 (north end), looking west-southwest*





*Plate 83: Interior of Building 3A, looking south-southeast*



*Plate 84: Roof structure in Building 3A, looking south-southeast*





*Plate 85: Interior of Building 3A, looking north-northwest*



*Plate 86: Interior of Building 3B, looking north-northeast*





*Plate 87: Interior of Building 3B, looking east*



### **6.5 Exteriors of Buildings 6 and 7 (Plates 88 – 97, Figs, 3 and 6)**

Buildings 6 and 7 form a north-south aligned range. Building 7 – possibly a late 18<sup>th</sup> or early 19<sup>th</sup> early wagon hovel – is probably the earlier structure. The remainder (Building 6) comprising Units A, B, C, D and E was apparently constructed in a single phase, except for the front wall of E which may have originated as infill into the space between Buildings 6 and 7 (*Plate 88*). The area occupied by E is shown as open on the Ordnance Survey map of 1888.

The southern extent of Building 6, comprising Units C, D and E (*Plate 89*), has preserved the original roof line. At the southern end, Unit E is defined by a plank door, flanked by a vent to the south with vertical slats (*Plate 90*).

Further to the north, Unit D has a door positioned centrally in its facade, with vents to either side, now partly covered by asbestos cement boards (*Plate 91*), while Unit C is now a lock-up garage with apparently relatively late double doors (*Plate 92*).

At the eastern end of the range, Units A and B are large equipment stores based upon the stone walls of 19<sup>th</sup> century farm buildings (*Plate 93*). The southern gable has been raised above the original walls in breezeblock and the roof at the front of the building 6B is carried upon a series of brick pillars. The units are separated by an original transverse wall with breezeblock above. The east side of the roof in 6A is supported by steel columns (*Plate 94*).

To the rear of the range, a door provides access to Unit 6B (*Plate 95*). The remainder of the west elevation of Building 6 is continuous which suggests a single phase of construction (*Plate 96*). Part of the elevation is obscured by a large modern shed (to left of view in *Plate 96*).

The rear of Building 7 comprises modern-breezeblock extending between side walls of stone (*Plate 97*). The gable above has wooden plank walling.





*Plate 88: East elevations of Buildings 6 and 7, looking northwest*



*Plate 89: East elevation of Building 6 (C, D and E), looking west-northwest*





*Plate 90: Door and window to Building 6E, looking west-southwest (2m scale)*



*Plate 91: Door and windows to Building 6D, looking west-southwest (2m scale)*





*Plate 92: Door to Building 6C, looking west-southwest*



*Plate 93: East elevation of Building 6 (A and B), looking northwest*





*Plate 94: East elevation of Building 6A, looking west-southwest*



*Plate 95: Door in the west wall of Building 6B, looking east-northeast*





*Plate 96: West elevation of Buildings 6 (obscured at northern end) and 7, looking east-northeast*



*Plate 97: West elevation of Building 7, looking east-northeast*



### **6.6 Interiors of Buildings 6 and 7 (Plates 97 – 112, Figs. 3 and 6)**

The interior of Unit 6E is now used as a workshop (*Plate 98 and 99*) but would clearly have been an animal house or loose box. A concrete repair on the rear wall may indicate the former position of a manger, while wooden slats in the vent and the tile floor with a central channel for manure (*Plate 100*) provides further indication of use as animal housing.

Building 6D (now a lock-up store) would also have functioned as an animal house. Originally there was a partitioned area at the northwest corner of the room (*Plates 101 and 102*) whose extent is defined by brick flooring (*Plate 106*). The tongue and groove partition is intact on the east side, meeting a wooden corner post, and fragmentary remains of the south wall indicate a doorway immediately west of the post. Tongue and groove cladding survives on the north wall. There is a fireplace in the northwest corner of the room containing an eighteenth century cast iron hour-glass hob-grate below a brick chimney stack (*Plate 103*). In view of the layout of the space and the presence of facilities such as the fireplace, the area may be regarded as a tack room and possibly a rest area for the groom.

In the main part of Unit 6D there is a plaster repair in the west wall, immediately south of the partition, indicating the position of a manger.

A floor of terracotta tiles set on edge extends throughout the greater part of Unit 6D, divided into four quadrants draining towards a central point (*Plate 105*).

The lock-up garage 6C is limewashed and there are few indicators of original use, but the building could have functioned as a loose box or storage area (*Plates 107, 108 and 109*). The unit has a brick floor (*Plate 110*).

The interior of Unit B is painted black to around 900mm above ground level. The door in the rear wall (*Plate 111*) is flanked by a plaster repair indicative of the removal of an internal dividing wall. A similar repair further to the south (not photographed) may relate to a second internal division.

Unit 6A is not painted on the inside and the structure might have served as a cart shed, especially in view of its proximity to possible stables (see below).

Building 7 currently serves as a woodcutting shed (*Plates 112 and 113*), but might originally have been constructed as a wagon hovel. The latter interpretation would fit with the buildings position in relation to the stables.





