



University of Leicester

Archaeological Services

An Historic Building Survey
(Level 2) of farm buildings at
4 Green Lane, Countesthorpe,
Leicestershire.

NGR: SP 58525 95590

Sophie Clarke



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**A Historic Building Survey (Level 2)
of farm buildings
at 4 Green Lane, Countesthorpe,
Leicestershire**

NGR: SP 58525 95590

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For: Mrs Chapman

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A Historic Building Survey of farm buildings at 4 Green Lane, Countesthorpe, Leicestershire.

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Summary

An historic building survey was undertaken by the University of Leicester Archaeological Services (ULAS) of farm buildings associated with a Grade II listed, 18th century farm house located at 4 Green Lane, Countesthorpe, Leicestershire, in advance of residential conversion. The courtyard-style farm complex comprises a cart-shed, stables, barn, cow-shed and a store set around a central, formerly cobbled yard area. With the exception of the stables, which may be 19th century, the buildings appear to date to the 18th century, with 19th century and later modifications, and may be contemporary with the farmhouse.

The report and archive will be deposited with Leicestershire Museums under Accession Number X.A87.2013.

Introduction

In accordance with National Planning Policy Framework (NPPF) Section 12 *Conserving and Enhancing the Historic Environment* this document forms the report for an historic building survey (Level 2) on the farm buildings associated with the farmhouse at no. 4, Green Lane, Countesthorpe, Leicestershire. Level 2 historic building surveys are defined in the English Heritage guidance document – *Understanding Historic Buildings: A guide to good recording practice* (2006). The clients are seeking to extend existing planning consent for the residential conversion of the former farm buildings (11/0526/1/LX).

Aims and Objectives

The aim of the work is to provide a record of the existing auxiliary buildings associated with the farmhouse, in advance of their residential conversion. The work has been carried out in response to a request by the Senior Planning Archaeologist at Leicestershire County Council that a Level 2 historic building survey be completed before the redevelopment commences.

The objectives of the historic building survey are:

- To provide a written, drawn and photographic record of all the buildings on site prior to the commencement of works with specific attention given to those elements proposed for demolition, conversion and/or alteration. This work to

be undertaken to a standard that will allow the future interpretation of the building within the context for which it was originally designed and which subsequently evolved.

- To ensure the long-term preservation of the information through deposition of the record and a summary written report with an appropriate depository.

