



University of  
**Leicester**

**Archaeological Services**

**An Historic Building Survey  
(Level 2) of farm buildings at  
Barn Farm, Ashby Road, Stapleton,  
Leicestershire.**

**NGR: SP 42928 97966**

Sophie Clarke




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Leicestershire**

**NGR: SP 42928 97966**

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## **A Historic Building Survey of farm buildings at Barn Farm, Ashby Road, Stapleton, Leicestershire.**

NGR SP 42928 97966

**Sophie Clarke**

### **Summary**

*An historic building survey was undertaken by the University of Leicester Archaeological Services (ULAS) of farm buildings associated with Barn Farm, Ashby Road, Stapleton, Leicestershire, in advance of their proposed demolition. Barn Farm is an isolated farmstead located to the south of Stapleton village core, which is likely to have been established following enclosure in 1650. The buildings proposed for demolition comprise a barn and cow-shed which form an L-shaped arrangement around a central farmyard and are likely to date to the second half of the 18<sup>th</sup> century, with some 19<sup>th</sup> and early 20<sup>th</sup> century modifications. A small, detached loose-box also proposed for demolition is later in date and may have been built c.1930. The working dairy farm is occupied by tenant farmers and the buildings proposed for demolition are no longer in use.*

*The report and archive will be deposited with Leicestershire Museums under Accession Number X.A91.2013.*

### **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 Barn Farm, Ashby Road, Stapleton, Leicestershire (NGR SP 42928 97966; Figs 1 and 2). 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 demolish the existing buildings on the site as they are no longer in use. (11/0526/1/LX).