*Plate 98: Interior of Building 6E, looking east-northeast*



*Plate 99: Interior of Building 6E, looking west-southwest*





*Plate 100: Floor in Building 6E, looking west-southwest*



*Plate 101: Interior of Building 6D, looking north-northwest*





*Plate 102: Interior of Building 6D, looking north (2m scale)*



*Plate 103: Fireplace in Building 6D, looking west-northwest*





*Plate 104: Interior of Building 6D, looking south-southeast*



*Plate 105: Floor in Building 6D, looking north-northwest*





*Plate 106: Floor on the north side of Building 6D, looking north-northwest*



*Plate 107: Interior of Building 6C, looking north-northwest*





*Plate 108: Interior of Building 6C, looking west-northwest*



*Plate 109: Interior of Building 6C, looking southwest*





*Plate 110: Brick flooring in Building 6C, looking west-southwest*



*Plate 111: Door in the west wall of Building 6C, looking west-northwest*





*Plate 112: Interior of Building 7, looking west-southwest*



*Plate 113: Interior of Building 7, looking southwest*



## **7.0 DISCUSSION & CONCLUSION**

The units comprising Building 5 were clearly built as a single phase and may represent the earliest phase of development in the complex at Manor Farm. In layout, the stables (5C) conform to a type which, according to a study of Lincolnshire farm buildings (part of a wider survey of historic farmsteads in England), became current in the second quarter of the 19<sup>th</sup> century (Barnwell and Giles 1997, 53-5). In particular, the stable has a close affinity with a building recorded at Hanby Grange Farm, which also had a single row of double stalls and a manure passage running the length of the building, along the opposing wall. The vents in the roof of the stable and the adjacent chaff house are identical to a type recorded at a farm in Swaton. Previously (predominantly in the late 18<sup>th</sup> to early 19<sup>th</sup> century) the stable was often found on the ground floor of a two-storey structure with stalls arranged along both end walls and a manure passage running between. The later, single storey stables provided better ventilation through an increased volume of air in the roof space and through the incorporation of vents in the roof.

In Lincolnshire, chaff houses of the type represented by Unit 5B were rare in the period before 1820, and the majority were built in the third quarter of the 19<sup>th</sup> century (*ibid*, 60 - 61). The typical chaff house was open to the roof but built on a smaller scale to the traditional threshing barn. It usually had a single, relatively small door (in contrast to the threshing barn with its large opposing doors) and a pitching door set high in one of the walls to facilitate the unloading of carts into the building. The chaff house was built to store the oat crop and to serve as a processing area where the crop could be chopped into fodder. Chaff was increasingly important as fodder for cattle in the early 19<sup>th</sup> century but later in the century was largely used as horse fodder. Chaff houses were therefore frequently situated close to the stables. Within Building 5 at Manor Farm there was direct access from the stable but access to the cattle yards would have been more circuitous.

The northern component of Building 5 appears to have incorporated a granary at first floor level. The building was also situated conveniently for the cattle yards, reached from a door at the southeast corner. Accordingly, the ground floor of the building may have functioned as a fodder processing and storage area. During the 19<sup>th</sup> century, multi-function buildings of this type gradually replaced the traditional threshing barn, the mechanisation of crop processing having removed the need for long-term crop storage. The west side of the building (now mostly removed) may have incorporated an external door to the granary similar to the one at Poplar Farm, Helpringham (*ibid*, 50).

The study of Lincolnshire farm buildings indicates that in the East Midlands region shelter sheds for cattle only became common from the second quarter of the 19<sup>th</sup> century, in response to increased awareness about the effects of heat loss on the development of cattle and the resulting inefficiencies in terms of meat production (*ibid*, 57). The surviving cattle accommodation at Manor Farm appears to form part a planned development, including the northern range (Buildings 1 and 2) and post-dating the complex of structures designated Building 5. The yards associated with the shelters were south facing, in line with contemporary notions of best practice, which dictated that cattle should benefit from the warmth of the sun. In addition to the shelter sheds, higher buildings lining the north side of the yard (typically including the barn) would offer protection from adverse weather conditions.

The two small barn-type buildings forming the north range at Manor Farm are typical of the Victorian High Farming era, when the traditional threshing barn had become redundant as a result of steam powered threshing. The buildings appear to have been erected as part of a planned development of accommodation around the cattle yards and both have single width rear doors providing access to the yards. It is therefore likely that their primary purpose was to serve as fodder storage and processing areas.

Concrete rendering on the walls of Building 2 suggests use as a dairy. Concrete floors and rendering were introduced in the late 19<sup>th</sup> and early 20<sup>th</sup> century as a result of regulations to improve levels of hygiene in milk production (Harvey 1984, 172-77). However, there are no other indicators to confirm use as a dairy.

The west range includes an area at the northern end (6A) which was probably open sided and therefore consistent with a large cart shed of the type introduced in the later 19<sup>th</sup> century. In contrast to earlier cart sheds which were generally built to provide space for a single vehicle, cart sheds built in the third quarter of the 19<sup>th</sup> century had to accommodate larger farm vehicles as well as the horse drawn



implements such as ploughs and seed drills which had become available in the era of mechanisation. The position of the unit, away from other buildings and with a clear area in front, is also consistent with use as a cart shed as space was needed to manoeuvre the large vehicles in and out. As noted previously, Building 7 at the southern end of the range may represent an earlier shed for a single wagon (Barnwell and Giles 1997, 55-7).

