



Trent & Peak  
ARCHAEOLOGY

**AN HISTORIC  
BUILDING SURVEY OF  
PARKFIELD HOUSE,  
BELTON-IN-RUTLAND**  
Including observations from  
a building watching brief



The University of  
**Nottingham**

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SURVEY OF  
PARKFIELD HOUSE,  
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Including observations from  
a building watching brief

**A report for  
Mr and Mrs Leaf**

*by  
Richard Sheppard*

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## SUMMARY

- Trent & Peak Archaeology was commissioned by Fowkes McIntyre Architects on behalf of Mr and Mrs Leaf, new owners of Parkfield House, Nether Street, Belton-in-Rutland, to provide an historic building report on the property prior to proposed improvements. This was followed by a watching brief during subsequent alterations to the building. Parkfield House is positioned near the south-east corner of the village, which is situated in the south part of Rutland, north-west of Uppingham. The house is Grade II listed and is L-shaped with several parts of differing ages. There are also a number of outbuildings that were in use when the house was a farmhouse.
- Although Belton is not mentioned in Domesday Book of 1086 there was a chapel of St. Peter in existence in 11th century. In 1270 the manor was held by the Blount family who probably built the first manor house sometime before the manor was sold in 1557 to Thomas Hazelwood. Between 1596-98 his son Francis was sued for alleged ill-treatment of tenants and in his defence it was claimed he had improved his property and had had new houses built. The Hazelwoods / Pilkingtons controlled the manor until it was sold in the 1670s to Richard Verney. By the mid-17<sup>th</sup> century the village had a number of yeomen farmers prosperous enough to have left wills and who would have occupied the 17th Century farmhouses that still remain in the village - including the older part of Parkfield House. The manor later passed to George, Earl of Winchelsea and Nottingham (died 1826), and then to several generations of the Finch family.
- The history of Parkfield House appears to be connected in part with the Kemp family. In 1712 a William Kemp was one of the wealthiest tenants in the village and, according to local historians Audrey and Philip Walker, the now lost deeds to Parkfield House stated that a Rev. Kemp had owned the property. This was probably Rev. Godfrey Kemp, grandson of Francis Kemp (1747-1826) who at the time of the 1794 Enclosure Act was awarded 47 acres. This holding equates with a plan of c.1840-50 showing land extending east from the house as owned by G. Kemp. This was Godfrey Kemp (1785-1850; son of Francis and father of Rev. Godfrey Kemp), a grazier who apparently became Sheriff of Rutland. It was either Francis or Godfrey who was probably responsible for the enlarging of Parkfield House. Retained under the ownership of the Kemps, the property was tenanted out until the 1930s; it has had a succession of different owners since then.
- The building has a long north range facing Nether Street that appears to date from the 17<sup>th</sup> century and a later angled south-facing range built probably between 1800-20. Viewed from Nether Street the older part is 3-cells long and appears to have differing stonework between the first two and the third cell, also marked by a straight joint, differing plinths and window spacings (a difference repeated in the east back wall) and in plan by a thick cross-wall.

- The building may incorporate in its north end wall part of an earlier building, possibly deliberately retained for a purpose relating to property law, ownership or definition. The walling was incorporated into a new two-storey two-cell building with gable ends and lighted garret. Its main entrance was not facing the street as was usual but was set within the south side where it was positioned between a staircase and end fireplace. This part of the building was probably built in the first half of the 17<sup>th</sup> century. Tree-ring dating of its still largely original roof timbers might provide an accurate date of construction.
- The building was later extended to the south with an extra long room and a new street-side entrance, one of two facing doorways at either end of a cross-passage. With this addition in the later 17<sup>th</sup> century, the building now formed a typical 3-cell farmhouse. There is no obvious evidence for fire damage from the disastrous fire of 1776 that destroyed 27 houses in the village.
- The building may thus have had three phases of building prior to the addition of a south wing in the Regency period. The latter is two storeys high and 3 bays long with sizeable rooms lit by large 16-pane sash windows to either side of an entrance hall. A lower part at the back has a staircase and a smaller room on each floor. The whole wing is in the polite tradition and it retains many original features; it could well have been built for Rev. Kemp's personal use. The existing building may then have become a service wing for domestic and farming staff alone. After the Kemps moved out in the mid-19<sup>th</sup> century tenants made principal use of the older part and the south wing was probably little used, inadvertently ensuring the survival of many of its original decorative features.

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## 1. Introduction

This report by Trent & Peak Archaeology was commissioned by Fowkes McIntyre Architects on behalf of Mr and Mrs Leaf, owners of Parkfield House, Nether Street, Belton-in-Rutland, a village situated in the south part of Rutland, north-west of Uppingham (Fig. 1). The subject of this report, Parkfield House, is situated near the south-east corner of the village and has a number of outbuildings that were in use when the house was a farmhouse. The building is Grade II listed and the listing description is given below.

The building is L-shaped and consists of several parts of differing ages. Planning permission was sought to carry out a number of alterations to the older northern part of the building. In advance of this an historic building report was requested by the client's agent Alex McIntyre to determine the history and development of the building. Although no specific brief has been issued to guide this building report, the methodology employed here combines elements of both Level 2 and Level 3 historic building recording standards, as specified in English Heritage guidelines (see references). Where specific briefs are supplied by planning authorities with regard to late post-medieval buildings, they often require a mainly descriptive and partly analytical survey of the buildings concerned, together with a record in photographic and accurately measured drawn form, with examples annotated to illustrate salient points. The author has been able to use accurate measured plans provided by the Greenhatch Group, kindly provided through Fowkes McIntyre Architects (Figs 5-12, 14, 15).

The overall study employs the methodology developed by Trent & Peak Archaeology (TPA) for use on similar projects in the region. This methodology is described in detail below and conforms to the standard requirements of planning authorities where consent applications are made for development, re-development or building conversion. These follow guidelines to be found in the conservation planning document *Planning Policy Statement 5: Planning for the Historic Environment* (PPS 5, Department for Communities and Local Government 2010). The methodology also accords with *Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland* and the Institute for Archaeologists (IfA) Codes of Conduct and Standards.

This report combines the results of documentary research carried out at a number of repositories, two initial site visits and three later site visits (see below). The first included research at the East Midlands Collection of the Local Studies Library of the University of Nottingham, the County Local Studies Library at Rutland Museum and the Record Office for Leicestershire, Leicester & Rutland (ROLLR) at Wigston Magna, Leicester. *Access to Archives* and *Ancestry* online sites were also consulted. During the initial site visits (on 10<sup>th</sup> and 13<sup>th</sup> January 2011) a set of digital photographs were taken of external and internal aspects of the building; a number of black and white film photographs were also taken. A number of the digital photographs are shown within this report to illustrate pertinent points. In

addition, notes were made and measurements taken of features, brick sizes etc and structural information not shown on the existing ground-plan.

The site archive will be deposited with Rutland County Museum which has provided the archive number OAKRM: 2011.2. The archive consists of site records, digital photographs and black and white film negatives and prints, together with plans showing their viewpoints. The TPA site code is PHB.1.

### *Watching brief*

Once works commenced on the building an intermittent buildings watching brief was carried out, with three visits made by the author on 5<sup>th</sup> and 12<sup>th</sup> May and 27<sup>th</sup> July 2011. On these occasions further measurements and archival photographs were taken of newly revealed structural details. This secondary part of the project has the TPA code PHB.2. The additional information gleaned from the watching brief has led to a reappraisal of the building's developmental history and this amended edition of the original report is the result. This edition includes a number of amended figures and additional plates. The plates are now divided between those for the original report (Part 1) and those resulting from the watching brief (Part 2).

## ***2. Geographical and historical backgrounds***

Belton is a small attractive village situated in the south part of Rutland, close to the county border with Leicestershire and about 3.5 miles (5.5km) north-west of Uppingham (Fig. 1). The village is set on a high point within an undulating landscape, underlain by an oolitic limestone geology and with clay soils that are still predominantly used as pastureland. The village has an oval-shaped street layout (Fig. 3) and the buildings are predominantly built from ironstone with limestone dressings. Although situated close to Uppingham, Belton is historically within the Oakham hundred. The hyphenated name for the village *Belton-in-Rutland* has been used since 1982.

The manor of Belton is not mentioned in the Domesday Book of 1086, when it was probably one of several berewicks or hamlets attached to the larger manor of Ridlington (Page (ed.) 1935). The chapel of St. Peter at Belton was in existence in the latter part of the 11th century and was then attached to the church of Wardley. It is mentioned in the charters relating to Wardley of William the Conqueror and Henry II. Much of the present church dates from about 1200.

From about the mid-12<sup>th</sup> century the manor of Belton was held by the castle and manor of Oakham and the first sub-tenant of the manor appears to have been Ralph de Freney. In 1270 the manor was held by William le Blount and in 1332 it was large enough to have been granted permission to extend its annual fair from one day to three. The Blount family probably built the first manor house

sometime before a descendant, James, 6<sup>th</sup> Lord Mountjoy, sold the manor in 1557 to Thomas Hazelwood, one time keeper of nearby Leighfield Forest.

Thomas Hazelwood's son Francis probably replaced the manor with the present-day Old Hall to accommodate himself and his large household. Between 1596-98 Hazelwood was the defendant in a legal case brought by a tenant, John Dyves, who alleged ill-treatment of several of the tenants by Hazelwood's annexation of several farms and the conversion of their land to pasture. In evidence it was claimed that Hazelwood had improved his property, adding land to his farms and had had new houses built. The village was then still surrounded by three open fields, West Field, Mill Field (north to north-west) and Park(e) Field to the east. The last name relates to the proximity to Leighfield Park to the east of the village, and the name Parkfield reflects this too, although when this last name was first used is unclear.

### **17<sup>th</sup> century**

Francis Haslewood's son Thomas, a minor when he inherited the manor, leased the manor to George Boteler in 1613-14, and shortly afterwards married his daughter Jane. Boteler also purchased rectorial tithes. An indenture of 1630 (NRO ref. C2505) names Thomas Hassellwood and his wife Jane (1), and George Boteler (2), as parties agreeing to buy a cottage and land in Belton for £20 from a labourer called John Laxton for the benefit of Hassellwoods's daughters Elizabeth, Jane and Mary (3). There were still Hazelwood / Hassellwoods in the village when the manor was sequestered during the Commonwealth for alleged recusancy. Thomas Hassellwood Esq. died in Brigstock, Northamptonshire in 1662 and according to the VCH (Page (ed) 1935) it was his daughter Elizabeth's son Haselwood Pilkington who recovered the manor after the Restoration. Sometime after 1672 the manor was sold to Richard Verney. It was later to pass to George, Earl of Winchelsea and Nottingham (died 1826), and then several generations of the Finch family.

By the mid-17<sup>th</sup> century the village had a number of yeomen farmers with surnames such as Allen, Collen, Glover, Marston and Ward, names of people prosperous enough to have left wills and who would have occupied the 17th Century farmhouses that still remain in the village - including Parkfield House before it was extended with its south wing. The 1665 hearth tax records now list only ten people in Belton, all of whom had only one hearth and were not charged - usually a sign that they were deemed poor or paid less than 20 shillings rent a year. The list of those who would not have been exempt is absent or lost. At that time most small or middling farmers, the majority in most villages, had only one hearth, indicating a house with 2-3 rooms. Two hearths or more would suggest a likely yeoman's house with 5-6 rooms (Hoskins and Barley referred to in Barnwell and Airs (eds) 2006, 3-5).

