



University of Leicester

Archaeological Services

**A Level 2 Historic Building
Survey of buildings at
Hemington House Farm,
Church Lane, Hemington,
Leicestershire,
NGR: SK 4565 2777**

Sophie Clarke




**A Level 2 Historic Building Survey
of buildings at Hemington House Farm,
Hemington, Leicestershire**

NGR: SK 4565 2777

Sophie Clarke

For: Lychgate Homes Ltd

Checked by	
Signed: 	Date: 15.12.2010.
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A Level 2 Historic Building Survey of buildings at Hemington House Farm, Church Lane, Hemington, Leicestershire SK 4565 2777

Sophie Clarke

Summary

An English Heritage Level 2 Historic Building Survey of farm buildings at Hemington House Farm was undertaken by University of Leicester Archaeological Services, in advance of their conversion for residential purposes. Hemington House Farmhouse has a datestone of 1729 but a surviving element of timber-framing within an 18th-century barn suggests that the farmstead may have 17th-century origins as a mixed-use farm, with a simple, linear plan form. By the 19th century, the farmstead had developed a loose courtyard plan, with a number of buildings constructed around a central foldyard, indicating a specialisation into cattle and perhaps dairy farming at this time, although no evidence for a dairy survives. In the latter part of the 20th century, the farmstead ceased to function as such, and the buildings were converted into livery stables. The site archive will be held by LMARS under the accession number X.A204.2010.

1. Introduction

This document presents the results of an English Heritage Level 2 historic building survey undertaken in accordance with conditions secured upon planning application 10/002121/FUL, for the residential conversion of two ranges of historic farm buildings and the erection of associated garaging at Hemington House Farm, Church Lane, Hemington, Leicestershire NGR SK 4565 2777.



Figure 1. Location of site at Hemington. Scale 1:50,000

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Hemington House Farm has been identified as being of historic, architectural and potentially archaeological significance, from information held in the Leicestershire and Rutland Historic Environment Record (HER). The farmhouse is a Grade II listed

building, located within the historic village core of medieval and post-medieval Hemington.

In mitigation of the effects of the development therefore, and in accordance with PPS5 'Planning for the Historic Environment' (2010), it was recommended by the Planning Archaeologist at Leicestershire County Council, in his capacity as advisor to the Planning Authority, that a Level 2 Historic Building Survey of the affected buildings should be undertaken prior to the commencement of works, as defined by English Heritage guidelines 'Understanding Historic Buildings: a guide to good recording practice' 2006.

2. Site Location

Hemington House Farm is located at National Grid Reference SK 84565 2777, at the southern end of Hemington village, close the remains of a 13th-century church, noted as ruined by the 16th century. The site lies at a height of approximately 40m above Ordnance Datum.

3. Aims and Objectives

In accordance with English Heritage Guidelines (2006), the objectives of the historic building survey can be summed up as follows:

The recording by photography, notes and drawings of the building proposed for conversion that will allow the future interpretation of the building within the context for which it was originally designed and which subsequently evolved.

To produce an archive and report of the results.

The aims of the watching brief were:

To identify the presence/absence of any archaeological deposits or features.

To establish the character, extent and date range for any archaeological deposits to be affected by the proposed ground works.

To record any archaeological deposits to be affected by the ground works.

To produce an archive and report of any results.

4. Methodology

The historic building survey was carried out on the 7th of December 2010 by Sophie Clarke of University of Leicester Archaeological Services (ULAS), in accordance with the *Brief for Historic Building Recording* (LCC 2010) and following procedure set out in the *Design Specification for Historic Building Recording* (ULAS 2010). The

work followed the Institution for Archaeologists' (IfA) *Code of Conduct*, adhering to their *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*.

A full set of survey drawings of the building prior to development, comprising floor plans, elevation and section drawings at 1:100 scale, were supplied by Greenhatch Building Surveys Ltd. These were verified for accuracy on site and used to locate the photographs taken as part of the survey (see below). A number of additional historic details identified during the course of the survey are recorded on a set of the architects' drawings, which form part of the site archive.

4.1 Level 2 Survey- Descriptive Record

In accordance with the brief, the level 2 survey of the building was designed to incorporate the following elements:

The Written Account:

- The precise location of the building, by name or street number, civil parish, town, etc, and National Grid reference and details of listing or scheduling.
- The date when the record was made, and the name(s) of the recorder(s).
- A statement describing the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners should be given if known.
- An account of the building's overall form (structure, materials, layout) and its successive phases of development, together with the evidence supporting this analysis.
- An account of past and present uses of the building and its parts, with the evidence for these interpretations. An analysis of any circulation pattern or decorative, iconographic or liturgical scheme.

Drawn Record:

- Shall comprise plans (to scale or full dimensioned) of all main floors as existing. Small buildings of well-known types, or buildings with a repetitive structure (e.g. many industrial buildings) may be planned on one floor only, but a note or a sketch plan should be made to show the arrangement of other floors. Plans should show the form and location of any structural features of historic significance (e.g. blocked doors and windows; former fireplace openings; masonry joints; changes in internal levels).
- As a minimum, in all cases, the drawn record will include a sketch plan roughly dimensioned (when no more thorough drawn record is required). Such a plan may not always include structural details (e.g. timber framing).
- In each of the above cases, use may be made of available plans (i.e. those prepared as part of a planning application). In all cases these shall be checked by the historic building specialist and supplemented or amended where necessary.

Photographic Record:

- General view of views of the exterior of the building.
- The overall appearance of principal rooms and circulation areas.
- Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.

An index to the photographs held in the site archive has been included here as Appendix I, located at the end of this report. The site archive will be deposited with the Leicestershire Museums Service under the accession number X.A204.2010.

