



University of  
**Leicester**

---

**Archaeological Services**

**A Photographic Building Survey and  
Watching Brief  
on two barns at Broad Street,  
Enderby, Leicestershire**

**NGR: SP 53690 99307**

Jon Coward and Andrew Hyam



ULAS Report No 2013-214

©2014

**A Photographic Building Survey and Watching Brief  
of two barns at  
Broad Street, Enderby,  
Leicestershire**

**NGR: SP 53697 99323**

**J Coward and A Hyam**

**For: Clive Robinson**

Checked by

Signed:



**Date:** 22<sup>nd</sup> Dec 2013

**Name:** Vicki Score

**University of Leicester**  
Archaeological Services  
University Rd., Leicester, LE1 7RH  
Tel: (0116) 2522848 Fax: (0116) 2522614

**ULAS Report Number 2013-214**  
©2014  
**X.A196.2013**

## CONTENTS

Summary .....	1
1. Introduction.....	1
2. Aims and Objectives .....	2
3. Methodology .....	2
4. The Building Survey .....	4
5. The Watching Brief.....	18
6. Conclusion .....	22
7. Archive.....	22
8. Bibliography .....	23
9. Acknowledgements.....	23
10. Oasis Information.....	23

## FIGURES

Figure 1 Location of Enderby .....	3
Figure 2 Location of Site .....	3
Figure 3 Site Layout. NTS, plan provided by developer .....	5
Figure 4 Barn A, looking west.....	6
Figure 5 Barn A and ‘The Cedars’, looking north .....	6
Figure 6 Barn A prior to rebuilding. ....	7
Figure 7 Barn A, looking south.....	7
Figure 8 Barn A interior, NE bay, looking east .....	8
Figure 9 Barn A interior, south west bay, looking west .....	8
Figure 10 Pump in yard adjacent to Barn A .....	9
Figure 11 Barn B, looking west .....	10
Figure 12 Barn B, south gable, looking north west .....	10
Figure 13 Barn B, detail of garage 1 door and vents, looking west.....	11
Figure 14 Barn B, garage 2, looking south to garage 1 .....	11
Figure 15 Barn B, garage 2, looking west .....	12
Figure 16 Barn B, garage 2, looking north to garage 3.....	12
Figure 17 Barn B, garages 4-5, looking north west .....	13
Figure 18 Barn B, garages 4-5, looking south west.....	14
Figure 19 Barn B, garage 3, looking west .....	14
Figure 20. ‘As existing’ barn B plans provided by the developer. ....	15
Figure 21 ‘As existing’ barn A plans provided by the developer .....	16
Figure 22 Orientation of building report figures.....	17
Figure 23 Garage 1 partial floor reduction .....	19
Figure 24 Garage 3 after floor reduction .....	19
Figure 25 Reduced floor level and knocked-through doorway .....	20
Figure 26 Brick drain running across western room.....	21
Figure 27 Course of brick-built drain in Barn A.....	22

## **A Photographic Building Survey and Watching Brief on two barns at Broad Street, Enderby, Leicestershire. NGR: SP 53697 99323**

**Jon Coward and Andy Hyam**

### **Summary**

*A photographic building survey was undertaken of two barns at Broad Street, Enderby in December 2013 by University of Leicester Archaeological Services (ULAS). The barns lie within the curtilage of The Cedars (**HER Ref. 1136**), a grade II listed building and are shown on late 19th century Ordnance Survey maps.*

*A watching brief was also undertaken in January 2014 during ground reduction within the rear barn (Barn B). A further visit was made on the 27th of February 2014 following the reduction of floor levels within the barn fronting onto Broad Street (Barn A). Approximately 0.5m of floor deposits were removed to expose an early 19th century brick-built drain running under the barn from a small courtyard out to the road. No other archaeological features or deposits were observed.*

*The photographic survey was carried out by Jon Coward, the watching brief was carried out by Andrew Hyam. The archive will be deposited with Leicestershire Museums Service under Accession Number X.A196.2013*

### **1. Introduction**

This document forms the report for a historic buildings (photographic) survey on two barns at 3 Broad Street, Enderby (Figs 1-2). Planning permission has been granted by Blaby District Council for the demolition of two barns and the erection of replacement buildings to form offices with single story link and associated parking (Planning Ref: 12/0322/1/LX). The proposed works will result in the destruction of parts of the existing historic buildings, and may disturb any archaeological deposits which survive across this site.

The proposed development lies within the medieval and post-medieval settlement core of Enderby (**HER Ref. MLE9536**). The barns fall within the curtilage of the adjacent Grade II listed building known as 'The Cedars' (**HER Ref. 11136**). The outbuildings are depicted on the late 19th century Ordnance Survey map and are of historic interest. The advice letter issued by the Planning Archaeologist, Leicestershire County Council (LCC 2012), in accordance with National Planning Policy Framework (NPPF), Section 12 (conserving and enhancing the historic environment) therefore required recording of the buildings prior to destruction.

The development consists of two barns; Barn A faces onto Broad Street and Barn B which is to the rear (NW) of Barn A and which faces eastwards onto a small courtyard.

## 2. Aims and Objectives

The objectives of the Historic Building Recording programme were:

- To provide a written, drawn and photographic record of all the buildings on site prior to the commencement of works.
- To ensure the long-term preservation of the information through deposition of the record and a summary written report with an appropriate depository.