## The Kemps

The Land Tax records of 1712 provide clues to the principal tenants at the time. Both a Mr Ward and a Mr Whatton were valued at £1-17s-6d, John Cleypoole at £1-10s-0d and Robert Worth and William Kemp both at £1-4s-0d, Kemp taking it upon himself to collect the quarterly payment of 14 tenants on Lady Willoby's (Willoughby) Estate, himself included. Names that feature in wills etc. during the 18<sup>th</sup> century include Godfrey, Goodfellow, Kemp and Marston. There were several generations of Marstons who farmed tithe land originally acquired by Boteler in 1609: George (died 1638), Thomas (died 1702), George (died 1732) and George (died 1771). This land was then used by John Loake and in 1794, at the time of Parliamentary Enclosure, the rectory and the associated land was joint owned by Francis Chesilden and Francis Kemp. Unfortunately, no enclosure map survives to show who had use of which land or which buildings.

At the end of the 18<sup>th</sup> century the Kemps were big landowners in Belton and owned a lot of houses. When the village suffered a serious fire in 1776 that destroyed 27 houses (along with outbuildings and corn-stacks) an appeal was made for donations that were to be sent to Mr Kemp at 'The Hall House.' This may well have been the building that preceded Belton House before it was rebuilt in the early 19<sup>th</sup> century. This Mr Kemp may have been either Edward Kemp, Gent. or, more likely, William Kemp Esq., who in a survey of 1786 by Cullingworth for the then lord of the manor, George, Earl of Winchelsea and Nottingham, was listed as farming 156 acres of old enclosures. He had a farm house, barn, stables, courtyard, yards, green and orchard. At the time of the enclosure in 1794 William Kemp had a reduced 111 acres and a Francis Kemp had been awarded 47 acres. The numbers suggest a division of the earlier figure. Francis Kemp (1747-1826) was a brother to both William and Edward. William's daughter Mary Anne married John Eagleton in 1817 and they were probably responsible for the rebuilding of Belton House.

According to local historians Audrey and Philip Walker, the now lost deeds to Parkfield House included reference to a Rev. Kemp having owned the place. This was Rev. Godfrey Kemp who was born in Belton in 1845 but was later based in Essex. He was a grandson of Francis and son of Godfrey (1785-1850). The 1841 census listed his father Godfrey Kemp as a grazier, aged about 50. He had four servants living at the same address. In 1846 trustees of the village school included J. E. (?John) and Godfrey Kemp, the latter being one of five farmers in Belton mentioned in White's Directory for that year. He is also believed to have been appointed Sheriff of Rutland. Before he died in 1850 he had married Isabella Malim who had borne him a son named Godfrey J. five years earlier when she was aged about 40. In the 1851 census Isabella was described as a landed proprietor. Whilst the earlier Belton House was probably home to William Kemp and passed to the Eagletons, it seems likely that Parkfield House was owned by and improved by Godfrey.

At some point in the mid-19<sup>th</sup> century the Kemps moved out and the house and farm were tenanted out. It is unclear who occupied Parkfield Farm as farms are not generally named in the later censuses and street names are often left out too. When the name *Parkfield Farm* was first used is also unclear. It is not clear who occupied the building at the time of the 1881 census but it is suggested that it may have been Osmond Green, his wife Caroline and two domestic servants. The house could well have been lived in by one party and the land tenanted to another, based at another farm.

### **20<sup>th</sup> century**

On a map of 1917 for the sale of the estate of Netherfield House north of Parkfield House, the land to the south, once farmed by Godfrey Kemp, was shown as still belonging to a Mrs Kemp (ROLLR ref. DE 3177/52). Kelly's Directory for 1928 names the main farms in Belton but without mentioning Parkfield. Not long after this, according to local historian Audrey Walker, Parkfield Farm was probably bought by and occupied by the Hill family, dairy farmers who supplied the village with milk and made Stilton cheese. After they went bankrupt it was bought by a Mr Turner of Sutton Bonnington for his two children, Margaret and Edgar, who eventually left to live in a wooden garage in one of their fields.

In 1958 Parkfield House and its remaining 30 acres of land were put up for auction and were sold to Ray Elsey. The auction booklet included a map showing the land (ROLLR ref. L333; Fig. 4). On moving to Parkfield the Elseys opened a butcher's shop in High Street West in Uppingham and reared cattle and sheep on their land. They had an abattoir built at Parkfield which they kept when they moved to a bungalow in Wardley; the house was let to Alan and Pat Walker, the last people to occupy the house. The house has recently been sold to new owners.

### **3. *Building description***

As part of the initial building survey the existing house was inspected, measured in part to check existing architect's plans (and to add some details of alterations) and photographed in both black and white film and digital formats. The latter is the larger with 230 photos. A total of 36 of these are used in the report to illustrate points in the text.

The building is listed and the description is as follows:

SK 80 SW BELTON IN RUTLAND NETHER STREET (east side) 3/27 No. 1 (Parkfield Farmhouse) (Previously listed as 10.11.55 House 85 yds North North East of Belton House) GV II House, in 2 parts, the earlier of which is probably early C17, the later, early C19 or late C18. The later part forms the main block and is gable onto street. A high 2 storey, with facade of 3 bays - coursed squared rubble with hipped roof. Central door with stone architrave, flat pedimented. Flanking 16-light sash windows have stone surrounds and keystones. The rear wing is considerably older - well-coursed and squared rubble and chamfered plinth with slate roof. 2 storeys, to the left, a blocked window to each floor, then

3-light C19 casements, the blocked doorway in 4-centred arch beneath square hood-mould with chamfered architrave. This doorway cuts across a straight-joint and there is a 3-light casement window right of it with stone head, and above this a 3-light casement with flat timber lintel. Limestone angle-quoins on the right hand corner. Coped gable to left. Brick stack behind doorway and on right hand gable.

No 1 Nether Street is built largely from coursed oolitic limestone rubble of differing shades, with limestone dressings and some internal brickwork, and has a slate roof, although part of the building may have been thatched at one time. The building is L-shaped, with an earlier 3-4 cell part facing onto Nether Street and an added 3-cell south wing set at an angle and facing south (Plate 1). The earlier north part has a gable end, whilst the south wing has a hipped roof that slopes down over a short back section. Floor levels vary within the building, most markedly between the two wings at first floor level. There is a main staircase situated at the back of the south wing and a more basic wooden back staircase within the north part (with a separate one to the attics).

## **External**

The external appearance of the building shows two differing building styles and ages. Viewed from the south the house could be deemed to be a discrete Georgian villa. The outward differences of the two wings are reflected in internal function. The older north part was used a working farmhouse that included a kitchen, scullery, pantry, dairy, cellar and workroom (later garage), whilst the south wing was predominantly domestic with an entrance hall, formal staircase, and sizeable drawing and dining rooms. At the back there was a service room and stairway down to cellars. At first floor level the older part had a series of small bedrooms and box room, whilst the south wing had two large bedrooms and two possible dressing rooms.

Whilst the south wing is of one single build, the north part is more complicated and outwardly shows major alterations that are not readily understandable. The Nether Street frontage presents firstly a northern two cell part with grey-yellow coursed stones and with regularly placed windows (two now infilled) above an uninterrupted chamfered plinth (Plate 2). The north gable end features a full height of quoins ending at a kneeler stone (Plate 9), whilst the south end of this part has a straight joint at first floor level only that runs short of where another kneeler might have been, and which starts above a now-blocked up ground-level doorway that is roughly centrally placed within the street frontage (if the south wing is not included) – see Plate 6. The doorway is distinctive, featuring a shouldered drip mould, a shallow four-centred Tudor-style arched doorhead and moulded jambs.

The doorway is set within walling of the southern part, walling that is different in nature, more yellow in appearance and composed of narrower coursing. It sits on a lower flat plinth and close to the doorway there is a blocked window, followed by another window still in use. The upper level has a single window, flanked by two smaller openings now blocked up with bricks set on-edge. Where this

frontage meets the south wing there are distinctive light quoins, the lowest ones with a chamfered edge (Plate 8).

The east side to this part of the building shows similar differences in the stonework. There is an opposing upper straight joint and a doorway with an arched doorhead to the internal cross-passage, but with a shorter drip mould and plain jambs (Plates 3, 7). The north part has two windows at first floor level and blank walling behind where the present back staircase is situated. The ground level has a chamfered plinth and has a modern doorway, window and garage entrance. The south end is shortened by the back part of the south wing abutting it, and although what shows is largely obscured by a canopy, there is no sign of a plinth. The north gable wall suggests that the builders may have built around an existing wall featuring alternating thin and thicker stone courses, but with new walling at the ends and in the gable. This wall includes a blocked-up subsidiary doorway with a thin timber lintel at one end and a centrally-positioned garret window in the gable (Plate 5).

The south wing is built with yellow coursed squared rubble set above a lighter flat plinth (Plate 1). Three bays long on the south side it has a plain central entrance door with stone architrave and a flat pediment. The large windows contain 16-pane sashes (Plate 23) and have stone surrounds and keystones. The roof is low-pitched and hipped. The end walls are built of more variable stonework, are unlit but in the east side include a garden doorway with margin glazing (Plate 22). The lower, shorter rear part has a catslide roof and is lit on the south side by a reused 17<sup>th</sup> century 2-light mullioned window (Plate 4). On the north side the ground-floor room, formerly used as a dairy, is lit by a sliding sash window. The upper landing to the staircase is lit by a window opening with light-coloured long and thin dressings.

## **Internal**

Internally, the north wing is three cells or rooms long, the second and third rooms separated by a former cross-passage, featuring a thick internal wall to one side and a thin partition wall on the other. The original width of the thick wall is unclear as it has been lined with bricks inside some added coal-storage cupboards and the stub of wall behind a staircase may have been rebuilt. Opposing doorways are now blocked up and the passage formed into a small pantry (Plate 11) and a cupboard. At the same position at first floor level there is a cupboard behind a staircase to the attic above, with stud walling (Plate 13) and a blocked narrow window.

### **Rooms 1 and 2 of north wing**

The north end of the north wing consists of two rooms which are separated by a brick wall, with a through doorway at one end filled with brickwork. Each room has a separate longitudinal beam running down the middle, their alignment slightly offset from each other. That in the first room has a simple run-out stop at



one end. The beam in the second room was boxed in and its south end supported on a pillar; later, the removal of the boxing revealed another chamfered beam. At first floor level there is a single longitudinal beam which continues through a thin wall dividing the two rooms and is also supported on a stub wall at the south end; the beam shows in the attic above (Plate 15). It has run-out stops with small notches. In contrast, the third room / cell has irregularly spaced cross-beams, with differing stops showing; one beam in the bedroom features a wide chamfer and a run-out with a heavy notch (Plate 14).

The north part has a staircase rising in one corner where the walling is unbroken (Plate 12), and there is the suggestion of a blocked opening in the floor of the attic above where a ladder would have given access to a garret (Plate 20). A length of thicker walling separates the first floor landing from an adjacent small bedroom and this wall turns a right angle to support the longitudinal beam. At this point there is a line in the floor separating boards of differing widths and above, newer ceiling joists show. On the ground level the equivalent space has been used as two coal stores with the walls lined with brickwork. In the attic there are the remains of a dismantled stack, the burning of its flue where it is partly within the wall still showing (Plate 18). Again, the flooring shows signs of having been altered. The evidence suggests that a stack for a ground floor fireplace had been built against the inner side of the internal wall, its flue probably only sunken into the wall in the upper gable. Being added to an existing wall would have made its removal easier and less messy at the level below the gable.

