



University of
Leicester

Archaeological Services

**An Historic Building Survey
(Level 2) of Measham Fields Farm,
Swepstone Road, Measham,
Leicestershire.**

NGR: SK 3491 1174

Sophie Clarke



ULAS Report No. 2013-191
©2013

**A Historic Building Survey (Level 2)
of Measham Fields Farm, Swebstone Road,
Measham, Leicestershire**

NGR: SK 3491 1174

S J Clarke

For: UK COAL Surface Mines Limited

Checked by:

Signed: ... 

Date: 11/11/2013. Revised 31.03.2014

Name:Patrick Clay.....

University of Leicester

Archaeological Services

University Rd., Leicester, LE1 7RH

Tel: (0116) 2522848 Fax: (0116) 2522614

ULAS Report Number 2013-191

©2013

Accession Number X.A167.2013

CONTENTS

Summary	3
Introduction.....	3
Objectives	3
Methodology	5
Results.....	6
Building Description (see Figures 5 and 6 below for plans)	8
Farmhouse.....	8
Loose-boxes	11
Conclusion	11
Archive.....	12
Publication	12
Acknowledgements.....	12
Bibliography	29
Oasis Information.....	29
Addendum.....	30

FIGURES

Figure 1 Site Location.....	4
Figure 2. Site plan, with arrow indicating location of buildings subject to survey.	5
Figure 3. Extract from preliminary series OS drawing of 1814 by Henry Stevens.	7
Figure 4. Extract from 1st edition OS map of 1883, showing layout of farm buildings at ‘The Fields’, with arrow indicating position of farmhouse.	8
Figure 5. Ground floor plan of farmhouse with loose-boxes to rear.	9
Figure 6. Farmhouse: ground and first floor plans.	10
Figure 7. Location of photographs (Figs 9-21 below).	13
Figure 8. Location of archive photographs (Figs 22-36).	14
Figure 9. Farmhouse, looking west.	15
Figure 10. Farmhouse, looking south.	15
Figure 11. Farmhouse, looking east.	16
Figure 12. Outbuildings and rear of loose-boxes. Looking south.....	16
Figure 13. Rear of loose boxes, looking south-east.	17
Figure 14. Detail of rear of loose-boxes, constructed with ‘jumb’ bricks, looking south-west.	17
Figure 15. As above.	18
Figure 16. South-west facing gable end, with lower courses of ‘jumb’ bricks and early 20th century rebuild above and extension to the western side.....	18
Figure 17. Loose-boxes with rebuilt frontage, looking north.	19
Figure 18. Outbuildings, looking north-west.	19
Figure 19. Loose-boxes looking south-west.	20
Figure 20. Loose-box interior, looking north-west.	20
Figure 21. Loose-box interior, looking north-west.	21
Figure 22. South-west facing elevation of house. Looking north-east.	21
Figure 23. South-east facing elevation of house, looking north-west.....	22
Figure 24. Principal, north-east facing elevation of house, looking west.....	22
Figure 25. Scullery, looking west.	23
Figure 26. Larder, with brick and concrete slab thrall, looking south-east.	23

Figure 27. Kitchen, looking south-west.	24
Figure 28. Original sitting kitchen, with chamfered and stopped axial beam and timber bressummer beam. Looking north.	24
Figure 29. Detail of chamfered and stopped axial beam. Looking south-east.	25
Figure 30. Pantry, with ledged and braced timber matchboard door, looking north-west.	25
Figure 31. 1930s fireplace in parlour. Looking south.	26
Figure 32. Modern replacement staircase, looking south-west.	26
Figure 33. Modern staircase and first floor landing, looking north-east.	27
Figure 34. Chimney stack in first floor bedroom, looking north-west. One metre scale	27
Figure 35. Timber plank and batten door to rear bedroom, with 1930s panelled door to landing on left-hand side, looking south-west.	28
Figure 36. Pair of plank and batten doors in rear bedroom, looking north-east.	28
Figure 37. Hand-built cupboard in bathroom. Looking north.	29
Figure 38. Location of figures 39-43 (below).	30
Figure 39. Blocked doorway between pantry and larder, looking south-east.	31
Figure 40. Blocked doorway with timber lintel and brick relieving arch over, looking south-west.	31
Figure 41. Jumb bricks to external wall of larder, looking south-west.	32
Figure 42. Jumb bricks to internal and external wall of utility room/possible former dairy. Looking south.	32
Figure 43. Jumb bricks to front room, looking north-west.	33
Figure 44. Modern roof structure over farmhouse, looking north-west.	33
Figure 45. Aerial photograph of Measham Fields Farm c.1965, taken from the south, before lowering of roof structure (photograph supplied by former tenant farmer).	34

An Historic Building Survey of Measham Fields Farm, Swebstone Road, Measham, Leicestershire.