The objectives of the watching brief were:

- To identify the presence/absence of any or archaeological deposits.
- 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 advance understanding of the heritage assets.
- To produce an archive and report of any results.

## 3. Methodology

All work followed the Institute for Archaeologists (IfA) *Code of Conduct* (2012) and adhere to their *Standard and Guidance for Archaeological Investigation and recording of Standing Buildings or Structures* (2008) and *Standards and Guidance for Archaeological watching briefs* (2008). All building recording work was done following English Heritage's guidelines *Understanding Historic Buildings: A guide to good recording practice* (2006).

The Historic Building Recording programme involved the validation and correction of existing survey drawings which had been drawn up for the site, and the compilation of photographic and written records. The photographic survey employed monochrome 35mm format photography, together with digital imagery which will be archived to TIFF format.

The watching brief was carried out after the ground reduction within Barns A and B had already been completed with an archaeologist present to record the areas and features or structures at an appropriate scale. The groundworks and foundation trenches were recorded on standard ULAS pro-forma watching brief recording sheets noting soil depths and descriptions. Any drawn sections of archaeological features were levelled and tied to the Ordnance Survey Datum.

All deposits were recorded by notes, sketches and both digital colour and 35mm black and white photographs. The recording methodology followed that specified in the University of Leicester Archaeological Services Written Scheme of Investigation.

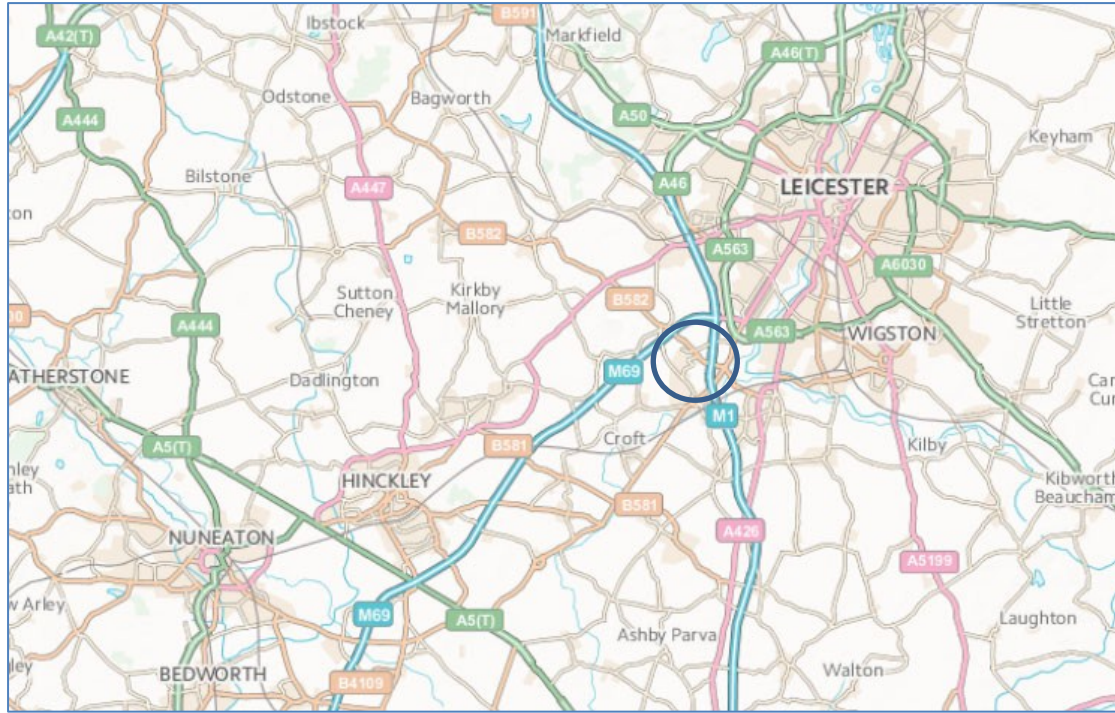


Figure 1 Location of Enderby  
Contains Ordnance Survey data © Crown copyright and database rights 2013