The attic space to the north part is three bays long with two simple original trusses with a tie beam and collar above. On the inner facing side of each truss there is a sequence I, II, III of matching carpenters' marks (Fig. 7, Plate 21), the positioning of each digit differing on either truss. The north end wall has a blocked high garret window and two low cupboards (Plate 19). The wide boards on the floor are laid in an irregular pattern and some have been disturbed where underlying joists have been replaced. Whilst the trusses are probably original the rafters are probably all replacements, dating from when the roof was changed from thatch to slates. There is no obvious evidence on the trusses or purlins for fire damage from the disastrous fire of 1776 that destroyed 27 houses in the village.

### **Room 3 of north wing**

The third room / cell in the sequence of the north wing has an oddly angled south wall that may partly incorporate an original internal wall but is mainly new work with introduced fireplaces at the back of the added south wing (Plate 10). There is a hint in the south-west corner of the ground floor room that the south wall had once crossed fully at a right angle, a slight change in the west wall indicating where it had joined it. At first floor level the same oddly angled corner is used for a small cupboard (once lit but a small window) that has two rows of wooden pegs that may be of some age. The attic (Attic 1) is two bays long with a single truss made up of thinner timbers and a higher curving collar than those in Attic 1. In the wall separating the two attics there is a timber showing, 7 ins x 8 ins in size,

that is set in the middle of the wall (Plate 16); the idea that this was the remains of a former ridge plate to a lower roof is now discounted. There is also another possible floor opening showing (Figure 7, Plate 17).

### **South wing**

The south wing has a row of three rooms per floor with a lower back section that contains the staircase and a single room. A small 2-part cellar lies beneath the east end. Many original features remain, including doors, floor boards, panelling at the windows and plasterwork, although there is now only one original fireplace surround – a late Georgian type with a Victorian grate and tiling (Plate 24). The small, centrally-placed entrance hallway has a plaster rose in the ceiling (Plate 25) and angled floor slabs; the space above is a central dressing room between two spacious bedrooms, all three rooms lit by a single but large 16-pane sash window. The rooms are high and they have various designs of plasterwork showing at the junction of wall and ceiling (Plates 26-28).

The staircase is a typical early 19<sup>th</sup> century type with thin stick balusters, a mahogany handrail and carved brackets at the ends of the risers (Plates 29, 30). It rises directly to a long first floor landing at the level of the north wing, and then has a second rise to the higher level at the front of the south wing. The differences in floor level are illustrated in Figure 11. Next to the staircase there is a first floor bathroom / former closet, lit at one end by a reused 17<sup>th</sup> century mullion window that may have been removed from the north wing. The room below, later used as a dairy and more recently as a toilet, is lit by a sliding sash window. Beneath this there is a brick-lined cellar with low thralls and an external entry / lighting area (Plate 31). A smaller second room under the Drawing Room is stone-lined and has a brick bin (Plate 32). The brickwork is generally about 2½-2⅝ inches (63-66mm) thick.

## ***4. Watching brief***

The north end wall was drilled through in a number of spots and the lower walling was found, in places, to have an outer skin of wall-stones with soil held within (Plate 37). The contractors also cut through the dividing wall between the former garage and washroom in a central position and dug a 2m rectangular pit for a new support pillar. The wall was one brick thick and made up of bricks mostly 2¼ inches (57mm) thick and 9-9¼ ins (229-235mm) long. Where a doorway had been situated in this wall the infill was a mixture of old and 3 inch bricks. The wall supported two cross-beams that traversed the two rooms and which were juxtaposed over the wall; another beam ran the top of the east length of the wall (Plate 38).

In the second room (the former washroom) a double-store-room was dismantled and a new doorway put through the back wall. This wall was well constructed and coursed on its south side and gave no direct structural indication of there having been a fireplace built into its north side. A dark stain showed where the

rising flue had abutted the wall; this had been partly covered by the central store wall (Plate 39). An infilled small side cupboard was evident to the left of this, and a wedge-shaped wooden block with a peg was removed from the walling above it (Plate 40). The shape of this block would have helped anchor it within the walling, preventing movement due to the peg having held something weighty; what this was is not obvious. On the first floor above this the same back wall had been faced with brickwork but a cavity 1.4m wide was evident behind some plasterboard, presumably where the flue had risen from below (Plate 41).

A thin partition wall forming the south side of the ground floor cross-passage included two entries into Room 3, the former kitchen. At either end the partition had been formed of vertical posts, fronted by horizontal slat covered by plaster. The middle length between the two entries had been replaced by brickwork when the west part had been divided off to form a pantry. The east entry was probably the position of the original kitchen entry. Opposite this was another entry to a short passage leading into Room 2. This featured a projecting and well worn threshold built of stone over bricks that fronted a raised tiled floor in Room 2 (Plate 42). What appeared to be slightly recessed timber jambs were set to either side of this entry, with stone and brickwork butting up behind them (Plate 43). No distinction between the stonework to the right of the entry and the east entry into the former passageway could be distinguished (Plate 44).

Horizontal timbers were found embedded in the lower walling in the south half of Room 3, the former kitchen (Plate 45). The blocking of a former window showed in the west wall with a low stone quoin also uncovered on its south side. A similar stone in the east wall next to the entry through to the south wing indicated that this too had probably been a window opening once. Ceiling joists ran north-south in this room and continued the full length of the room, suggesting that the building had extended to at least the furthest (south-west) corner before the walling was altered into an angled wall when the south wing was added. The joists' ends had tenons, angled at the top and with a right angle at the base, as typically found in 17<sup>th</sup> century construction. However, the timbers found in the lower walling would suggest some degree of inner refacing of the south ends of the existing side walls when the wing was added.

When a partition and corridor were added on the first floor above the former kitchen (when the south wing was added), the floor planks were cut and the partition was positioned above a resulting gap in the flooring (Plate 46); the reason for this remains unclear. Joists exposed above the existing back staircase near Room 2 ran counter to all the other joists in first floor of this part of the building, and the arrangement of timbers showing in Plate 47 suggests that a stair / ladder had extended into the attic on the right side where the floor boards are set lower and lack plaster and reeds on their underside.

The south wing of the building had a two-cell cellar that had been lit by a sunken light-well in the north wall (Plate 48). The opening had made re-use of moulded window-jambs of an earlier date, set on a low brick wall (Plate 49). The lower

walling had later been removed to form a doorway (fronted by a timber doorway – see Plate 31) so that produce could be more easily delivered onto thralls in the cellar. Within this part of the building all internal walls could be seen to have been built of brick (Plate 51) and part of the north back wall had had vertical wooden studs to support plasterwork (Plate 50). Several rooms were adorned with wallpaper and one layered-over section with a floral design was recorded as being possibly original to the south wing (Plate 52).

## ***5. The building's development***

The evidence suggests to the author that there have been four main phases of construction at Parkfield House. This is the suggested sequence (illustrated in Figure 12):

### **Phase 1**

The Nether Street frontage of the older north wing seems to suggest two phases of building dating from the 16<sup>th</sup>-17<sup>th</sup> century period. However, the north end wall is here suggested as partly the remainder of a yet earlier phase building which may once have stood to one side of the wall. The extent of its survival is suggested in Figure 10 and Plate 5 and it appears to include a ground floor doorway. As mentioned above, this wall was found to contain soil within its infilling. The corner walling was examined for evidence that this suggested building had extended to the north of the present building and that it may have been retained but this was lacking. Why part of an existing wall was retained is unclear but it may have had a legal significance whereby a building could have been said to have been rebuilt and not fully replaced.

### **Phase 2**

The north part of the present north range was probably built in the first half of the 17<sup>th</sup> century. Its street frontage has four regularly spaced windows with well cut stone lintels but no street entry that disturbs the plinth (Fig. 8). The lack of a street-side front entry is relatively uncommon in buildings of this period in Rutland. The two entries in the back wall are both of later date and have removed any evidence of an earlier entry on this façade. Whilst the openings in the front façade are symmetrically arranged, those in the back wall (at least three window openings are still evident) are concentrated towards the north end and away from the position still occupied internally by a staircase.

This building consisted of two ground floor rooms divided by a brick wall, one heated, the other not so. The present doorway between Rooms 2 and 3 was probably the main entry into the building, with the staircase to one side and the fireplace to the other. The staircase continued up into the garret / attic, which was lit from one end and was used for storage and possibly accommodation. The first floor had a hall and two rooms divided by partition walls. The garret retains most of its original roof structure and flooring and might be dateable through dendrochronology.

### **Phase 3**

The south half of the north wing was added at a later date in the 17<sup>th</sup> century. It has a more vernacular appearance with thinner stone coursing, a rougher and squared-off lower plinth, more irregular spacing of openings and in plan has thinner walls. It is also on a marginally slightly different alignment to the north end. Although the angle of the south end was later altered, this phase of building probably extended southwards to the current length of its west side. At its north end it included facing doorways and a through-passage to further divide off what was probably a new service end from the existing living quarters at the existing north end.

Whilst straight joints clearly show on the front and back exterior faces where this building abuts the existing Phase 2 building, at ground floor level the existing corners were rebuilt to provide a firmer connection adjacent to the new doorways. As a result, the existing Phase 2 plinths were shortened and walling up to the previous south end entry was probably rebuilt. At the top of the corners kneeler stones (still showing at the north end) were removed.

On the floor above the through passageway there was a small boxroom and the start of a new staircase up to the attic. This new phase created a three cell farmhouse, much in the style of the times and a plan shown in Figure 13. A cross-beam in the new bedroom has a heavy chamfer stop and notch of a type usually found in the late 17<sup>th</sup>-early 18<sup>th</sup> century (Plate 14).

### **Phase 4**

The south wing was built onto the end of the existing building at probably some point after 1800. As mentioned, this entailed a major alteration to the south end of the existing building. The disturbance involved in its removal might explain a slight dip in the plinth that can be seen at the end of the north range today. The building works probably included the re-roofing of the rest of the existing building with matching slates as those of the new addition.

The new south wing was probably built between 1800-20 by Godfrey Kemp. Features that point to this date include the large 16-pane windows, margin glazing in the Drawing Room garden door, the fireplace with reeded jamb and roundels, the ceiling rose and ornate mouldings at the edge of the ceilings and the staircase. The rooms are tall and light and the level of restrained Regency period sophistication would have been fitting for someone with standing in the church or the landed classes. At least one bedroom was decorated with wallpaper.

The new part can be seen as a self-contained unit with the lower rear part possibly containing a separate kitchen, with an end pantry and cellars below, and a private closet on the upper floor. The existing building may have become the 'working' wing, housing domestic servants and men employed to work the farm. The enlarged house was inherited by Rev. Godfrey Kemp and remained for some time in the ownership of the Kemp family.

With tenant and later owner farmers and graziers occupying the property between about the 1850s until the late 1930s the south wing was probably little used, whilst everyday activities were confined to the earlier part of the building. This probably explains why so much of the south wing has survived later so-called 'improvement' and the earlier part has the most modern changes, especially with regard to windows and the blocking up of doorways and window openings. Despite the recent alterations the building remains an interesting combination of the vernacular and the polite that reflects its long and varied history.

