



Building recording and archaeological inspection at Church Farmhouse 10 Church Street, Empingham Rutland, October 2013

Planning reference: APP/2012/0934

Accession Number: OAKRM:2012.4

Report No. 14/24

Author: Tim Upson-Smith

Illustrator: Amir Bassir



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Author: Tim Upson-Smith

Illustrator: Amir Bassir

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MOLA
Bolton House
Wootton Hall Park
Northampton
NN4 8BN
01604 700 493
www.mola.org.uk
business@mola.org.uk

STAFF

Project Manager: Steve Parry MA, MIfA, FSA
Text: Tim Upson-Smith BA, PG Dip
Fieldwork: Tim Upson-Smith and Amir Bassir BSc
Illustrations: Amir Bassir

OASIS REPORT FORM

PROJECT DETAILS		Oasis No. 1-170-441
Project title	Building recording and archaeological inspection at Church Farmhouse 10 Church Street, Empingham, Rutland, October 2013	
Short description	Northamptonshire Archaeology (now trading as MOLA) carried out a buildings recording action and watching brief at Church Farmhouse. The work demonstrated that although the building may have earlier origins than the 19th century, no evidence survived other than the mullioned windows in the north wing, the south wing still retained its 19th-century stable features. No archaeological features or artefacts were observed or recovered during the watching brief element of the work.	
Project type	Building recording and archaeological inspection	
Previous work	Unknown	
Future work	unknown	
Monument type and period	19th-century farmhouse	
PROJECT LOCATION		
County	Rutland	
Site address	Church Farmhouse, 10 Church Lane, Empingham, Rutland	
Easting and Northing	SK 95016 08557	
Area	30 sqm	
Height		
PROJECT CREATORS		
Organisation	MOLA	
Project brief originator	Leicestershire County Council	
Project Design originator	Northamptonshire Archaeology	
Director/Supervisor	Tim Upson-Smith	
Project Manager	Steve Parry	
Sponsor or funding body	Home owner	
PROJECT DATE		
Start date	October 2013	
End date	February 2014	
BIBLIOGRAPHY		
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**BUILDING RECORDING AND ARCHAEOLOGICAL INSPECTION AT
CHURCH FARMHOUSE 10 CHURCH STREET,
EMPINGHAM, RUTLAND,
OCTOBER 2013**