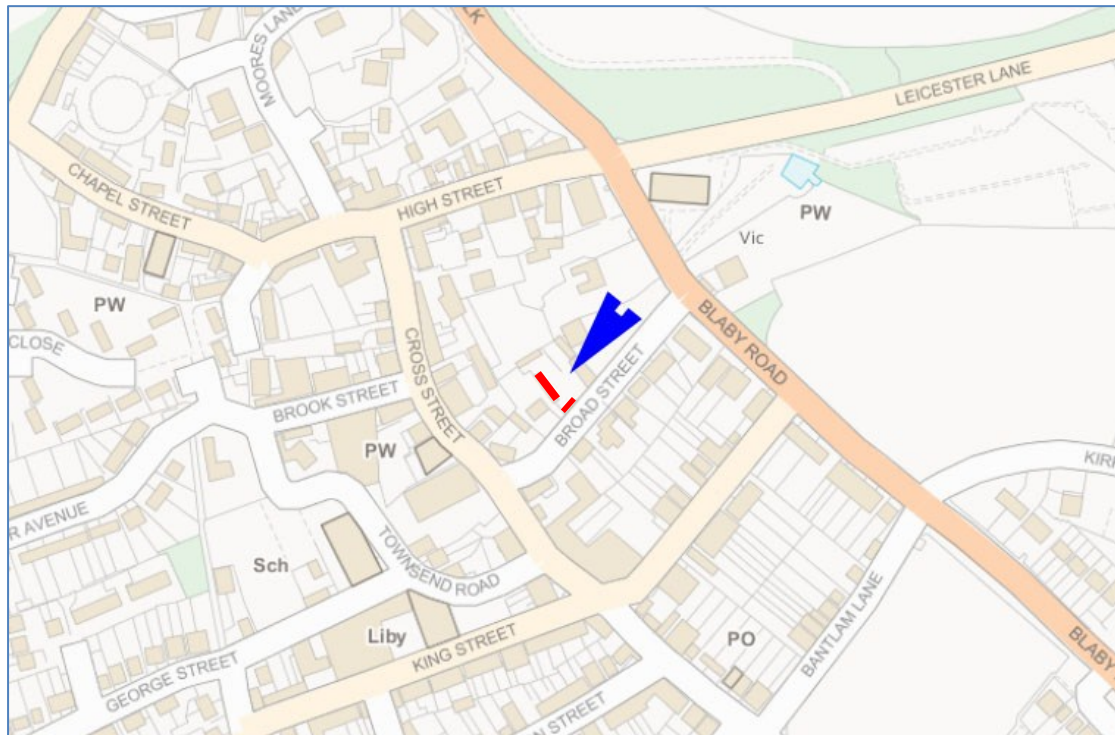


Figure 2 Location of Site  
Barns highlighted in red  
Contains Ordnance Survey data © Crown copyright and database right 2013

#### 4. The Building Survey

The listing description for the development site reads as follows:

**List entry Number:** 1361073

*House divided into 2 units. Dated 1770 on rainwater head, refronted early mid C19. Brick, part colourwashed, with whitewashed rendered front. Slate roof with flanking whitewashed chimneys. L-plan. 3 storeys, 3 bays. Moulded band courses at first and second floor levels, C19 wooden eaves on paired brackets. Outer bays have tripartite sash windows with small moulded wooden cornices, all renewed C20. To centre of first floor is a 4-pane sash with similar cornice; blind window panel to centre of second floor. Central doorway with double panelled doors and rectangular fanlight with patterned glazing bars. 2-storey rear wing with dentil eaves- Interior of front block has staircase with 3 turned balusters per tread and cut scroll tread ends. One marble fireplace and one stone fire- place.*

As can be seen, the listing description does not mention the two barns within the curtilage. Following the conventions adopted in the existing plans and Heritage Statement drawn up by CDR architects, the barns are referred to as Barn A (on the Broad Street frontage) and Barn B (running perpendicularly back up the plot). Individual units in Barn B are referred to as per the development proposals (Fig. 3)

- **Barn A**

This is a two-bay unit running along the street front. The frontage and north east gable had been re-built by the time of the survey to a design which echoes the original, judging by the photographs in the Heritage Statement (CDR Architects; Figs 4-5). The interior of the north east bay had also been largely finished, but the back, south-west gable and south-west bay interior appeared to be largely intact.

The barn is largely built of red brick, the rear and south-west gable appears Victorian whereas the north-east and frontage probably earlier. It seems to have been a rebuild of an earlier stone building, as part of the frontage and most of the wall bases (e.g. Fig. 9) are random coursed stonework. The original photographs of the gable before its present rebuild show an earlier roofline on the north-east gable, dropping to the height of the stonework in the frontage, which presumably represents the first rebuild of the stone barn in brick; later the roof was raised. The southwest gable shows no such rebuild and so is likely to be contemporaneous with the second rebuilding. The rear is apparently all of one build. There are indications that the original building was two separate builds as there is was subtly differing coursing half way along the frontage, visible to the left of the window where part of a brick pier is evident within the wall fabric (Fig. 6). This could account for the change in level of the stonework at this point. The raising of the roof was presumably to incorporate a floor, now gone; on the south-west gable there is a window at first floor level which has been covered over on the inside. This window appears to be domestic in style, which might indicate domestic habitation at one time although opportunist re-use after alterations to the house adjacent is perhaps more likely. The major roof timbers are painted; there is a substantial purlin either side, which could be earlier than the deal tie-beam and struts. The covering is Swithland slate. Swithland slate becomes progressively rarer for utility buildings from the early 1800's as cheaper Welsh slate became available, but it is often re-used in later buildings, and so is not a particularly good indicator of date in itself.

