

**HISTORIC BUILDING
RECORDING AT
PRIORY FARM,
NO. 41 MAIN STREET,
KIBWORTH HARCOURT,
LEICESTERSHIRE
LE8 0NR**

SITE CODE: PKHL15

PCA REPORT NO. R12332

JANUARY 2016



**Historic Building Recording at Priory Farm, No. 41 Main Street, Kibworth Harcourt,
Leicestershire, LE8 0NR**

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DOCUMENT VERIFICATION

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LE8 0NR

HISTORIC BUILDING RECORDING

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CONTENTS

| | | |
|---|--|----|
| 1 | NON TECHNICAL SUMMARY | 5 |
| 2 | INTRODUCTION | 6 |
| 3 | PLANNING BACKGROUND | 7 |
| 4 | METHODOLOGY | 8 |
| 5 | HISTORIC AND ARCHAEOLOGICAL BACKGROUND | 10 |
| 6 | BUILDING DESCRIPTIONS | 12 |
| 7 | DISCUSSION | 17 |
| 8 | ACKNOWLEDGEMENTS | 19 |
| 9 | BIBLIOGRAPHY | 19 |

APPENDICES

| | |
|---|------------|
| 1 | OASIS FORM |
|---|------------|

FIGURES

| | |
|-----------|--|
| Figure 1 | Site Location |
| Figure 2 | Detailed Site Location |
| Figure 3 | Map showing the situation of the town and manor of Kibworth Harcote' dated 1609 |
| Figure 4 | A topographical description and brief relation of the manor of Kibworth Harcourt in the county of Leicestershire, taken for the use of Merton College in Oxford by the appointment of Sir Nathaniel Brent, with consent of the masters, lords of the said manor' dated 1635. |
| Figure 5 | Pre-enclosure map extract; undated but compiled close to the enclosure of the parish in 1779. |
| Figure 6 | Plan of the lands of Kibworth Harcourt belonging to the wardens and scholars of Merton College, Oxford', dated 1848 |
| Figure 7 | The first edition Ordnance Survey map dated 1886 (sheet XLV.10) |
| Figure 8 | The second edition Ordnance Survey map dated 1904 (sheet XLV.10) |
| Figure 9 | The third edition Ordnance Survey map dated 1929 (sheet XLV.10) |
| Figure 10 | Ground floor plans of Buildings A, B and Priory Farmhouse, showing plate directions |
| Figure 11 | First floor and sketch roof plan of Priory Farmhouse, showing plate directions |
| Figure 12 | Proposed ground floor plans of Buildings A, B and Priory Farmhouse |
| Figure 13 | Proposed first floor plan of Priory Farmhouse |
| Figure 14 | Proposed elevations of Buildings A, B and Priory Farmhouse |

PLATES

| Plate no. | Title | PCA Photograph c Archive No. |
|------------------|--|------------------------------------|
| Historic Plate 1 | Undated photograph of Priory Farm | |
| Plate 1 | Cow shed (A) looking north-west | 8408 |
| Plate 2 | Cow shed (A), gable wall looking west | 8409 |
| Plate 3 | Cow Shed (A) looking north | 8414 |
| Plate 4 | Cow Shed (A1) looking east, towards food trough | 8434 |
| Plate 5 | Detail of softwood truss and roof (A1) | 8435 |
| Plate 6 | Baltic marks on raking strut in (A1) | 8441 |
| Plate 7 | Pen (A2) looking north | 8436 |
| Plate 8 | Cow shed (B) looking north-west | 8416 |
| Plate 9 | Building (B) northern end, looking west | 8413 |
| Plate 10 | Building (B) typical window | 8417 |
| Plate 11 | Room (B1) looking west | 8437 |
| Plate 12 | Cow shed (B2) looking south-west | 8439 |
| Plate 13 | Remains of former shed (western part) looking north | 8410 |
| Plate 14 | Base of mangers within demolished eastern part, looking north | 8411 |
| Plate 15 | Priory Farmhouse looking north-east | 8434 |
| Plate 16 | Priory Farmhouse looking north-west | 8429 |
| Plate 17 | Priory Farmhouse, rear elevations, looking south-east | 8422 |
| Plate 18 | Priory Farmhouse, showing rear extension, looking south | 8427 |
| Plate 19 | Farmhouse, ground floor, showing cut away beam | 8449 |
| Plate 20 | Heavy scantling binding joists, looking towards fireplace (bays 2-4) | 8451 |
| Plate 21 | Western end room (Bays 1-2) looking south-west | 8452 |
| Plate 22 | Axial bridging joist in Kitchen (7) looking east | 8447 |
| Plate 23 | Jowl to storey post and tie, looking east from bay 2 | 8455 |
| Plate 24 | Tie beam, eastern bedroom, showing blockwork to south wall | 8459 |
| Plate 25 | Re-used Tudor fireplace in western bedroom, looking south-west | 8454 |
| Plate 26 | Western roof (bays 1-3) showing curved wind bracing | 8484 |
| Plate 27 | Un-braced roof over eastern part, looking south-east | 8479 |
| Plate 28 | Un-braced roof over eastern part, looking east, showing C19 rafters | 8488 |
| Plate 29 | Inscribed slate | 8421 |
| Plate 30 | Rear extension looking south | 8425 |
| Plate 31 | Rear extension looking east, showing modern rebuilding | 8424 |
| Plate 32 | Interior of rear extension/dairy | 8446 |
| Plate 33 | Modern redecoration to rear extension/dairy at first floor | 8461 |

1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited was commissioned by JED Design (Architectural Services) Limited on behalf of Mr and Mrs N Pole to carry out a programme of historic building recording focused upon the proposed alterations to be made to the Grade II listed farmhouse and the conversion of the former farm buildings at Priory Farm, Kibworth Harcourt, Leicestershire. The survey was undertaken to survey and assess the historic fabric of the farmhouse proposed for alteration and to record the setting and working character of the buildings prior to their conversion.
- 1.2 The work was carried out in response to a planning condition (3) attached to the planning consent 15/13245/FUL and listed building consent 15/01346/LBC for the 'Erection of first floor and single storey rear extension; extension and alterations to outbuilding at Priory Farm 41 Main Street Kibworth Harcourt Leicestershire LE8 0NR'.
- 1.3 The historic building recording confirmed that the farmhouse has 16th century origins and retained evidence of a former open hall. A first floor was subsequently inserted into the open hall and the house was enlarged to the east in the 17th century. In the 18th century the external walls of the house were encased in brick. A small dairy was added onto the rear of the farmhouse in the second half of the 19th century. This dairy has since, in part, been rebuilt, altered and re-fenestrated and retains little in the way of historic fabric or fittings. A farm outbuilding was built as a cowshed for a small dairy herd in the second half of the 19th century at the same time as the dairy. Another cow shed was added in the mid 20th century.

2 INTRODUCTION

2.1 Background

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by JED Design (Architectural Services) Limited on behalf of Mr and Mrs N Pole to carry out a programme of historic building recording focused upon the proposed alterations to the fabric of the Grade II listed farmhouse and the conversion of the former farm buildings at Priory Farm, Kibworth Harcourt. The survey was required by the Local Planning Authority (Harborough District Council) as a condition (3) attached to the planning permission 15/13245/FUL and listed building consent 15/01346/LBC.
- 2.1.2 The building survey was undertaken in accordance with a Written Scheme of Investigation (WSI; Garwood, 2015) prepared in advance of works and agreed by Assistant Planning Archaeologist Sophie Clarke of Leicestershire County Council, on behalf of the Local Planning Authority. The WSI set out the methodology used by Pre-Construct Archaeology Limited during the project. The historic building survey at Priory Farm was carried out to a Level 2 survey, in accordance with guidance published by English Heritage (now Historic England) 2006 *Understanding Historic Buildings: A guide to good recording practice*.
- 2.1.3 The aim of the survey work was to produce a permanent record of the buildings in their present condition and working character, prior to any alterations or demolition. The results was to form part of an ordered archive and report that was to preserve 'by record' those areas affected by the proposed works and thereby mitigate loss of historic integrity or fabric.

2.2 Site Location and Description

- 2.2.1 The site lies within the historic village of Kibworth Harcourt situated within a primarily agricultural landscape of dispersed settlements about nine miles south-east of the city of Leicester and on the main road (A6) from Leicester to Market Harborough (**Figure 1**). It lies within the administration of Harborough District Council.
- 2.2.2 Kibworth ancient parish consisted of three townships, Kibworth Beauchamp, Kibworth Harcourt and Smeeton Westerby, which appear to have always formed a separate unit for civil purposes. Ecclesiastically, all three townships were included in Kibworth Beauchamp parish, though Kibworth Harcourt possessed its own chapel from the 13th to the early 16th centuries. The township of Kibworth Harcourt is roughly triangular in shape, occupies part of a ridge running from south-west to north-east, and forming the watershed between the headwaters of the River Sence to the north-west, and the tributary streams of the Welland to the south-east. The southern boundary of the township runs obliquely across the ridge, following for a short distance at the village itself the Leicester-Harborough road (A6). The old centre of the village lies 200 yards east of the present main road where the principal street, known as Main Street, is joined by a road from Carlton Curlieu and Tur Langton (Lee and McKinley, 1964).
- 2.2.3 The central part of Harcourt village has around seventeen listed buildings and forms the main focus of the Kibworth Harcourt Village Conservation Area (revised in 2007). The listed building citation for Priory Farmhouse reads:
- 'House. C16/C17, probably refaced C18 and restored C20. Timber framed, refaced in red brick, and coursed rubble stone in part. Welsh slate roof with right-centre brick ridge stack. 2 storeys of 5 horizontal sliding sash windows. 2 2-lights either side 3-light. On ground floor, from left, 3-light, 2-light, 3-light, doorway with flat bracketed canopy and door, and 3-light. Cambered lintels to ground floor. 4 wall posts visible. Inside are chamfered beams, probably reset stone 4-centred arched fireplace, and restored 4 1/2 bay single purlin cambered tie-beam truss roof with queen posts and some windbraces'.
- 2.2.4 Priory Farm (or No. 41 Main Street) is located along the northern side of the Main Street, and at a short distance to the east of its junction with the Leicester Road (A6)

(Figure 2). The historic Grade II listed farmhouse fronts onto the Main Street and in so doing, forms the southern site boundary. A small garden lies to the north of the farmhouse and to the south of an aggregation of former brick-built farm buildings, extending along the site's northern boundary. Access to these out buildings is gained via a track to the east of the farmhouse, which also provides access to modern stable buildings and paddocks adjoining to the north.