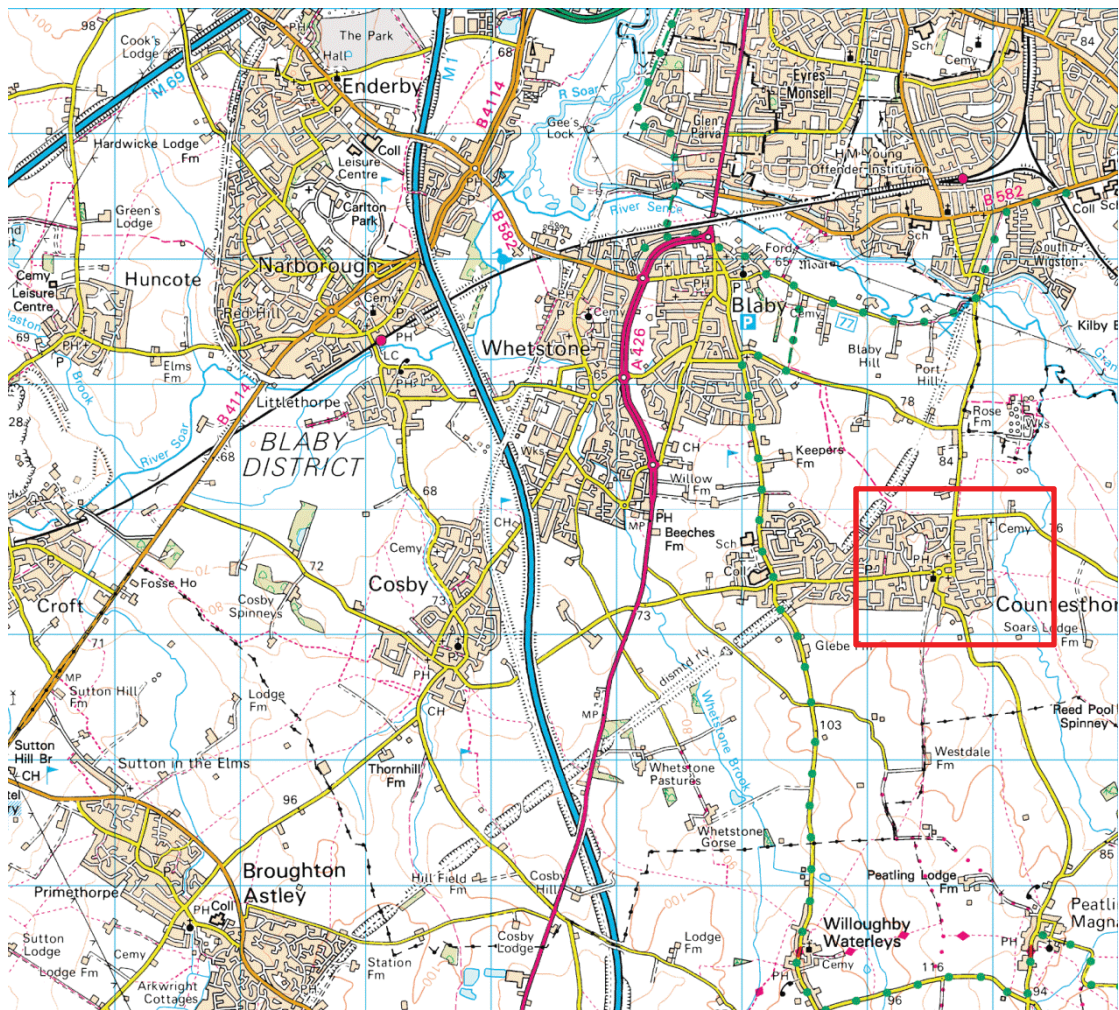


Figure 1. Site Location

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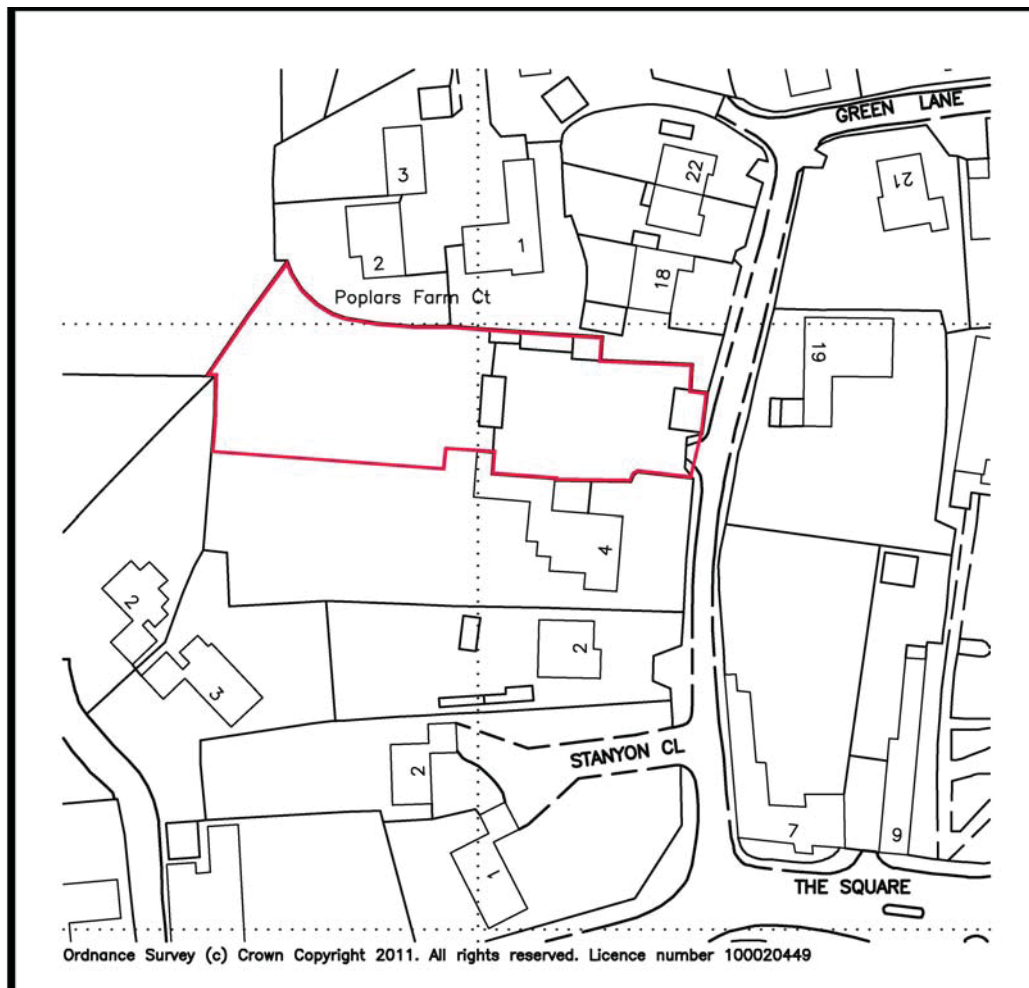