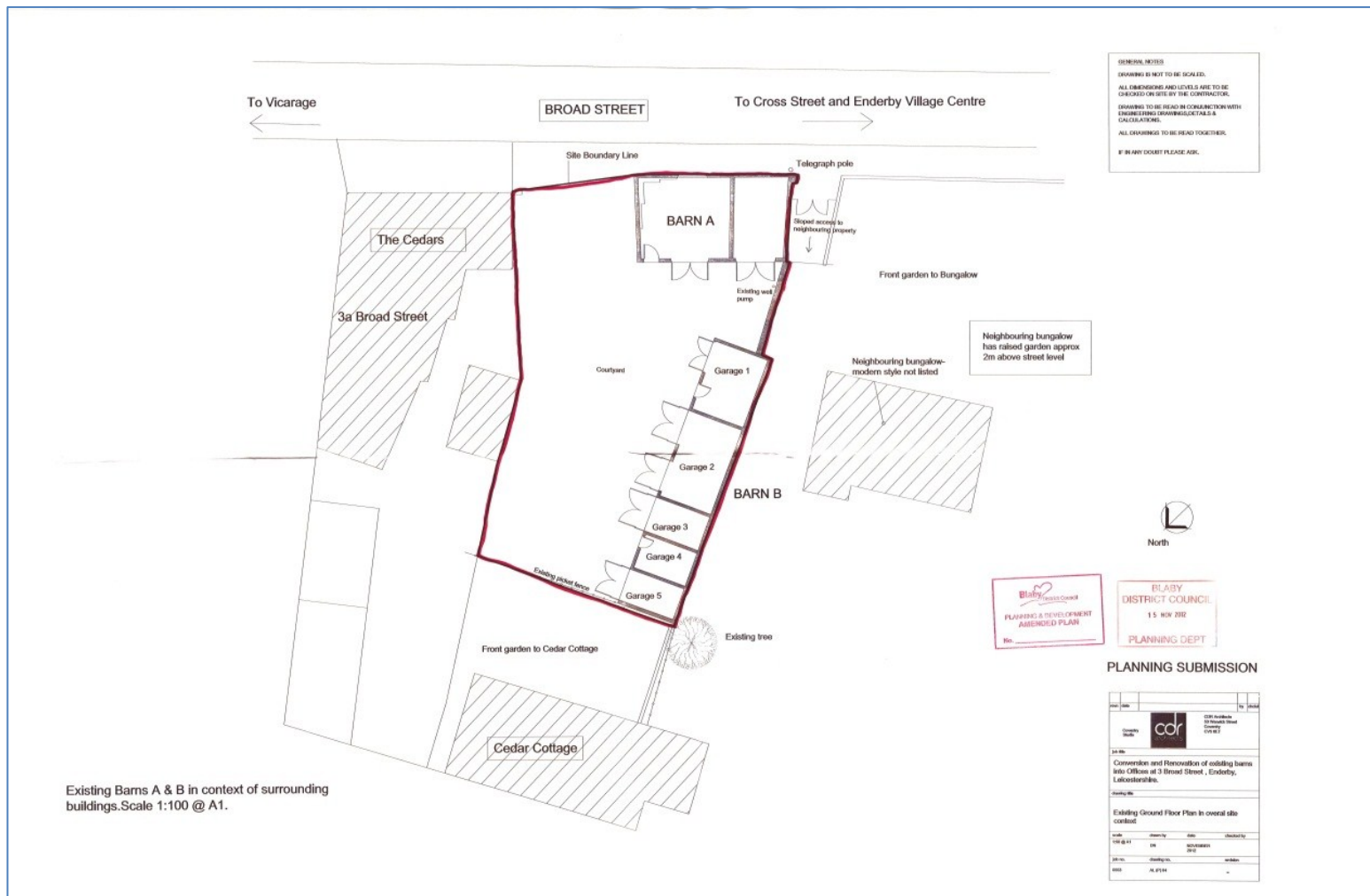


Figure 3 Site Layout. NTS, plan provided by developer





Figure 4 Barn A, looking west



Figure 5 Barn A and 'The Cedars', looking north



Figure 6 Barn A prior to rebuilding.



Figure 7 Barn A, looking south



Figure 8 Barn A interior, NE bay, looking east



Figure 9 Barn A interior, south west bay, looking west



Figure 10 Pump in yard adjacent to Barn A

- **Barn B**

Barn B is a longitudinal block (Fig. 11) with various subdivisions, built mostly in 19th century brick although there are occasional courses of earlier brick low down in the walls. The frontage wall and gable are in better quality brick than the rear, which includes many mis-fires. The roof covering had been removed at the time of the survey, but the contents of the skip showed it to have been Swithland slate. The roof is common rafter with one purlin either side, a tie beam has been used in garage 2, which is wider than the other units.

The building has had some alteration: the top of the south-east gable (Fig. 12) shows a re-build line which can be discerned to run intermittently across several bays of the long north-east face above the doors, probably the floor inserted into the south end of the block necessitated removal of original arched openings, replaced by lintels. A doorway at this level has a surviving door (Figs 13-14) of curious construction, probably not original to the building. The well-made vertical planks have beading on both sides, there are potentially later rails, the wooden lockcase has been moved, and re-attached with nuts and bolts. The hinges and furniture could be 17th/18th century or earlier. It is very likely this is a domestic door, re-used when the floor was inserted. Another anomaly is that there appears no obvious access/ egress to this door from the north unit; perhaps a set of steps was in use, and this unit (i.e. garage 1) was originally free standing, certainly the pointing on this wall could have been meant to be exterior, in contrast with the obvious 'internal' pointing on the wall opposite (Figure 16 15). Also, there is a change in brickwork visible in Fig. 11 between garages 1 and 2 (running up the LHS of the double doors) which adds weight to this idea. On the south gable a window serving the floor has been blocked.