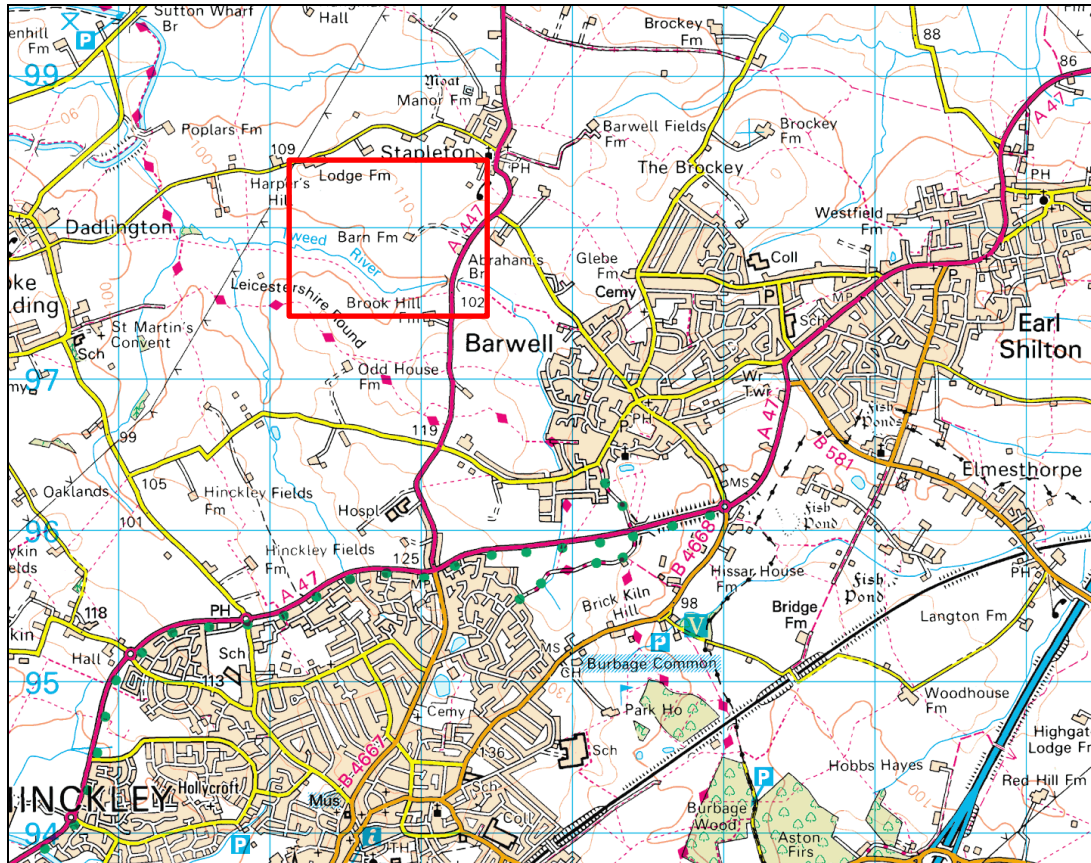


Figure 1. Site Location

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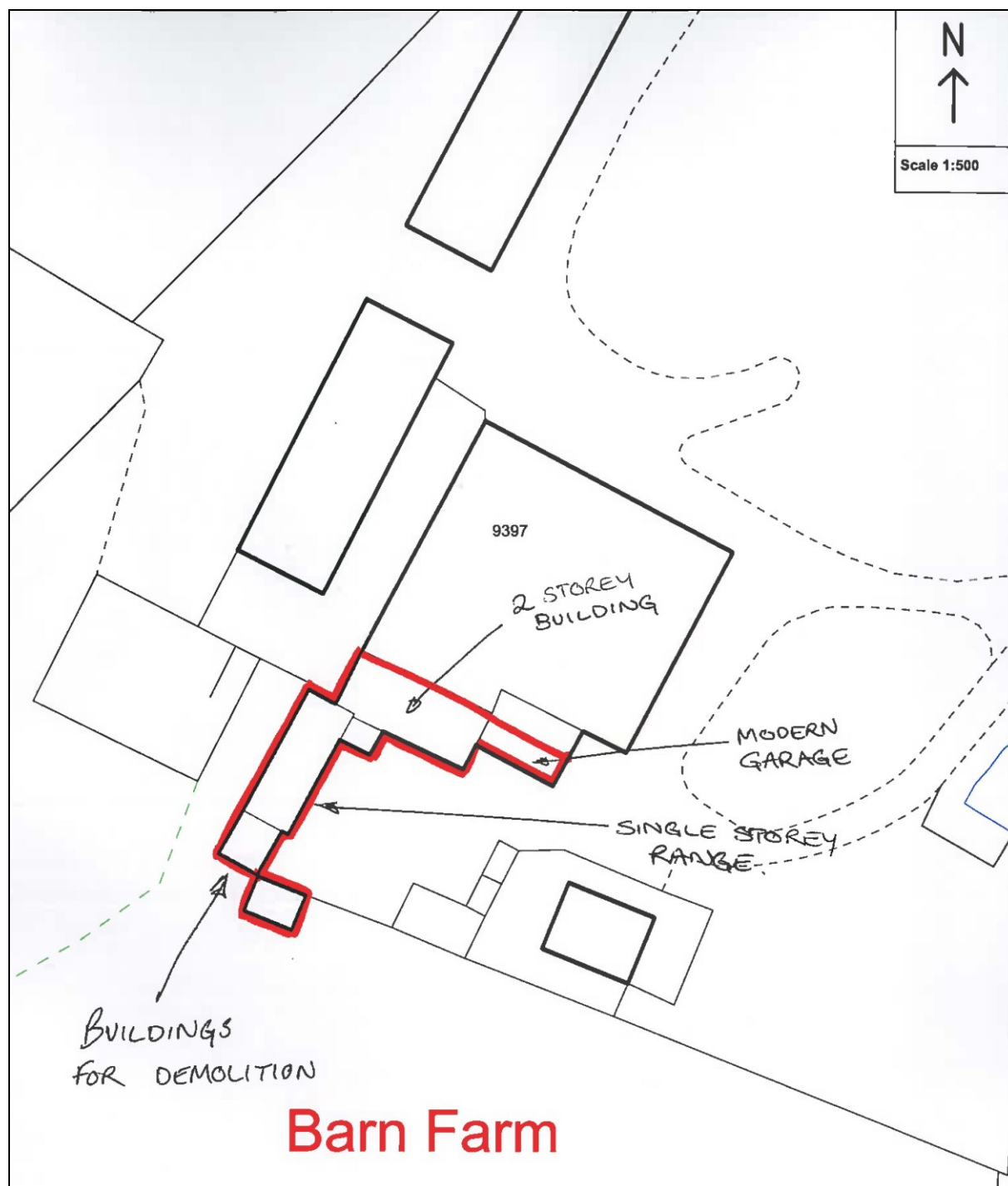


Figure 2. Site plan, supplied by Leicestershire County Council, not to scale.

