

Archaeological  
Building  
Recording  
Services

**An Archaeological Standing Building Survey.  
Claybrooke Mill  
Claybrooke Magna  
Leicestershire**

**(NGR SP 49911 89147)**

**On Behalf of Mr J. Eales**



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**An Archaeological Standing Building Survey of an Outbuilding Associated with  
Claybrooke Mill, Claybrooke Magna, Leicestershire (NGR SP 49911 89147).**

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## **An Archaeological Standing Building Survey of an Outbuilding Associated with Claybrooke Mill, Claybrooke Magna, Leicestershire (NGR SP 49911 89147).**

### **Summary**

*This document is an archaeological standing building survey of an outbuilding associated with Claybrooke Mill, Claybrooke Magna, Leicestershire (SP 49911 89147), commissioned from Archaeological Building Recording Services (ABRS) by Mr J. Eales in advance of the proposed conversion of the building to residential use.*

*Claybrooke Mill is an extremely interesting range of buildings, part of an 18th century mill complex, which is likely to have medieval origins. The recorded building appears on a map of 1839, but contains extensive evidence of late 19th century re-building. Only limited elements of the 18th century building remain, these are limited to lower courses of brickwork and potentially roof timbers and a truss.*

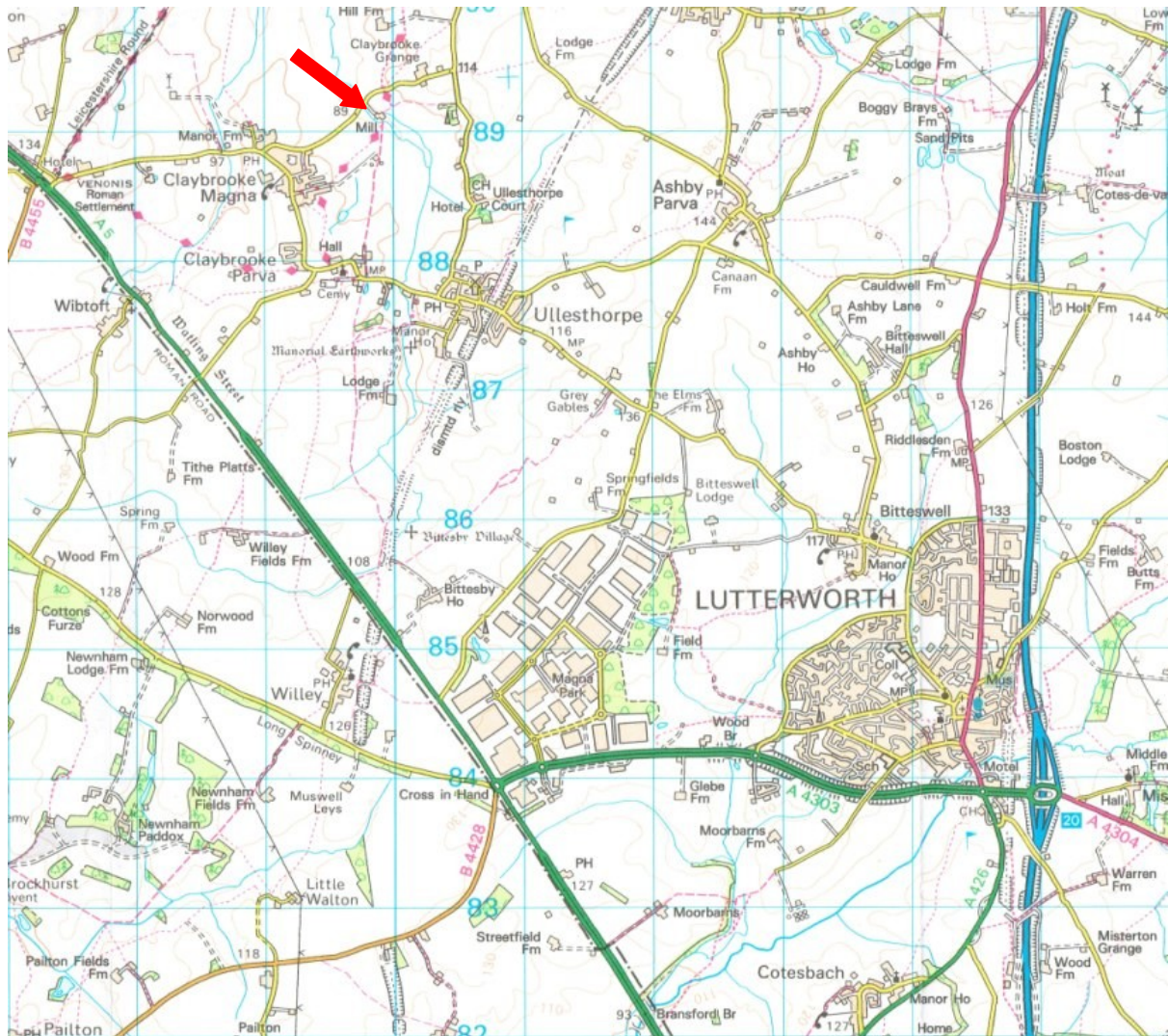
*The building appears to have been in operation as both a mill and a working farm during the 19th century, it is likely that the building had agricultural origins.*