It was noted in a previous study (Smith and Hayward 2006) that the west range at Manor Farm may have been primarily devoted to the accommodation of horses. An association between the cart shed and stables for working horses was common in the 19<sup>th</sup> century. At least part of 6B might therefore have functioned as a stable. However, apart from a possible through passage defined by the door in the rear wall, and evidence for internal divisions represented by repairs in the rear wall, there is little information from which to reconstruct the internal layout of 6B.

Further south in the range, Units 6D and 6E appear to have provided more individual accommodation for horses (possibly riding horses), while the stable in Building 5 may have continued in use as accommodation for horses associated with the house.

To conclude: the absence of a traditional threshing barn suggests that the building if it existed was demolished as part of modernisation of the farm – probably in the second and third quarters of the nineteenth century. Most of the construction appears to have been carried out in two phases of planned development. The earlier, comprising the various units of Building 5, incorporated stables, a probable chaff house and a probable granary/general storage and processing area. These structures may have been integrated with existing cattle yards.

Buildings 1, 2, 3 and 4 appear to have been constructed in a subsequent phase, to provide improved accommodation for cattle.

The units comprising Building 6 were probably constructed at a slightly later date, or at around the same time as the shelter sheds, since the probable cart shed appears to have been positioned with reference to the open space on the north side of the cattleyard complex.



## **8.0 ACKNOWLEDGEMENTS**

The author of this report would like to thank Hereward Homes Ltd for assistance in the execution of fieldwork and for the provision of relevant plans and drawings. Thanks are also due to Richard Clark, Principal Planning Archaeologist, for information provided during preparation for the project.

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University of Gloucestershire, English Heritage and the Countryside Agency 2006 *Historic Farmsteads. Preliminary Character Statement: East of England Region*. University of Gloucestershire in Association with English Heritage and the Countryside Agency



## **10.0 PROJECT/ ARCHIVE DETAILS**

### **10.1 Project Information**

SITE CODE: ESMF14

PLANNING APPLICATION No.: APP/2011/0520

FIELD OFFICER: R Trimble

NGR: TF 047 131

CIVIL PARISH: Essendine

SMR No.:-

DATE OF INTERVENTION: 13<sup>th</sup> to 15<sup>th</sup> August 2014

TYPE OF INTERVENTION: Historic Building Recording

UNDERTAKEN FOR: Hereward Homes Ltd

### **10.2 Archive Details**

PRESENT LOCATION: Witham Archaeology, Unit 6, Sleaford Station Business Centre, Station Road, Sleaford, NG34 7RG