Figure 2. Site plan
 Supplied by David Granger Architects

Methodology

Black and white 35mm photographs and digital colour photographs were taken throughout the survey. Notes and sketches were also made and scale site plans supplied by the client were used and modified to suit the purposes of this survey. The specific levels of detail used in the Level 2 survey followed the guidelines laid down in the RCHME (1996) and English Heritage (2006) specification, which were:

1. 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.

2. 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.

3. 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.

All work followed the Institute for Archaeologists (IfA) *Code of Conduct* (2010) and adhered to their *Standard and Guidance for Archaeological Investigation and Recording of Standing buildings or Structures* (2010). In addition, Leicestershire County Council's *Guidelines and Procedures for Archaeological Work in Leicestershire* (1997) was followed.

Results

The farm buildings are located within the curtilage of the farmhouse at no.4 Green Lane, Countesthorpe, a Grade II listed building with the following details recorded:

COUNTESTHORPE
SP59 NE GREEN LANE (West Side)

1/14 No.4
7.10.57
GV II

Farm House. Early C19. Brick with Swithland slate roof. Three storied, three bays with central six panelled door with consoles supporting flat canopy and delicately wrought overhead. Flanking windows on ground and first floors are 16 light sashes, 12 lights over door, all with cambered brick heads. Eight light lower sashes to attic storey. Gable end stacks. Low rear wing.

The building was listed in 1957 and no further notes have been added to the record since this time. Although the farmhouse itself was not inspected as part of the present fieldwork, on first appearance the house would appear to date to the mid-late 18th century, rather than the 19th century: the current owner, Mrs Chapman, believes the house to have been constructed *c.*1740. Further work would be necessary in order to clarify this. The lower wing projecting from the rear of the house is later: a series of initials and a date '1852' carved into the brickwork of the south-facing elevation, appears to refer to members of the Tebbs family, and may represent a construction date for the wing but, again, further work would be necessary to establish this. The farm has been in the Chapman family since the early 20th century.



Figure 3. Farmhouse at No. 4 Green Lane, looking west.



Figure 4. Dated initials on 19th century rear wing of farmhouse, looking south.

Building Survey

Ground floor plans of the existing farm buildings were provided by David Granger Architects. These were verified for accuracy on site, with historical detail added and processed using a CAD drawing package to conform with RCHME and English Heritage standards for building recording. Figure 5 (below) shows a block plan of the site, showing the locations of Buildings A-E which will be affected by the proposed development.