NGR SK 3491 1174

Sophie Clarke

Summary

An historic building survey was undertaken by the University of Leicester Archaeological Services (ULAS) of the historic farm buildings at Measham Fields Farm, Measham, Leicestershire on the 17th of May 2013 and 20th March 2014. The farmstead is likely to date to the late 18th century and have been settled following the enclosure of the common fields of Measham parish. The survey covered the farmhouse and a range of single storey loose-boxes which appear to have been originally constructed with 'jumb' or 'gob' bricks, an oversized type of brick made locally by Joseph Wilkes between 1784 and 1803. Later modifications to both the house and range of loose-boxes have limited the architectural merit of the buildings.

The report and archive will be deposited with Leicestershire Museums under Accession Number X.A167.2013.

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 historic buildings, comprising the farmhouse and a range of loose-boxes located at Measham Fields Farm, Measham, Leicestershire. This work has been undertaken in line with the Written Scheme of Investigation for Historic Building Recording (ULAS 2013), in response to the request by the Leicestershire County Council, Principal Planning Archaeologist, as advisor to the planning authority that a Level 2 historic building survey be completed before any demolition work takes place. Level 2 historic building surveys are defined in the English Heritage guidance document – *Understanding Historic Buildings: A guide to good recording practice* (2006). The site is proposed for demolition as part of proposals to extend the existing opencast coal mine located to the south of the area.

Objectives

The objectives of the historic building survey were:

- 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.