### **Outbuildings**

On the north side of the house there are two parallel ranges of outbuildings, built from an eclectic mixture of stone, brick and breeze-block and dating from the 19<sup>th</sup>-20<sup>th</sup> century period (Plates 33, 34). Most of these relate to the use of the accompanying land mainly as pasture for cattle, and the structures include use for sheltering animals, milking and dairying and latterly for their slaughter. Most of the structures within the south range are relatively modern and have replaced earlier buildings as stone and brick walling remains as a boundary to the garden (Plate 35). There is also a clear lower terrace in the garden with the hint from differences in the grass that another building may have stood here once (Plate 36).

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Estate map c.1840-50. ROLLR ref. DE 2158/16

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Censuses checked for 1841, 1851, 1881, 1901

## **Acknowledgements**

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**ILLUSTRATIONS**

**FIGURES**



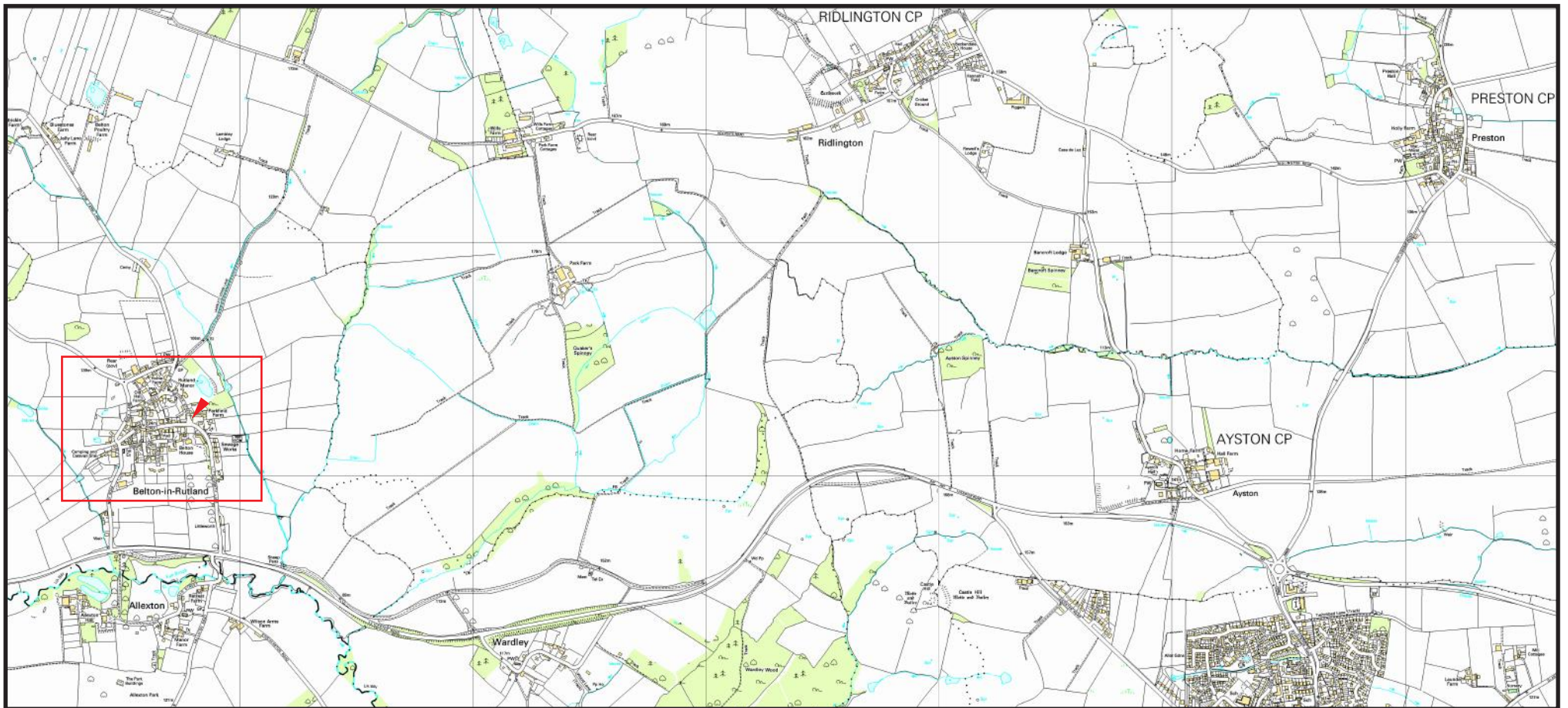


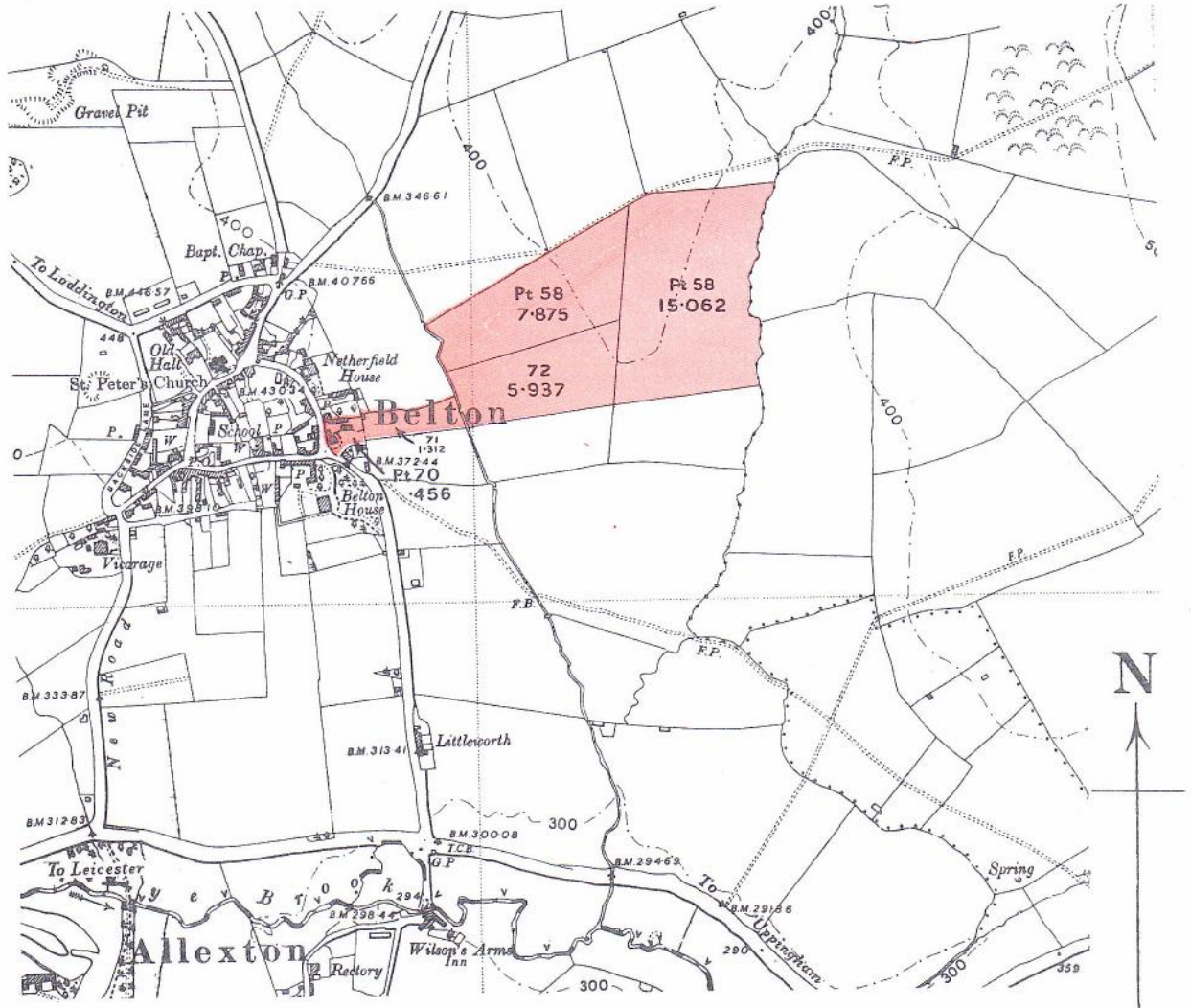
Figure 1: Location of Parkfield House (highlighted by arrow) in Belton-in-Rutland, with the village shown in relation to neighbouring villages of Ridlington and Preston, the A47 road and the north part of Uppingham (bottom right). Scale 1:25,000.





Figure 3: Parkfield House highlighted in colour on a map of Belton-in-Rutland showing on two adjoining sheets of the First Edition 25 inch scale Ordnance Survey maps of c.1885. Scale 1:2,500.

**PLAN OF PARKFIELD HOUSE FARM, BELTON**  
 To be Sold by Auction by MESSRS. LYALL & CO.  
 On Wednesday, 2nd April, 1958



Scale 6 inches to 1 mile.

*NOTE.—This Plan is published for the purpose of identification only, and although believed to be correct, its accuracy is not guaranteed.*

*NOTE.—Based upon the Ordnance Survey Map, with the sanction of the Controller, H.M. Stationery Office.*

Figure 4: Plan showing Parkfield House Farm and its land when put up for auction in 1958.

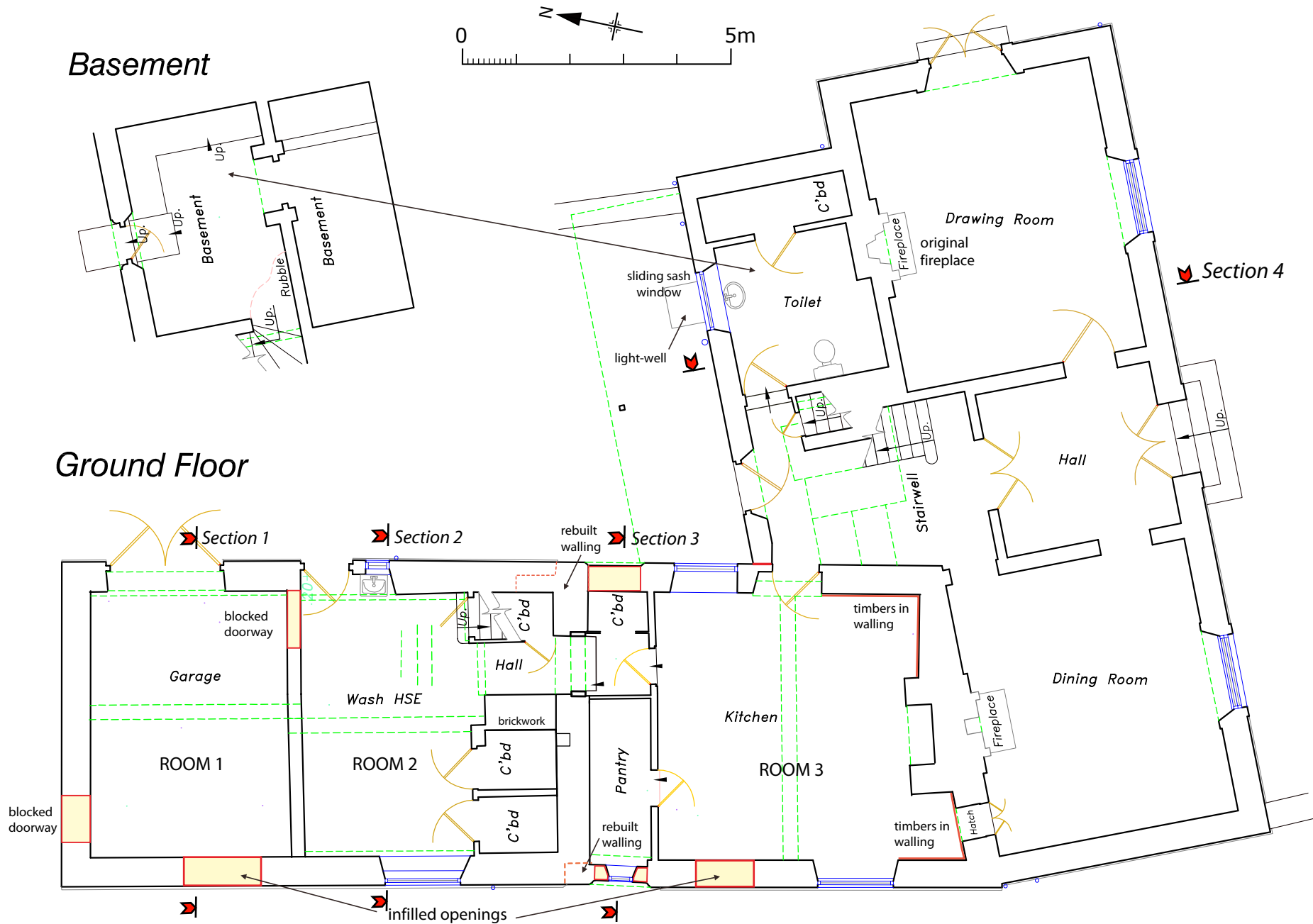


Figure 5: Ground and basement level plans of Parkfield House, Belton-in-Rutland. Scale 1:100. Base plan provided by Greenhatch Group.