FINAL LOCATION: Rutland County Museum

MUSEUM ACCESSION No.: OAKRM:2014.55

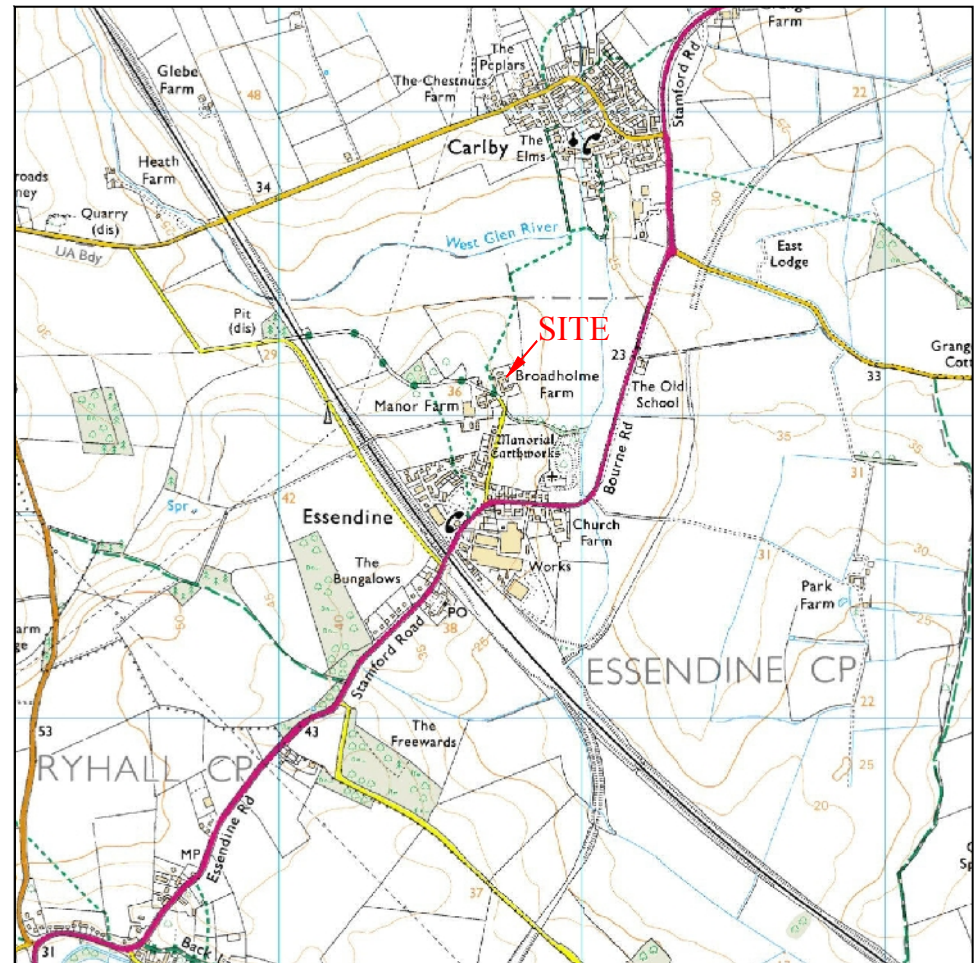
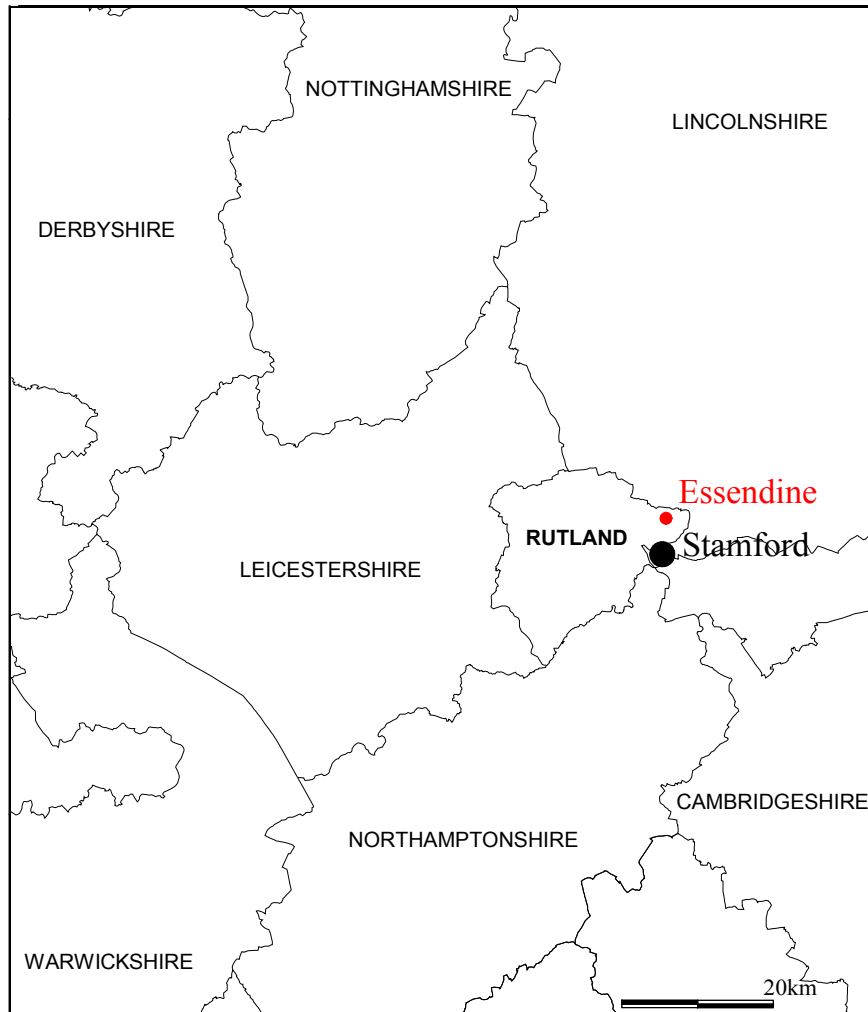
ACCESSION DATE: - November 2014

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Photographs (no views)	113
Set of Site Notes	1