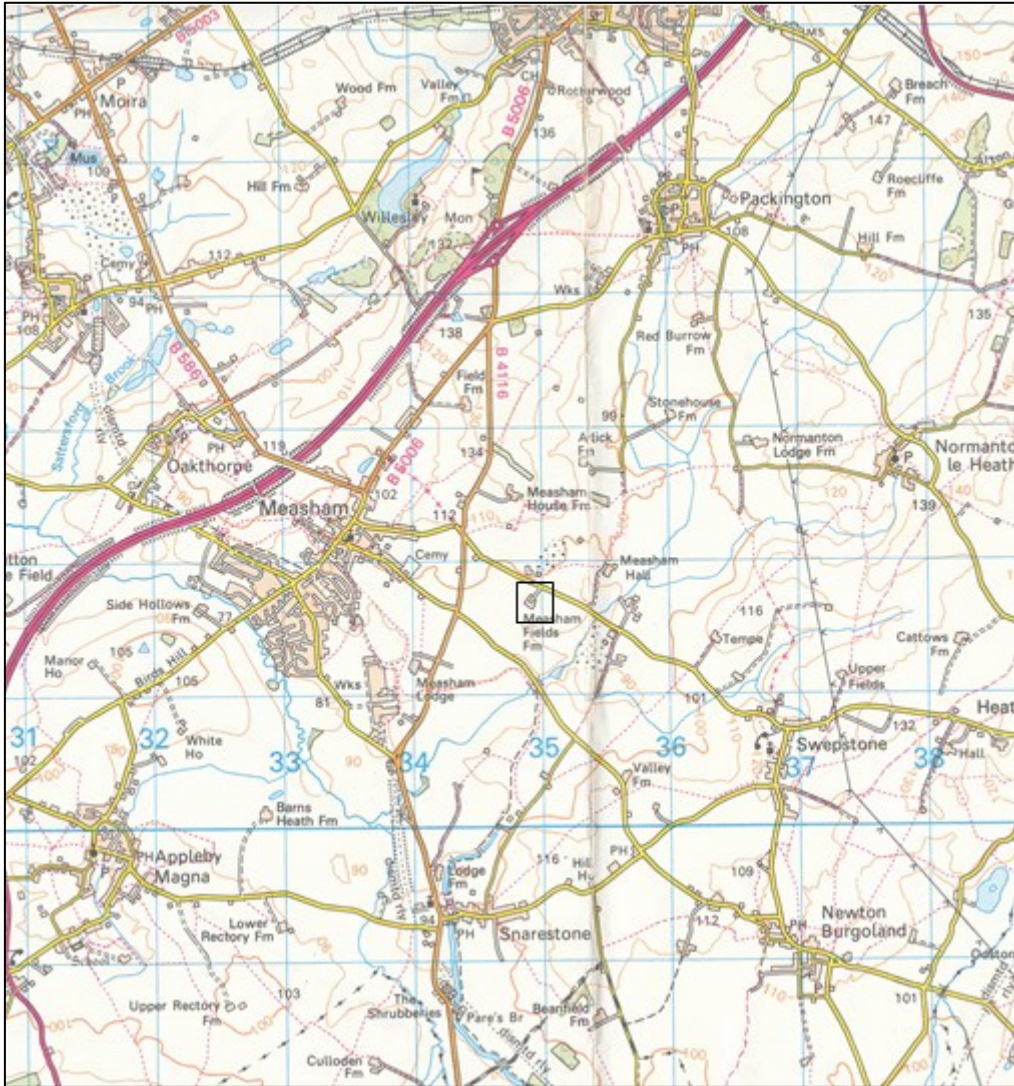


Figure 1 Site Location

Reproduced from Landranger® 1:50 000 scale, Sheet 129 (Derby) by permission of Ordnance Survey® on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright 2013

All rights reserved. Licence number AL 100029495.