*Second Floor*

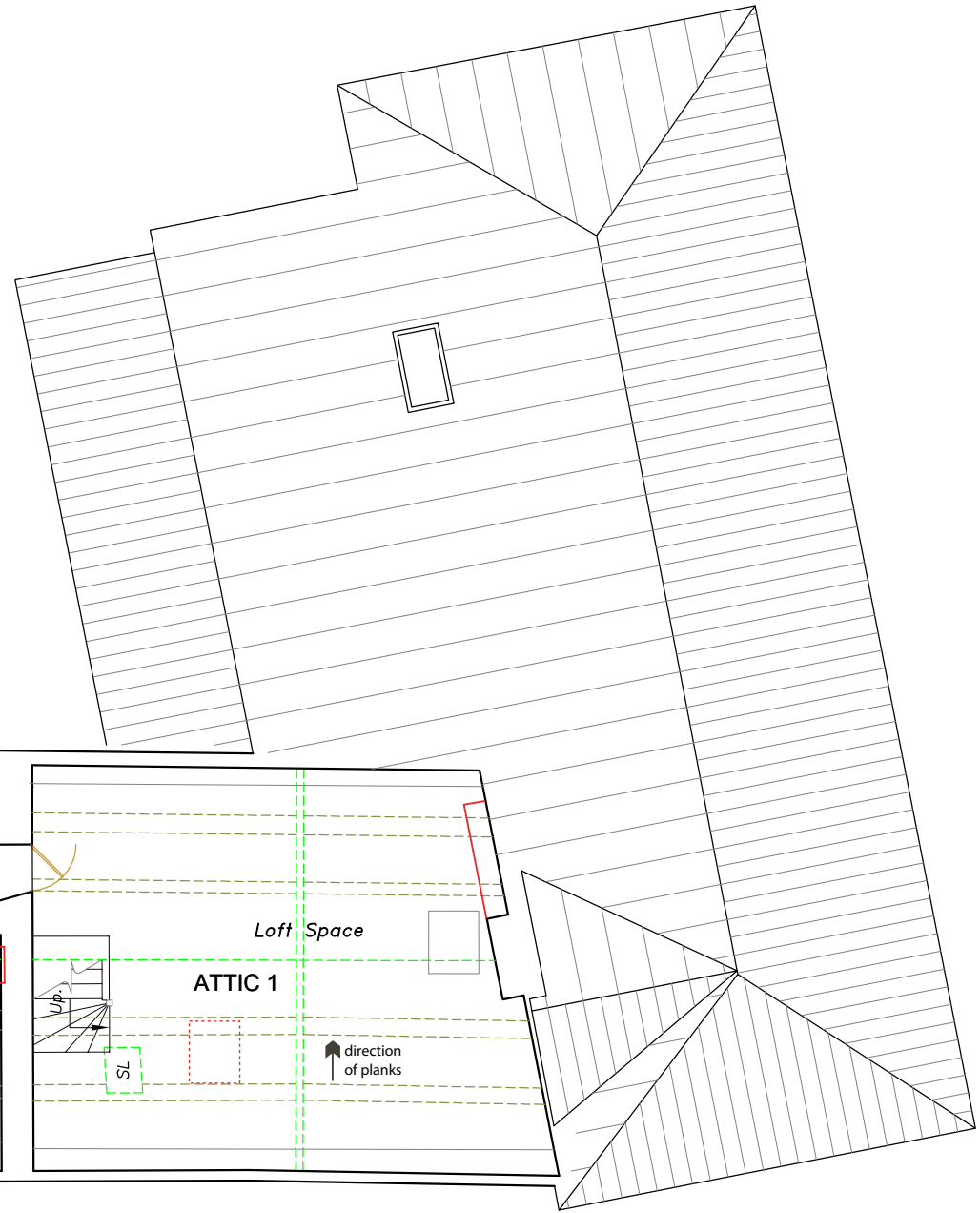
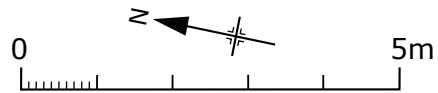


Figure 7: Attic / garret level plan of the older part of Parkfield House, Belton-in-Rutland. Scale 1:100. Base plan supplied by Greenhatch Group.

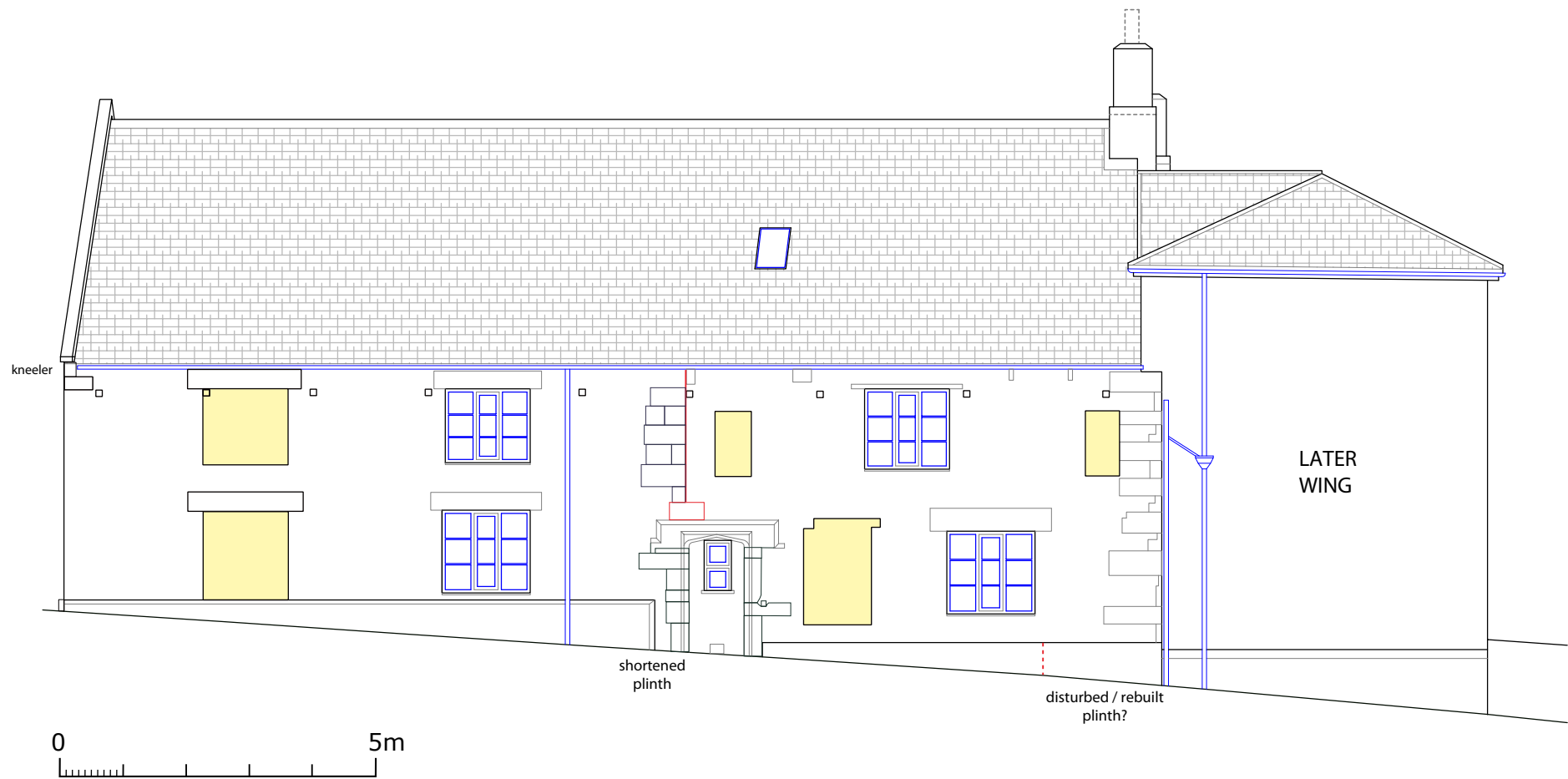


Figure 8: West, street elevation of Parkfield House, Belton-in-Rutland showing infilled features (in yellow) and other alterations and distinct features (in red). Scale 1:100. Base drawing supplied by Greenhatch Group.



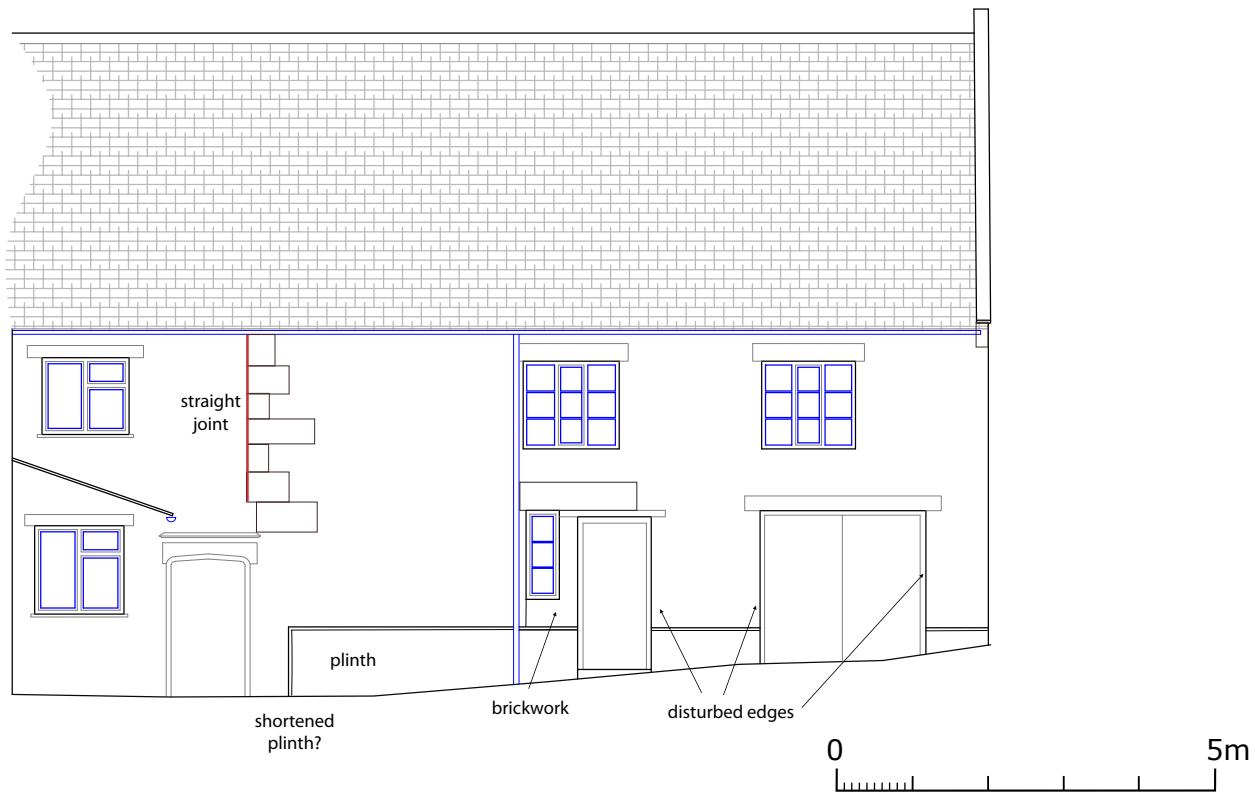


Figure 9: West elevation of the older part of Parkfield House, Belton-in-Rutland. Scale 1:100. Base drawing supplied by Greenhatch Group.