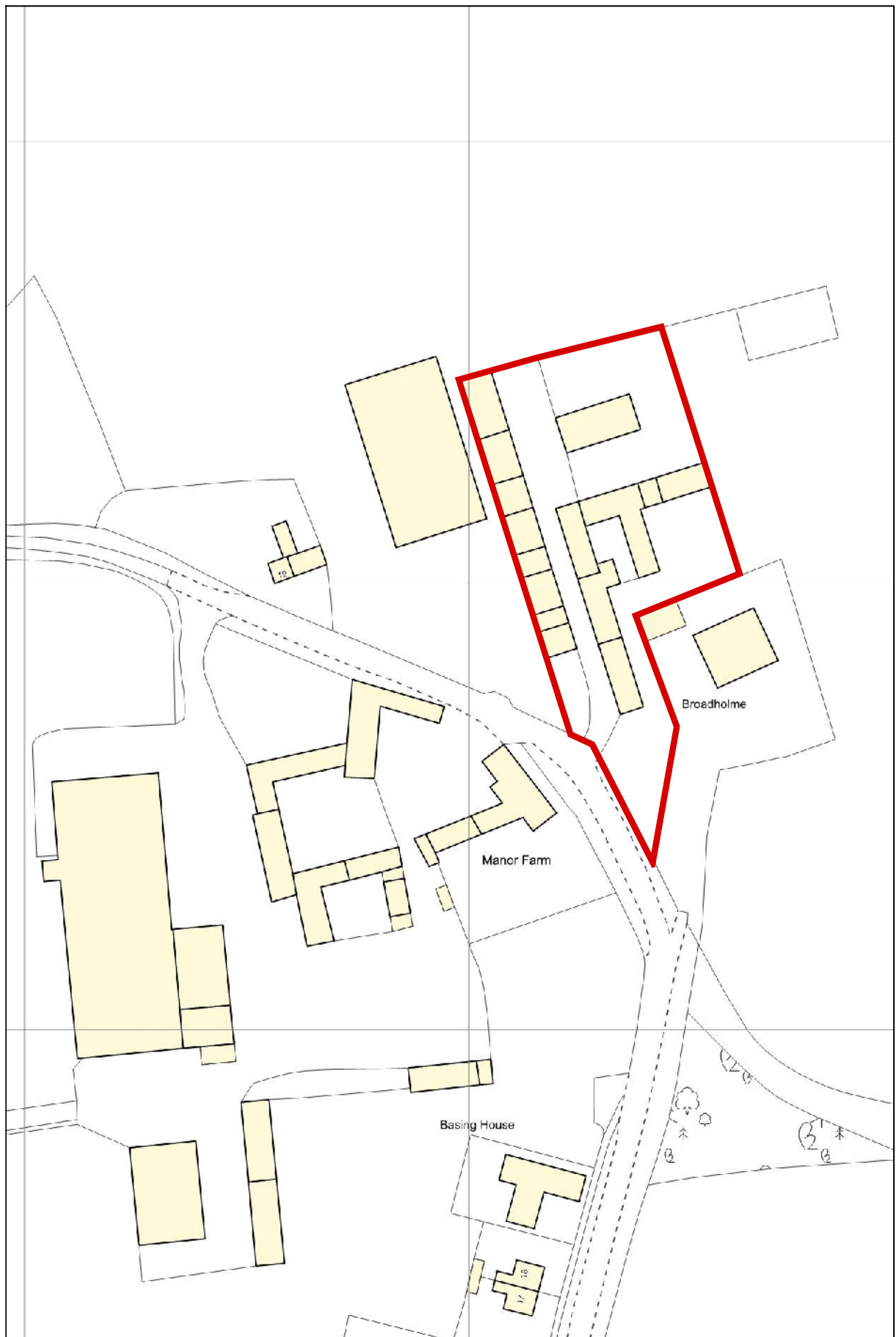
*It is intended that transfer of the archive in accordance with current published requirements will be undertaken following completion of this project.*