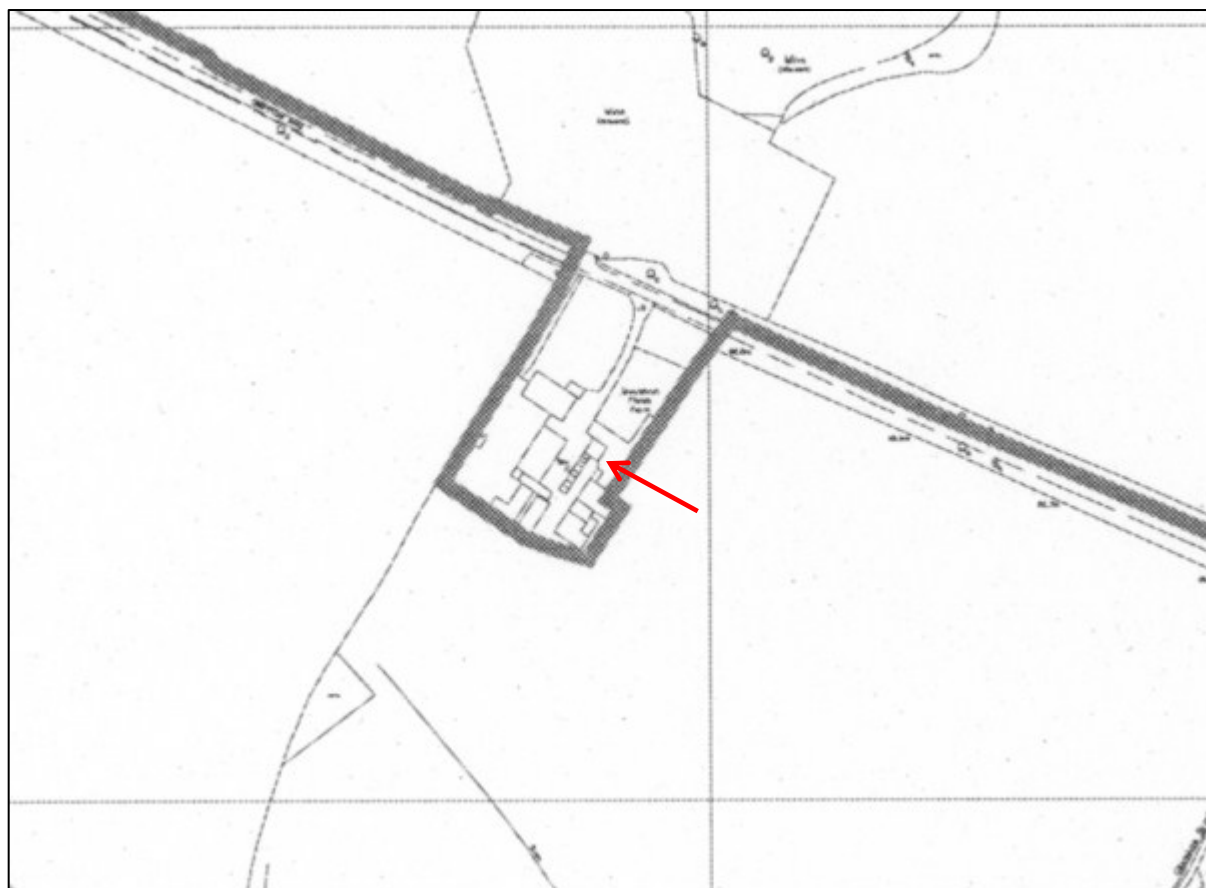


Figure 2. Site plan, with arrow indicating location of buildings subject to survey.

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

Very little background information has been found regarding the history and development of Measham Fields Farm, but the site is likely to have been settled following the enclosure of the common fields of Measham parish, originating as a post-enclosure farmstead at some time during the late 18th century. The preliminary Ordnance survey drawings of the area in 1814 depict an L-shaped range of buildings on the site at this time, which may represent the farmhouse and loose-boxes still extant, but is also likely to have included a barn which is no longer present. Other buildings depicted in the vicinity are likely to represent structures associated with coal mining activity.

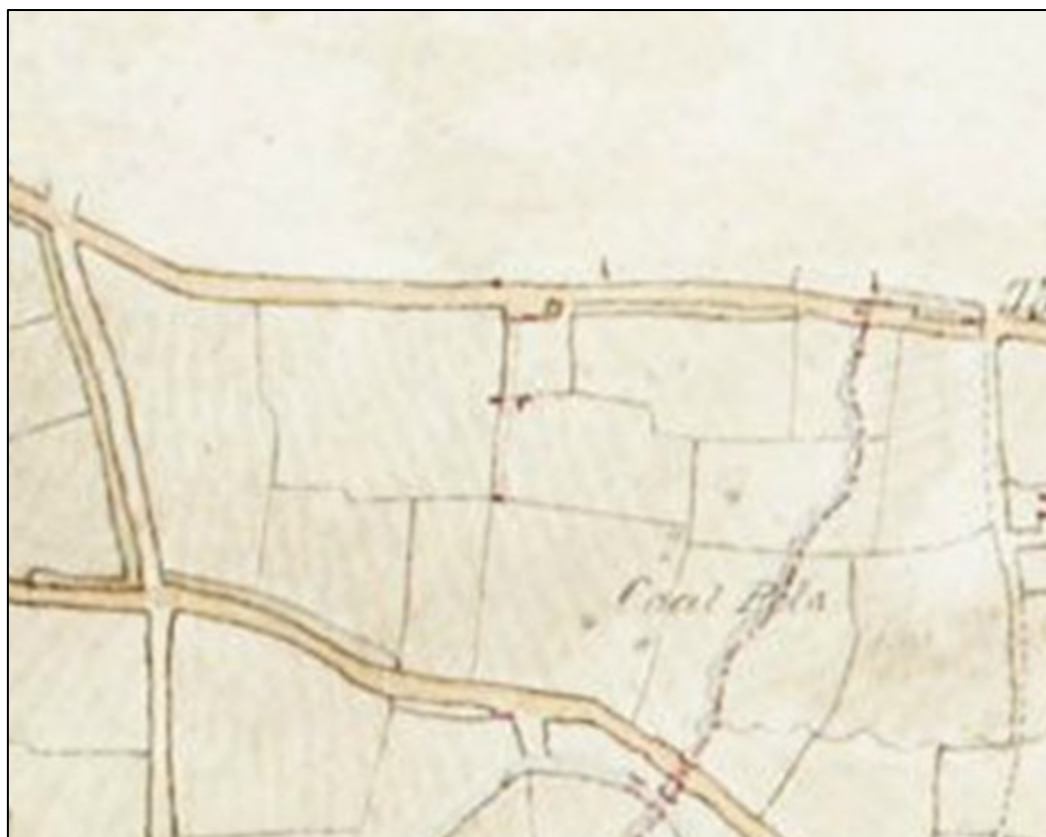


Figure 3. Extract from preliminary series OS drawing of 1814 by Henry Stevens.