3 PLANNING BACKGROUND

3.1 Introduction

- 3.1.1 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the Town and Country Planning Act 1990. In addition, local planning authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.

3.2 Legislation and Planning Guidance

- 3.2.1 Statutory protection for historically important buildings and structures is derived from the Planning (Listed and Conservation Areas) Act 1990. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012.
- 3.2.2 The requirement for archaeological work is in accordance with NPPF Paragraph 141. The purpose of the work is to complete an appropriate level of historic building recording of the affected structures and their setting. This will pay specific attention to those elements where demolition/conversion and/or alteration are proposed. The work should be undertaken to a standard that will allow the future interpretation of the buildings within the context for which they were originally designed as well as later uses. An archive and report will be created as a result of the survey. Local Policy on development affecting a listed building is set out in Policies CE3 to CE6 of the Blaby Local Plan.

3.3 Local Planning

- 3.3.1 The proposals (15/13245/FUL and 15/01346/LBC) involve the 'Erection of first floor and single storey rear extension and the extension and alterations to outbuildings at Priory Farm, 41 Main Street, Kibworth Harcourt, Leicestershire'.
- 3.3.2 Having reviewed the planning and listed building consent applications, the Assistant Planning Archaeologist at Leicestershire County Council states in her letter dated 15th November that:

'The Leicestershire HER indicates that Priory Farmhouse is a recognised heritage asset, with designated Grade II listed status. The proposed alterations and extensions to the house are likely to have a significant impact on the historic fabric of the house, although in the absence of a heritage statement, or other supporting information, it is very difficult to make an informed assessment of the full extent of the impacts proposed. Ideally, we would have liked to have been provided with more information, prior to the determination of the planning decision. However, as the decision has now been made, we would recommend that a programme of historic building inspection and recording be undertaken in advance of any alterations to the listed and/or curtilage buildings, with subsequent archaeological attendance to be undertaken during all groundworks associated with the development'.

- 3.3.3 Accordingly a planning condition (3) requiring the implementation of a programme of archaeological works was attached to the consented scheme. The condition (3) reads:

'Archaeological Investigation/Historic Buildings Assessment:

No development shall commence on site until the applicant has secured the implementation of a programme of archaeological investigation in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition and shall be retained as such in perpetuity. The archaeological works shall be carried out by a suitably qualified body acceptable to the Local Planning Authority.

REASON: To ensure satisfactory archaeological investigation and to accord with the
Harborough District Council Core Strategy Policy CS11'

4 METHODOLOGY

4.1 Aims and Objectives

- 4.1.1 The aim of the building recording as set out in the Written Scheme of Investigation (Garwood, 2015) was to provide a record of the farmhouse and historic farm outbuildings at Priory Farm prior to the proposed alterations and conversion works. The aim of the work was to produce a permanent record of the buildings in their present state prior to alteration.
- 4.1.2 The historic building survey will be undertaken to a standard allowing the future understanding and interpretation of the building and its site setting.

4.2 On-Site Recording

- 4.2.1 The historic building recording was undertaken in accordance with a Level 2 survey as set out in English Heritage (now Historic England) (2006) *Understanding Historic Buildings: A guide to good recording practice*.
- 4.2.2 The on-site survey was carried out during the week ending 11 December 2015 by an historic buildings archaeologist. Existing and proposed plans were provided by the client so that the recording could specifically focus on the areas to be altered. These drawings were annotated on site and used as a basis for the illustrations in this report (Figures 10 to 14).
- 4.2.3 A high quality digital image photographic survey was undertaken recording all external elevations, principal interior spaces and key features, fixtures or fittings. General shots of the site, placing the buildings in context with each other and surrounding buildings were also completed. A selection of the images has been included in this report and Figures 10 and 11 show the location and direction of these photographs.

4.3 Project Archive

- 4.3.1 The archive (written, drawn, survey and photographic records) will be provisionally stored in Pre-Construct Archaeology's Midlands Office in Market Harborough, before it is transferred to the relevant Leicestershire Museum.

4.4 Guidance

- 4.4.1 All works were undertaken in accordance with standards set out in:
- English Heritage (now Historic England): *The Presentation of Historic Building Survey in CAD* (2005)
 - ClfA: *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014)

5 HISTORIC AND ARCHAEOLOGICAL BACKGROUND

- 5.1 Surviving population statistics suggest that the ancient parish of Kibworth may have been one of the most populous within the hundred of Gartree since the 11th century. Domesday lists 72 inhabitants, with 28 in Kibworth Beauchamp, 28 in Kibworth Harcourt and 16 in Smeeton Westerby In 1086 Robert de Vesey held 12 carucates of land at Kibworth Harcourt. In demesne he had 6 servi with 3 ploughs, and his tenants consisted of one Frenchman, 6 socmen, 5 bordars, and 10 villeins. The land had been held under Edward the Confessor by Aelric the son of Meriet (Lee and McLinley 1964).
- 5.2 In 1235-36 Richard de Harcourt held land in Kibworth from the Earl of Warwick, and it is probable that the manor was named Kibworth Harcourt after him. There is evidence of a chapel at Kibworth Harcourt by 1269 and probably earlier, which was ecclesiastically distinct from the church in Kibworth Beauchamp. The manor was later held by Saer de Harcourt, the younger son of Richard, and finally passed to Walter de Merton, Bishop of Rochester, in 1270. He gave it to further endow the foundation of Merton College, Oxford, which still holds the manorial rights to this day.
- 5.3 The Manor House was originally a medieval timber-framed building built on an ironstone base and laid out to an H-shaped, hall house plan with its main front facing east and its south wall abutting the village street. It lies to the east of Priory Farmhouse and is labelled 'Manor House' on the First Edition Ordnance Survey map (Figure 7).
- 5.4 Priory Farmhouse is described in the Victoria County History as: 'a rectangular house built partly of ironstone. The upper storey, which is timber-framed, has been faced with later brickwork. There are massive timbers internally and there is some evidence that the house originally contained an open hall, suggestive of a later medieval or early post-medieval date'. The listed building description summarily describes Priory Farmhouse as; 'House, 16th to 17th century, probably refaced in the 18th century and restored in the 20th century'. F. P. Woodford in his *History of Kibworth* (published in 1916) describes Priory Farmhouse as: 'a large, old fashioned, brick and timber structure, a good type of farmhouse built during the 14th and 15th centuries, with a thatched roof.
- 5.5 The early historic development of this farmhouse is therefore somewhat of an enigma, although it is clearly historic and given these references most probably originates from the later medieval or early post-medieval periods.
- 5.6 Cartographic evidence firmly places Priory Farm in, at latest, the early 17th century as it is depicted in a map entitled *Description and situation of the town and manor of Kibworth Harcote*, dated 1609 (ref PP/90) (Figure 3). The distinctive street layout (Main Street and Albert Street) within the core of the village is recognisable although the present route of the Leicester Road (A6), which by-passes the village core, was not established until after 1810. The by-pass later adjoins the western half of the Main Street at the point where the road dog-legs north (compare with Figure 6). Priory Farm is shown to the east of this dog leg as a small parcel of land projecting north (Figure 3). A building is depicted within this boundary although not in any great detail.
- 5.7 Much more detail however is shown on another 17th century map dated 1635 (PP/88) (Figure 4). This map extract, entitled *A topographical description and brief relation of the manor of Kibworth Harcourt in the county of Leicestershire, taken for the use of Merton College in Oxford by the appointment of Sir Nathaniel Brent, with consent of the masters, lords of the said manor*, again shows the distinctive street layout of the core, the land parcel in which Priory Farmhouse resides, noted as measuring, 2 rods and 9 perches and in the ownership or tenancy of ?S.M. Bulwes. The house is shown in elevation and interestingly is depicted with two chimney stacks, one roughly central to the main roof and the other at the western end and to the rear of a two-storey cross wing projecting toward the roadside. Such a plan form would support the assertion in the Victoria County History of an open hall or a hall house plan.
- 5.8 The next map extract is a pre-enclosure map, which though undated must pre-date and

was presumably compiled close to the enclosure of the parish in 1779. This extract, though far less detailed, shows Priory Farm and the adjacent property to the west, under the same ownership/tenancy of Mr Robert Haymer. Otherwise the plot of land remains the same as does the house, although no cross-wing is shown. This may be due to the scale and/or detail of the map (**Figure 5**).

- 5.9 A map entitled '*Plan of the lands of Kibworth Harcourt belonging to the wardens and scholars of Merton College, Oxford*' (PP89) (**Figure 6**) and dated 1848, does not graphically depict Priory Farmhouse although the plot is clearly recognisable. This suggests that the farm was in private ownership and not part of the portfolio of properties belonging to Merton College.
- 5.10 The first edition Ordnance Survey map dated 1886 (sheet XLV.10) (**Figure 7**) shows the site in much more detail and is the first to show the farm outbuildings to the rear. The Farmhouse and rear garden/yard adopt much the same plan as at present, with a rear addition projecting north from the eastern end of the farmhouse, clearly built by this date. The farm outbuildings are located along the northern boundary of the yard and comprise a single east-west range, which is wider, to the north, at its eastern end. They represent the present outbuilding (A) (**Figure 2**) and the remains of the demolished cow sheds which formerly adjoined (A) along its eastern side. The construction of these cow sheds may well be directly associated with a change from arable farming to pasture and livestock, which occurred soon after enclosure in the late 18th century.
- 5.11 The second edition Ordnance Survey map dated 1904 (sheet XLV.10) (**Figure 8**) shows no changes to the footprint of the house or the rear yard/garden, although it does indicate a well and pump (with the letter P) not shown on the previous map edition. The extent of building A and its division with the (now) demolished buildings to the east are more clearly shown as are a series of three open pens, probably pig sties, adjoining to the north of the demolished range. Pig rearing is usually a good indicator of dairy farming as the pigs are feed on the by-products of butter and cheese making and dairy waste.
- 5.12 The third edition Ordnance Survey map dated 1929 (sheet XLV.10) (**Figure 9**) shows no changes to the footprint of the house or the farm outbuildings. Another agricultural building had been constructed to the north-east and along the east boundary of the plot, which together with the boundary to the north, formed a small stockyard for cattle. Outbuilding B (**Figure 2**) does not appear on this extract, indicating that it post-dates 1929 and, given its architectural style, was most likely built sometime between 1930 to 1950.
- 5.13 Kelly's Directories were consulted from 1888 onwards and other trade directories (e.g. Habar, Slater's and Drake's) were consulted from 1849. Only two editions of Kelly's Directories held explicit information on Priory Farm and its occupancy. In the 1936 and 1941 editions of Kelly's, Wilfred Ward is noted as being the farm bailiff to William E. Briggs esq. at Priory Farm, Main Street. This accords with the recollections of Betty Ward (William's daughter) who recounts farm life before and after WWII.