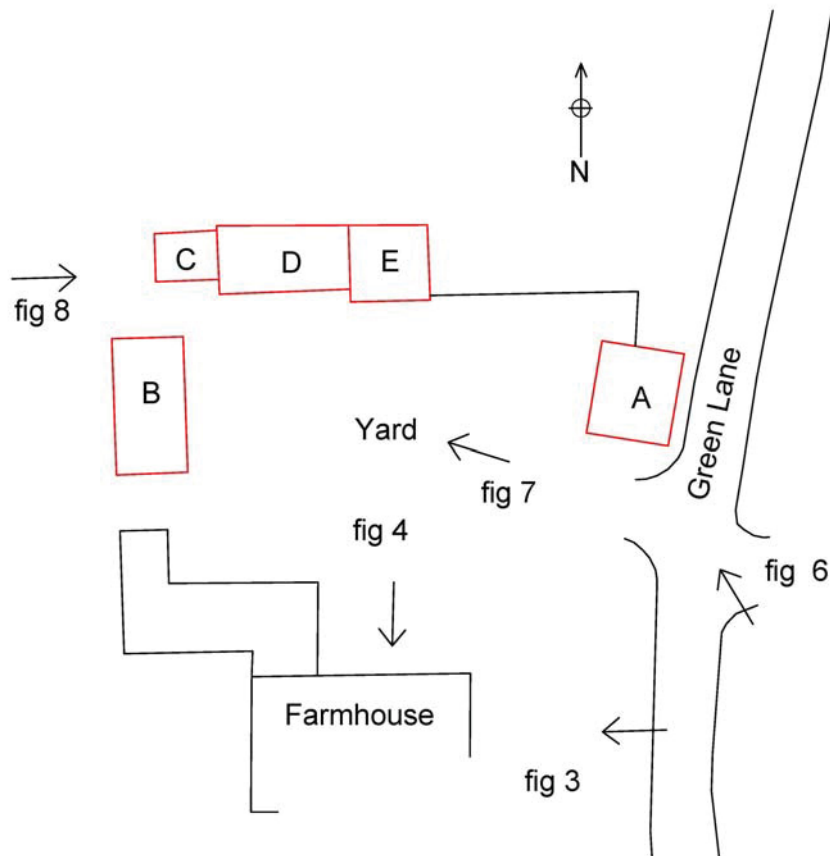


Figure 5. Block plan showing location of farm buildings A-E surrounding the central farmyard and location of photographs (Figs. 3-4, 7-8).

Building A

Building A is a single-storey, open-fronted cart-shed of two bays, constructed of red-brick with a pitched-roof which is capped in slate. The building is located on the eastern side of the complex and opens onto the farmyard, with its rear, blind elevation fronting onto Green Lane. The brick walls are constructed on a stone rubble foundation and there is some evidence that the lower portion of the rear, east facing elevation wall is early, comprising 17 courses of narrow, handmade brick, measuring an average of 2 ½ inches deep x 9 inches long x 4 ½ inches wide. Above this, the remaining brick courses of brickwork up to the level of the eaves appear to be later, measuring an average of 3 inches in depth. Both gable walls are also constructed with later bricks, and these are not tied into the rear wall. The evidence suggests that the original building is likely to have been constructed during the 18th century, and may be contemporary with the farmhouse. At some point, probably during the early 20th century, the gable ends were rebuilt and the roof was replaced. Internally, a timber roof-truss leaning against the wall has been removed from Building E.



Figure 6. Farm yard entrance on Green Lane, looking north-west.



Figure 7. Buildings B and C-E, looking north-west across farm yard.



Figure 8. Looking east towards Building A.