The first edition OS map of 1883 records the farmstead as 'The Fields' and depicts the farmhouse and loose-boxes as they appear at the present time, with other farm buildings located to the south-west. At the time of the site survey, the farmhouse with attached range of loose-boxes were the only early buildings on the site. The remainder of the buildings appear to date to the later decades of the 20th century and were of little or no architectural merit and so were not recorded as part of this work.

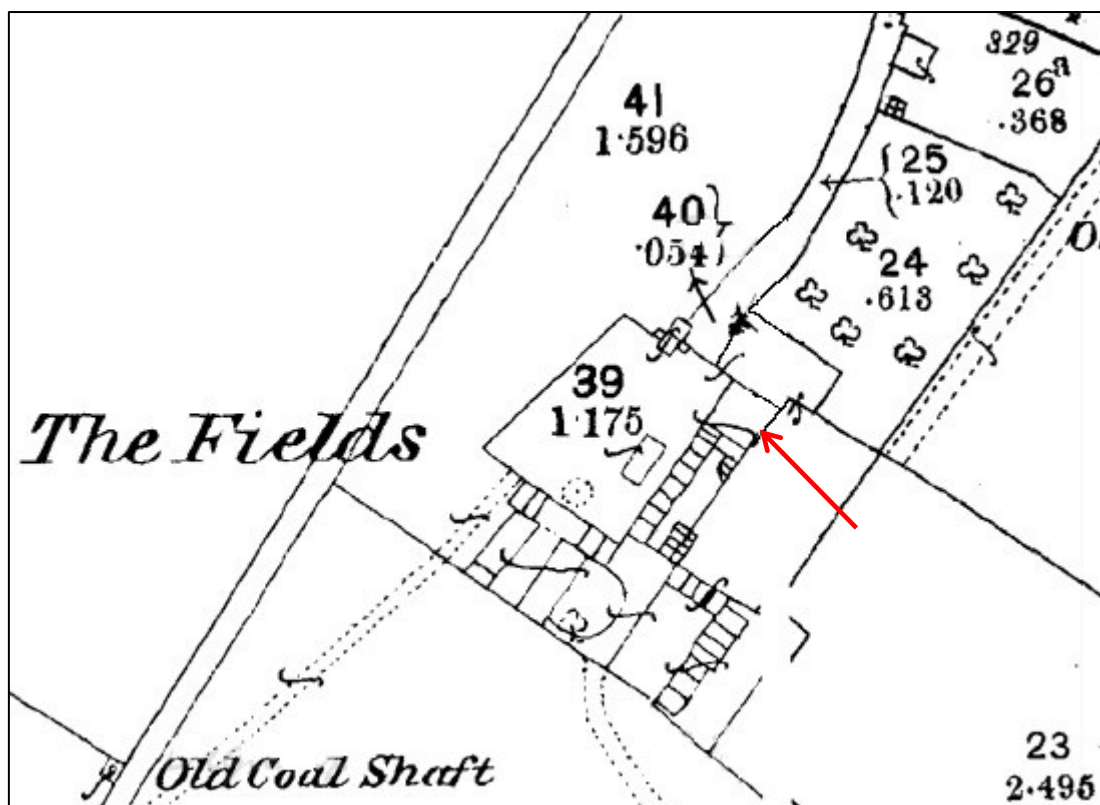


Figure 4. Extract from 1st edition OS map of 1883, showing layout of farm buildings at 'The Fields', with arrow indicating position of farmhouse.

Building Description (see Figures 5 and 6 below for plans)

Farmhouse

The farmhouse is a two storey, stuccoed building, likely to be constructed of brick, and possibly originating as a two bay structure, with principal rooms located on either side of a central cross-passage and staircase. The presence of render makes further interpretation of the development of the building very difficult: there are no changes in the brickwork to provide chronological clues. It was noted during the course of the survey that the external walls of the two bays of the frontage range are unusually thick, at 0.40m and may demarcate a distinct phase of building, perhaps using locally made, larger 'jumb' bricks (see description of loose-boxes below), although initially the stucco made it impossible to verify this. Further intrusive survey in April 2014 confirmed that the entire structure was of this type of brick (see Addendum below). The projecting range located to the rear of the building has walls measuring 0.26m, and this may be a later addition to the principal range, in standard sized bricks, with the adjoining lean-to extension on the south-eastern side constructed afterwards.