6 BUILDING DESCRIPTIONS

6.1 Introduction

- 6.1.1 For ease of reference the two extant farm outbuildings surveyed were each given an identifying letter (A and B; **Figure 2**), while the main internal spaces within each building are also individually numbered (e.g. A1 etc; **Figure 10**).
- 6.1.2 Buildings A and B are located along the northern site boundary and to the north and rear of the farmhouse, within what is a relatively small rectangular plot comprised of a former yard. Both of the extant farm buildings (A and B) are situated toward the north-western corner of the plot, although the brick remains of former adjoining farm buildings are in evidence immediately to the east of (A and B), which, in part, still form the site boundary to the north and north-east.
- 6.1.3 At the time of the survey the farm buildings were disused. It was clear that through varying levels of use, they have been adapted and altered for purpose. Some signs of structural deterioration, through poor maintenance or inappropriate alteration, was present, although given their age, they were generally in a fair condition.
- 6.1.4 Building A is orientated on an east-west alignment, its northern flank wall and western gable end walls, partly forming the northern and north-western boundary. It is abutted to the south, along its western part by farm building (B), which is orientated north-south and perpendicular to (A). Its rear elevation also forms part of the western boundary wall (to the adjacent property). Together these two farm buildings form an L-shaped range, with door openings to the former yard, in their southern and eastern elevations. Access into the rear yard is via a gated entrance situated in the north-eastern quadrant of the site, which opens into a small area of hard standing adjacent to the farm buildings. An historic water pump and well are located along the southern edge of this area of hard standing.

6.2 Building A (Cow Shed/Milking Parlour)

- 6.2.1 Building A presents its gable ends to the east and west and long elevations to the north and south (**Figure 10; Plates 1 to 3**). The latter is partly obscured along its western end by the addition of an adjoining range (B) to the south. This addition is clearly seen in a butt joint and a distinct change in the character of the bricks. Single storey building A is built using large red bricks (220 x 70 x 100mm) and incorporates several phases of blocking and repair. The brickwork to the visible south elevation is built in Flemish bond and laid in a beige coloured lime mortar (**Plate 3**). It contains a window and a door opening, the former a modern insertion partly using an original opening (as seen by queen closers to the eastern jamb). The door opening is an original feature, built with a brick segmental arch. Whilst the door had been removed the wrought iron pintles still remain within a recessed closing. Internally the jambs to the door opening are bull-nosed and stopped at three quarter height.
- 6.2.2 The eastern end, formerly to the adjoining demolished range, appears to be built using red bricks in Flemish bond that incorporates band of black brickwork (damp course) at the base of the wall (**Plate 2**). It was both whitewashed and the lower 18 courses over-painted in a bituminous paint. The brickwork of the gable appears, by the use of modern cement mortar, to be a later infill and modern brickwork has been used on the south-east corner and along the eaves and gable edge, most likely making good after the removal of the adjoining range. The pitched in-line roof was covered in blue slate, laid in regular courses, capped by alternate, raised, ventilator tiles to the ridgeline (**Plate 3**).
- 6.2.3 The interior of (A) was laid out over three equal sized bays, the western bay subdivided by a lateral brick wall to form a small enclosed room or pen (A2) at the western end (**Figure 10; Plate 7**). The larger space (A1) had clearly been in use as a cow shed, as seen by the remains of a low concrete-built feed trough along the eastern end wall (**Plate 4**). The wall to the rear of the trough was rendered, using a cement render to half height. The floor was a contemporary modern construction built over two levels

with drainage gulleys to encourage drainage away to the south and a drain adjacent (east) of the door opening. A former door opening, blocked with Fletton brick, lay central to the north wall. Its presence demonstrates that the adjacent land to the north was once part of the farm holding.

- 6.2.4 The roof structure over A1 and A2 were typical of the late 19th century, constructed using machine-cut softwood and incorporating trusses with a central wrought iron tensioning bolt in place of a king post (**Plate 5**). The trusses supported a typical side purlin roof, with purlins held on back cleats, the former also underpinned, within the truss, by raking struts. The purlins in turn held relatively light scantling (3 x 2 inch) common rafters, which had noticeably raked over to the east. Some of the rafters had been latterly doubled-up in an attempt to arrest this distortion. The rafters pinched a thin ridge plank. The whole roof structure had been, like the walls, whitewashed. This showed, through the presence of scribed batching marks, that the timber used for the roof was imported Baltic timber, a feature common to many farm buildings constructed during the second half of the 19th century, as imported materials became more widely available (**Plate 6**).
- 6.2.5 The door between A1 and A2 retained a 19th century, softwood ledge and batten door hung on its original heavy wrought iron strap hinges. Whilst (A2) retained no internal fixtures or fittings, evidence of ventilating honeycomb brickwork in the western gable, suggests it was in use as a cattle pen (**Plate 7**). A hatch opening, blocked using modern materials, was present low in its southern wall.

6.3 Building B (Cow Shed)

- 6.3.1 Building (B) has a gable end to the south and long elevations to the east and west (**Figure 10; Plate 8**). To the north it abuts the southern wall of the earlier cow shed (A), although the roof structures of the two remain distinct (**Plate 1**). Built over a single storey with a pitched (gable ended) slate covered roof, building (B) was constructed using large machine made bricks (230 x 70 x 110mm) laid in Flemish bond. The brickwork was a mix of stock bricks, typically yellow, pink and red bricks, which along with the many kiss marks give a brindled appearance to the walls. The bricks have a striated face caused by extrusion and were set with a dirty lime mortar with wide mortar joints. A damp course band of harder black bricks, also seen in (A), was present at the base of the walls. The northernmost bay (to B1) stepped back, presumably to accommodate the original opening to (A1; **Plate 9**). The resulting corner was bull-nosed and stopped, reproducing the same treatment employed as in building (A). The gable wall incorporated a simple in-gable ventilator (**Plate 8**), while ceramic vents had been inserted into the rear western wall and identical ridgeline vents (to A) added into the roofline (**Plate 9**).
- 6.3.2 Both B1 and B2 were lit by openings in the eastern wall. All three openings were identical in size and used the same fenestration throughout, an 8 light metal-framed casement with fixed lower panes and a pair of two light bottom hung ventilating hoppers to the upper window (**Plate 10**). These window openings used bull nosed sills and large concrete lintels, which, where necessary, also projected over the door openings (**Plate 9**). Both of the softwood plank doors to B1 and B2 were in a poor condition, much repaired and patched up.
- 6.3.3 The roofline over building (B) was interrupted above its northern end by a through-ridge projection. This was built with plain weather-boarded elevations and a corrugated iron roof. Its function was initially unclear, a clock tower and weather vane possibly too pretentious for this simple building and the presence of a solid internal boarded ceiling ruling out a ventilator or light lantern. However as a number of water pipes extended up towards this feature from within B1, its use to house a water header tank seem most likely. Such a tank, possibly the original, had been mounted onto a frame within B1 at a later date. The internal walls to B1 were both whitewashed and part painted (as elsewhere) and the floor concrete screed, but showing evidence of a drainage gully (**Plate 11**). These features may suggest its use for dairy cattle.
- 6.3.4 Shed (B2) was latterly in use as a cow shed as evidence of a feeding trough, seen as

scarring, was still present within the floor along the entire length of the western flank wall (**Plate 12**). The floor was on two levels, ramped up to the west, to provide the requisite fall to a large central slurry drain, which extended out below the eastern flank wall. The walls and roof structure for hygiene purposes were whitewashed, the latter a very simple A frame roof without purlins and nailed on high collars. The common rafters were also light scantling, but unlike those in building (A) were not noticeably raking, possibly due to the extra strength afforded by the overlying softwood sarking boards. The rafters pinched a thin ridge plank at the roof apex. The wall to the east was built with two evenly spaced piers built with bull-nose brickwork.

6.4 Demolished Farm buildings

- 6.4.1 The remains of two formerly adjoining buildings to the east of building (A) showed that they were also built for cattle, and were either sheds or open-sided shelters (**Plates 13 and 14**). The surviving rear (northern) walls to both were whitewashed internally, the eastern part painted with black bituminous paint up to three quarter height. The eastern part also retained evidence of brick-built mangers/food troughs, constructed with two wide arches that were integral to the rear (north) elevation (**Plate 14**). The character of these troughs would suggest a 19th century date for their construction. The floor to the front of the troughs was laid with modern blue brick setts, while that to the west was simple concrete screed. Only the rear northern wall of the western part remained, which appears to have been rebuilt sometime during the 20th century (**Plate 13**).

6.5 Priory Farmhouse

External descriptions

- 6.5.1 The listed building descriptions reads:

'House. C16/C17, probably refaced C18 and restored C20. Timber framed, refaced in red brick, and coursed rubble stone in part. Welsh slate roof with right-centre brick ridge stack. 2 storeys of 5 horizontal sliding sash windows. 2 2-lights either side 3-light. On ground floor, from left, 3-light, 2-light, 3-light, doorway with flat bracketed canopy and door, and 3-light. Cambered lintels to ground floor. 4 wall posts visible. Inside are chamfered beams, probably reset stone 4-centred arched fireplace, and restored 4 1/2 bay single purlin cambered tie-beam truss roof with queen posts and some windbraces.'