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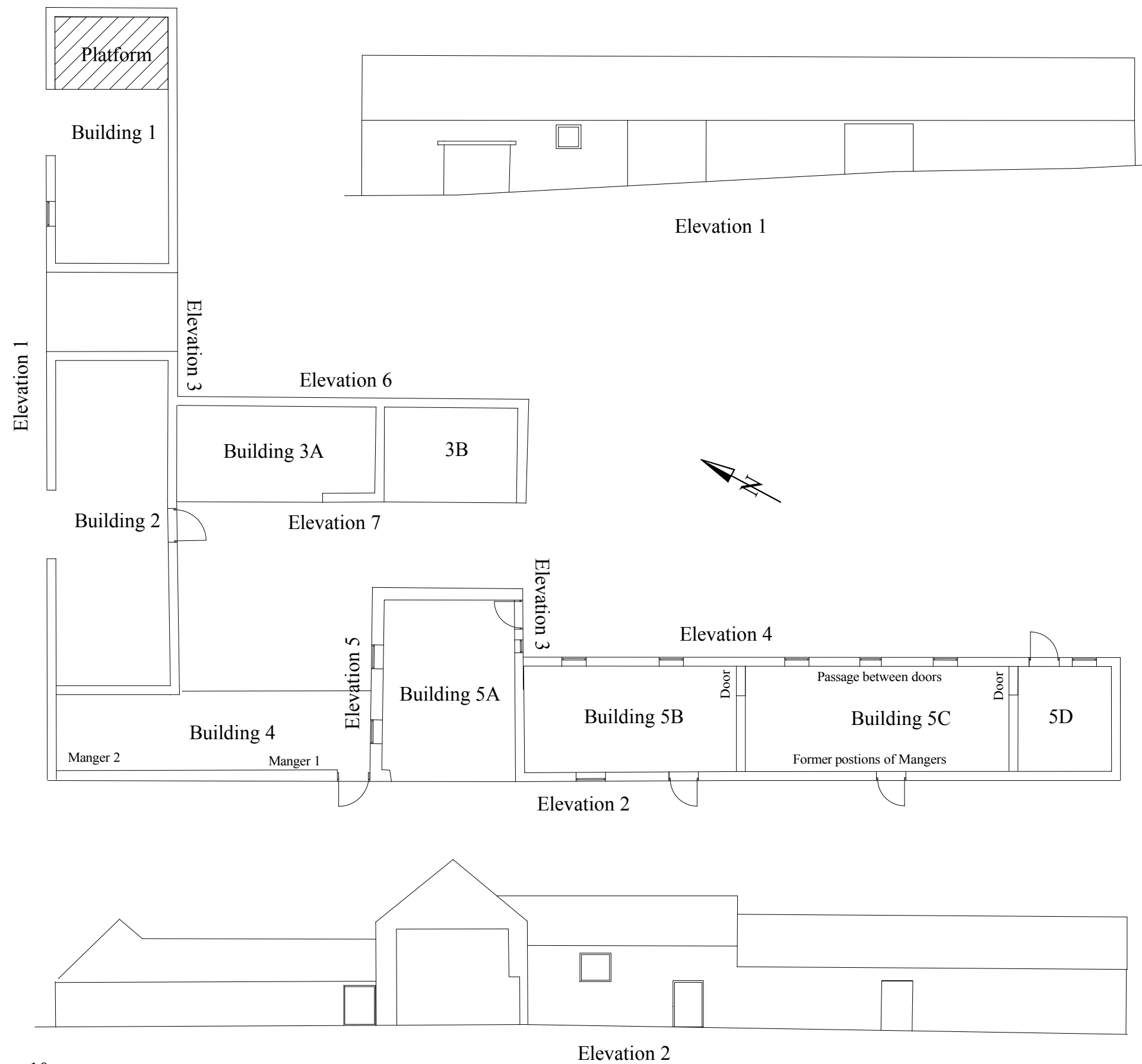
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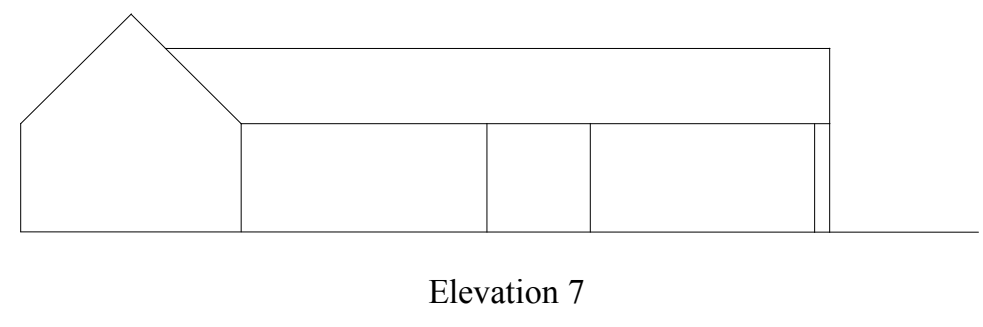
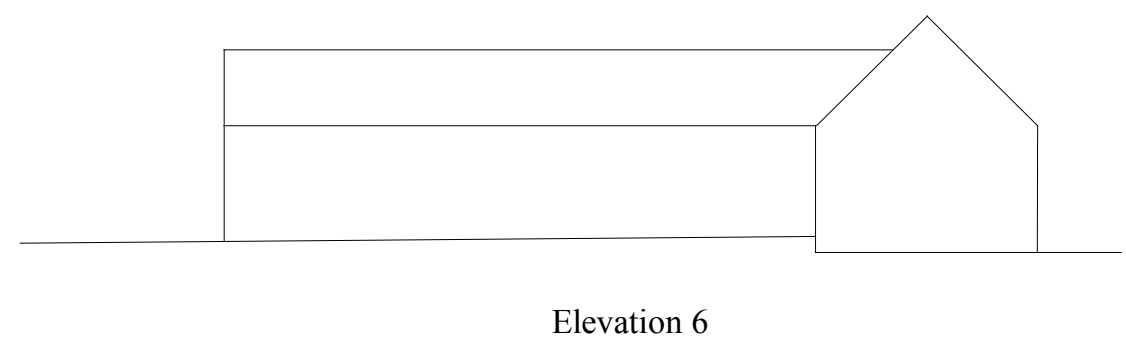
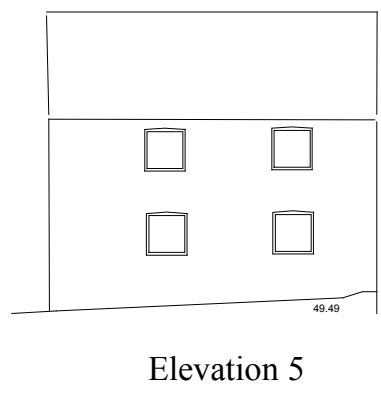
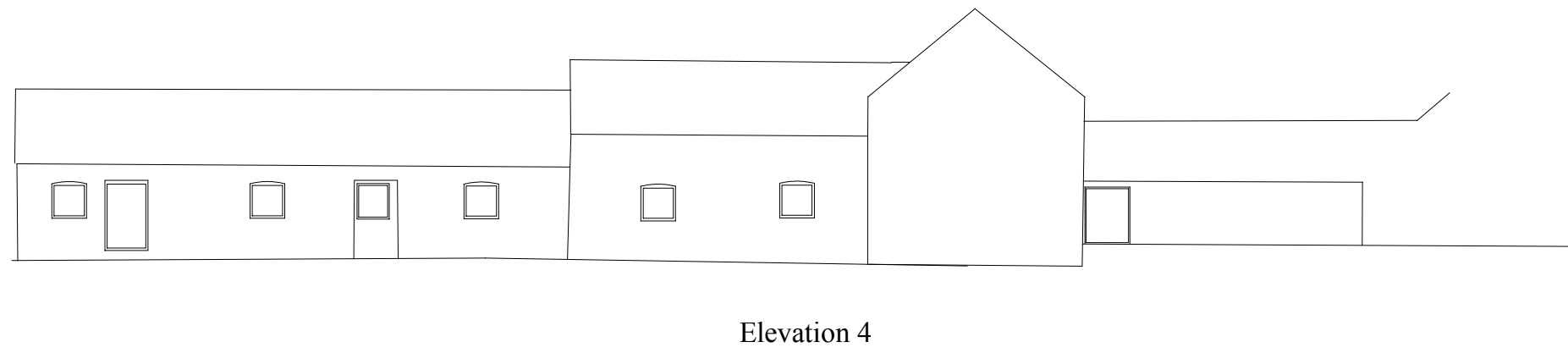
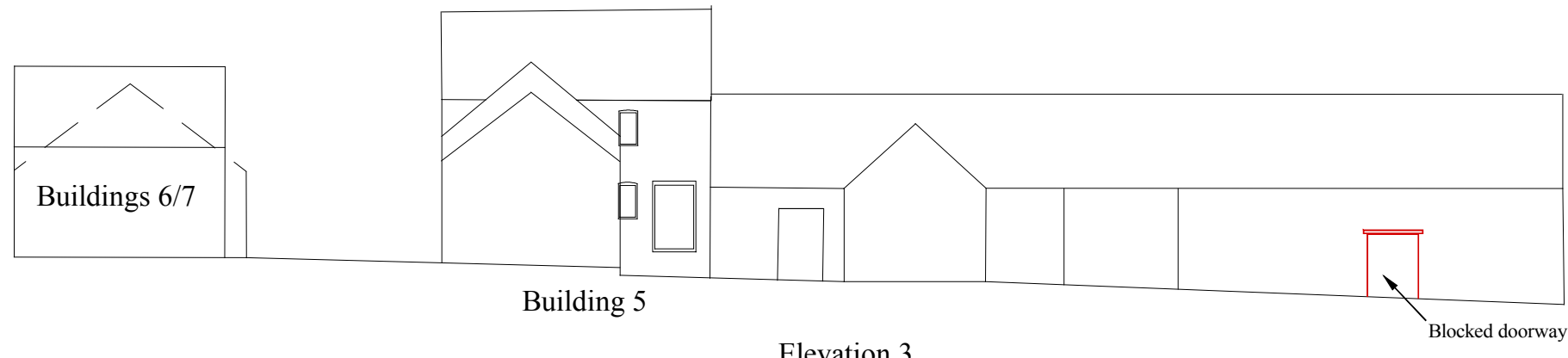
Based upon drawings supplied by Triway Consultants Ltd.