5. Background

5.1 The proposed works will involve the conversion of a group of farm buildings (Ranges A and B, figure 2, below) that are shown on the late 19th century edition Ordnance Survey map of the area and are within the curtilage of Hemington Farmhouse, a grade II listed building with the following listing description, taken from the Images of England website:

<http://www.imagesofengland.org.uk/Details/Default.aspx?id=358191&mode=quick>



© Mrs Anne French

IoE Number: 358191

Location: HEMINGTON HOUSE FARMHOUSE, CHURCH LANE
LOCKINGTON HEMINGTON, NORTH WEST LEICESTERSHIRE,
LEICESTERSHIRE

Photographer: Mrs Anne French

Date Photographed: 18 August 2004

Date listed: 16 January 1989

Date of last amendment: 16 January 1989
Grade II

LOCKINGTON-HEMINGTONCHURCH LANESK 4427-4527(Hemington)9/144-
Hemington House

LOCKINGTON-HEMINGTON CHURCH LANE SK 4427-4527 (Hemington) 9/144 - Hemington House Farmhouse GV II House. Dated IF 1729 on terracotta tablet in left gable; C19 rear wing; C20 alterations. Red brick, plinth originally stone but mostly rebuilt in brick. Plain tile roof, rebuilt flanking brick chimneys. 2 storeys and attic; 2 bays. Dentilled band course at first floor level, brick eaves with double row of dentils. C20 barred wooden casements, all of 2-lights with opening top-lights. Lower windows retain original but repointed flat brick arches. Off-centre C19 4-panelled door with rectangular fanlight and moulded wooden doorcase. Doorcase has square paterae and simple board cornice. Gable ends have blocked windows and later single attic casements. C19 single-storey rear wing with C20 case-ments and door.

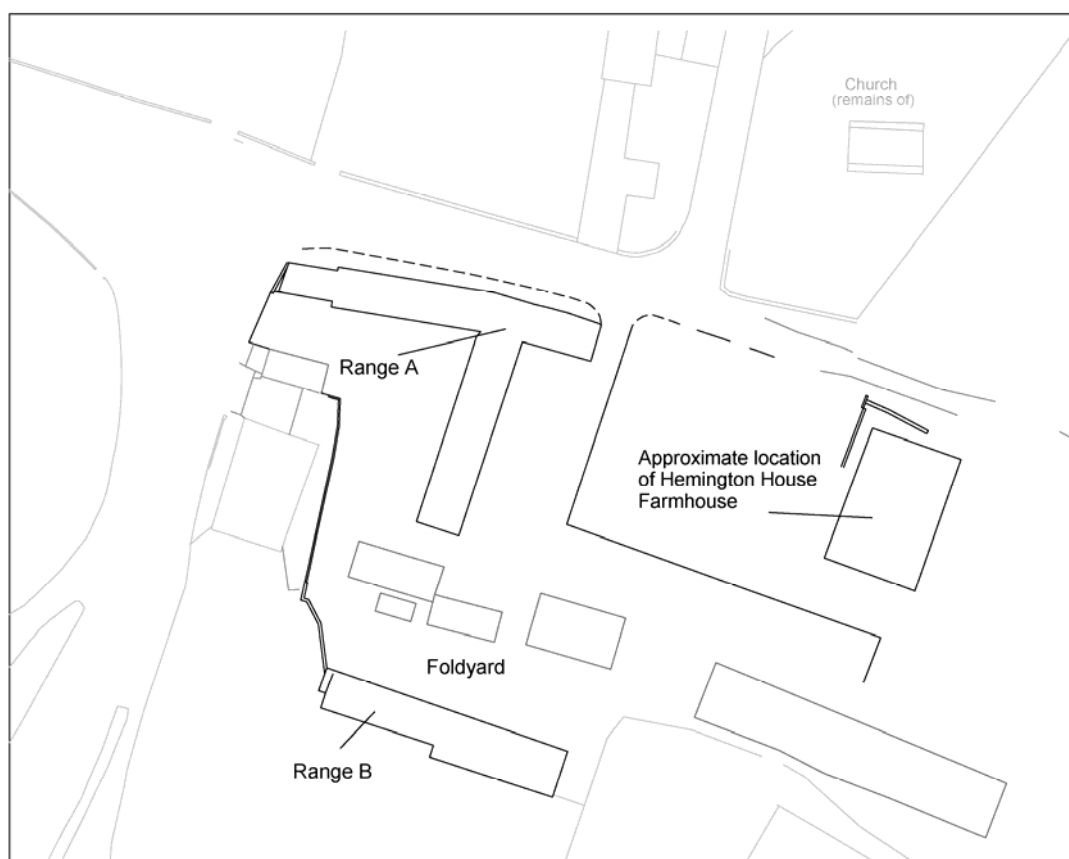


Figure 2. Block Plan showing the location of the buildings of Hemington House Farm. Not to scale.

5.2 For most of the 20th century, Hemington House Farm was a dairy farm, run by the Columbello family for many generations. In the latter part of the 20th century the farm diversified into beef cattle, but by 1990 the farm was no longer functioning and the buildings were converted into livery stables. At the time of the site visit, Hemington House Farm had been sold, with the farmhouse in separate, private

ownership and the buildings within the farmyard currently owned by Lychgate Homes, but still in use as a livery yard, run by Richard and Mandy Columbell.

6. Results

A basic outline chronology of the development of the farmstead is shown in figure 3, below. Evidence from the fabric of the standing buildings on the site indicates that the farmstead may have evolved from a basic linear plan form, with the gable-end of a fully timber-framed structure fronting on to Church Lane. Evidence from surviving timber-framing indicates that this structure is likely to date to the 17th century. Whether the original farmhouse formed part of the linear range at this time, or whether the present farmhouse, ostensibly of 1729, stands on the site of an earlier building is not known.