Figure 11 Barn B, looking west



Figure 12 Barn B, south gable, looking north west



Figure 13 Barn B, detail of garage 1 door and vents, looking west



Figure 14 Barn B, garage 2, looking south to garage 1



Figure 15 Barn B, garage 2, looking west



Figure 16 Barn B, garage 2, looking north to garage 3

The rear wall of garage 5 is anomalous, being random coursed rubble, presumably retained from a previous structure. Not having access to the next door property, it was not possible to check whether this stone wall has a brick skim on the other side, as implied in the plan elevation in Fig. 20. The dividing wall between 4 and 5 was in the process of removal (Figs 17-18). On the northwest corner of the gable a blocked animal door is visible, so this part of the structure could have been in use as a sty at some point. Garage 3 has a domestic-style timber window in the rear wall, again a probable re-use of a house window (Fig. 19/ Figure 19).



Figure 17 Barn B, garages 4-5, looking north west

As a whole, the range of units is in dangerous condition. Apart from the failure visible in Figure 18, the weight of the Swithland roof appears to have splayed the longitudinal walls so that they are parting company with the transverse walls.





Figure 18 Barn B, garages 4-5, looking south west



Figure 19 Barn B, garage 3, looking west

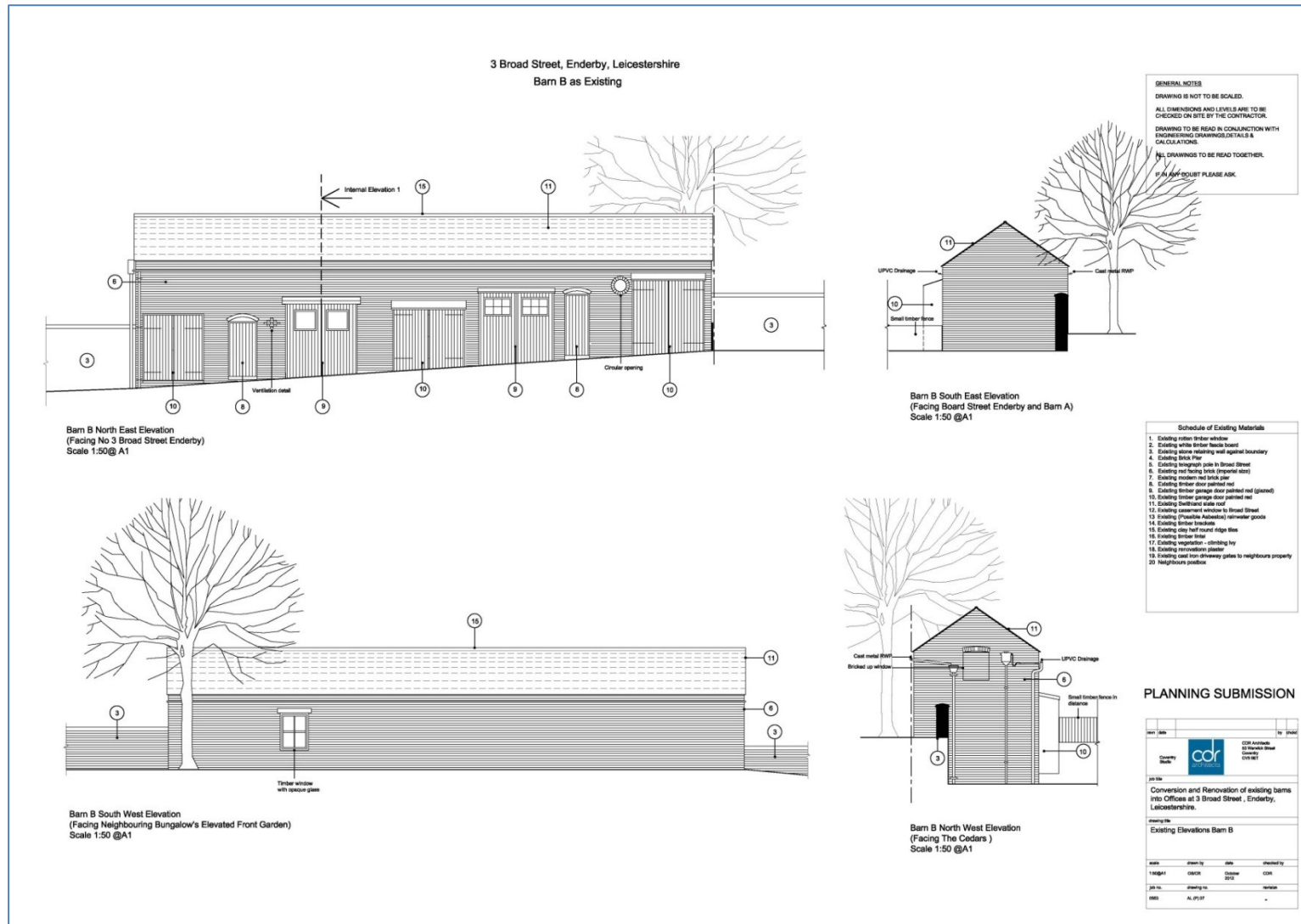


Figure 20. 'As existing' barn B plans provided by the developer.