- 6.5.2 A survey of the house, mainly concentrating on the areas that will be impacted by the proposals was carried out along with a limited internal and external inspection, to place the findings in context.
- 6.5.3 The farmhouse is an in-line, two storey, timber-farmed and gable ended house, with later brick noggin to the external elevations but with a coursed rubble stone western gable end and lower stone wall to the western bay (**Plates 15 and 16**). The stone quoining to the south-western corner appears to have been rebuilt or repointed, probably, given the type of mortar, in recent years and sections of the infill brickwork have also been rebuilt and repaired, particularly the two eastern bays (front) and the first floor of the eastern gable end. The brick noggin where 'original' comprises relatively narrow bricks, typically measuring 230-240 x 60 x 110mm, and laid as stretchers in quarter lap. It included some over-fired bricks and some with diagonal kiss marks, but generally the appearance is uniform.
- 6.5.4 The house is set out over four and a half bays, illustrated by the visibility of four full height storey posts (**Figures 10 and 11**). The in-line roof is pitched at c.45-50 degrees, more suitable for plain tile or slate than thatch, and is gable ended to the east and west. A brick gable chimneystack is present at the western end, while a through ridge chimneystack pierces the roofline at the junction of the second bay from the eastern end. The majority of the fenestration appears to be modern replacements of a traditional horizontal sliding sash. An undated photograph of the farmhouse shows that the front door has been moved to the east and its former location converted to a window (Historic Plate 1). The rear elevation mirrors the road-side elevation, although it includes inserted windows, French doors to the garden and a number of smaller

casements (**Plate 17**).

Internal descriptions

- 6.5.5 Much of the present internal spatial layout at ground floor level was relatively modern work, although the original timber framing, and later adaptations to the frame, remain intact (**Plates 19 to 22**). The ground floor level of the in-line range was characterised by two different structures, that to the west of the off-centre chimney stack comprised of three bays (1 to 3) formed from heavy oak bridging joists, with deep chamfered soffits, that extended north-south across the building from the storey posts (**Figure 10; Plates 20 and 21**), while the bays to the east of the stack were not constructed in the same manner, built, where visible within the kitchen and adjacent hall, off a heavy oak axial bridging beams aligned east-west (**Plate 22**). It is tempting, from their position perpendicular to the first floor joist to the west, to suggest they represent the principal floor joists of a cross-wing, although it seems more likely they are part of a later, historic in-line extension/reworking of the eastern bays.
- 6.5.6 A similar layout, set out over 4 and a ½ bays was also recorded at first floor level (**Figure 11**). The storey posts extended to full height to terminate with gradually swelling jowled heads (**Plate 23**). They supported a series of three heavy oak cambered tie-beams (at bays 1/2, 2/3 and 3/4; **Plates 24 and 25**), which in turn underpinned the queen posts and principal rafters of the roof structure (**Plate 26**). A series of intermediate, less cambered, heavy scantling oak ceiling joists were positioned between the tie-beams (at the centre of bays 2 and 3). They did not directly support the roof structure. In addition, they were not supported by a storey post and just lapped over the wall plates. Their structural relationship and empty mortices for soffit tenons suggest that they were re-used and are subsequent (historic) insertions. Empty mortices cut into both faces of the tie-beams (**Plates 23 and 25**) point towards a lower ceiling to the first floor chambers and a later heightening, although it is unlikely this earlier lower ceiling would have been an original feature, given the style of the roof structure over (see next paragraph). The tie-beam in the easternmost bay is also cambered and shows through trenches cut into its outer face, possible evidence for a closing wall or partition (**Plate 24**). An area of plaster removed from the southern wall of the eastern bedroom showed that it had been rebuilt, and presumably much of the wall east of the storey post, in modern blockwork (**Plate 24**).
- 6.5.7 An interesting feature within the westernmost bedroom at first floor level is an inserted fireplace, built into the masonry end wall, with a dressed stone surround comprising a four-centred Tudor head with stopped chamfered jambs (**Plate 25**). The wall plates terminate at the storey posts within this end bedroom and similarly terminate at the storey posts within the easternmost bedroom.
- 6.5.8 The roof structure shows two main phases of construction and a much later, 19th and 20th century, relaying of the common rafters to form the present roof covering (**Figure 11; Plates 26 to 28**). The main in-line roof structure is a queen post, clasped side purlin roof built using, pegged, heavy scantling oak. In common with the bays below it can broadly be divided either side of the chimneystack, with 2 and a ½ bays to the west and 2 bays to the east, the latter also incorporating the chimneystack. The roof to the west is comprised of three trusses, braced axially by heavy side purlins, which are in turn strengthened from below by large curving wind braces, pegged and trenched into the backs of the purlins (**Plate 26**). The wind braces are paired either side of the central truss (bay 2/3) with single wind braces to the outer end trusses (bays 1/2 and 3/4). The locations of the single outer braces delineate the ends of this roof structure. Their decorative appearance would suggest these braces were not purely functional and were meant to be visible. The roof to the east is also a queen post, side purlin roof but was built without wind braces (**Plates 27 and 28**). The truss appears to be a cruder construction than those to the west and the purlins, though heavy scantling, flat laid as opposed to on edge. The purlins of the eastern roof are scarfed together along their length, with two per pitch and lap over the end truss of the roof to the west. They appear to represent a rebuilding and/or extension of the roof, possibly replacing a hipped end. The common rafters overlying the trusses are all regular sawn, softwood

rafters, which pinch a thin ridge board, all features synonymous with a mid-late 19th century or 20th century date. A roof slate inscribed with W Cole and 1856 (**Plate 29**) may provide a more accurate date for this re-roofing event. Within this later reworked roof, there are some areas of recent repair.

6.6 Rear Extension/Diary

- 6.6.1 A small one and a half storey extension has been added to the eastern end of the rear (northern) elevation (**Figure 10; Plates 17, 18, 30 and 31**). It is built in brick and has an asymmetrical roof with a longer cat-slide to the west. It has been re-covered in recent years using new slates (**Plate 31**). The north facing elevation includes two window openings, both with modern joinery, a horizontal sash to ground floor and a small casement to the in-eaves first floor (**Plate 30**). The brickwork of this elevation has clearly been much altered and includes three distinctive periods of build, with a recent rebuilding around and to the west of the ground floor window and a similar but slightly older brickwork, in half lap stretcher bond, much re-pointed using modern cement mortar. The brickwork towards the north-west corner on both the north and west wall is probably the only remnant of original brickwork to remain (**Plates 30 and 31**). This was laid in Flemish bond in an earthy lime mortar with queen closers to the corner, which suggests a 19th century date. The southern part of the west elevation is constructed of modern brickwork and includes a modern doorway and a small modern four light casement window lighting an internal toilet (**Plate 31**). A similar window in the rear (north) elevation of the main building was also added as part of these works into a former doorway with a brick-on-edge segmental head. The brick blocking below this window is the same as that at the southern part of west elevation of the extension.
- 6.6.2 The east elevation was built blind and in stretcher bond, butting up to the rear wall of the farmhouse via a simple straight joint (**Figure 10; Plate 18**). Whilst this small rear addition is clearly shown on the 1886 Ordnance Survey map (**Figure 7**), it has clearly been significantly altered and rebuilt thereafter.
- 6.6.3 Internally, the extension comprises a small WC situated next to the rear entrance and a small utility room with a modern sink unit (**Figure 10; Plate 32**). All internal decoration was modern and the dividing wall between the two rooms was modern stud walling. Plaster covered the roof structure, presumably common rafters in the small first floor room in the extension (**Plate 33**).
- 6.6.4 The extension is located adjacent to (north of) the main kitchen at the eastern end of the farmhouse. An earlier use of this building is suggested in *Memories of Priory Farm in Kibworth Harcourt* by Betty Ward, who relates 'We also made butter in a large wooden churn in that dairy which was attached to our kitchen'.
- 6.6.5 In reference to the outbuildings (A and B) Betty Ward cites 'Mother was a good cook, and we always had plenty of milk and butter from the cows that were milked twice a day, all by hand, in the cowsheds which were then at the top of our garden'.

7 DISCUSSION

- 7.1 The investigations at Priory Farm has shown that Priory Farm has a long and complicated structural and historic development, which has, in part, been obscured by subsequent phases of improvement and alteration.
- 7.2 The evidence broadly supports the listed building description, although the suggestion of a possible 17th century origin can be discounted, the evidence uncovered firmly places the building in the late medieval to early post-medieval period. The timber-farmed house can be broadly divided into two main phases (discounting 18th century brick encasing and later post medieval alterations), recognised by distinct differences in the timber-framing and roof structure. It appears that the part to the west of the central stack, not including the westernmost part masonry built bay, represent, through the survival of a side purlin queen post roof with curved wind braces, the remains of a two bay open hall (bays 2 and 3) of a former hall house. The use of queen posts generally start around the early 16th century and whilst side purlin roofs date from the 14th century, the majority of roofs are side purlin (replacing the more ornate crown post) by the mid 16th century. Gradually swelling jowls to storey posts range from 1250 through to 1700, although they start to decline by the end of the 16th century. The combination of these factors places the construction of these bays in the first half, and more likely the early part of the 16th century.
- 7.3 As open halls generally went out of fashion in the second half of the 16th century (Harris 1982), it is possible that a first floor was introduced into the open hall at this time. This may have also involved the insertion of the present heavy ceiling joists to the first floor rooms. The farmhouse appears to have been enlarged to the east shortly after this event, possibly in the early 17th century, with the addition or rebuilding of the eastern end. These changes are demonstrated in the roof over the eastern end (un-braced) and a change in the orientation of the binding joists seen over the kitchen. Additionally the elevation, though schematic, shown on the map of 1635 shows the farmhouse with bays to the east of an off centre stack (**Figure 4**). The presence of a cross wing shown at the western end may well explain the presence of masonry walling to the western gable. This may have been rebuilt following the removal of the western cross-wing. This was after 1635 and probably during the 18th century, when the external walls were encased in brickwork. The removal of the western cross wing may have been carried out to conform with contemporary Georgian tastes in building appearance.
- 7.4 The small extension added to the rear of the eastern part of the building, clearly post-dates the 18th century brick encasing of the timber-farmed house and is shown on the Ordnance Survey map of 1886 (**Figure 6**). Analysis of the remains of original brickwork would suggest a mid to late 19th century date for this addition, and may have been a contemporary event with the re-pitching of the entire roof over the farmhouse which may be dated to 1856 (by the graffiti on a slate; **Plate 29**). This small extension, which may have originally served as a dairy room, has since been much altered and considerably rebuilt, particularly along its north and east elevations. Internally it retains no original fixtures or fittings and has latterly been spatially compromised with the addition of a WC. The roof structure of the main roof, in the area of the proposed extension, clearly comprises softwood machine cut rafters of a mid-late 19th century date.
- 7.5 Accordingly the removal of the extensions north wall and any works to the roof rafters in this area to unite the proposed roofline with the main roof, would have a low impact on the historic fabric and significance of the farmhouse.
- 7.6 The farm outbuildings (A and B) were both originally built as cow sheds for a small dairy herd and represent the remains of a once larger group of farm-buildings, including further cowsheds and pig sties to the rear to the farmhouse. Their construction was most likely a consequence of inclosure carried out across the parish in the late 18th century, which saw a marked change from arable farming to pasture and livestock. Building A is clearly the older outbuilding, built during the late 19th century and is shown on the 1886 Ordnance Survey map along with the postulated dairy in the

extension to the farmhouse (**Figure 6**). Both events provide evidence for dairy farming at the time. Building A retained few original features and had clearly been rebuilt in parts, but did retain its original roof structure built using imported Baltic softwood, a feature common to the second half of the 19th century.