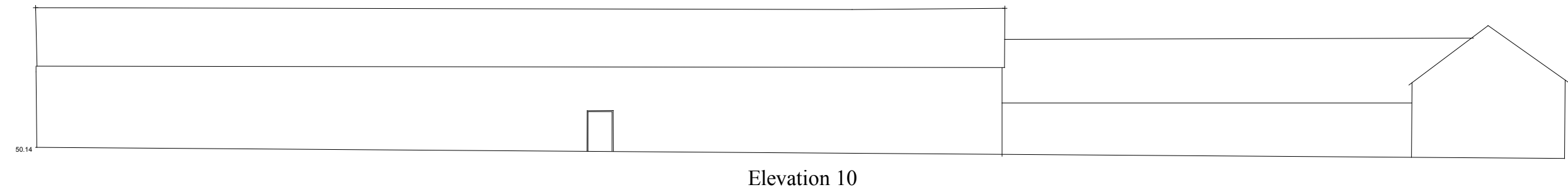
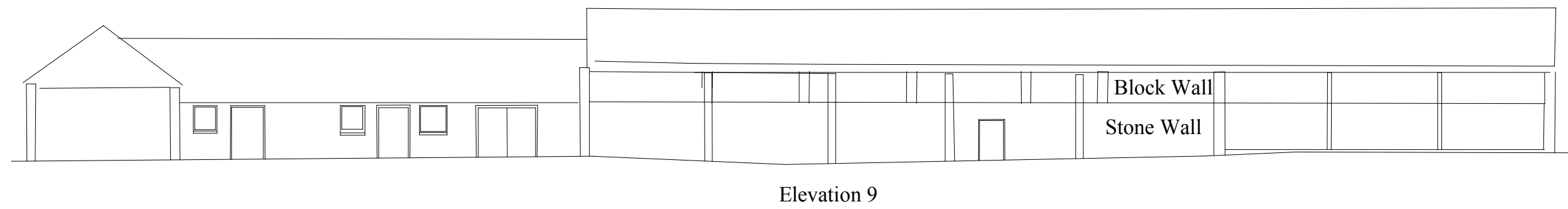
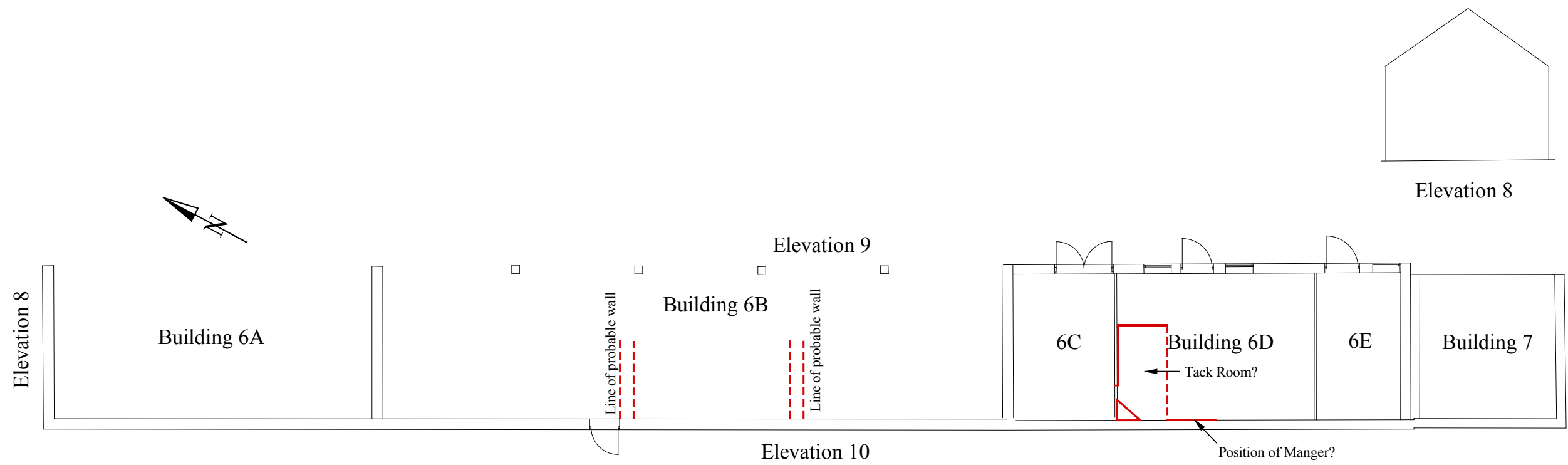
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**APPENDIX**  
**OASIS DETAILS FORM**