Nb. The gable elevations on this plan have the wrong orientation, and the timber projection shown had been removed. On the south west elevation the LHS end may be stone rather than brick

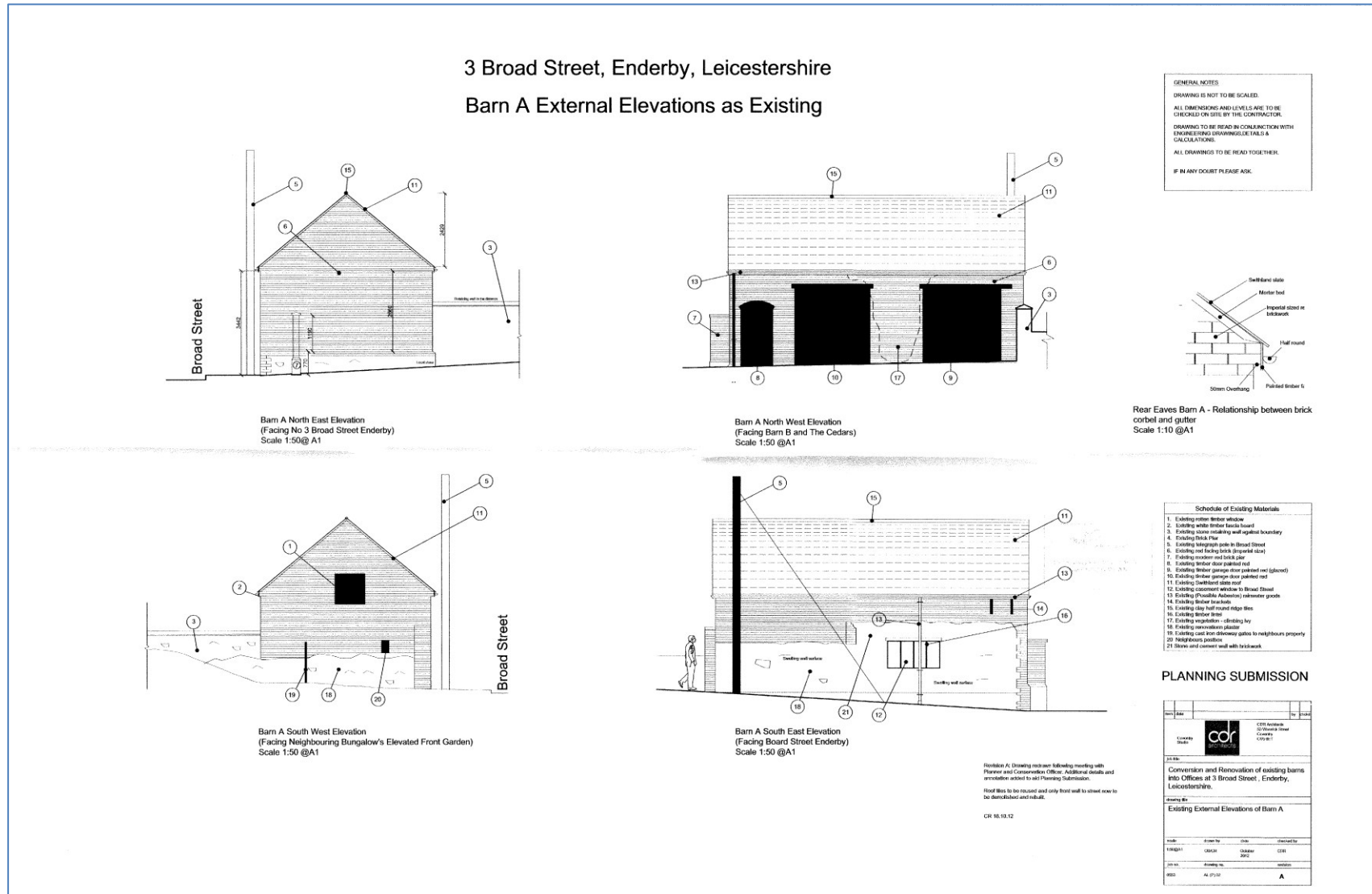


Figure 21 'As existing' barn A plans provided by the developer

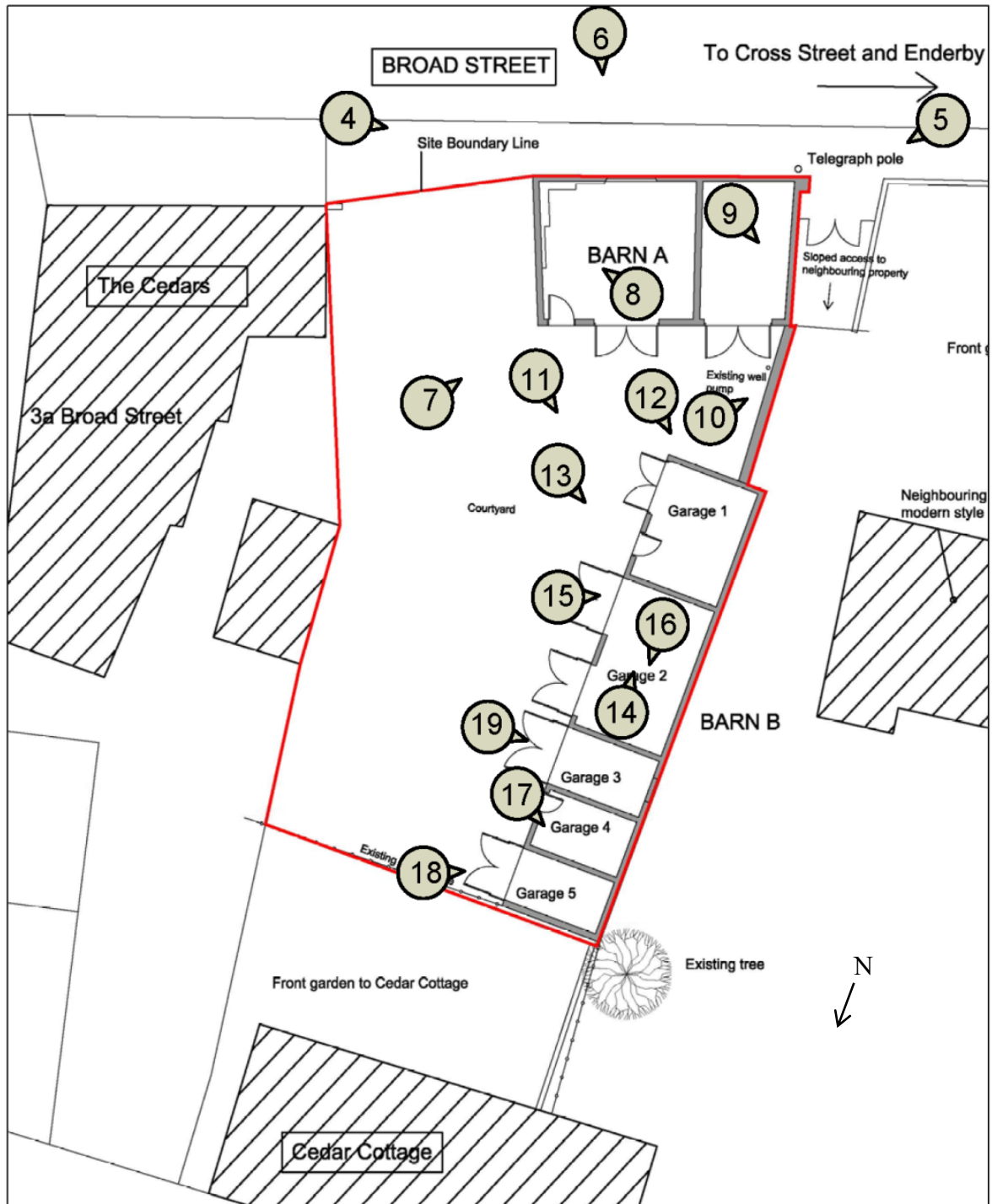


Figure 22 Orientation of building report figures

## 5. The Watching Brief

### *Barn B*

A site visit was made on the 13th of January 2014 during and after debris clearance and ground reduction within the three rooms that make up Barn B. A number of later brick dividing walls were also removed prior to ground reduction. Approximately 0.5m of ground was removed in each room. All rooms contained the same dirty mixed and heavily compacted upper trample layer which was directly on top of a mid orange brown sandy clay which appeared to be the natural substratum (Figs 23 and 24). Although stained in places by oil and other activities no archaeological features or deposits were observed within Barn B.

### *Barn A*

On arrival the floor within both the eastern and western rooms of Barn A had been reduced by approximately 0.5m to expose the foundations of the barn walls. The walls were seen to have extremely shallow foundations and barely cut into the original ground surface. The southern and eastern walls had rubble limestone footings consisting of large boulders laid directly onto the natural substratum. The northern wall, built of brick, had slightly deeper brick foundations. The ground reduction appeared to have