*The archive will be held by Leicestershire County Council Museums Service, under the accession number X.A119.2017.*

### **1. Introduction**

Archaeological Building Recording Services (ABRS) were commissioned by Mr J. Eales to undertake an archaeological standing building survey of an outbuilding associated with Claybrooke Mill, Claybrooke Magna, Leicestershire (SP 49911 89147 (*Figures 1, & 17*)). Planning permission has been granted for the conversion of the outbuilding to residential use. The building is a traditionally built agricultural building, believed to date from the 19th century. The Principal Planning Archaeologist, Leicestershire County Council, as advisor to Harborough District Council has recommended that an archaeological standing building survey to Historic England Level 2 as defined in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016) be carried out prior to any proposed works being carried out. The building is curtilage listed as part of the Grade II listed Claybrooke Mill (NHLE No 1292800). The building is not located within a Conservation Area.

The project was completed following a written scheme of investigation ((WSI) ABRS 2017-WGWN\_WSI)) approved by the Principal Planning Archaeologist, Leicestershire County Council and the Chartered Institute for Archaeologists (CIfA) *Code of Conduct*, and adhered to their *Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures* (2014).



**Figure 1**  
Site Location

Reproduced from 1:50000 map by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office.  
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Claybrooke Mill is in the modern parish of Claybrooke Magna, some 5km north west of Lutterworth. The village has Saxon origins and is recorded in the Domesday Book as belonging to Count of Meulan and tenanted by Fulk.

The listing description for Claybrooke Mill describes the mill as reputedly dating to 1763, although it is likely that a mill existed within the parish prior to this. Historical research carried out by the client and confirmed by rapid research by the author confirms documentary evidence that the mill dates to at least 1692. John Prior's Map of Leicestershire published in 1777 (*Figure 2*) supports these dates by recording a water mill on the site of the current Claybrooke Mill. The map however does not include any further detail of the mill complex, recording only a wheel. One of the earliest available 19th century documentary references to the Mill is White's History, Gazetteer & Directory of Leicestershire published in 1846, when the rather grandly named Marmaduke Fawkes is recorded as the corn miller. The 1851 census records two Marmaduke Fowkes, both millers in Claybrooke; one is, at the time aged 60, the other 21. Most likely father and son.



**Figure 2**  
John Priors's Map of Leicestershire (1777).  
Waterwheel Symbol Arrowed as Location of Claybrooke Mill.



**Figure 3**  
A Plan of the Parish of Claybrooke Magna and Claybrooke Parva (1839).

In 1839 “A Plan of the Parish of Claybrooke Magna and Claybrooke Parva” was produced for the Parish tithe (ROLLR Ref 4D69/8 (*Figure 3*)). It is the first map which records the mill complex in detail, interestingly the Mill is identified as Fawkes Mill, suggesting that it may have been in the Fawkes Family for a number of generations at that time. A mid 19th century trade directory supplied by Mr & Mrs Eales records that the interest accrued upon a £20 bequest left by John Fowke in 1829 be divided equally between the poor of the Parish and the Sunday School. This suggests the Fowkes Family were well established in the village and apparently a Family of some means. The Mill remained within the Fowkes/Fawkes Family throughout the remainder of the 19th century. Wrights Directory of Leicestershire published in 1894 lists Mrs Mary Ann Fawkes as a private resident, and a Arthur Tyers as a grazier and miller, suggesting a possibly widowed Mary had sold the mill to Mr Tyers, as confirmed by a sales catalogue dated July 27th 1893, which also confirms that Arthur Tyers was the sitting tenant at the time of the sale. The Mill remained with the Tyers until at least 1941.