## **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 demolition. 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.

## **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 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* (2012) 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

Barn Farm is an isolated farmstead, probably established in the years following the enclosure of the common fields of Stapleton and Barwell parishes, which appears to have occurred after about 1650.

The site functions as a working cattle farm, occupied by tenant farmers and there are a wide variety of different buildings on the site. The existing farmhouse was constructed between 1903 and 1928, according to map evidence, and appearances would date it to the latter end of that timescale. The present farming business operates out of a range of late 20<sup>th</sup> century open-sided structures.

The early farm-buildings which are proposed for demolition are located to the west of the farmhouse and are presently unused. These consist of a barn and cow-sheds, positioned in an L-shape around the northern and western sides of a central yard area (Figs 4, 6-8). These buildings appear to be depicted on the small-scale preliminary OS drawing of Hinckley by Henry Stevens, dated 1814, and appearances indicate that they may have been constructed during the second half of the 18<sup>th</sup> century.

The second edition OS map IIIV.12 of 1903 (Fig. 3) shows the site in more detail. The barn is located along the northern side of the farmyard, with a smaller, open-fronted



structure (no longer present) to the east of this. On the western side of the farmyard is the cow-shed, which is shown as open-fronted, and a detached building along the southern side of the farmyard may be the original farmhouse.

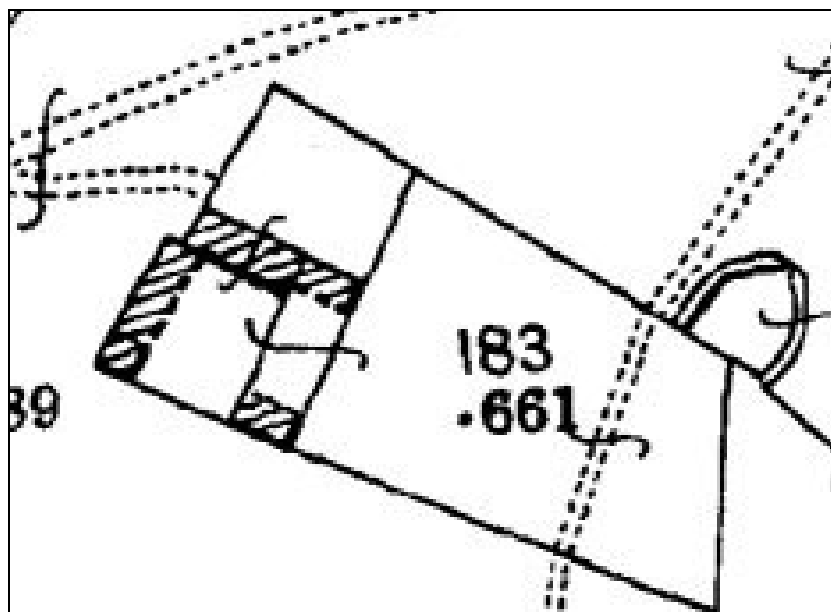


Fig. 3: Extract from 1903 OS map IIIV.12 showing the buildings of Barn Farm