# OASIS DATA COLLECTION FORM:

## England

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### Printable version

**OASIS ID: withamar1-188603**

#### Project details

Project name	Historic Building Recording at Manor Farm, Essendine, Rutland
Short description of the project	A programme of historic building recording was carried out at Manor Farm, Essendine, Rutland, in advance of the conversion of farm buildings for residential use. The complex of nineteenth century buildings included barns, stables, shelter sheds arranged around a cattle yard, and a cartshed. A photographic survey of the buildings was carried out to RCHM(E) Level II standard.
Project dates	Start: 13-08-2014 End: 15-08-2014
Previous/future work	Yes / Not known
Any associated project reference codes	OAKRM:2014.55 - Museum accession ID
Any associated project reference codes	ESMF14 - Sitecode
Type of project	Building Recording
Current Land use	Other 3 - Built over
Monument type	BARN Post Medieval
Monument type	STABLE Post Medieval
Monument type	CARTSHED Post Medieval
Monument type	SHELTER SHED Post Medieval
Significant Finds	NONE None
Methods & techniques	"Photographic Survey"
Prompt	National Planning Policy Framework - NPPF

#### Project location

Country	England
Site location	LEICESTERSHIRE RUTLAND ESSENDINE Manor Farm, Manor Farm Lane,

	Essendine, Rutland
Postcode	PE94LA
Study area	3000.00 Square metres
Site coordinates	TF 047 131 52.7050801882 -0.450221907977 52 42 18 N 000 27 00 W Point

### Project creators

Name of Organisation	Witham Archaeology
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Dale Trimble
Project director/manager	Russell Trimble
Project supervisor	Russell Trimble
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Hereward Homes Ltd.

### Project archives

Physical Archive Exists?	No
Digital Archive recipient	Rutland County Museum
Digital Archive ID	OAKRM:2014.55
Digital Contents	"Stratigraphic", "Survey"
Digital Media available	"Images raster / digital photography", "Images vector", "Text"
Paper Archive recipient	Rutland County Museum
Paper Contents	"Stratigraphic", "Survey"
Paper Media available	"Correspondence", "Drawing", "Notebook - Excavation", "Research", "General Notes", "Photograph", "Plan", "Report", "Section", "Survey "

### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Manor Farm, Manor Farm Lane, Essendine, Rutland. Historic Building Recording
Author(s)/Editor(s)	Trimble, R.
Other bibliographic details	Report No. 63



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Issuer or publisher	Witham Archaeology
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Entered by	Russell Trimble (russell.trimble@withamarchaeology.co.uk)
Entered on	29 August 2014

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