Abstract

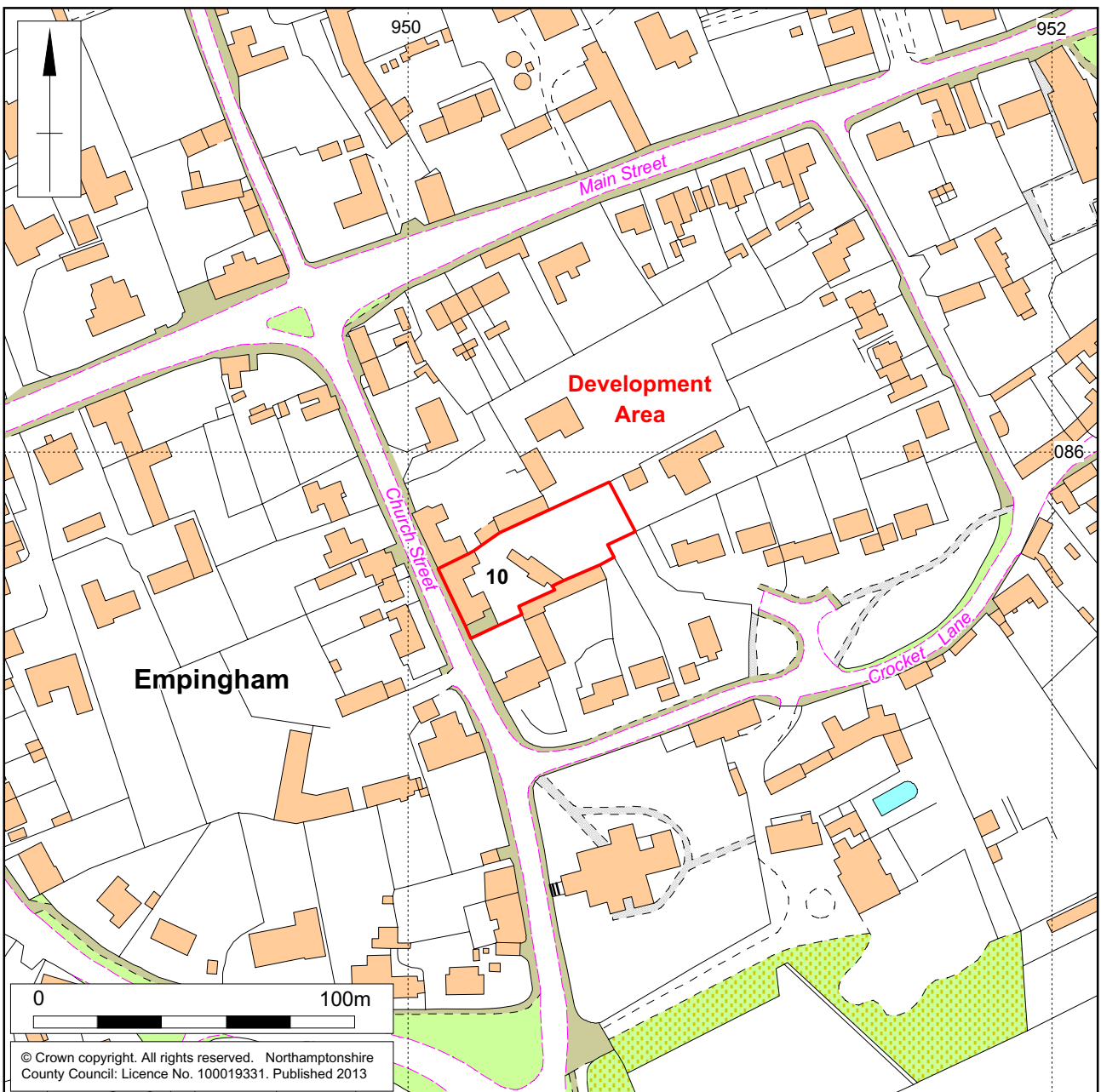
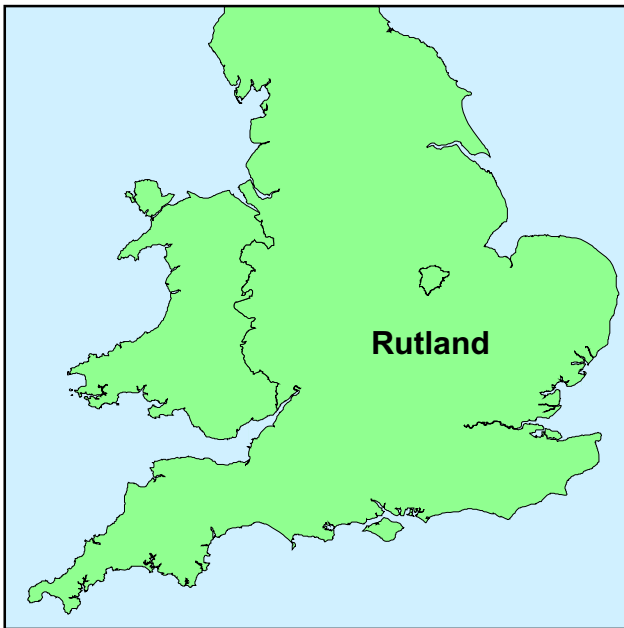
Northamptonshire Archaeology (now trading as MOLA) carried out a buildings recording action and watching brief at Church Farmhouse. The work demonstrated that although the building may have earlier origins than the 19th century, no evidence survived other than the mullioned windows in the north wing, the south wing still retained its 19th century stable features. No archaeological features or artefacts were observed or recovered during the watching brief element of the work.

1 INTRODUCTION

MOLA were commissioned by Ross Thain and Co to undertake buildings recording and archaeological inspection during the works at Church Farmhouse, 10 Church Street, Empingham Rutland (NGR SK 95016 08557; Fig 1). The proposed work consists of reducing the ground level to the rear of the property and the addition of a sun room. Internally the level of the kitchen floor was altered.