## Building Record

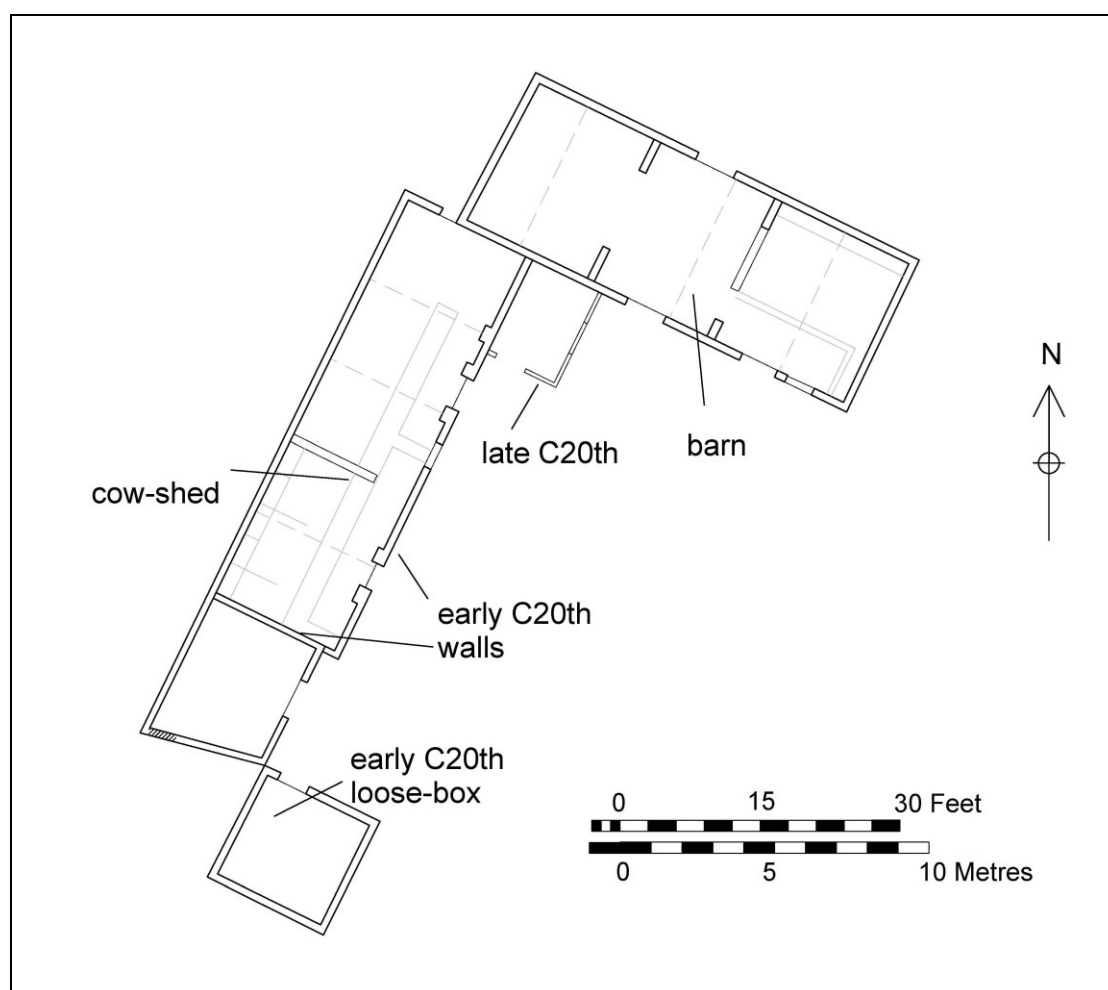


Figure 4. Floor plan of farm buildings to be demolished.

## Site Description

### *Barn (figs. 9-14)*

The earliest building on the site is the barn, which is located on the northern side of the yard. This is a two storey structure, constructed of early red brick (2 ¼ in x 9 in x 4 ¼ in) laid in an irregular bond pattern. Opposing doorways are located in the centre of both side walls; a doorway and window to the east of the central doorway on the south-facing elevation are inserted. Internally the space is divided into three bays, by two pairs of brick piers which appear to have been inserted in the late 19<sup>th</sup> century. At this time, the level of the eaves was raised and the roof was replaced, with three bolted king-post roof trusses supporting a structure capped in Rosemary tiles. A later phase of alteration involved the construction of a brick wall at the eastern end of the building to close off the end bay, the insertion of a new doorway and window into the bay and the construction of a mezzanine floor or hayloft above.

*Cow-shed (figs. 15-21)*

The cow-shed is located on the western side of the farm yard and is built up to the south-facing side wall of the barn, with no gable-end wall present. The original structure appears to have been built during the 18<sup>th</sup> century and may be contemporary with the barn. This consisted of a long, single storey, open-fronted cow shed and of this only the rear, west-facing side wall and south-facing end wall survive. In the late 19<sup>th</sup> century or early 20<sup>th</sup> century, a new internal wall was built at the southern end of the structure to form a separate loose-box. The front wall of the larger range to the north was rebuilt to create an enclosed cow-shed to accommodate 11 cows, the level of the eaves was raised, which can be seen in the brickwork to the rear and the roof was replaced.