The recorded building is clearly visible on the Parish Plan of 1839 to the north of the mill, identifiable by the angled south east corner. This unusual alignment indicates that this trackway crossing the mill site pre-dates the 18th century mill complex and is likely to be of some antiquity. The 1893 sales catalogue describes the mill as consisting of dwelling house, stables, barn, cow shed and wagon hovels, piggeries and other outbuildings.



**Figure 4**  
First Edition Ordnance Survey (1887).

The first edition Ordnance Survey was published in 1887 (ROLLR Ref XLVIII.3 (*Figure 4*)), it is the first modern representation of Claybrooke Magna Mill. The Mill is clearly identified as a corn mill. The recorded building is the largest on the site and is almost identical to the footprint of the building recorded in 1839, the only difference being an outshoot on the south



west facing gable into a probable fold yard. Interestingly, the tell-tale south east angle is not recorded, this is most likely as a result of an error in the mapping.



**Figure 5**  
Second Edition Ordnance Survey (1903).

The second edition Ordnance Survey was published 1903 (ROLLR Ref XLVIII.3 (*Figure 5*)), it shows the recorded building largely as it stood in 1887, the only difference being the outshoot on the south west gable is now clearly identifiable as a pigsty. There is also a rick stand to the south of the building, suggesting that as well as being a mill, the site was also a working farm.

## 2. Aims and Methodology

The specific objectives of the standing building survey were as follows:

- To provide a comprehensive written, drawn and photographic record of the building prior to the permitted conversion, as it represents upstanding archaeological/historical remains of local, regional or national importance.
- The project report will provide a comprehensive review of the local and regional historical context of the structures recorded by the project, making reference to the appropriate regional research agendas.
- The project will produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the buildings in their current form prior to conversion and/or demolition.

Desk-based research included the analysis of readily available documentary and cartographic sources including Leicestershire Historic Environment Record (HER) & the Record Office for Leicestershire, Leicester & Rutland (ROLLR).

The Historic Building Recording verified existing measured survey drawings (supplied by the client) and completed a photographic (35mm monochrome negative) and written record of the building to the equivalent of Historic England Level 2. An ordered archive has been compiled and will be deposited with Leicestershire County Council Museums Service, under the accession number X.A119.2017. An Online Access to the Index of Archaeological Investigations (OASIS) record has been completed.



**Figure 6**  
Plan of the Proposed Development Area, Recorded Building in Red.  
(Provided by client. Not to Scale).

*Orientation:* The building subject to this historic building recording is linear in plan, orientated west-south west – east-north east (*Figures 6 & 17*) for ease of description this is taken hereafter to be east to west. The principal elevation faces south. Where the terms ‘left’, ‘right’, ‘front’ and ‘back’ etc are used in the report, this is in relation to this principal elevation, as viewed from the south. For the purposes of this historic building a number suffix has been added for significant partitions where required.

All historic maps are reproduced with north to the top of the page, following Ordnance Survey standards unless indicated otherwise with appropriate north arrow and key.

As far as is known, no previous historic building recording has been undertaken of the buildings.

The site visit was carried out by Gerwyn Richards on November 8th 2017.

### 3. Description of the Building

The building is linear in plan aligned east – west (*Figure 17*), forming the northern end of the mill complex. The building is brick-built under a plain tile roof. The building consists of five distinct phases, with clear straight joints between each indicating different construction dates. The easternmost part is the largest element, consisting of a three bay barn, A with a central door on the south facing elevation (*Figure 7*), there is no corresponding door on the north facing elevation, which abuts the mill race (*Figure 8*), this lack of second door suggests the building was never used for threshing and was a fodder barn. The rear elevation also has a brick-built revetment, the blue bricks, measuring 9inch x 3inch x 4 ¼inch suggests this is a later modification, there is limited evidence of an earlier, stone-built footing or revetment visible in places (*Figure 9*). There are at least two clear phases of brickwork visible within the principal elevation (*Figure 10*), the lower courses consist of 9inch x 2 ½inch x 4 ½inch handmade red bricks laid in a Flemish Garden Wall bond (three stretcher bricks to one header brick in each course) in lime mortar. These brick dimensions suggest a pre early 19th century construction date for the building, confirming the cartographic sources. The upper courses, however are 9inch x 3inch x 4 ½inch, again laid in a Flemish Garden Wall bond, these dimensions suggest these upper courses are likely to be post 1830s in date, indicating that the building has been repaired, or indeed, largely re-built in the later 19th century.