- 7.7 The adjoining cow-shed (B) is a much later addition dating to after 1929 and most likely just before or after the Second World War. These buildings continued in use as cowsheds/milking shed as recalled by former resident Betty Ward who writes: 'Mother was a good cook, and we always had plenty of milk and butter from the cows that were milked twice a day, all by hand, in the cowsheds which were then at the top of our garden'.

8 ACKNOWLEDGEMENTS

- 8.1 Pre-Construct Archaeology Limited would like to thank JED Design (Architectural Services) Limited on behalf of Mr and Mrs N Pole for commissioning the project. The project was managed for Pre-Construct Archaeology Limited by Charlotte Matthews. The historic building survey and the report was completed by Adam Garwood. Documentary research was carried out by Donald Sutherland while the illustrations were prepared by Hayley Baxter.

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APPENDIX 1: OASIS FORM

OASIS ID: preconst1-233967

Project details

| | |
|--|--|
| Project name | Historic Building Recording at Priory Farm, No. 41 Main Street, Kibworth Harcourt |
| Short description of the project | A programme of historic building recording was focused upon the proposed alterations to the Grade II listed farmhouse and the conversion of the former farm buildings at Priory Farm, Kibworth Harcourt. It confirmed that the farmhouse had C16 origins and retained evidence of a former open hall. The house was enlarged to the east in the 17th century, encased in brick in the 18th century and a small dairy added in the second half of the 19th century. The farm buildings were built as cowsheds for a small dairy herd and date to the 19th century and mid 20th century. |
| Project dates | Start: 07-12-2015 End: 07-12-2015 |
| Previous/future work | Not known / No |
| Any associated project reference codes | PKHL15 - Sitecode |
| Type of project | Building Recording |
| Site status | Listed Building |
| Current Land use | Residential 1 - General Residential |
| Monument type | FARMHOUSE Post Medieval |
| Monument type | HOUSE Medieval |
| Methods techniques | & ""Photographic Survey"", ""Survey/Recording Of Fabric/Structure"" |
| Prompt | Planning condition |

Project location

| | |
|------------------|--|
| Country | England |
| Site location | LEICESTERSHIRE HARBOROUGH KIBWORTH HARCOURT Priory Farm, No. 41 Main Street, Kibworth Harcourt, Leicestershire, |
| Postcode | LE8 0NR |
| Study area | 0 Square metres |
| Site coordinates | SP 68080 94581 52.544457009122 -0.995976009189 52 32 40 N 000 59 45 W Point |

Project creators

| | |
|---------------------------|--|
| Name of Organisation | Pre-Construct Archaeology Limited |
| Project brief originator | Leicestershire County Archaeology Office |
| Project design originator | Adam Garwood |
| Project director/manager | Charlotte Matthews |

Project supervisor Adam Garwood

Type of Private Client
sponsor/funding
body

Project archives

Physical Archive
Exists? No

Digital Archive
recipient Leicestershire and Rutland Historic Environment Record

Digital Media
available "Images raster / digital photography", "Text"

Paper Archive
Exists? No

**Project
bibliography 1**

Publication type Grey literature (unpublished document/manuscript)

Title Historic Building Recording at Priory Farm, No. 41 Main Street,
Kibworth Harcourt, Leicestershire, LE8 0NR

Author(s)/Editor(s) Garwood, A

Date 2016

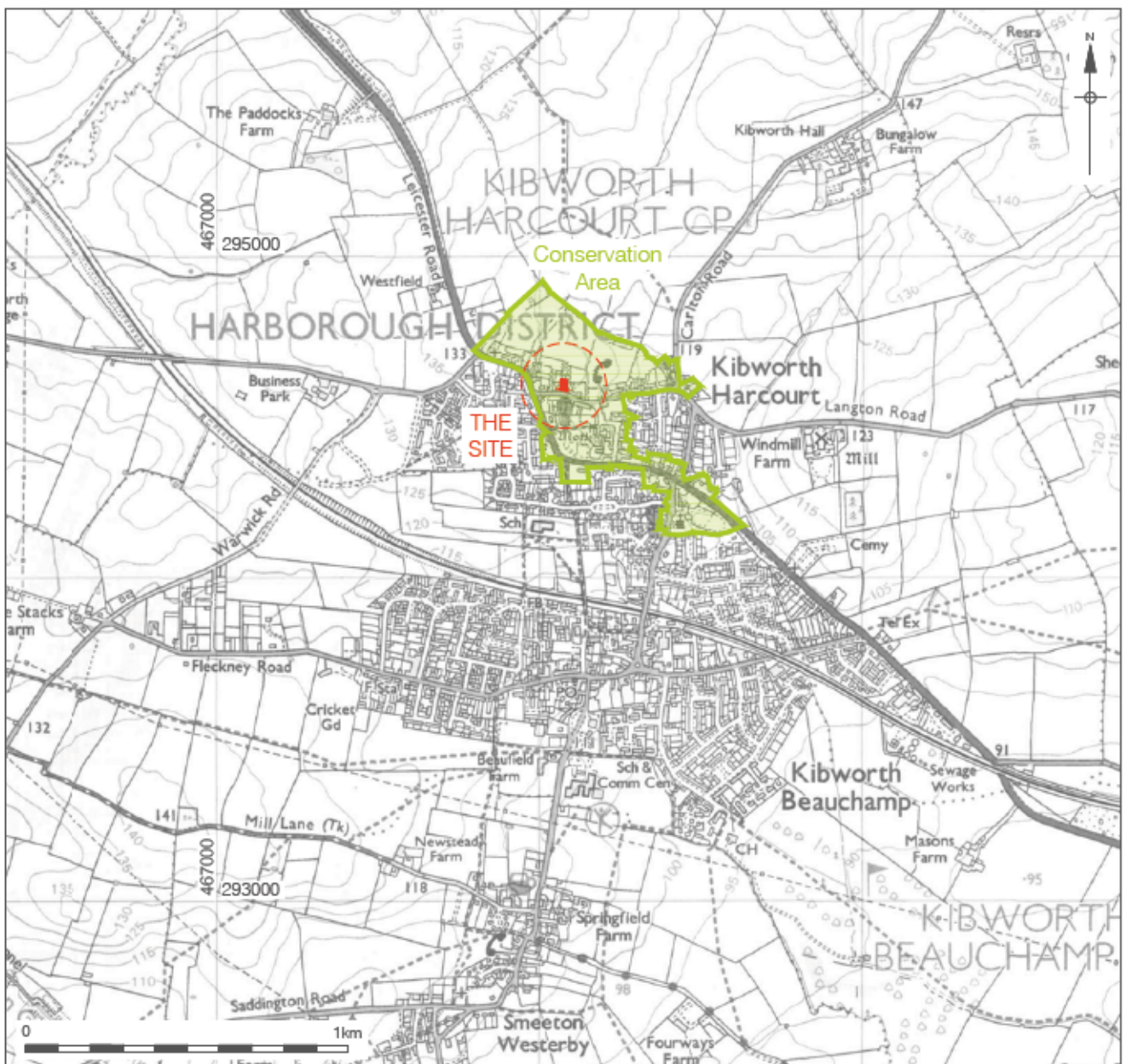
Issuer or publisher Pre-Construct Archaeology

Place of issue or London
publication

Description A4 typescript report for planning

Entered by Charlotte Matthews (cmatthews@pre-construct.com)

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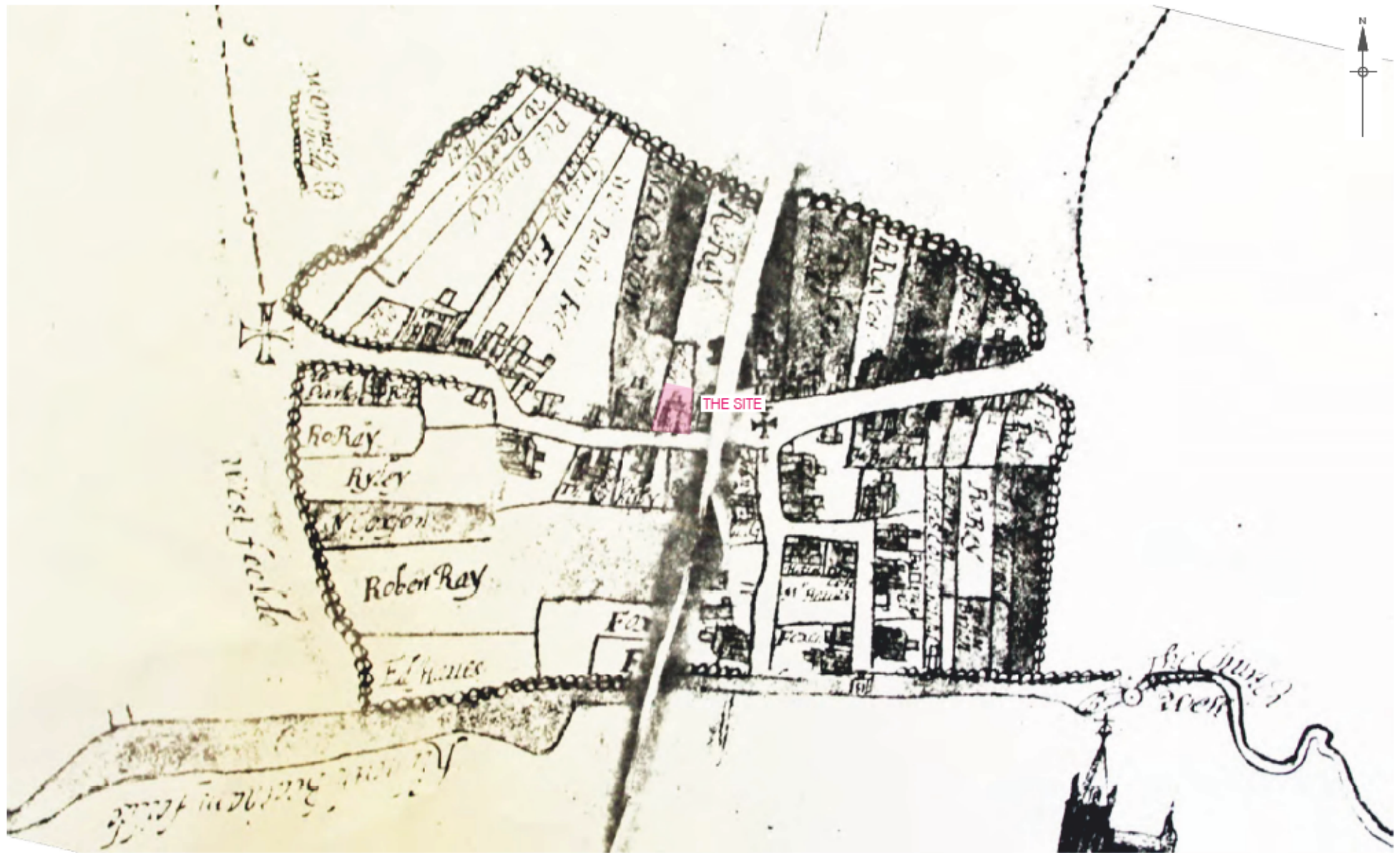
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Figure 1
 Site Location
 1:2,000,000; 250,000 & 20,000 at A4