*Loose-box (figs 22-23)*

A small, single-storey loose box adjacent to the cow-shed on the southern side of the farmyard appears to have been built after 1928, according to map evidence.

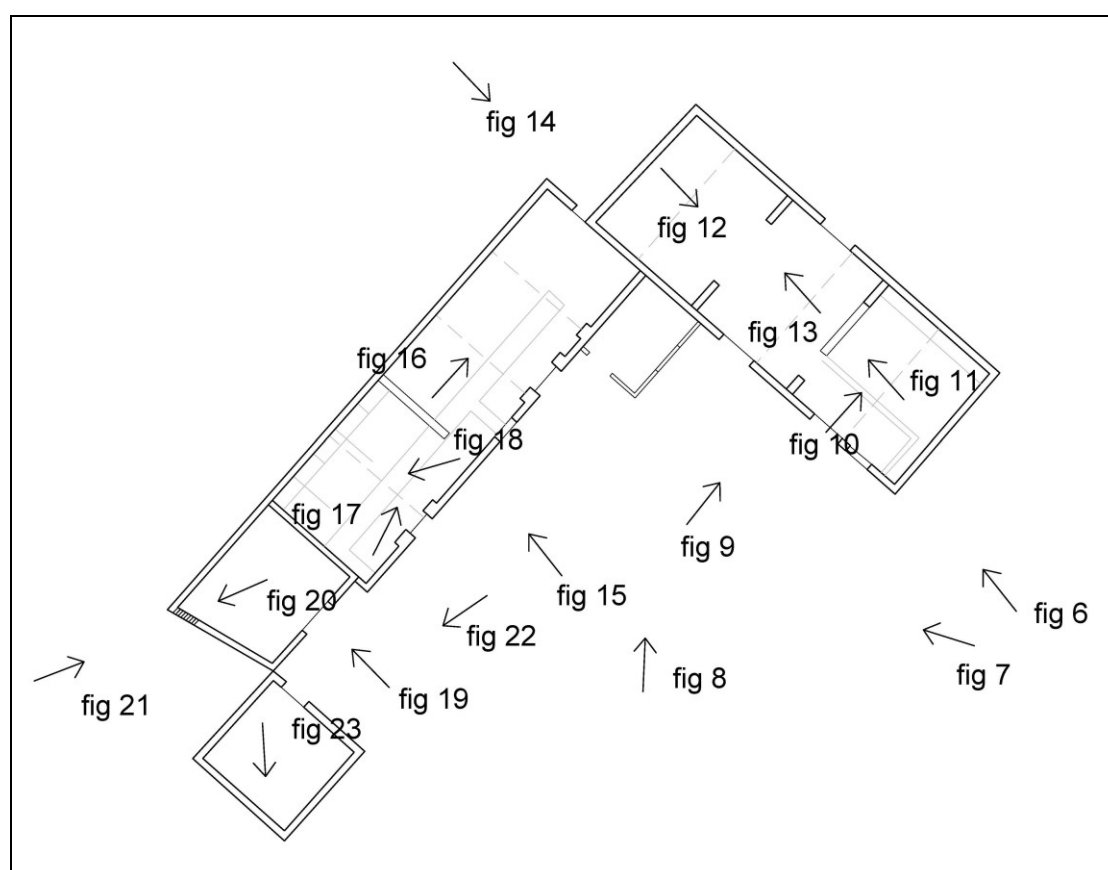


Figure 5. Location of figures 6-23 (below).



Figure 6. Farm yard, looking west.



Figure 7. As above, looking south-west.





Figure 8. Barn and cow-shed, looking north-west.



Figure 9. Barn, looking north.





Figure 10. Eastern end bay of Barn, with brick-arch troughs. Looking north.