removed a single homogenous deposit of undisturbed mid orange brown sandy clay which continued below the exposed limit of excavation. This deposit is likely to be the undisturbed natural substratum. No evidence of any features, modern or archaeological, was seen in the excavated floor of the eastern room. A new, single width doorway has recently been cut through the central wall dividing the two rooms (Fig. 25). This has exposed the rubble-built core of the wall but no other structural details.

The western room also had approximately 0.5m of floor deposits removed in advance of pouring a new concrete floor. Again the shallow wall foundations of the barn were exposed. Running from north west to south east across the centre of the excavated floor was a brick-built drain or conduit (Figs. 26 and 27). This seemed to run from a well or pump in the courtyard located to the north of the barn. The drain then ran through the southern barn wall through a hole which had been clearly knocked through and modified with bricks indicating that this was a later modification to the wall. The bricks measured 230mm in length, 50mm high and 110mm wide and are probably early 19th century in date. No other features or deposits were observed.



Figure 23 Barn B, Garage 1 partial floor reduction  
Looking west



Figure 24 Barn B, Garage 3 after floor reduction  
Looking north west



Figure 25 Reduced floor level and knocked-through doorway  
Looking west. 1m scale



Figure 26 Brick drain running across western room  
Looking south east. 1m and 0.4m scales