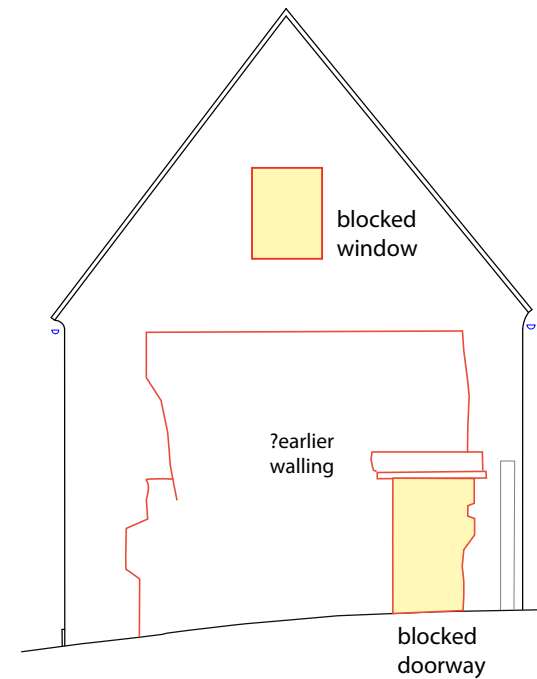


Figure 10: North end gable elevation of the older part of Parkfield House, Belton-in-Rutland. Scale 1:100. Base drawing supplied by Greenhatch Group.

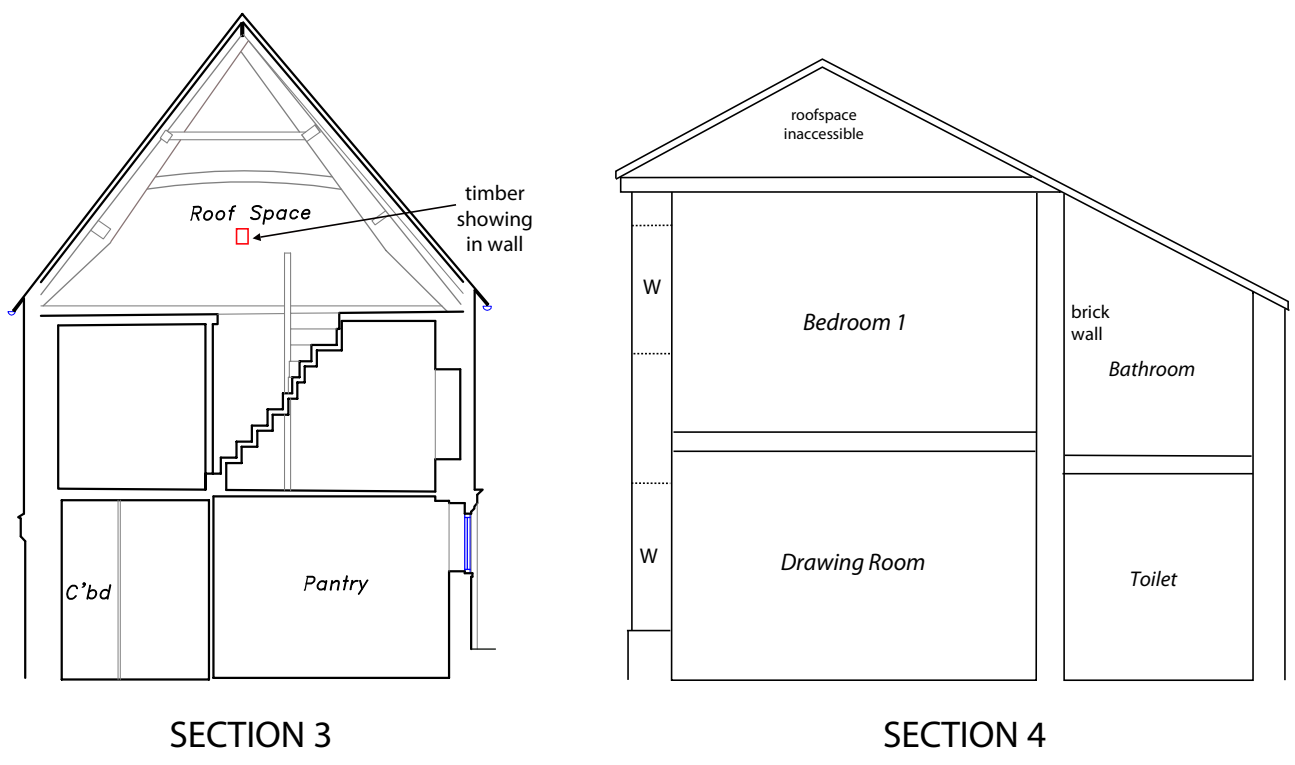
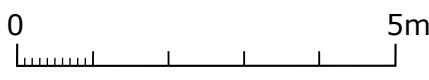
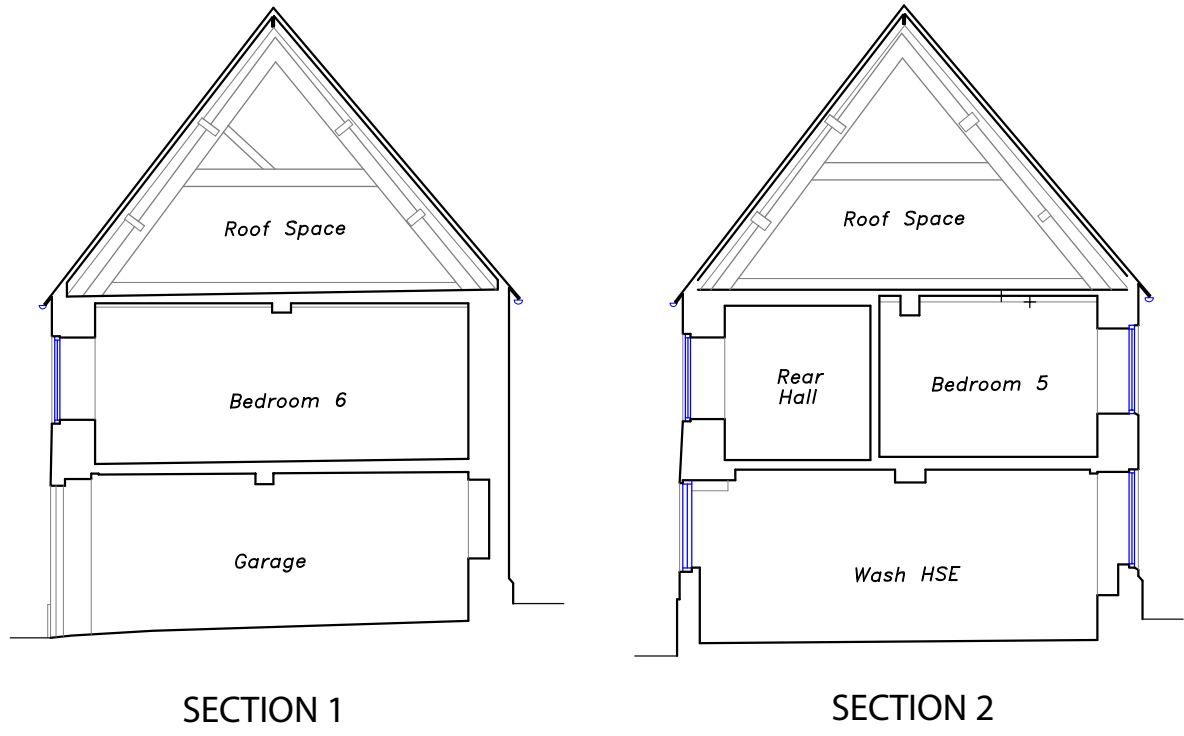


Figure 11: Sections through Parkfield House, Belton-in-Rutland showing differing floor levels. Scale 1:100. Positions shown on Fig. 5. Base drawings Sections 1-3 supplied by Greenhatch Group.