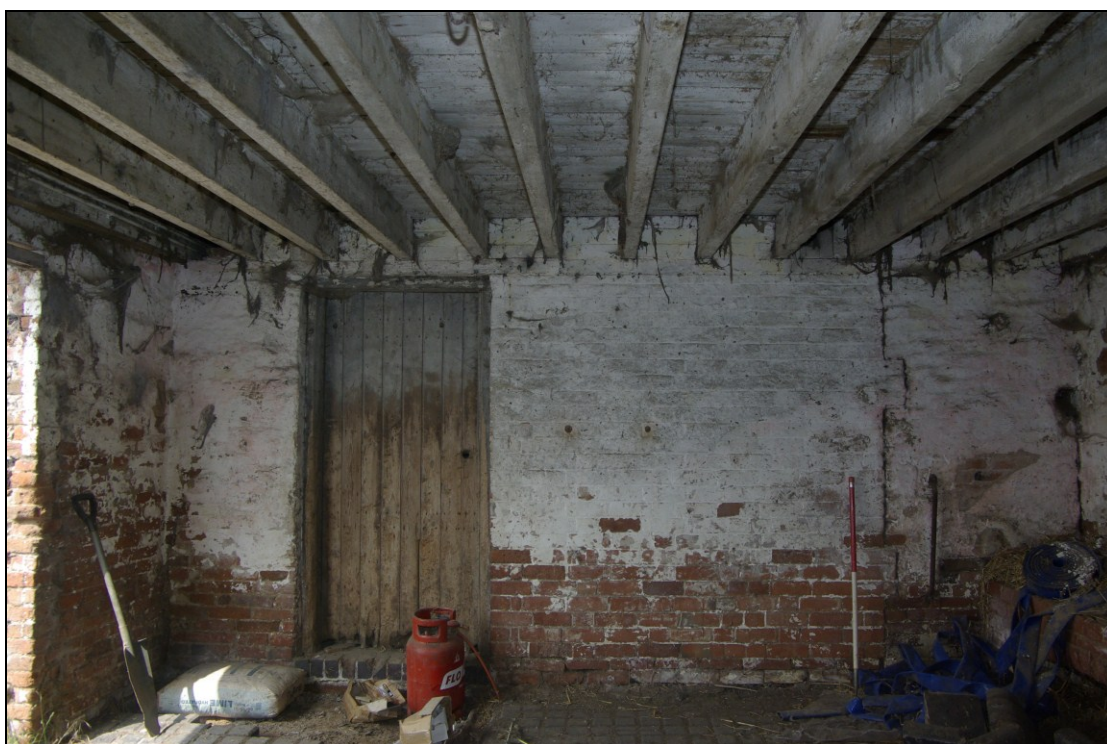


Figure 11. Inserted wall in Barn, looking west.





Figure 12. Inserted brick piers in Barn, with king-post roof truss behind. Looking east.



Figure 13. Western gable-end wall of Barn, with doorway broken though into stockyard. Looking west.



Figure 14. Western gable-end wall of Barn, looking east.



Figure 15. Cow-shed, with rebuilt east-facing wall. Looking west.





Figure 16. Cow-shed interior, looking north.



Figure 17. Cow-shed interior, looking north.





Figure 18. 20<sup>th</sup> century concrete stall partitions with ceramic feeding troughs, looking south-west.



Figure 19. Loose-box at southern end of cow-shed. Looking west.





Figure 20. Loose-box interior, looking west.



Figure 21. Rear elevation of cow-shed, showing raised line of eaves. Looking north-east.





Figure 22. c. 1930s loose-box, looking south-west.



Figure 23. 1930s loose-box interior, with ceramic pipe ventilators, looking south-east.



## **Archive**

The archive will be deposited with the Leicestershire County Council Museums Service under the Accession Number X.A91.2013 and consists of:

This report,

2 sheets of A3 permatrace with site plans at 1:100, with notes

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

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.

## **Acknowledgements**

The fieldwork was undertaken by Sophie Clarke, the project was managed by Vicki Score.

## **Bibliography**

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

Institute for Archaeologists' (IfA) 2012, *Code of Conduct*,

Institute for Archaeologists' (IfA) 2010, *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*.

Leicestershire County Council (1997) *Guidelines and Procedures for Archaeological Work in Leicestershire*.

**Oasis Information**

Project Name	Farm buildings at Barn Farm, Ashby Road, Stapleton, 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	demolition
Reason for Investigation	As a condition
Position in the Planning Process	Ongoing
Site Co ordinates	SP 42928 97966
Start/end dates of field work	10.7.13
Archive Recipient	LCC
Study Area	0.5ha

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