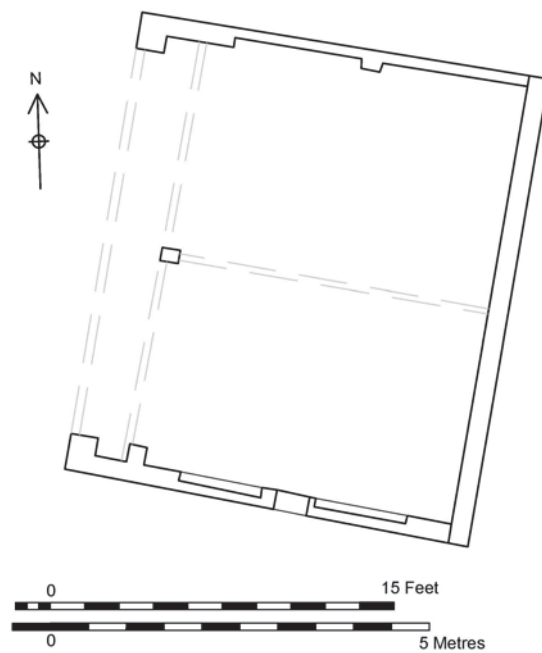


Figure 9. Floor plan of Building A (derived from plan supplied by client).

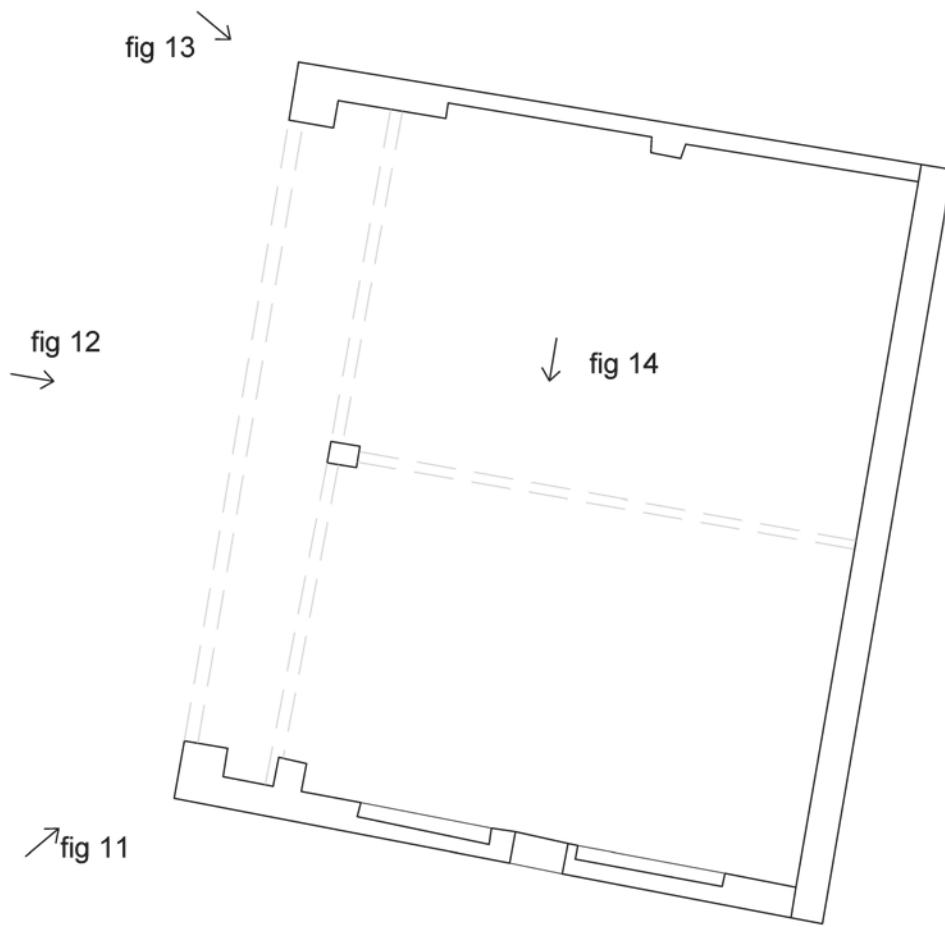


Figure 10. Location of photographs of Building A (figs 11-14).



Figure 11. Building A, looking north-east.



Figure 12. Building A, looking east.



Figure 13. Building A, looking south-east.