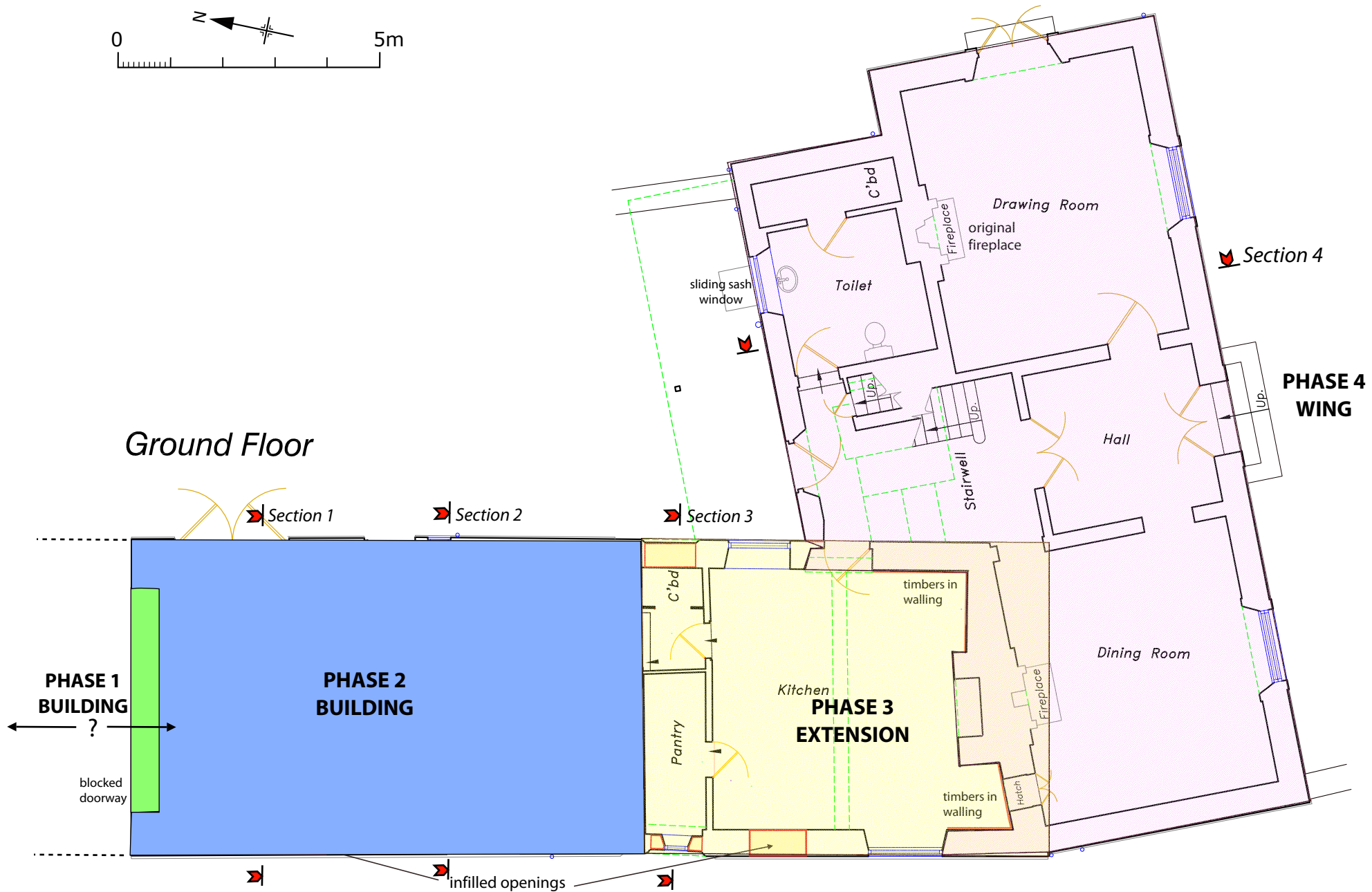


Figure 12: Suggested historical development of Parkfield House, Belton-in-Rutland. Scale 1:100. Base plan provided by Greenhatch Group.

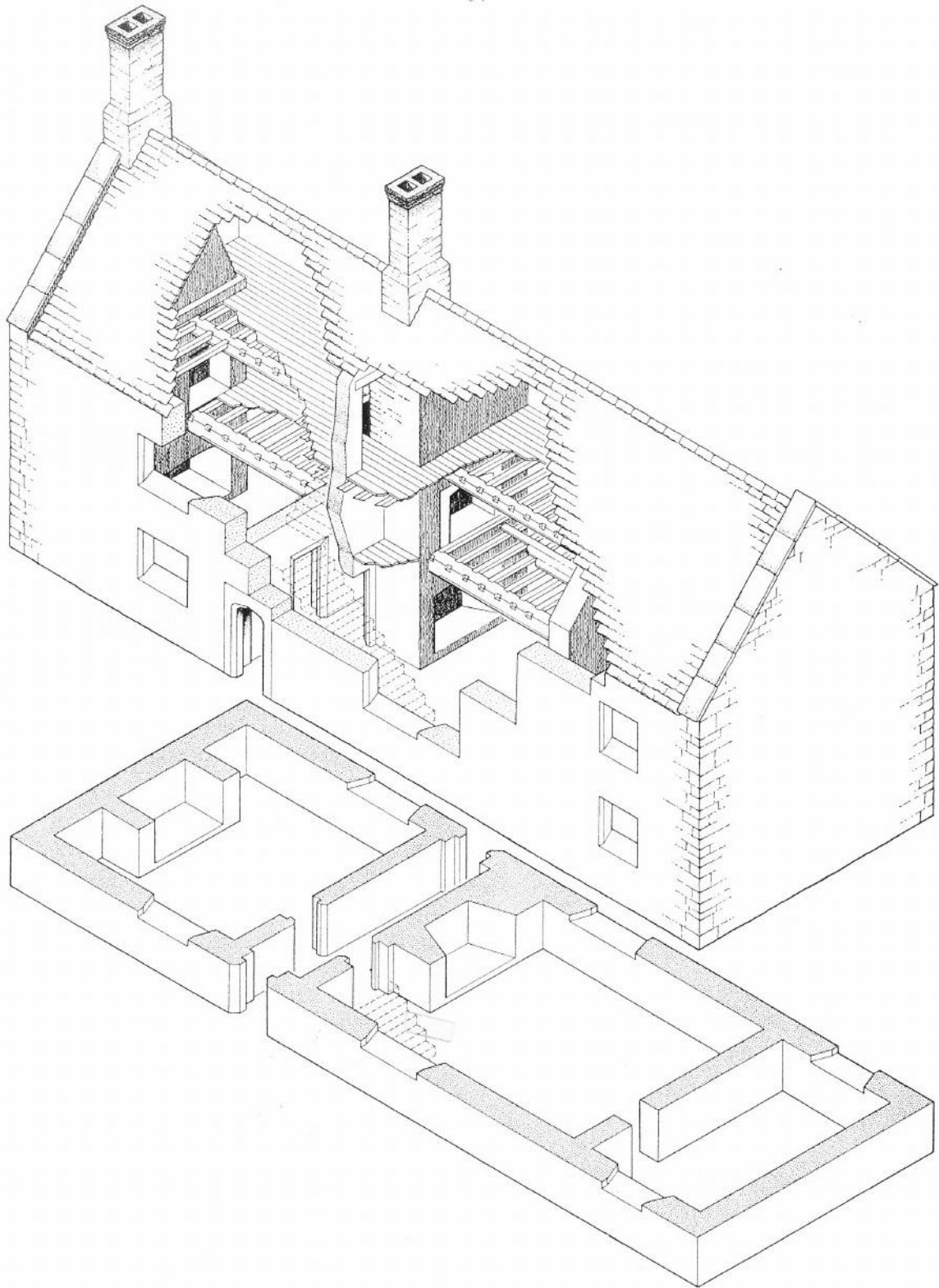
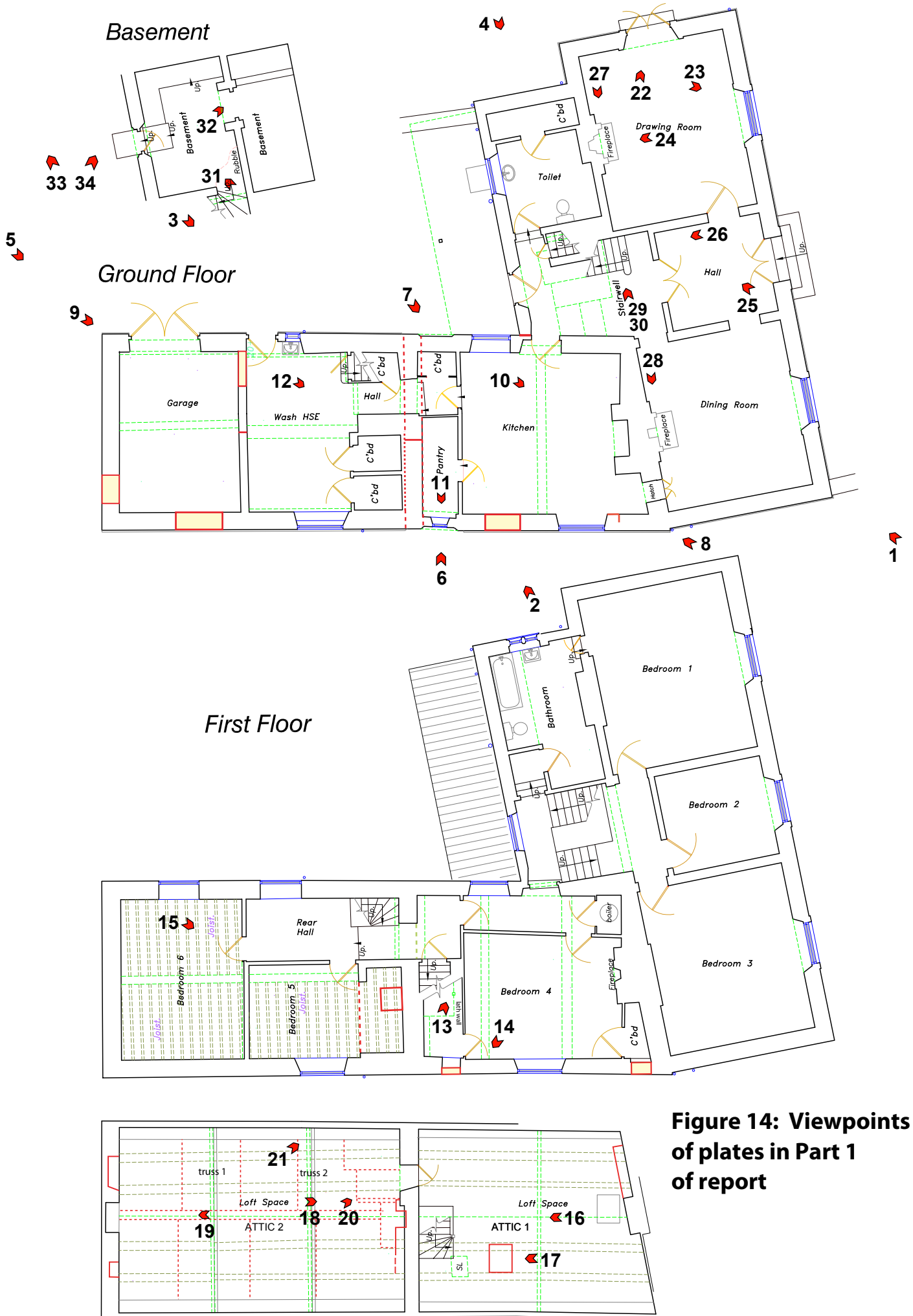
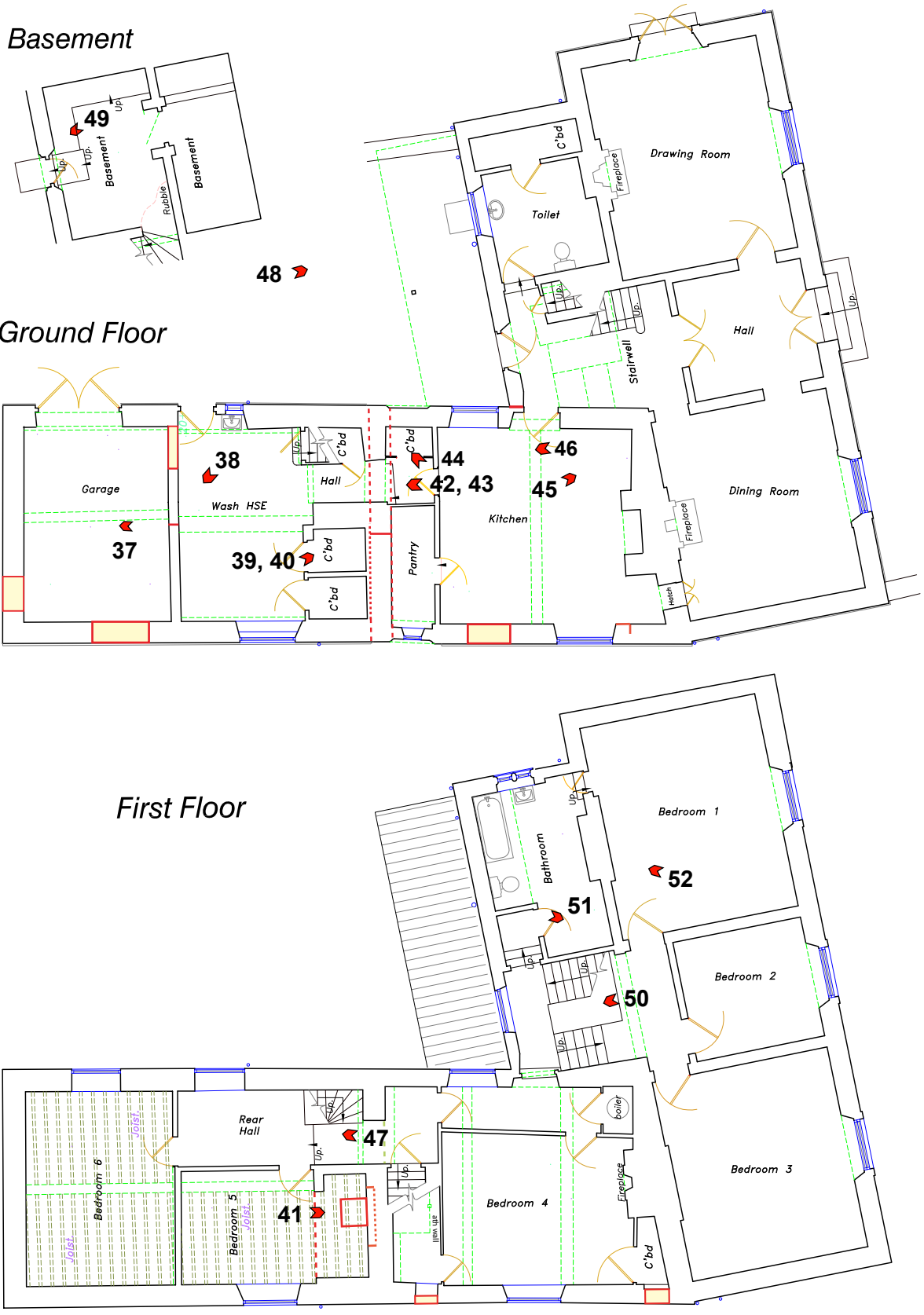