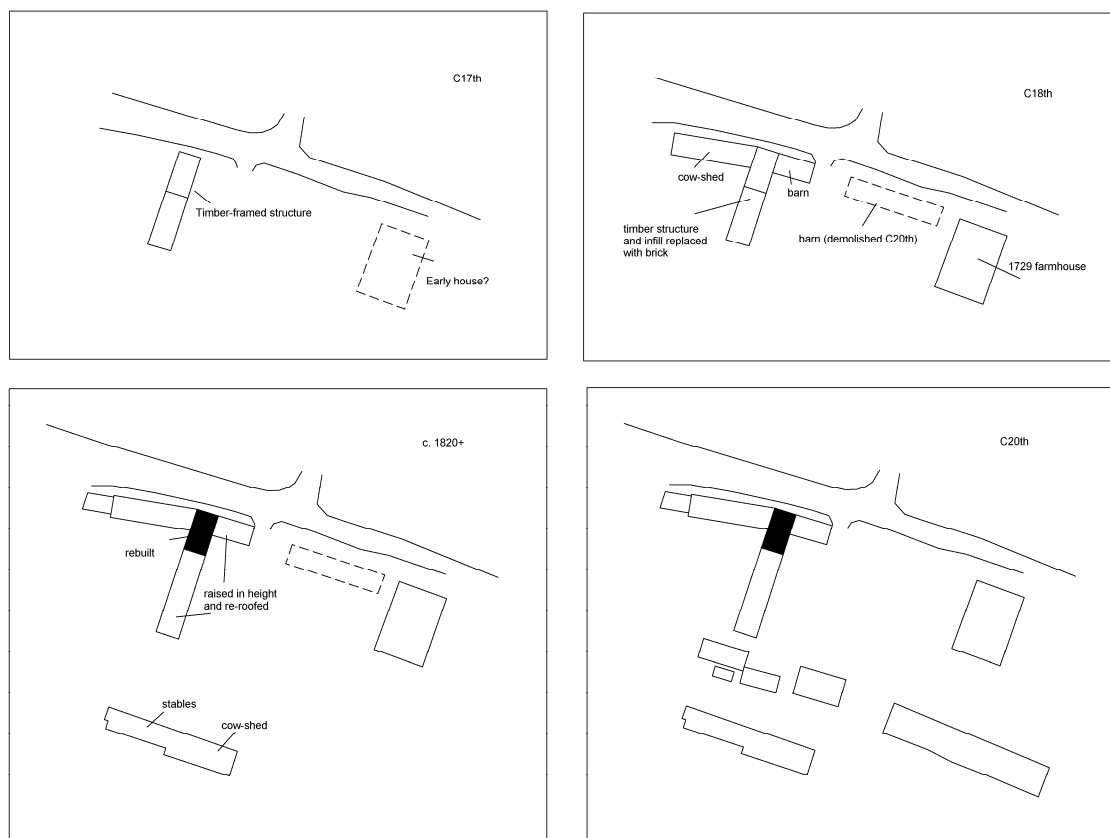


Figure 3. Block plans showing outline chronology of Hemington House Farm.

6.1 Range A

Range A consists of a number of buildings arranged in a T-shaped plan form, constructed of red brick with a tiled roof, presenting an imposing blind façade onto Church Lane. The earliest built element comprises a near-complete cross-frame and roof truss from a timber box-framed structure, likely to date to the 17th century. This appears to have been an internal truss, indicating that further bays of timber framing

extended on both sides of the element. From a basic, linear plan-form range, the farmstead appears to have been substantially developed during the 18th century, corresponding perhaps with the 1729 datestone on the farmhouse. These works included the rebuilding of Barn 1 and the northern gable-end bay in brick with the addition of Barn 2 and a long cow-shed, flanking the earlier, central structure. Around the middle of the 19th century, both of the barns were raised in height and re-roofed, with re-used timbers forming queen-post roof trusses, bolted through the tie-beams. The central store appears also to have been re-roofed at this time and here the roof is supported on a bolted king-post truss, constructed of machine-cut timbers. A number of blocked and inserted window and doorway openings within the south-facing elevation of the cow-shed are an indication that the building has been subject to a number of changes in use. The lean-to structures on the eastern side of Barn 1 date to the latter part of the 20th century, constructed of timber, corrugated iron and breeze-blocks by Mr Columbello's father.

Range B is located on the southern side of the foldyard and consists of a linear range of brick buildings constructed during the 19th century. At the western end of the range, a three-bay stable block of one and a half storeys appears to be the earliest built element, with the roof structure supported by a series of collar rafter roof trusses. This is joined to a two-bay block of two storeys, with similar decorative treatment to the earlier block, although the bolted king-post roof structure may indicate a slightly later date for its construction. At the eastern end of the range, an open-fronted cow-shed appears to be contemporary with the two-storied block and has a series of timber king-post roof trusses supported on brick piers. The cow shed was converted into a series of stables in the latter part of the 20th century.

A series of assorted 20th-century buildings located to the north of Range B were photographed for inclusion as part of the site archive, but were not surveyed as part of this work.