Figure 14. Building A, looking south (with roof truss removed from Building E).

Building B

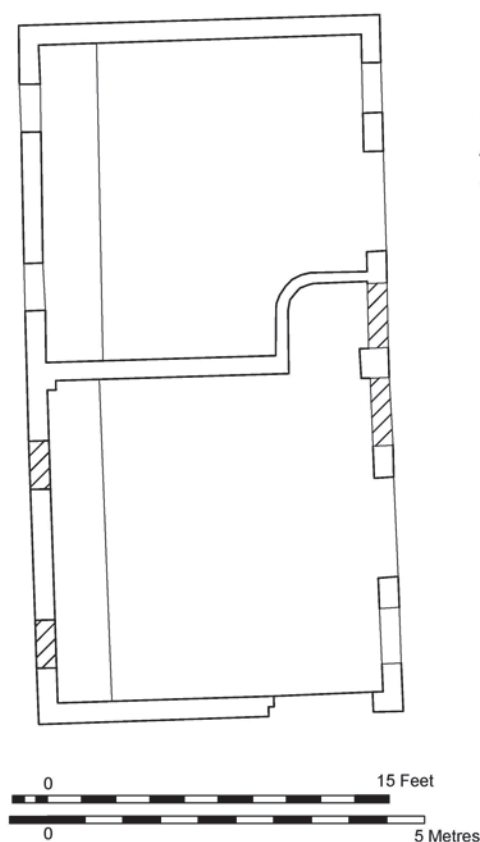


Figure 15. Floor plan of Building B (derived from plan supplied by client).

Building B is a single storey, two-bay stable block, which was in a ruinous state at the time of the survey. The building is located on the western side of the complex, and opens on to the farmyard. The frontage elevation formerly had a symmetrical aspect, with centrally-positioned stable doors providing access into each loose-box, flanked on either side by a window. The two windows in the centre have been blocked, although the brickwork blocking looks contemporary, leaving a diamond pattern in the centre for ventilation. There is another doorway opening into the southern loose-box, located in the gable end wall, and there are four semi-circular arch-headed window openings to the rear elevation: those to the south are blocked. Internally the building is divided into the bays by a brick wall, which is not tied into the side walls. A concrete feeding trough supported on brick arches runs the length of the western wall.

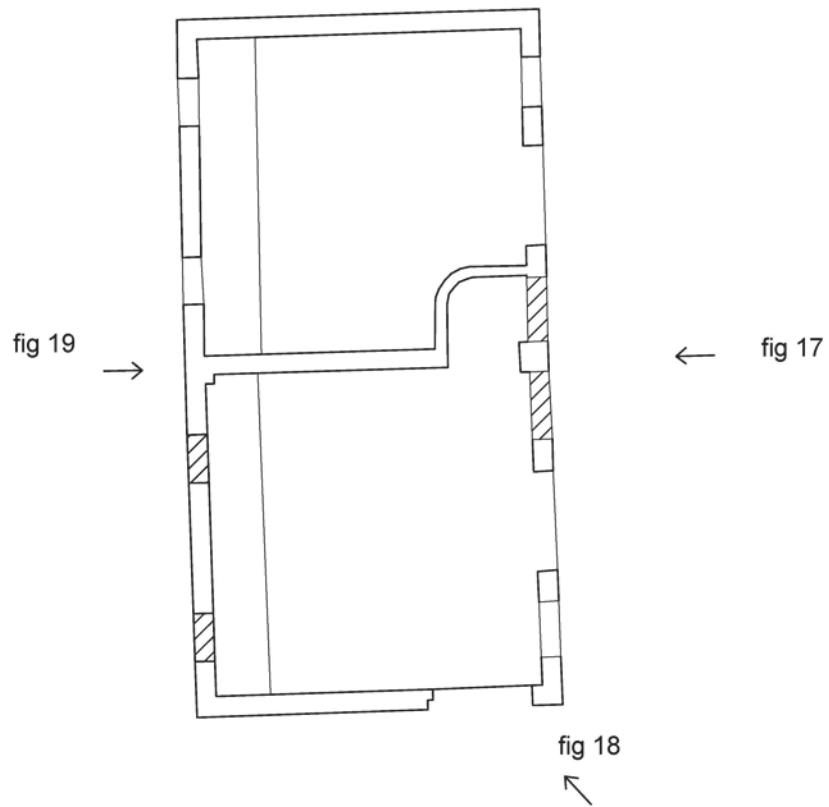


Figure 16. Location of photographs of Building B (figs 17-19).