Figure 13: Plan of a 17th century farmhouse similar to that of the suggested Phase 3 Parkfield House building. Taken from Mercer, E. 1975. *English Vernacular Houses*.



**Figure 14: Viewpoints of plates in Part 1 of report**



**Figure 15: Viewpoints of plates in Part 2 of report**

# **ILLUSTRATIONS**

## **PLATES**

### **PART 1**



Plate 1: View of Parkfield House on Nether Street, Belton-in-Ruland showing the south wing and, to the left facing the street, its earlier north end.



Plate 2: The earlier part of Parkfield House with its west side facing onto Nether Street.





Plate 3: The east, rear frontage of the earlier part of Parkfield House, Belton-in-Rutland.



Plate 4: East side view of the lower service part of the Phase 3 wing, here showing a reused mullioned window.

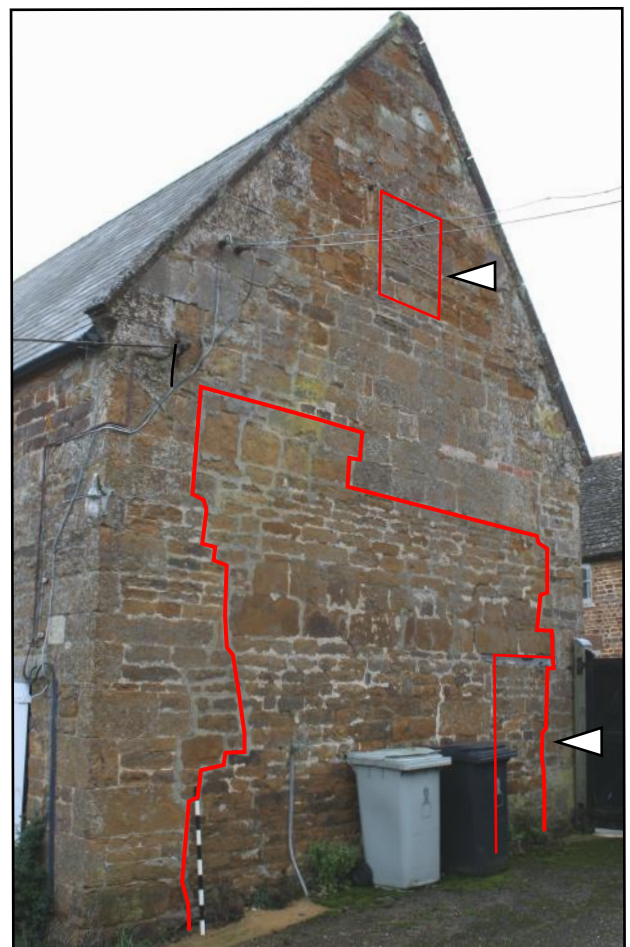


Plate 5: North gable end of the earlier part of Parkfield House, showing blocked up garret window and lower doorway (arrows) and suggested extent of Phase 1 walling (outlined).



Plate 6: Infilled 17th century moulded doorway, stone plinths and straight joint above doorway on Nether Street frontage.



▲ Plate 8: Angled edge to arris and long and short quoins showing on the Nether Street frontage.



Plate 7: East side doorway to the through-passageway in the older part of Parkfield House.



Plate 9: One of the two moulded kneeler stones at the north gable end.



Plate 10: Existing kitchen in what is possibly the oldest part of Parkfield House, Belton-in-Rutland.



Plate 11: Pantry with thrall and shelves in the former through-passageway. Facing the infilled former front doorway.



Plate 12: The present wash-room with back staircase and, to right, coal-storage cupboards .



Plate 13: Narrow cupboard to Bedroom 4 with stud walling and the back of the staircase to the attic.



Plate 14: Decorative chamfer stops on a ceiling beam in Bedroom 4.



Plate 15: Timberwork in the ceiling and walling and a 2-panelled door in Bedroom 6.



Plate 16: View inside Attic 1 looking towards the north wall with staircase and, highlighted, a timber showing in the walling, possibly a former ridge-plate.



Plate 17: Small rectangular-shaped boarded area in the floor of Attic 1.



Plate 18: View of the same wall as above, as seen from Attic 2, with small entrance and part of exposed chimney flue.



Plate 19: View towards north end gable wall in Attic 2 showing infilled garret window and two low cupboards.



Plate 20: Possible former position of original stair(case) access into Attic 2 showing in floor near present entrance.



Plate 21: Matching carpenters' marks III showing on truss 2 in Attic 2.



Plate 22: Doorway to garden with margin glazing in the Drawing Room in the later south wing of Parkfield House.



Plate 23: Late Georgian / Regency style 16-pane sash windows in the Drawing Room.



Plate 24: Late Georgian / Regency style marble surround to the fireplace (with later tiled grate) in the Drawing Room.



Plate 25



Plate 26



Plate 27



Plate 28

Plates 25-28: Various elaborate designs of plasterwork on show in the later south wing of Parkfield House, Belton-in-Rutland.





Plate 29: Staircase to the upper floor of the south wing of Parkfield House.



Plate 30: Curvi-linear design of probable early 19th century date at the end of the treads of the staircase.

Plate 31: Brick-lined cellar with low thralls and former external entry (to left) beneath the present toilet. ▼



▲  
Plate 32: Secondary mainly stone-lined cellar below the Drawing Room.



Plate 33: North row of brick and stone-built outhouses / farm buildings.



Plate 34: North and south rows of outhouses / farm buildings.



Plate 35: Brick and stone walling on north side of the garden.



Plate 36: Lower terrace to the garden with the possible outline of a former building.

# ILLUSTRATIONS

## PLATES

## PART 2



Plate 37: North end wall seen from the interior with new brick patching where the walling had deteriorated and in places found to contain soil.



Plate 38: Brick internal dividing wall between former washroom and garage, showing adjoining ceiling beams (expanded in inset) and excavated base for new support pier.



Plate 39: Removal of store doors and partitioning in former washroom revealing staining on the back wall from a former fireplace, an infilled cupboard and a wooden block (position highlighted by right arrow).



Plate 40: Wooden block removed from former fireplace walling prior to a new doorway being created.

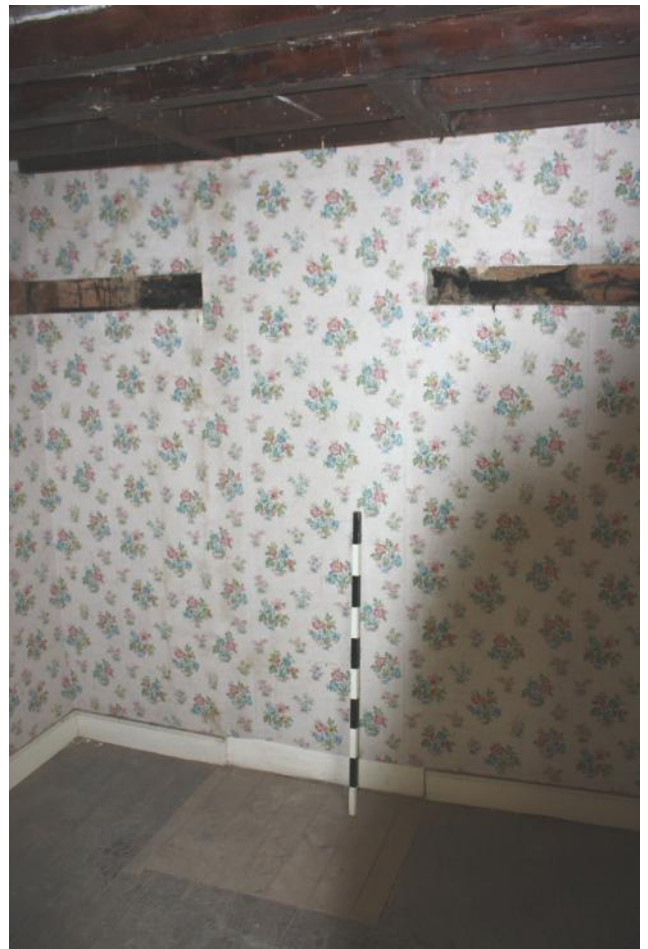


Plate 41: Brickwork showing in the first floor walling above the wall shown in Plate 39 defining another former fireplace.



Plate 42: Possible threshold stone to what may have been an original south entrance into the Phase 2 building.



Plate 43: Timber post for doorway set into side walling above possible entrance threshold stone.



Plate 44: With infill removed from former east side entrance, no clear distinction showing between Phase 2 walling to left and Phase 3 entrance.

Plate 45: Timber plates showing in the south end walling of the Phase 3 former kitchen.



Plate 46: An irregular break between the floor planking showing where there is a first floor corridor partition above.

Plate 47: Change in direction of timber joists where a staircase may originally have risen to the garret of the Phase 2 building.





Plate 48: Back wall of the Phase 4 south wing service part, with former canopy removed and an arrow pointing to the position of a light-well to the cellar.



Plate 49: Light-well seen from inside the cellar, showing external brick surround and reused moulded stonework edging the window opening.



Plate 50: Exposed stone walling at the first floor back wall of the Phase 4 south wing service part showing rough stone finish and vertical studs for support of former plasterwork.



Plate 51: Internal brick walling showing in the Phase 4 south wing.

Plate 52: Possible surviving section of early 19th century wallpaper exposed in bedroom on first floor level of the Phase 4 south wing (to right of scale).