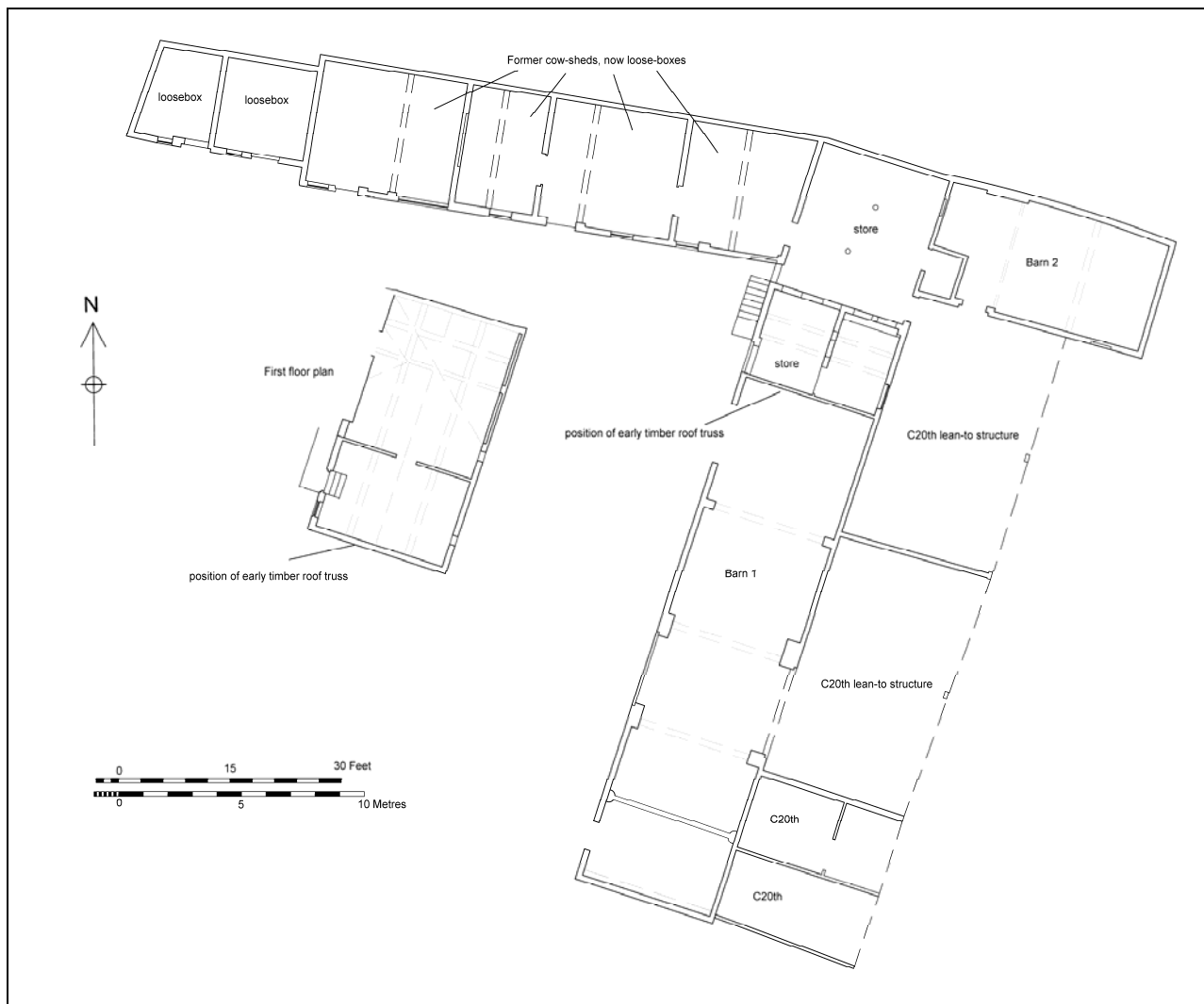


Figure 4. Range A floor plans (derived from plans supplied by Greenhatch Building Surveys Ltd).