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Figure 2
 Detailed Site Location
 1:800 at A4



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Figure 3
Map showing the situation of the town and manor
of Kibworth Harcote' dated 1609
not to scale



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Figure 4
A topographical description and brief relation of the manor of Kibworth Harcourt in the county of Leicestershire, taken for the use of Merton College in Oxford by the appointment of Sir Nathaniel Brent, with consent of the masters, lords of the said manor' dated 1635 not to scale



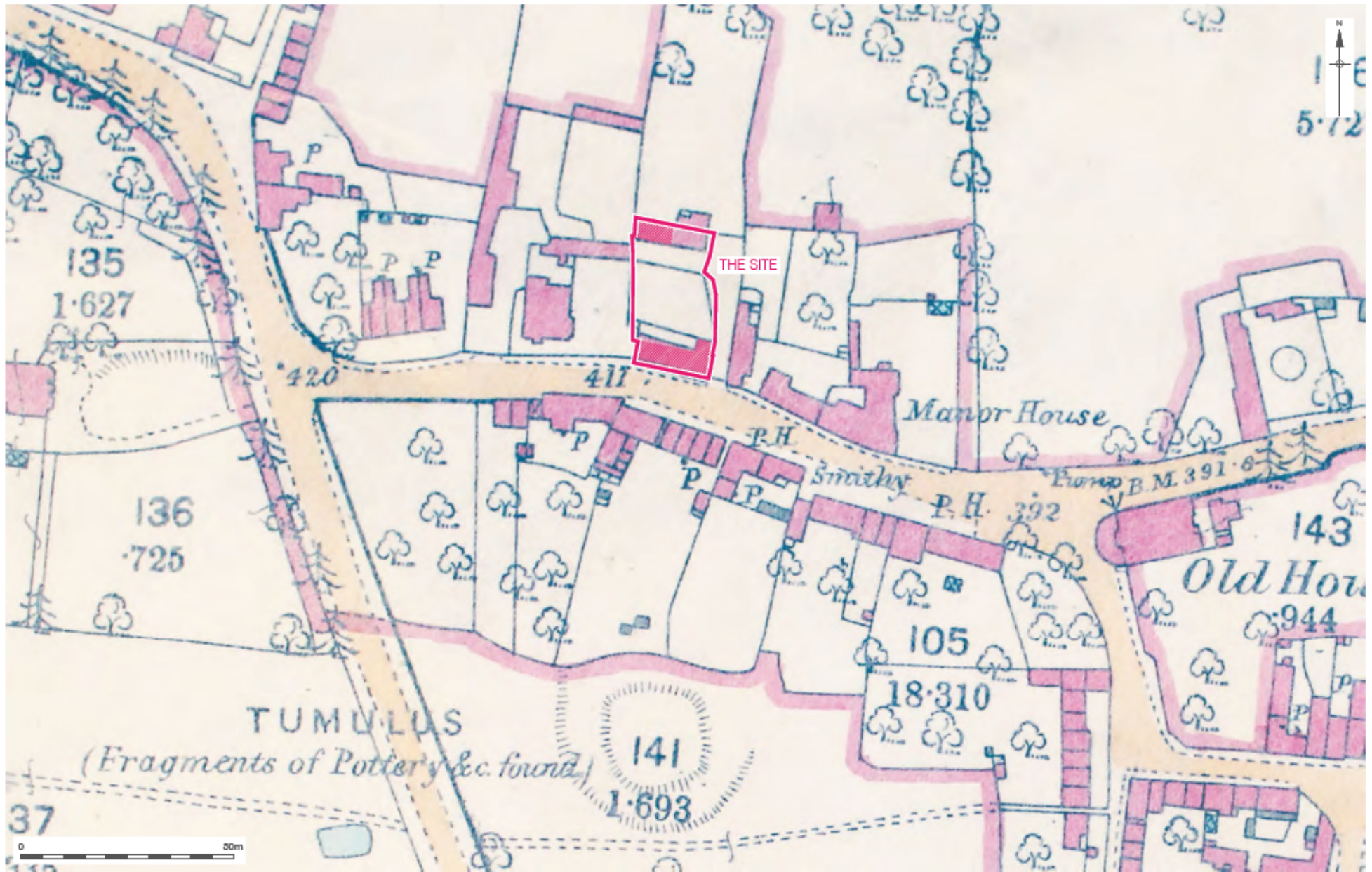
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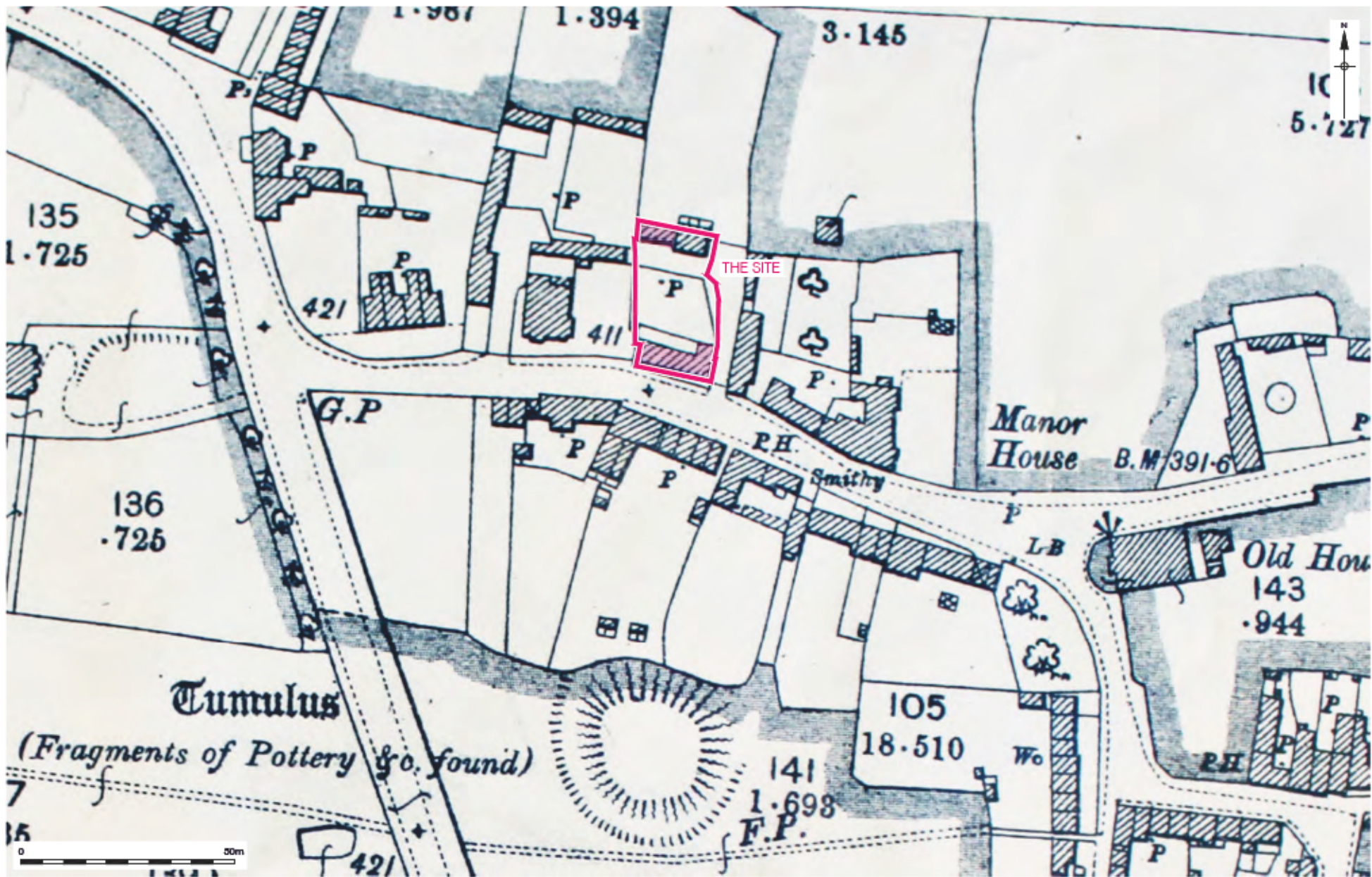
Figure 5
Pre-enclosure map extract;
undated but compiled close to the enclosure of the parish in 1799
approx 1:4,000 at A4



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16/12/15 HB

Figure 6
Plan of the Lands of Kibworth Harcourt belonging to the wardens
and scholars of Merton College, Oxford, 1848
1:4,000 at A4