A scheme of archaeological work is required as a condition of a planning application (APP/2012/0934) for alterations to the building and associated ground works.

Church Farm House is a later 19th-century, Grade II listed structure. Its listing is due to association with No.8 Church Street. The principal elevations are of coursed rubble stone with quoins and the building has a plain tile roof with ornamental brick central ridge and end stacks (www.imagesofengland.org.uk).



Scale 1:2000

Site location Fig 1

2 OBJECTIVES AND METHODOLOGY

The objective of Level 2 building recording is to provide a descriptive record of an extant structure, often before demolition or conversion, where the building is known or strongly suspected to retain limited historic significance. The work provides a basic record in accordance with the EH procedural document of 2006 *Understanding Historic Buildings: A guide to good recording practice*. Level 2 will provide conclusions regarding the building's development and use but will not discuss in detail the evidence on which these conclusions are based. A measured plan and other drawings will be produced as appropriate.

In this case a comprehensive photographic record will ensure the preservation by record of the buildings before demolition and alteration.

An archaeological inspection and recording was carried out during the ground works for the proposed development. The objectives of this were to:

- Identify, investigate and record any significant archaeological remains, exposed during the ground works;
- Determine and record the date, extent, character, state of preservation and depth of burial of any archaeological deposits;
- Create a permanent archive and record of the archaeological information collected during the course of the fieldwork and analysis.