All of the external doors are modern, as are the window frames: the window openings may have been reduced in size from the original.

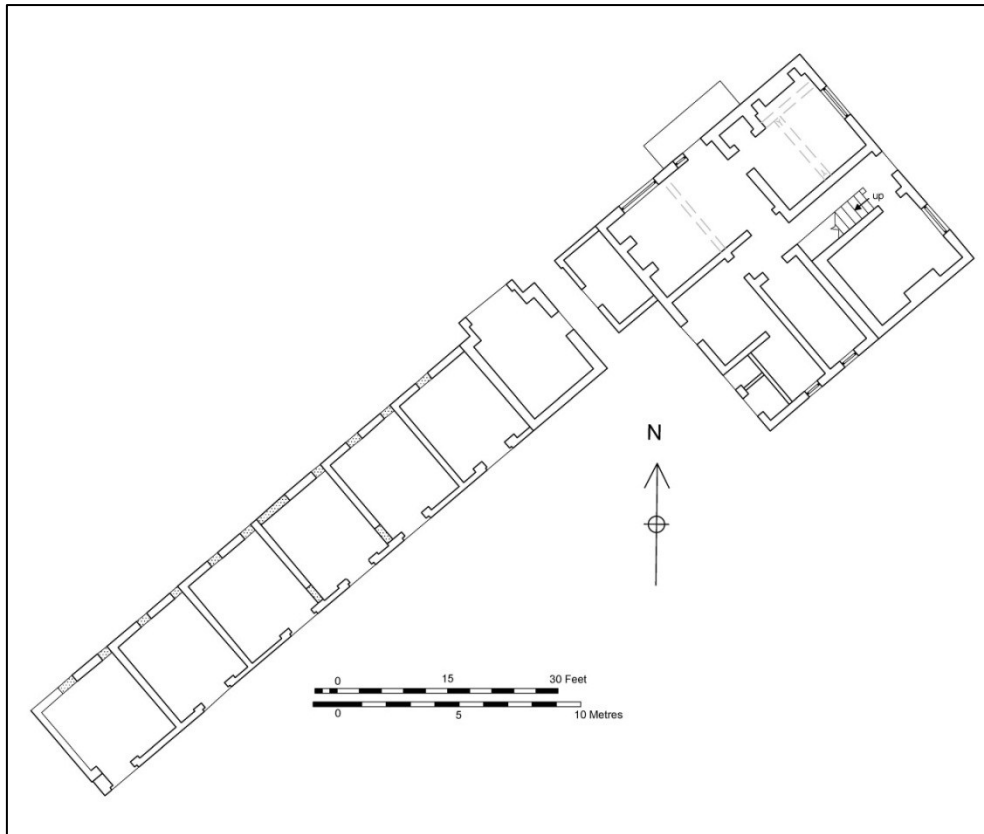


Figure 5. Ground floor plan of farmhouse with loose-boxes to rear.