Figure 17. Building B, looking west.



Figure 18. Building B interior, looking north-west.



Figure 19. Rear elevation of Building B, looking east.

Buildings C-E

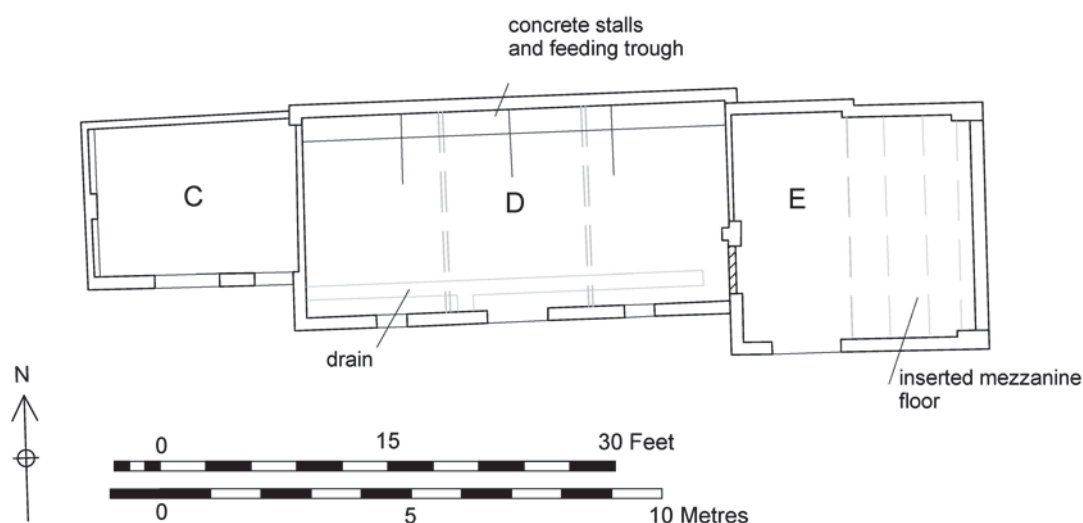


Figure 20. Floor plan of Buildings C-E (derived from plan supplied by client).

The range of buildings C-E is located on the northern side of the farmyard and is composed of three separate structures of varying size.

Building C, located at the western end of the range is a low, single-storey, single bay structure built of red brick and with a pitched asbestos sheet roof. There is a low doorway opening on the south-facing elevation, with a comparatively large window opening to one side, which has a steel, multi-paned window frame. The brickwork is very irregular, combining a variety of bond patterns in each wall, and incorporates some broken bricks, although all appears to be of the early type- measuring from 2 ¼ to 2 ½ inches in depth and probably dating to the 18th century.

Building D, located in the centre of the range is a single-storey cow-shed of three bays, built of 18th century brick, with a slate-capped roof supported by two king-post roof trusses. The king-posts are bolted through the tie-beams, suggesting a 19th or early 20th century date for the present roof structure. The floor is of concrete, with a drainage channel running along the inside of the southern wall. Projecting from the northern wall are three concrete stall partitions, creating four separate cattle stalls, each with a concrete floor trough. A timber hay-rack runs along the length of the wall at head height. At the eastern gable end wall, a blocked doorway formerly provided access from the barn (Building E) into the feeding passage behind the cattle stalls.