3 HISTORICAL BACKGROUND

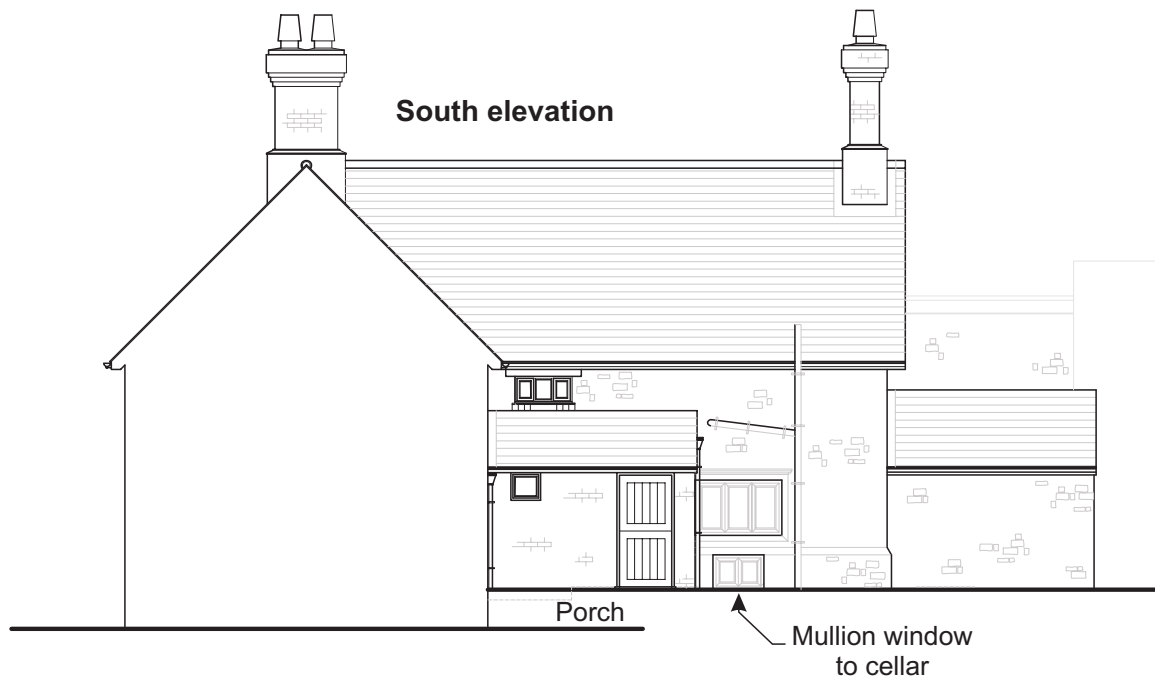
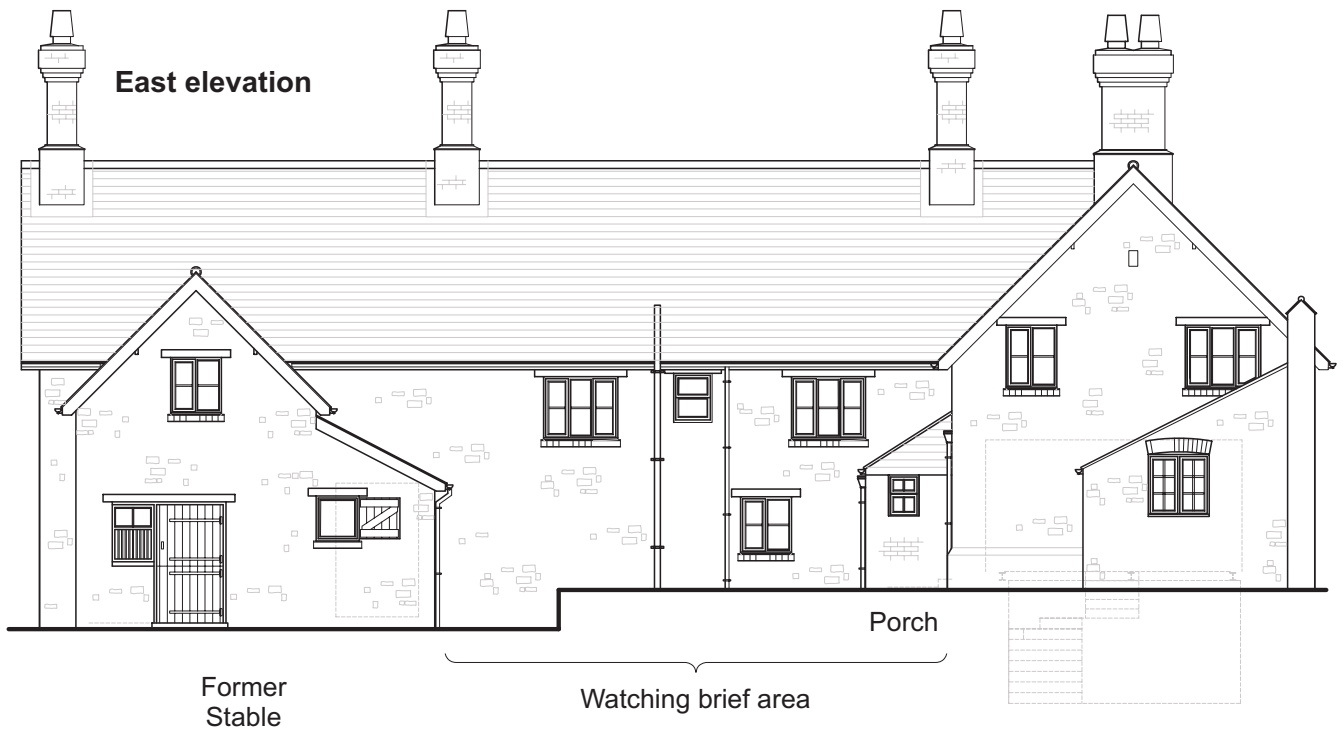
Empingham covers a smaller area than its medieval predecessor. There are surviving earthworks of the medieval village which include a moated site and a watermill. Church Farmhouse itself is a 19th-century farmhouse with associated outbuildings. Some of the farm's stone barns have been converted into residential use and now form a separate neighbouring property.