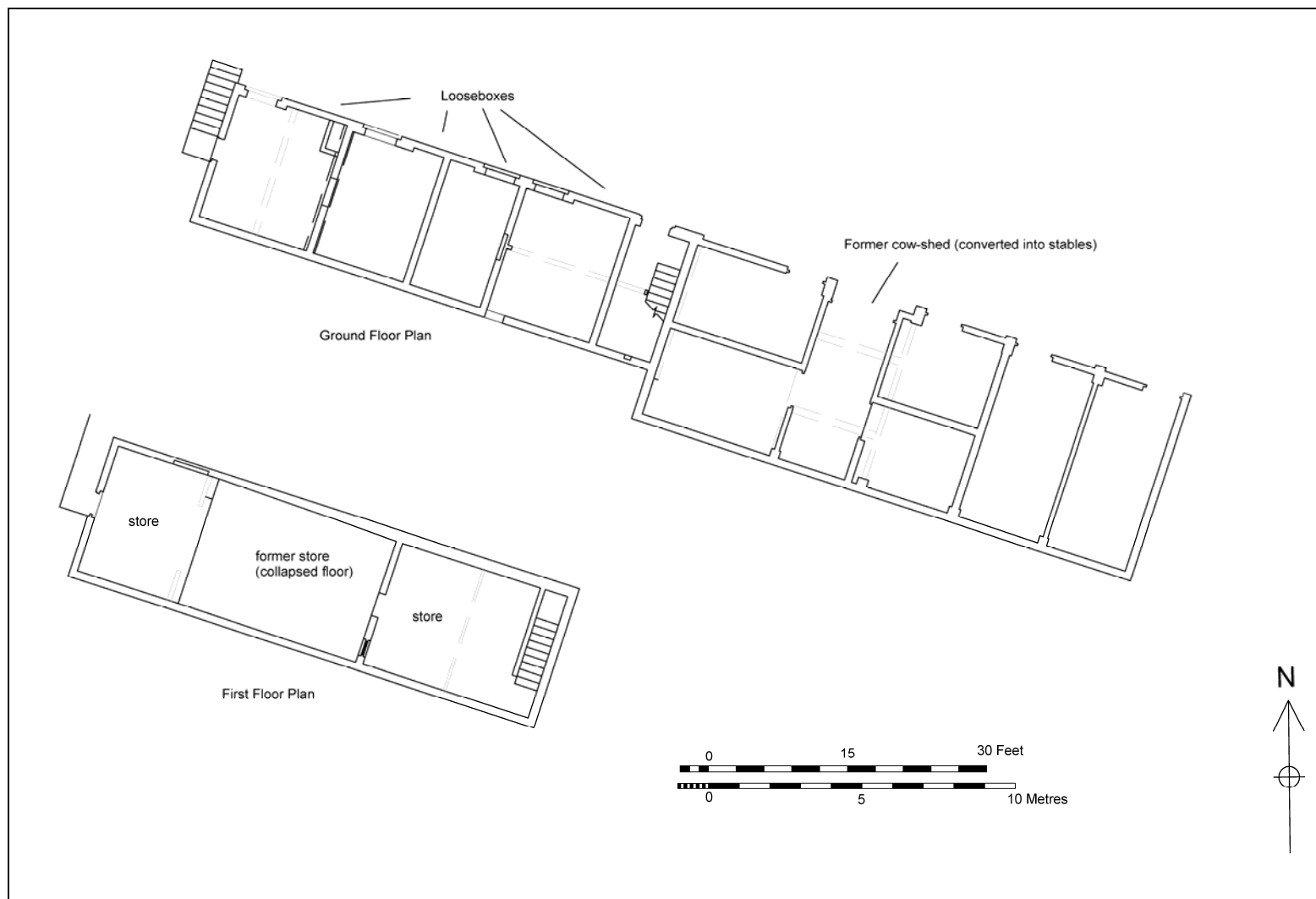


Figure 5. Range B Floor Plans (derived from plans supplied by Greenhatch Building Surveys Ltd).

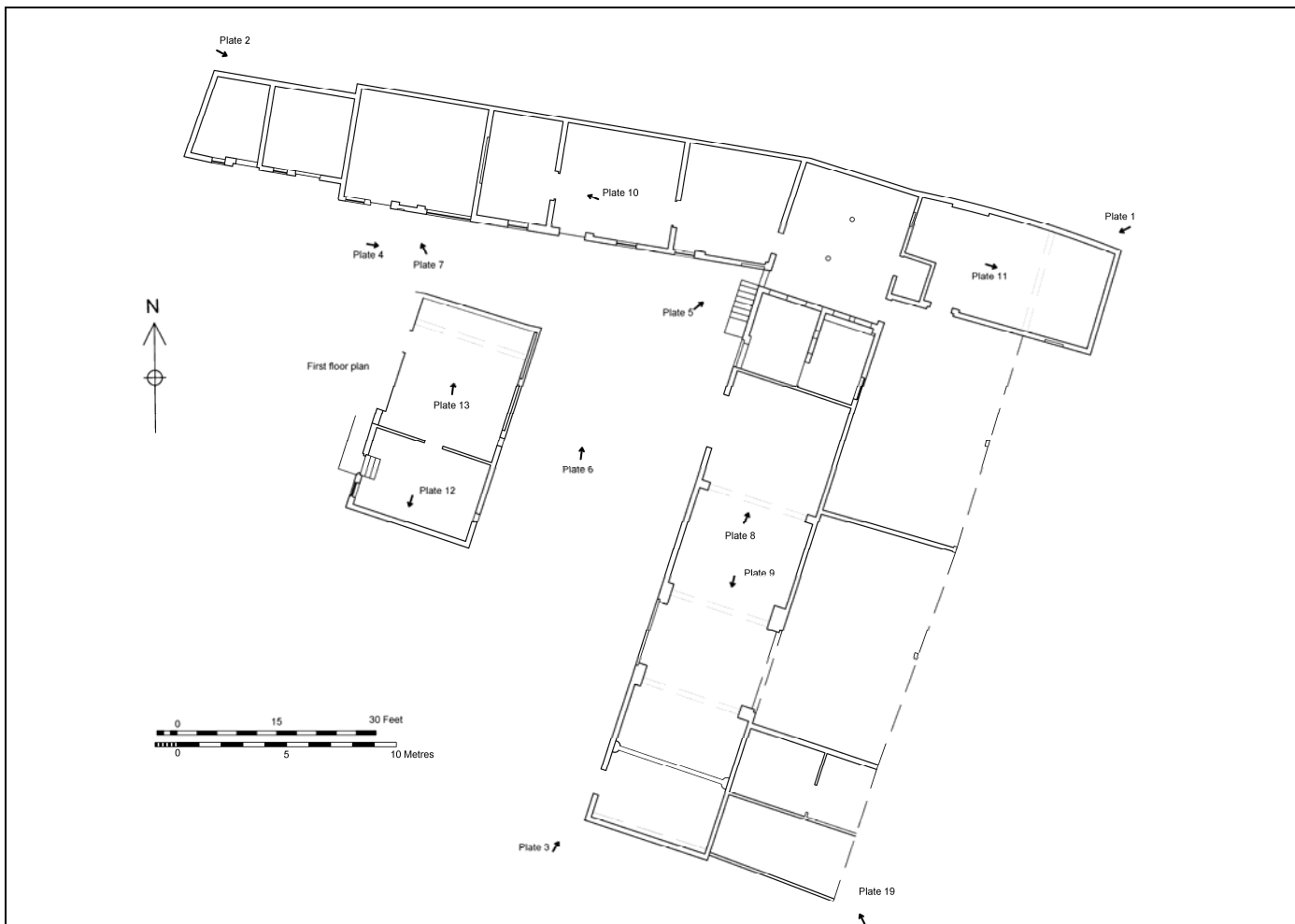


Figure 6. Range A, location of plates 1-13 and 20.



Plate 1. Range A, Barn 2 Church Lane elevation, looking south-west.