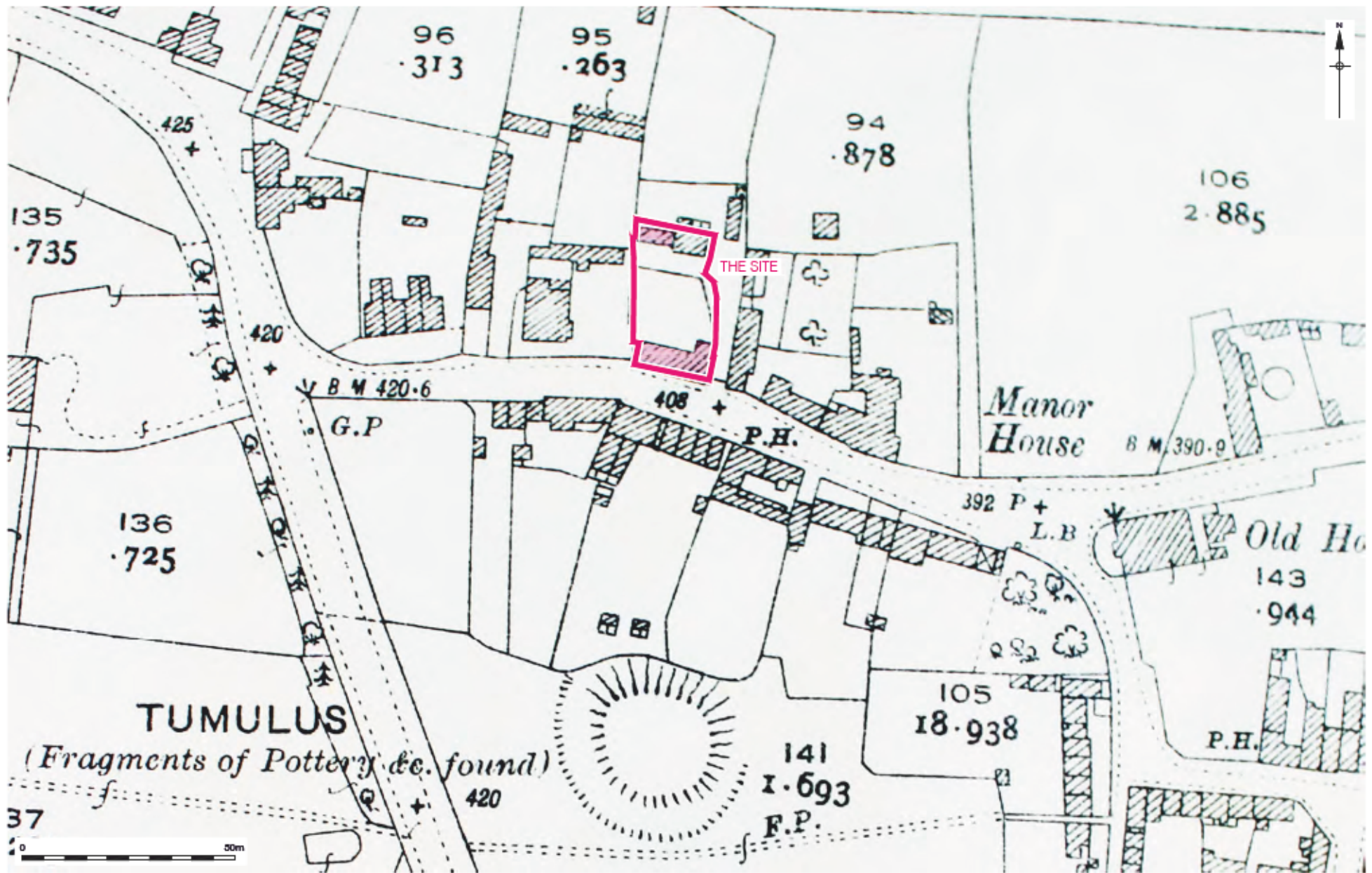
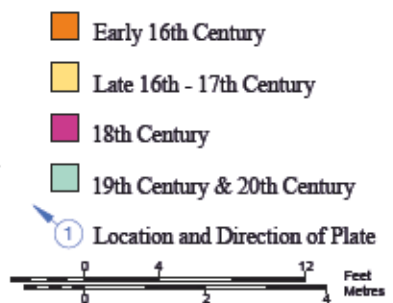
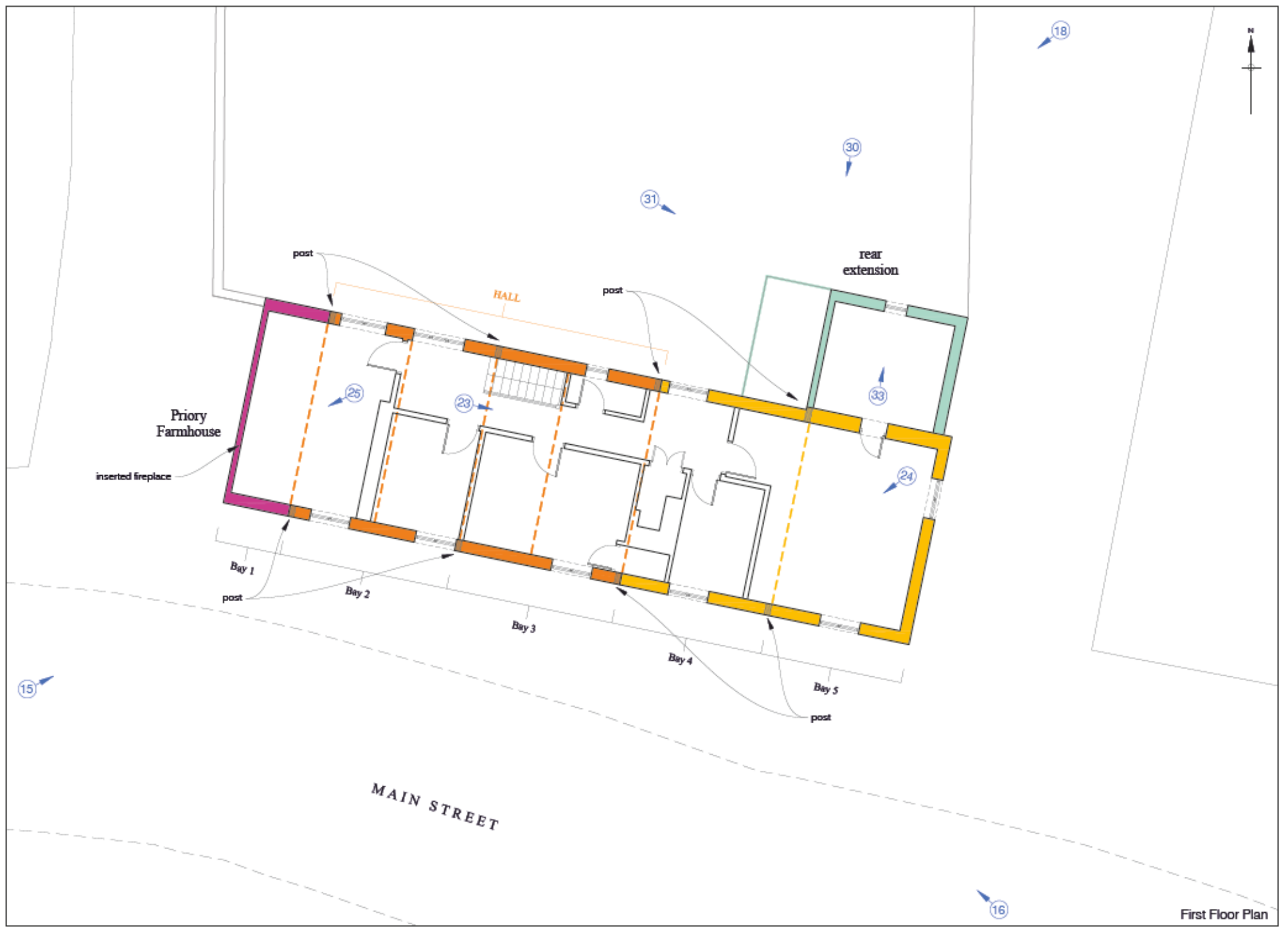




Figure 10
Ground Floor Plan of Buildings A & B
and the Priory Farmhouse
1:125 at A3

Based on drawing 2740/1 supplied by J.E.D. Design (Architectural Services) Ltd. 2015
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Based on drawing 2740/1 supplied by J.E.D. Design (Architectural Services) Ltd. 2015
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 12/01/16 HB