4 BUILDING ASSESSMENT

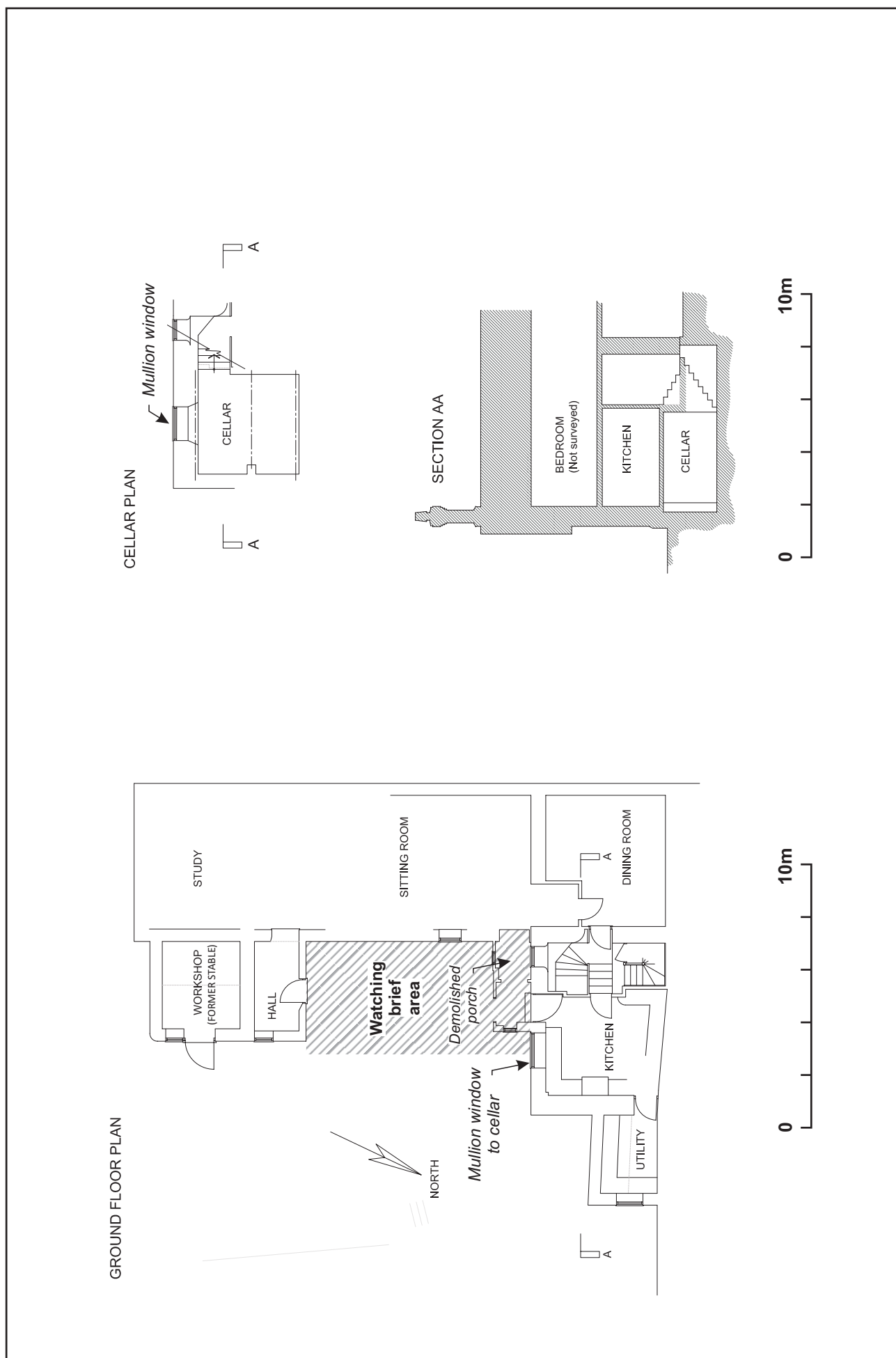
The recording work focused on the elements of the building which are to be altered as part of the works. These are the two wings on the rear (east side) of the building, the northern wing comprising kitchen and utility room on the ground floor with a cellar below and the ground floor of the southern wing, formerly a stable which is to be converted as part of the works. The first floors of both wings are not affected by the works (Figs 2 &3).