Plate 2. Range A, cowshed, looking south-east.



Plate 3. Range A, Barn 1, with nesting-boxes in gable-end wall. Looking north-east.



Plate 4. Range A, Barn 1, looking east.



Plate 5. Junction of Barn 1, central store and cow-shed. Looking north-east, with timber post relating to early structure visible on right.



Plate 6. Range A, cow-shed. Looking north.



Plate 7. Range A, cowshed, with blocked and inserted openings. Looking north-west.



Plate 8. Timber cross-frame of 17th century box-framed structure. Looking north, with a change in the brick work on left-hand side indicating the raising of the height of the roof.



Plate 9. Range A, Barn 1 interior, with bolted, queen-post roof trusses. Looking south.



Plate 10. Range A, cowshed interior, with 18th century, pegged collar roof truss.
Looking west.



Plate 11. Range A, Barn 2 with queen-post roof truss. Looking east.

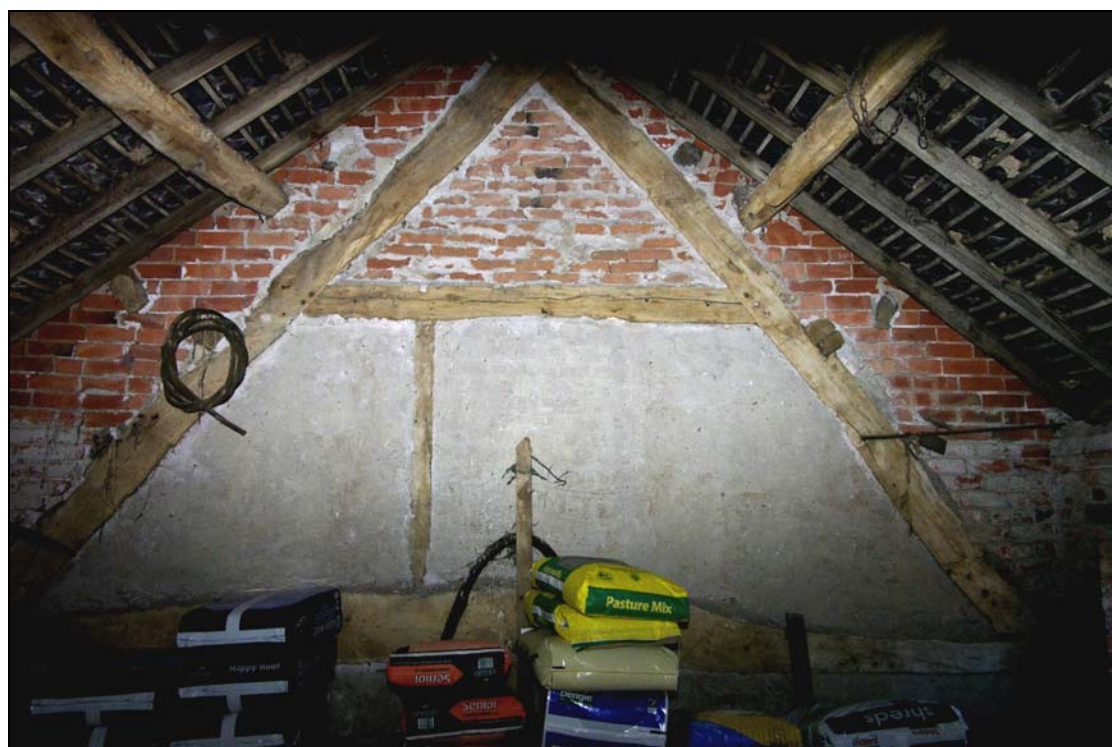


Plate 12. Principal roof truss from cross-frame of 17th century structure. Looking south.



Plate 13. King-post roof truss over rebuilt central store. Looking north.