Figure 11
 First Floor & Roof Plan of the Priory Farmhouse
 1:125 at A3

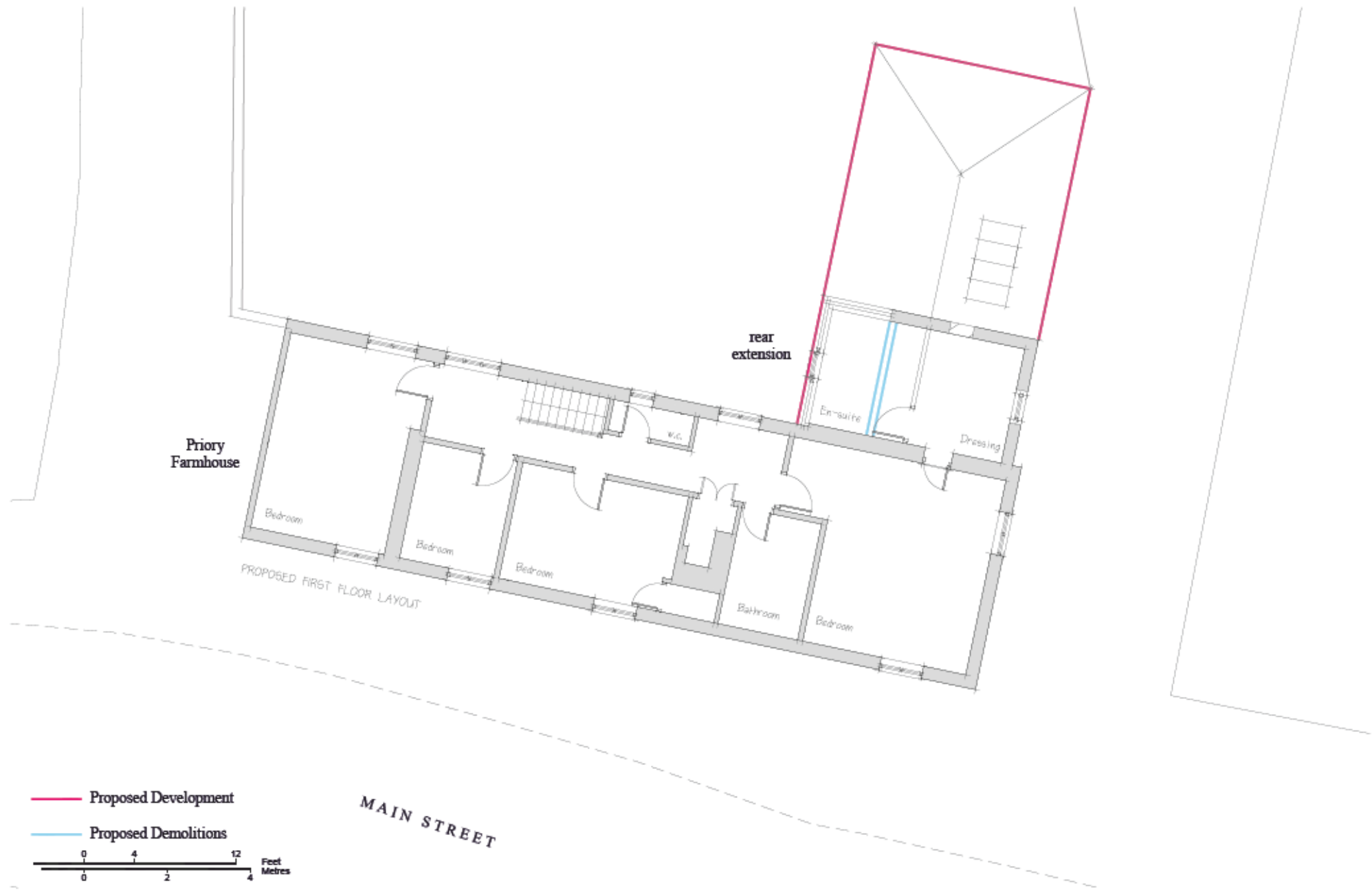


— Proposed Development
 — Proposed Demolitions



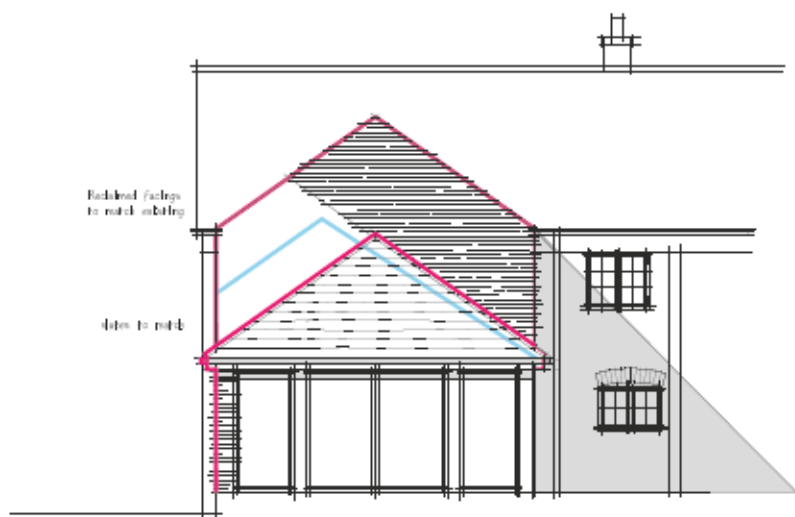
Based on drawing 2740/2 supplied by J.E.D. Design (Architectural Services) Ltd. 2015
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 16/12/15 HB

Figure 12
 Proposed Ground Floor Plan of Buildings A & B
 and the Priory Farmhouse
 1:125 at A3



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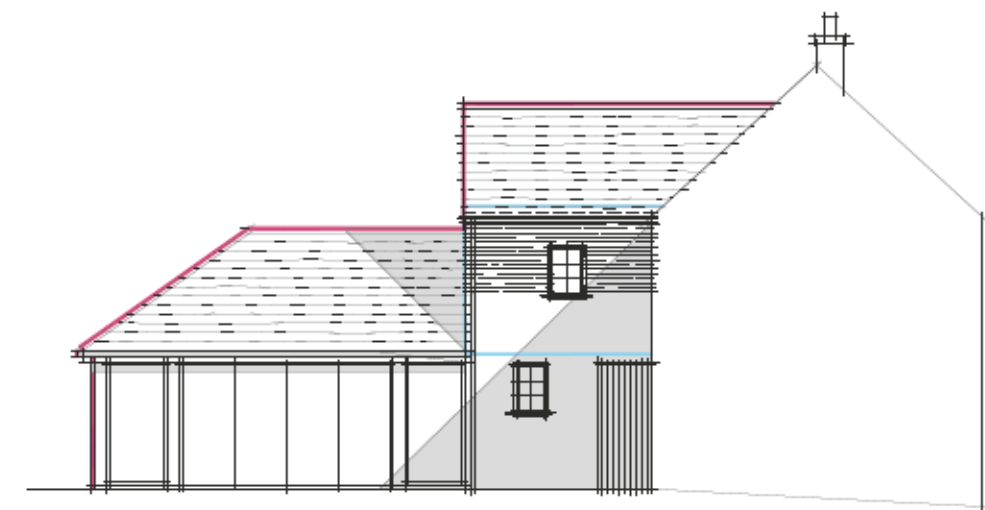
Figure 13
 Proposed First Floor Plan of the Priory Farmhouse
 1:125 at A3



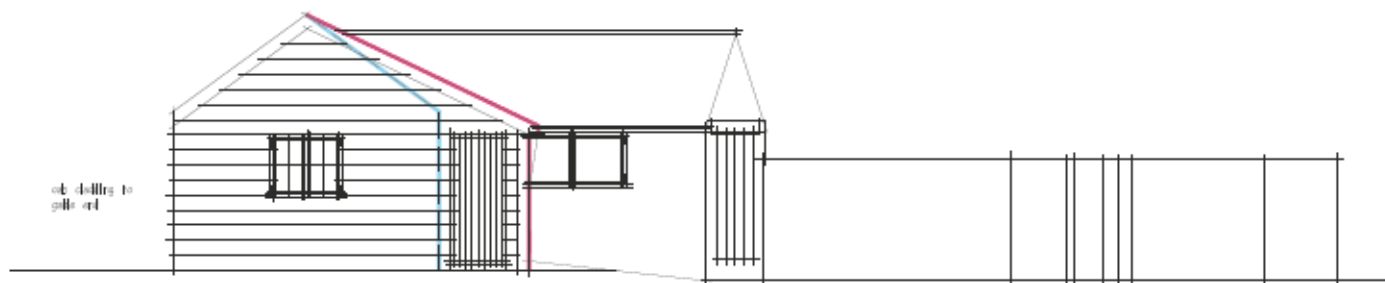
PROPOSED NORTH ELEVATION



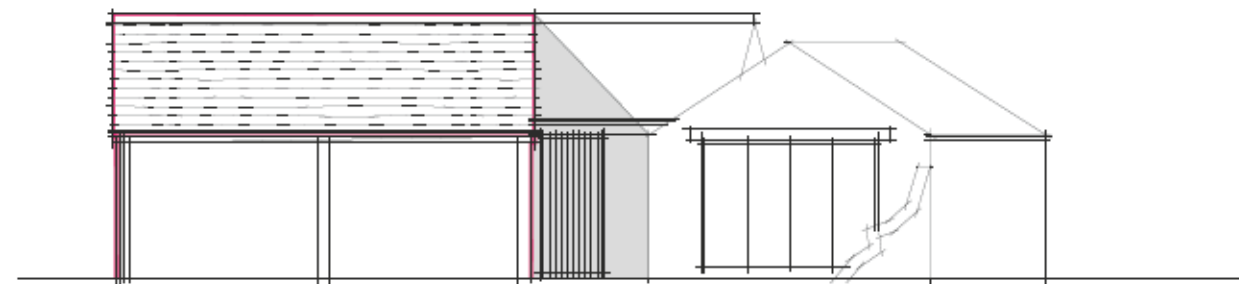
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



OUTBUILDINGS PROPOSED SOUTH ELEVATION



OUTBUILDINGS PROPOSED EAST ELEVATION

— Proposed Development
 — Outline of existing structure to be removed



Based on drawing 2740/2 supplied by J.E.D. Design (Architectural Services) Ltd. 2015
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Figure 14
 Proposed Elevations of the Priory Farmhouse
 and Outbuildings (Buildings A & B)
 1:125 at A3



Priory Farm, 41, Main Street, is a 16th century Grade II listed building, formerly known as Ivy Cottage. It is a rectangular house built partly of ironstone with a timber framed upper storey, later faced with brick. The use of differing materials indicates that the house was built in stages over many years.

Historic Plate 1 Undated photograph of Priory Farmhouse (formerly Ivy Cottage)



Plate 1 Cow shed (A) looking north-west



Plate 2 Cow shed (A), gable wall looking west



Plate 3 Cow Shed (A) looking north



Plate 4 Cow Shed (A1) looking east, towards food trough



Plate 5 Detail of softwood truss and roof (A1)



Plate 6 Baltic marks on raking strut in (A1)



Plate 7 Pen (A2) looking north



Plate 8 Cow shed (B) looking north-west



Plate 9 Building (B) northern end, looking west



Plate 10 Building (B) typical window



Plate 11 Room (B1) looking west



Plate 12 Cow shed (B2) looking south-west



Plate 13 Remains of former shed (western part) looking north



Plate 14 Base of mangers within demolished eastern part, looking north



Plate 15 Priory Farmhouse looking north-east



Plate 16 Priory Farmhouse looking north-west



Plate 17 Priory Farmhouse, rear elevations, looking south-east



Plate 18 Priory Farmhouse, showing rear extension, looking south



Plate 19 Farmhouse, ground floor looking west, showing cut away beam for head clearance.



Plate 20 Heavy scantling binding joists, looking towards fireplace (bays 2-4)



Plate 21 Western end room (Bays 1-2) looking south-west



Plate 22 Axial bridging joist in Kitchen (7) looking east



Plate 23 Jowl to storey post and tie-beam, looking east from bay 2



Plate 24 Tie beam in eastern bedroom, showing internal blockwork to south wall



Plate 25 Re-used Tudor fireplace in western bedroom, looking south-west



Plate 26 Western roof (bays 1-3) showing curved wind bracing and queen post roof, looking west



Plate 27 Un-braced roof over eastern part, looking south-east



Plate 28 Un-braced roof over eastern part, looking east, showing C19 rafters



Plate 29 Inscribed slate



Plate 30 Rear extension looking south



Plate 31 Rear extension looking east, showing modern rebuilding



Plate 32 Interior of rear extension/dairy



Plate 33 Modern redecoration to rear extension/dairy at first floor level

PCA

PCA SOUTH

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