Internally, A consists of three bays; neither cross wall is tied into the long elevations, suggesting they may be later. There are first floors over both end bays, (1) and (3), with pitching doors on the principal elevation; the central bay, (2) is open to the roof. The roof is carried on paired purlins in oak, all of which are only roughly finished (*Figure 11*). There is little evidence of the original form and function of each bay, however this is a common arrangement with animal housing each side of central fodder store, it is likely that (1) and (3) were originally stabling. The pitching doors on the principal elevation, as well as a third, blocked pitching door on the west facing gable confirm the gable bays were, in all likelihood for fodder storage.

Abutting the westernmost gable of A, with a clear straight joint is B, a single storey, L-shaped bay, again brick-built in a Flemish Garden Wall bond, under a hipped roof. The brick dimension of 9inch x 2 ¾inch x 4 ½inch suggests an earlier 19th century construction date. There is a pedestrian door on the south facing elevation of B(2) and a second on the east facing elevation of B(1), there is also evidence of a blocked door opening, now housing a timber casement window on the south facing gable of B(1).

Internally, B is divided into two bays, there is no evidence the two were ever connected, there is however an opening between B(2) and A, this opening contains an early looking plank door (*Figure 12*). The remainder of the doors throughout the building and windows are 20th century, although there are apparently some re-used 19th century hinges and Suffolk latches. There is a second door on the west gable of B(2) with approximately 600mm change in ground level with C, to the west. Along the rear wall of B(2) is a brick-built manger, the floor is a mix of brick pavers and an area of small cobbles (*Figure 13*), this, along with the central gully confirms B(2) was originally for animal housing, possibly a cow shed. There is no clear indication of the original form or function of B(1), although it is likely that it too was a cow shed.

The roof is carried on paired oak purlins, again only roughly finished. There is a single hardwood A frame truss with raking struts over B(2) (*Figure 14*). The crudity of the finish

would suggest an early date, or potentially re-used, however, this is impossible to confirm. There is no truss within B(1), the paired purlins are carried by the cross wall.

There are two further bays abutting the westernmost gable of B, due to the arrangement of the building it is impossible to confirm whether the two, C, to the north and D to the south, are contemporary with each other; the straight joint visible on both long elevations, along with cartographic evidence indicates both post date B. C consists of a single rectangular bay under a lean to roof, there is a pair of timber casement windows on the north facing elevation, the dimensions of which suggest a 20th century date. There is a large window on the west facing wall, below which is evidence of a blocked opening, probably originally an external doorway. The floor is a modern poured concrete slab and the roof underdrawn in fibreboard. There is no indication of the original function or form of the bay.

To the south of C is D, another single storey bay under a lean to roof. There are at least two phases of brickwork visible on the south west corner of D indicating re-building work (*Figure 15*). The lower courses are the likely remains of the pigsty seen here on the second edition Ordnance Survey (*Fig. 5*). Further evidence that D is later and was originally an open yard can be seen in the corbels on the easternmost wall, originally an external feature (*Figure 16*). There is also evidence of a blocked opening on the east wall of D, originally providing cross passage through B(1). There is a stub wall projecting from the westernmost wall, which again may be a remnant of the earlier pigsty.

There is a significant change in ground level between D and C, this time 1100mm in height, this hints that C is the later of the two.

Abutting the westernmost face of C and D is an open fronted garage. This building, being concrete block built is clearly modern in date and of no historical or architectural interest.

#### **4. Conclusion**

Claybrooke Mill is an extremely interesting range of buildings built on the site of a mill which possibly has medieval origins. The current mill complex dates to the 18th century.

The recorded building appears on a map of 1839, so is possibly 18th century in date, however this historic building recording has confirmed extensive evidence of late 19th century re-building. Only limited elements of the 18th century building remain, these are limited to lower courses of brickwork and potentially roof timbers and a truss.

Documentary evidence indicates that, as well as a working mill the site was a working farm during the 19th century, it is likely that the building had an agricultural use as it contains a number of common agricultural traits. It is possible that the building was modified to this 19th century agricultural use.