4.1 Exterior

The cottage is constructed in coursed roughly dressed limestone with limestone quoins. The roof is tile and the chimney stacks red brick (Fig 5). The windows, with the exception of those on the north rear wing, are wooden casements. Those on the north wing at ground and basement level are limestone chamfered mullioned windows, the kitchen having three lights and the basement two lights (Fig 4). It would appear that some of the stone work of the kitchen window has been replaced. Access to the north wing is through a ledged plank door set in a plain opening and accessed via two steps, the entrance formally had a modern porch which was removed as part of the works, prior to the survey (Fig 6).



0 5m



Scale 1:200 Plans of the watching brief area and cellar and section through the building Fig 3



Stone mullioned windows

Fig 4

The southern wing appears to be a later, 19th century, addition to the property and originally served as a stable at ground floor with a hay loft over as evidenced by the newer stone work below the first floor window converting it from a door to a window (Fig 5). The ground floor still retained its split stable door with a vertical sliding vented window to its side (Fig 5).



South wing showing stable door and blocked hayloft access

Fig 5

4.2 Interior

North wing

At the time of the survey the interior of the kitchen had been removed, exposing plastered brick dividing walls and the back (north) wall in un-coursed limestone rubble. The southern wall was still plastered, however, red brick could be seen internally, below the stone mullioned window reveal. This brickwork partially blocks the mullion window in the cellar below (Fig 6).



Kitchen interior Fig 6

The walls of the cellar are unpainted roughly coursed limestone rubble, with a light well on the south wall. The ceiling of the cellar is supported on modern RSJ beams, the joists and the floor boards of the room above are sawn pine, this work has removed any traces of the original or an earlier ceiling (Fig 7).



The cellar Fig 7

Although the north wing would appear, from the evidence of the stone mullioned window to be an earlier element of the house no evidence other than the windows survived, within the surveyed part of the house.

South wing

Only the single ground floor room of the south wing was recorded as this is the only part that is to be altered. The single room had white washed stone walls to the north, east and south, the west wall dividing the former stable from the house was white washed red brick., the floor was beaten earth, the ceiling had the beam and joists exposed with lath and plaster infill. The room retained its wooden manger along the west wall (Fig 8).



Interior of the south wing Fig 8

5 Archaeological Inspection

An archaeological inspection was carried out during the ground works for the new extension on the rear of the house. Natural sandy clays were exposed below the made ground of the modern raised terraced garden area (Fig 9). No archaeological features or artefacts were observed.



Watching brief area, during the underpinning works Fig 9

The removal of the terraced garden area and subsequent ground reduction did reveal that the rear wall of the house was built straight onto the natural without footings, so as part of the works this wall was underpinned.

5 DISCUSSION

The survey recorded the elements of the house which were to be altered or removed as part of the works. The survey demonstrated that although externally the north wing of the house appears to be original, internally the floor levels have been altered in recent years, with the floor at the time of the survey being supported on RSJ (rolled steel joists) beams. The ground floor of the south wing retained its wooden manger at the time of this survey. No artefacts or features were recovered or observed during the watching brief. The site archive which will include photographs and log sheets will be deposited with the Rutland County Museum.

Bibliography

EH2006 *Understanding Historic Buildings: A guide to good recording practise*, English Heritage

IfA 2001, revised 2008 *Standard and guidance for the archaeological investigation and recording of standing buildings and structures*, Institute for Archaeologists

NA 2013 *Written scheme of investigation for building recording and archaeological inspection at church farm house, 10 church street, Empingham Rutland*, Northamptonshire Archaeology

Websites

www.imagesofengland.org.uk

APPENDIX: LISTED BUILDING DESCRIPTION

Date listed: 29 June 1984

Date of last amendment: 29 June 1984

Grade II

EMPINGHAM SK 90 NE CHURCH STREET (East Side) 4/92 No. 10

Grade II House. Later C19 with earlier origins. Coursed rubble stone with quoins and plain tile roof with brick ornamental central ridge and end stacks. 2 storeys of 4 3-light and 1 2-light iron-framed windows over 3 similar 3-light and a 1-light and central part-glazed door. Included for group value with No. 8 Church Street (q.v.) which it adjoins.



MOLA
Bolton House
Wootton Hall Park
Northampton
NN4 8BN
01604 700 493
www.mola.org.uk
business@mola.org.uk