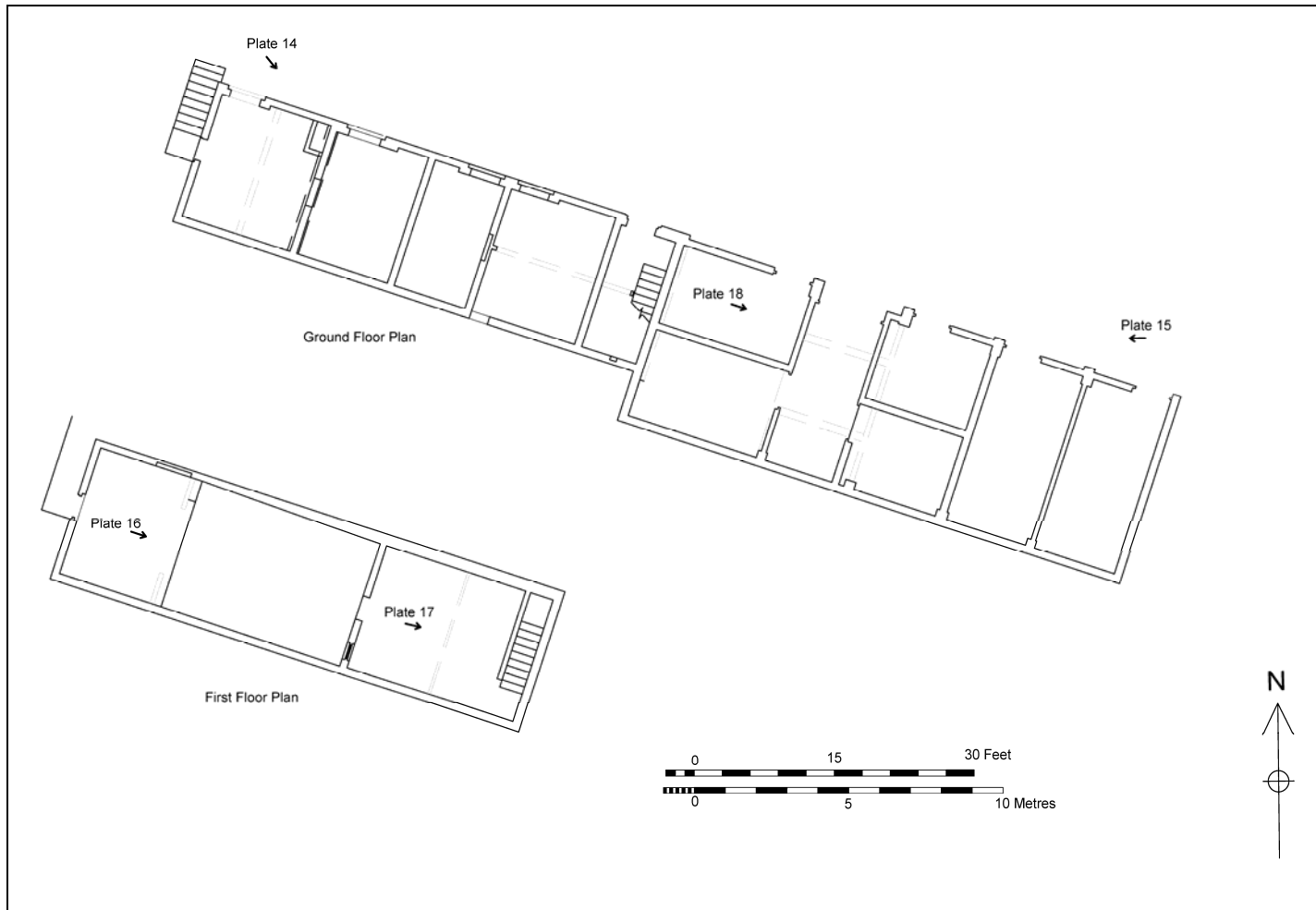


Figure 7. Range B, location of plates 14-18.



Plate 14. Range B, stable block and hay loft. Looking south-east.



Plate 15. Range B, converted cow-shed. Looking south-west.



Plate 16. Range B, hayloft located within the eaves of three-bay stable block, with collared roof truss. Looking east.



Plate 17. Range B, king-post roof truss and nesting boxes within two-storey stable block and hayloft. Looking south-east.



Plate 18. Range B, king-post roof truss over 19th century cow-shed, with breeze block walls forming 20th century stable conversion. Looking south-east.



Plate 19. 20th century lean-to structures adjacent to Range A, Barn 1. Looking north, with Barn 2 in background.



Plate 20. 20th century breeze block stable located within foldyard. Looking north-west.



Plate 21. 20th century brick and timber stable block located within foldyard. Looking south-east.



Plate 22. 20th century tractor-shed. Looking west.



Plate 23. Hemington House farmhouse, dated 1729. Looking south-east.

6. Archive

The archive consists of:

This report,

2 contact sheets of digital photographs,

1 cd of digital photographs in .jpeg and .tif format + this report,

1 contact sheet of black and white 35mm photographs,

35mm negatives,

Index and location plans of archived photographs

3 sheets of handwritten notes taken during the survey.

Full set of plan and elevation drawings supplied by Greenhatch Building Surveys Ltd.

This will be deposited with the Leicestershire Museums Service under Accession No. X.A204.2010

7. Publication

A summary of the work will be submitted for publication in the *Transactions of the Leicestershire Archaeological and Historical Society* in due course. A record of the project will also be submitted to the OASIS project. Oasis is an online index to archaeological grey literature reports.

8. Acknowledgements

The fieldwork was undertaken by Sophie Clarke and the project was managed by Richard Buckley of ULAS. ULAS would like to thank Richard Columbello for his assistance during the fieldwork and Greenhatch Building Surveys Ltd for the provision of their survey drawings.

9. Bibliography

English Heritage 2006 *Understanding Historic Buildings. A guide to good recording practice*. London: English Heritage

Leicestershire County Council. *Design Brief for a Historic Building Recording (Level 2 Survey): Hemington House Farm buildings, Church Lane, Hemington, Leicestershire*. Historic and Natural Environment Team, Environment and Heritage Services Department Leicestershire County Council

University of Leicester Archaeological Services. *Design Specification for Archaeological Work. Hemington House Farm, Church Lane, Hemington, Leicestershire*. 11-141.

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13.12.2010

APPENDIX I: Project design specification

UNIVERSITY OF LEICESTER ARCHAEOLOGICAL SERVICES

Design Specification for Archaeological Work

Site: Hemington House Farm, Church Lane, Hemington, Leicestershire

NGR SK 4565 2777

Client: Lychgate Homes Ltd

Planning Authority: Leicestershire County Council

Planning Permission: 10/002121/FUL

Non-Technical Summary

This document represents a design specification for archaeological building recording for farm buildings at: **Hemington House Farm, Church Lane, Hemington, Leicestershire**. The design specification addresses the requirements of Leicestershire County Council as advisors to the planning authority as detailed in their *Brief for a Historic Building Record at Hemington House Farm, Church Lane, Hemington, Leicestershire* (LCC 01.12.2010) and follows the guidelines as laid out in the *Institute for Archaeologists Standards and Guidance for Standing Buildings or Structures* and *archaeological watching briefs (Ifa S&G)*.

1. Site Location

The farm buildings are located to the east of and adjacent to Hemington House Farm, Hemington, approximately 40m southwest of the scheduled remains of Hemington Chapel, in North West Leicestershire at NGR SK 4565 2777.