#### **5. Archive & Publication**

The site archive consists of

- 2 A3 permagraph sheet containing plans & notes
- 2 A1 paper sheets showing plans & elevations.
- DVD containing 83 digital images

83 B&W negatives & contact sheets  
3 A4 contact sheets  
3 A4 photo record sheets  
1 Unbound copy of this report

The archive will be held by Leicestershire County Council under the Accession Number X.A119.2017.

A version of the summary (above) will be submitted to the editor of the local journal Transactions of Leicestershire Archaeological and Historical Society for inclusion in the next edition.

## 5.1 OASIS Record Summary

INFORMATION REQUIRED	UPLOADED AS
OASIS No	archaeol30-301249
Project Name	An Archaeological Standing Building Survey of an Outbuilding Associated with Claybrooke Mill, Claybrooke Magna, Leicestershire.
Site Co-ordinates	NGR SP 49911 89147
Project Type	Standing Building Recording
Project Manager	Gerwyn Richards
Previous/Future Work?	No/No
Current Land Use	In Use As Building
Development Type	Residential
Prompt	NPPF
Archive Recipient	ABRS

## 6. References & Sources

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## 7. Colour Plates



**Figure 7**  
Building A Principal Elevation (Looking North – North West).



**Figure 8**  
Building A Rear Elevation (Looking South – South East).



**Figure 9**  
Building A Blue Brick Revetment & Earlier Stone Footing.



**Figure 10**  
Building A Multiple Brickwork Phases on Principal Elevation.



**Figure 11**  
Building A Purlins.



**Figure 12**  
Building B(2) Early Looking Plank  
Door.





**Figure 13**  
Building B(2) Floor.



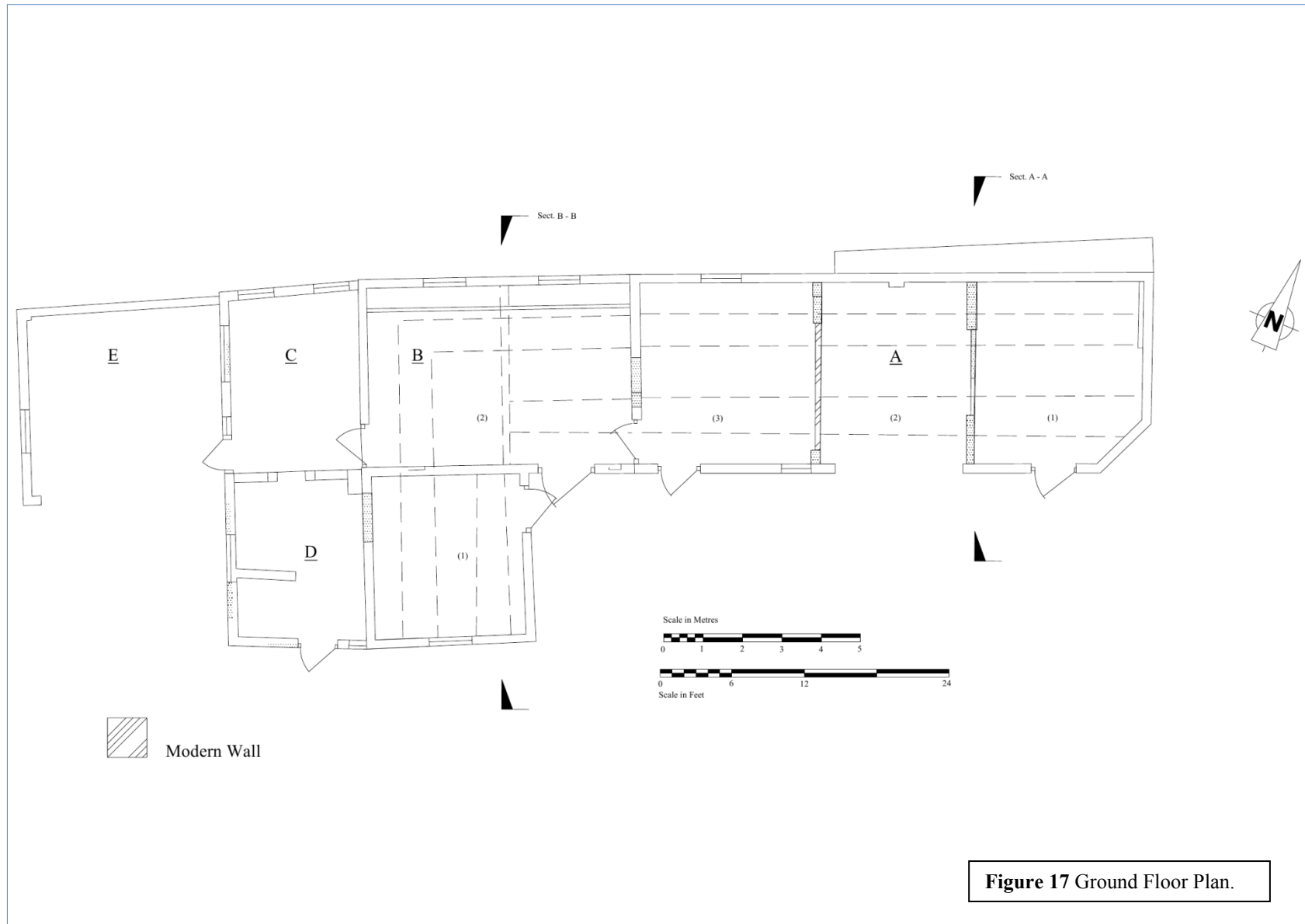
**Figure 14**  
Building B(2) Roof Truss.