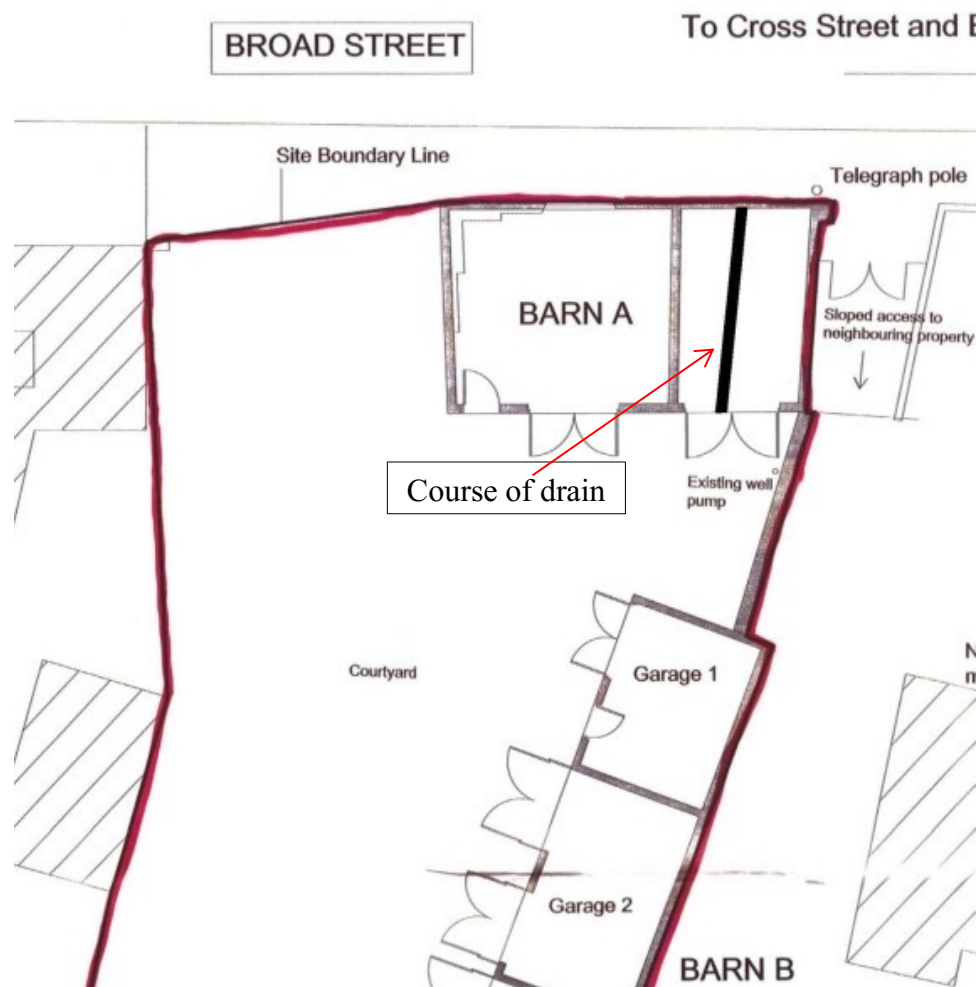


Figure 27 Course of brick-built drain in Barn A  
Modified from client's site drawing

## 6. Conclusion

Although parts of Barn A were modified and rebuilt during the later 19th century and beyond, it would seem that the stone-built walls are considerably earlier. The use of early 19th century bricks for the brick drain which clearly cuts through the barn wall would suggest that, unless the bricks have been re-used at a later date, the walls date to at least the turn of the 18th and 19th centuries.

No other archaeological features or deposits were observed in either barn during the watching brief.

## 7. Archive

The building survey archive consists of-  
Monochrome contact sheets  
Digital images 11th Dec 2013  
Digital image Google Street view 2012 Barn A gable  
Annotated plans

The watching brief archive consists of-  
 1 pro forma ULAS watching brief form,  
 15 digital photographs and contact sheet,  
 8 35mm black and white images on a contact sheet plus negatives,

## 8. Bibliography

CDR Architects, *Heritage Statement for Barns at 3 and 3a Broad Street Enderby*.

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

IfA, 2008 *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*.

IfA, 2012, *Code of Conduct*

LCC 2012, *Advice letter*.

Score 2013, *Written Scheme of Investigation for Historic Building Recording and archaeological attendance for observation and recording: 3 Broad Street, Enderby, Leicestershire, LE19 4AA*

## 9. Acknowledgements

The project was carried out by Jon Coward and Andrew Hyam. Project management was by Vicki Score.

## 10. Oasis Information

OASIS ID: 198073	
<b>Project Name</b>	Photographic Building Survey and Watching Brief of two barns at Broad Street, Enderby
<b>Project Type</b>	Building survey and Watching Brief
<b>Project Manager</b>	Vicki Score
<b>Project Supervisor</b>	J Coward and A Hyam
<b>Previous/Future work</b>	None
<b>Current Land Use</b>	Barns, outhouses
<b>Development Type</b>	Residential
<b>Reason for Investigation</b>	PPG16
<b>Position in the Planning Process</b>	As a condition
<b>Site Co ordinates</b>	SP 53697 99323
<b>Start/end dates of field work</b>	December 2013 to February 2014
<b>Archive Recipient</b>	LCC
<b>Study Area</b>	375m <sup>2</sup>

## Contact Details

Richard Buckley or Patrick Clay  
University of Leicester Archaeological  
Services (ULAS)  
University of Leicester,  
University Road,  
Leicester LE1 7RH

**T:** +44 (0)116 252 2848

**F:** +44 (0)116 252 2614

**E:** [ulas@le.ac.uk](mailto:ulas@le.ac.uk)

**w:** [www.le.ac.uk/ulas](http://www.le.ac.uk/ulas)



INVESTOR IN PEOPLE



THE QUEEN'S  
ANNIVERSARY PRIZES  
FOR HIGHER AND FURTHER EDUCATION  
2013



2013  
**THE AWARDS**  
AWARD WINNER  
RESEARCH PROJECT OF THE YEAR