2. Planning Background

2.1 In response to planning application **10/002121/FUL** for the residential conversion of two historic barns and the erection of associated garaging. The buildings have been identified as of historic, architectural and/or archaeological interest from information held in the Leicestershire and Rutland Historic Environment Record (HER), and in consequence of the cartilage position in relation to the listed Hemington House (LB ref. 358201, Grade II).

2.2 In consequence, the Planning Archaeologist (SPA) has recommended the need for a record of the building equivalent to a Level 2 survey, as defined by English Heritage (*Understanding Historic Buildings. A guide to good recording practice*. English Heritage 2006). This should be undertaken before work starts, as an appropriate level of mitigation in response to a permitted development proposal.

2.3 The requirement for archaeological work is in accordance with PPS5 Planning and the Historic Environment (DCLG March 2010). The purpose of the work is to make an appropriate (English Heritage Level 2) record of the affected historic buildings, paying specific attention to those areas/elements where ground works, demolition/conversion and/or alteration are proposed. The investigation shall be undertaken to a standard that will allow the future interpretation of the site. An archive and report will be created as a result of the investigation.

3. Archaeological and Historical Background

3.1 The works will involve the conversion of a group of farm buildings that are shown on the late 19th century 1st edition Ordnance Survey map and are situated within the historic core of Hemington village, adjacent to the listed Hemington House. The proposals will radically affect the structure and character of the affected buildings and in consequence it is required that prior to their alteration the developer makes provision for an appropriate level of historic building investigation and recording. This work should be undertaken in advance of any alterations.

3.2 The listing entry for Hemington House is as follows:

House. Early C19. Red brick with hipped slate roof, flat eaves, and 2 brick chimneys. 2 storeys; 3 bays. 4-pane sashes with fine gauged brick heads and painted stone sills. Central 4-panelled door with marginally-glazed rectangular fanlight. Painted render doorcase with attached Doric columns, diaper-panelled frieze and cornice. Approached by 3 stone steps. Right side of house has 2 bays of 4-pane sashes; left side has later C19 2-storey brick extensions, one with projecting double garage entry.

4 Aims and objectives

The aim of the building recording 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

5. Methodology

5.1 The building survey will produce a record of all areas of fabric that are to be removed, irreversibly altered or demolished to English Heritage level 2 standard (2006) prior to the commencement of works.

5.2 The written account will be in accordance with level 2 items 1-7 (4-7 in summary form specifically as they relate to the areas being removed or altered). Sufficient details of physical evidence will be provided to validate interpretations.

5.3 The drawn records will be in accordance with level 2 items 2-6 specifically as they relate to the areas of fabric being removed; item 2 will be a general ground floor plan at a scale of 1:50 or 1:100. Unusual constructional features will be recorded in greater detail at specified scales of between 1:1 to 1:50 where appropriate.

5.4 The photographic records will be in accordance with level 2 items 1-6 and should cover all general areas specifically the areas of fabric being removed. Items 1-4 and 6 will be as appropriate to the areas of loss and alteration. All areas will be placed within the visual context of the site as a whole and a record will be provided of the interior and exterior of the building within the parameters of Health and Safety, to demonstrate its current form. The primary record will be in Black and white print and colour transparency format supplemented with digital and colour prints as appropriate.

5.5 The buildings assessment will be undertaken following the Institute for Archaeologist's Code of Conduct and will adhere to their *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*. (IfA S&G). The building will be examined under ULAS Health and Safety Policy (*ULAS Health and Safety Policy Statement* and *FAME Health and Safety Manual*). A risks assessment form will be completed prior to and updated during the visit.

5.6 Unlimited access to monitor the project will be available to the Client and their representatives and the Heritage and Natural Environment Team, Leicestershire County Council subject to the health and safety requirements of the site. At least one week's notice will be given prior to commencement of the recording work in order that monitoring arrangements can be made. All monitoring shall be carried out in accordance with the IfA *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*.

6. Report Preparation

6.1 The reports will contain as a minimum:

- non-technical summaries

- introductory statements
 - aims and purpose of the survey/watching brief
 - methodologies
 - an objective summary statement of results
 - supporting illustrations at appropriate scales
 - supporting data, tabulated or in appendices
- 6.2 The reports will be in A4 format and copies will be sent to the Client, LCC HNET, HER and Conservation Officer for North West Leicestershire District council.

7. Copyright

The copyright of all original finished documents shall remain vested in ULAS and ULAS will be entitled as of right to publish any material in any form produced as a result of its investigations.

8. Health and Safety

- 8.1 ULAS is covered by and adheres to the University of Leicester Archaeological Services Health and Safety Policy (2007) and FAME (SCAUM) Health and Safety manual with appropriate risks assessments for all archaeological work. The relevant Health and Safety Executive guidelines will be adhered to as appropriate. The HSE has determined that archaeological investigations are exempt from CDM regulations.
- 8.2 A Risks assessment form will be completed prior to work commencing on-site, and updated as necessary during the site works.

9 Insurance

- 9.1 All ULAS work is covered by the University of Leicester's Public Liability and Professional Indemnity Insurance. The Public Liability Insurance is with St Pauls Travellers Policy No. UCPOP3651237 while the Professional Indemnity Insurance is with Lloyds Underwriters (50%) and Brit Insurances (50%) Policy No. FUNK3605.

10. Monitoring arrangements

- 10.1 The production of the assessments will be monitored by the ULAS project manager.
- 10.2 All monitoring shall be carried out in accordance with the *IfA S&G: DBA* (section 3.5).

11. Bibliography

Department of Communities and Local Government, 2010. *Planning policy Statement 5: Planning and the historic environment*

English Heritage, 2006. *Understanding Historic Buildings*.

Institute for Archaeologists, 2008. *By-laws, standards and policy statements of the Institute for Archaeologists*

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