**Figure 15**  
Building D Multiple Brickwork Phases on South & West Facing Elevations.



**Figure 16**  
Building D Corbelling on Easternmost Wall.



**Figure 17** Ground Floor Plan.

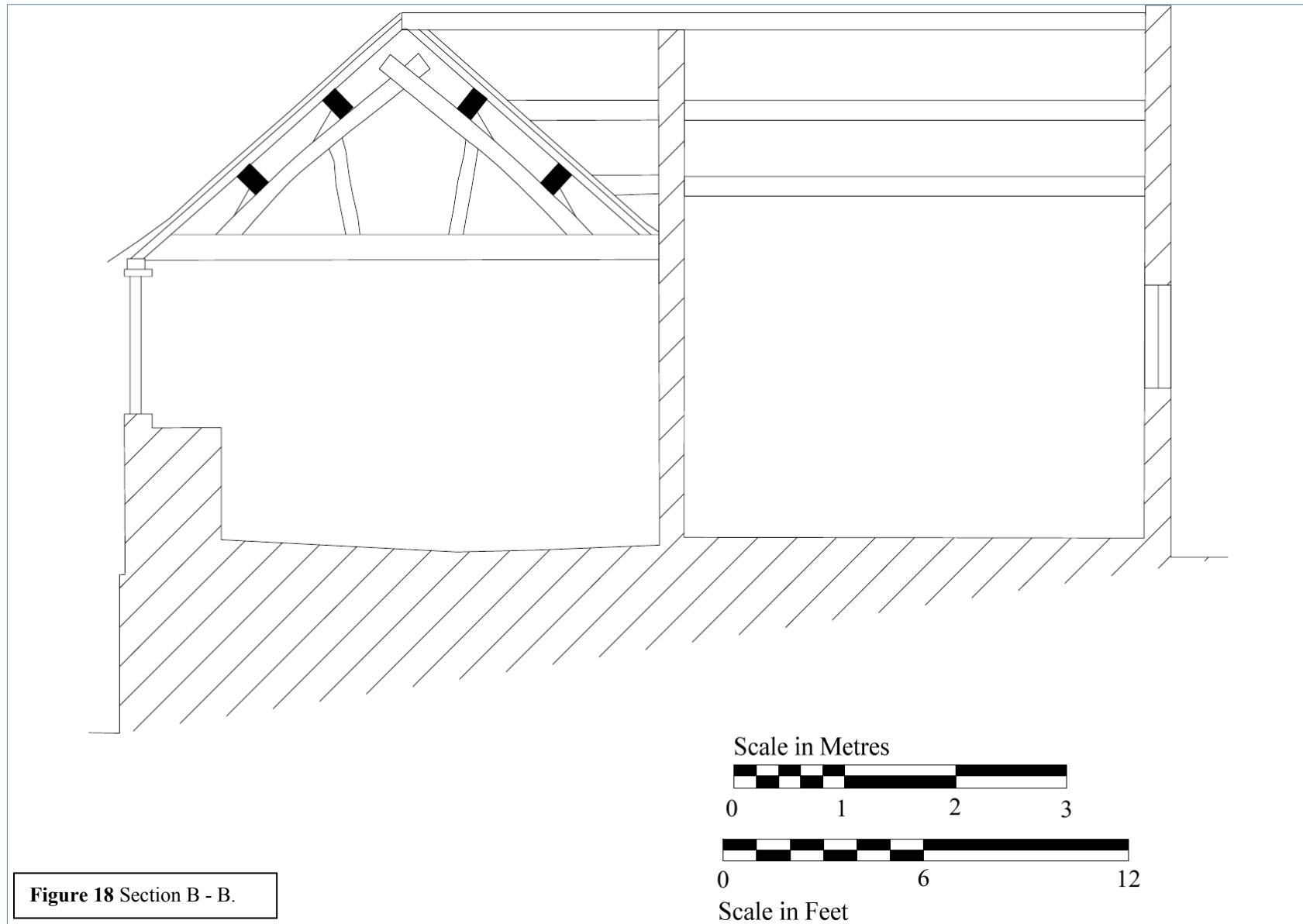
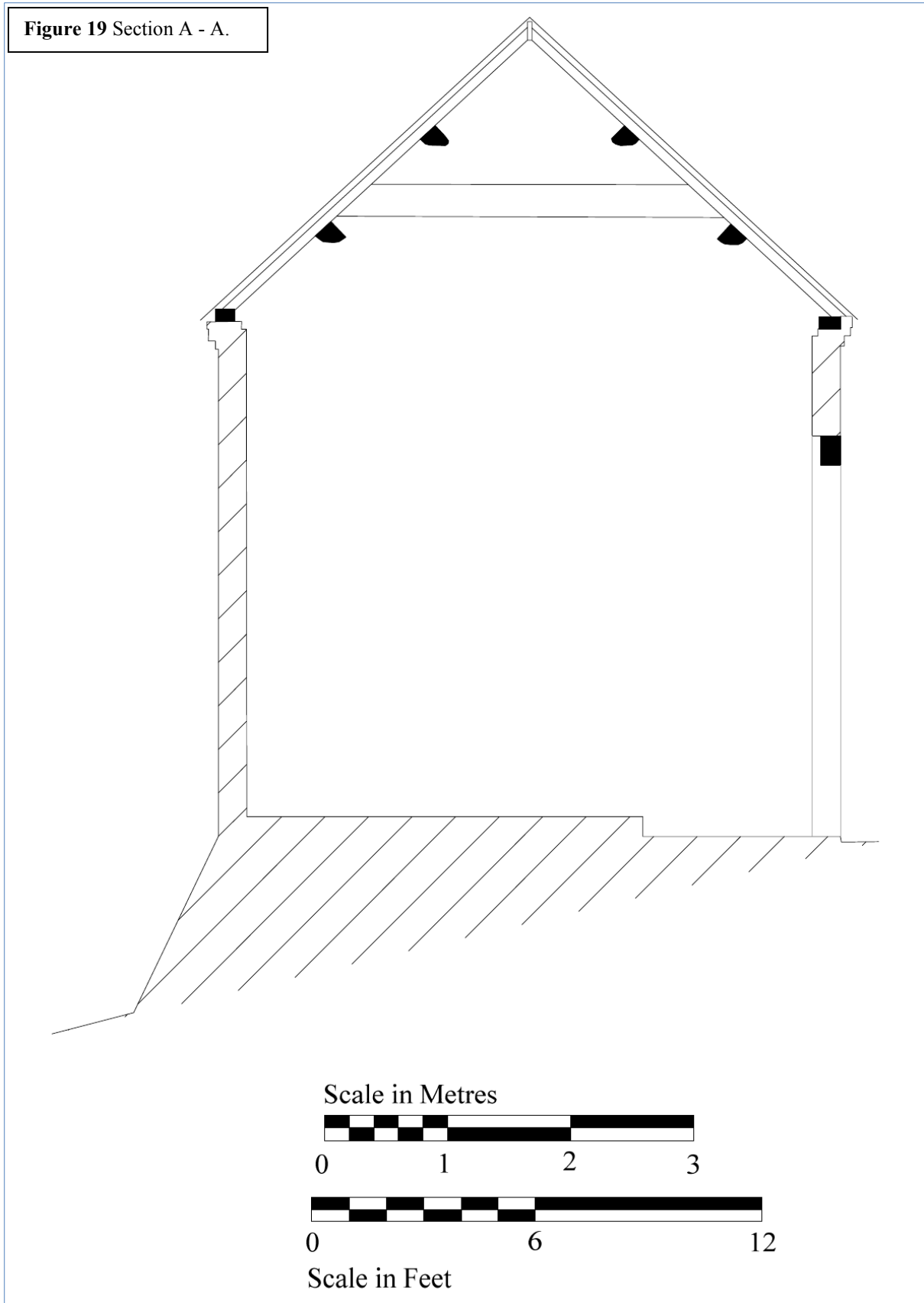
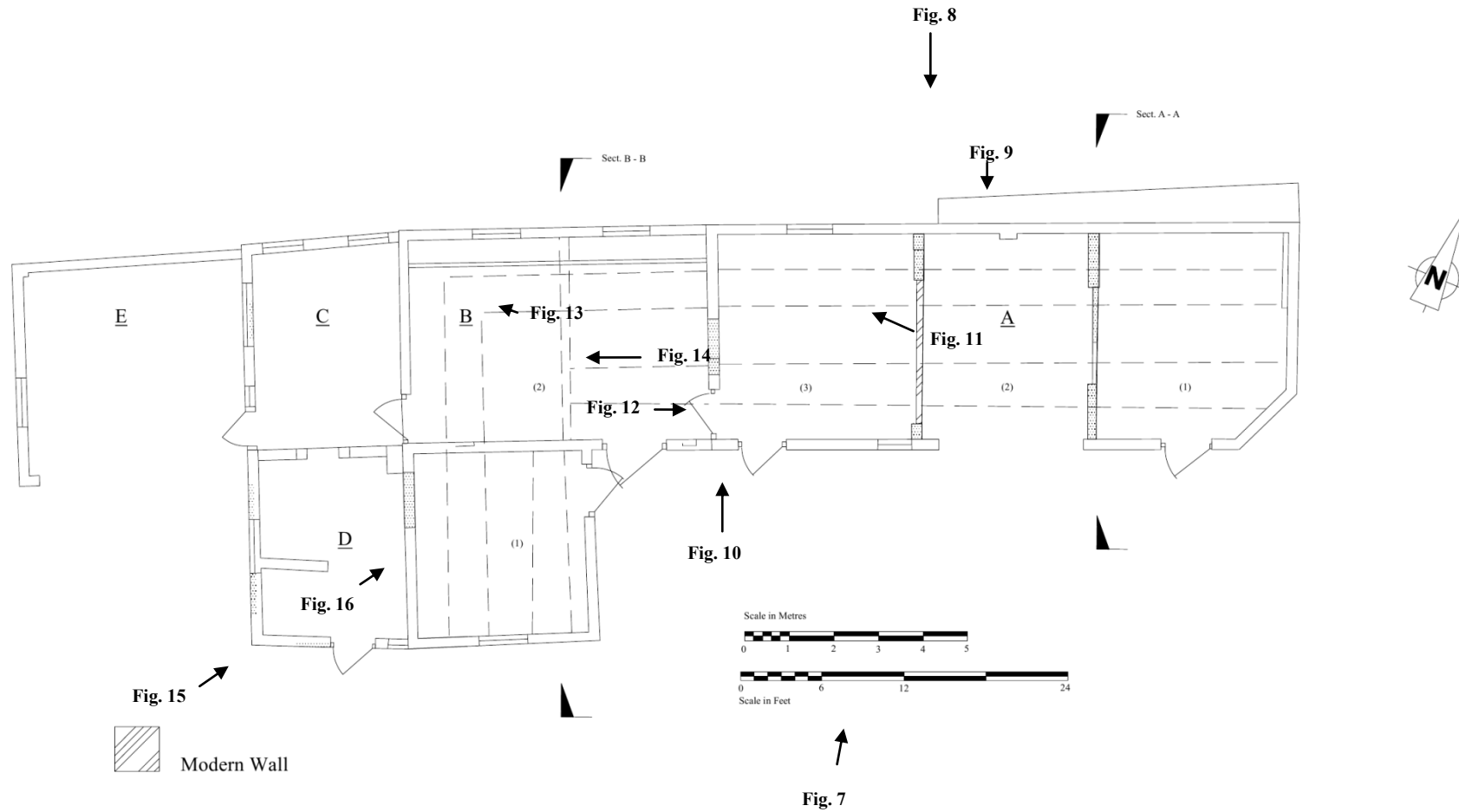


Figure 19 Section A - A.





**Figure 20** Locations of Photographs Included in Report.

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