Building E is all that remains of a former barn: the present building has been truncated to the east, with a modern brick skin wall added to the east, and has also been truncated in height, with a modern flat roof now in place. The first edition Ordnance Survey map, which has been viewed online but cannot be reproduced here for reasons of copyright, shows that the northern range of buildings formerly extended across to the Green Lane frontage, with the buildings to the east demolished between 1959 and 1977. Internal flooring is of brick pavements and a modern 'hayloft' constructed of steel

I-beams and timber planking has been inserted at mezzanine level. The roof truss stored within the cart-shed (see Figure 17 below) consists simply of a pair of purlins which are tenoned and nailed at the apex and supported by a pair of raking struts which are pegged into the tie-beam. The style of the truss is consistent with an 18th century construction date.

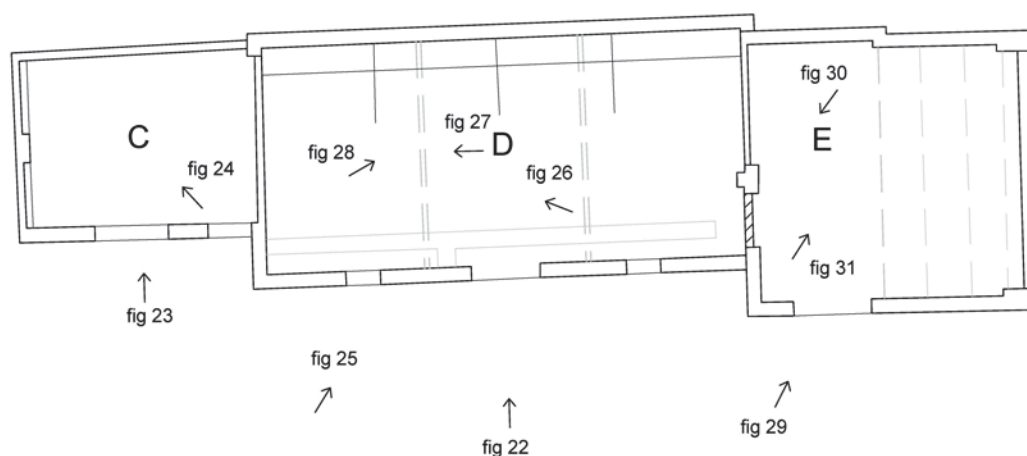


Figure 21. Location of photographs of Buildings C-E (figs 23-32).

Archive

The archive will be deposited with the Leicestershire County Council Museums Service under the Accession Number X.A87.2013 and consists of:

This report,

Contact sheets of 30 digital photographs,

30 35mm black and white photographs and negatives,

1 Photographic record sheet, combined black and white and digital,

Plans showing locations of archived photographs

1 annotated site plan

Architects elevation drawings

CD of this report and the digital photographs.

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.



Figure 22. Building range C-E, looking north.



Figure 23. Building C, looking north.



Figure 24. Building C, interior, looking north-west.



Figure 25. Building D, looking north-east.



Figure 26. Building D, interior, with timber hayracks. Looking north-west.



Figure 27. Building D, timber king-post roof truss, looking west.



Figure 28. Building D interior, looking north-east.



Figure 29. Building E, looking north-east.



Figure 30. Building E, interior looking south-west.



Figure 31. Building E interior, with inserted mezzanine floor, looking north-east.

Acknowledgements

The fieldwork was undertaken by Sophie Clarke, the project was managed by Richard Buckley. Original architects drawings were supplied by David Granger Architectural Design.

Bibliography

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

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

Oasis Information

| | |
|----------------------------------|---|
| | |
| Project Name | Farmbuildings at 4, Green Lane, Countesthorpe, Leicestershire |
| Project Type | Level 2 Building Survey |
| Project Manager | V Score |
| Project Supervisor | S Clarke |
| Previous/Future work | Building Survey |
| Current Land Use | agricultural buildings |
| Development Type | residential |
| Reason for Investigation | As a condition |
| Position in the Planning Process | Ongoing |
| Site Co ordinates | SP 58525 95590 |
| Start/end dates of field work | 10.7.13 |
| Archive Recipient | LCC |
| Study Area | 0.5ha |

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