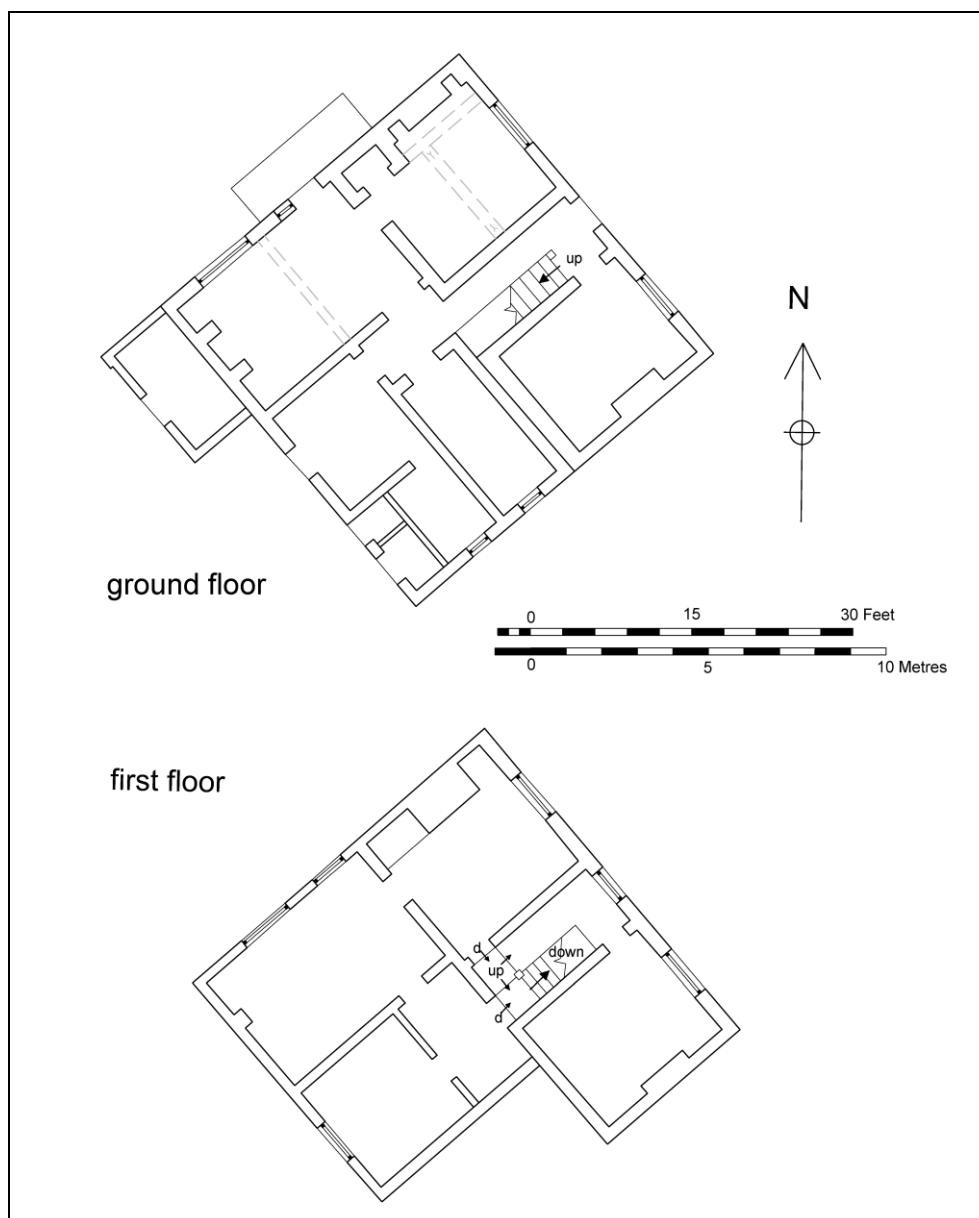


Figure 6. Farmhouse: ground and first floor plans.

Internally, very few early fixtures and fittings have survived. The original principal entrance is located in the centre of the north-east facing façade. This opens onto a cross-passage, with a modern staircase located on the left-hand side. On either side of the cross passage, opposing doorways lead into what would originally have been the two principal ground floor rooms. On the right hand side of the cross-passage, in the northern corner of the building is the original living kitchen, with its massive fireplace and chimney breast supported by a substantial timber bressumer beam. Carried over the bressumer, the axial beam of the first floor structure is chamfered with run-out stops (Figures 28-29). On either side of the modern brick fireplace are arched recesses, which may have originated as spice-cupboards. The room to the left hand side of the cross-passage would have served as the parlour. The present fireplace dates to the 1930s and it is unclear whether the room would originally have been heated. Panelled doors to these ground floor rooms appear to date to the second half of the 19th century.

The modern kitchen is located within the projecting wing at the rear of the building- this appears to have been created by the removal of an internal wall which originally separated two smaller service rooms. To the south of this are a scullery, pantry and larder, with separate store and W.C. accessed from the yard.

At first floor level are three bedrooms and a bathroom. The bedroom above the former living kitchen houses the massive chimney stack, but no evidence remains for a fireplace at this level, although it may be assumed that one will have existed here. All walls appear to have been recently plastered and papered over, and all skirting at this level is modern. The doors to the rooms of the first floor are all different, ranging in date from apparently late 18th century plank and batten, 1930s panelled timber to very modern plywood.

Loose-boxes

To the rear of the house is a range of single storey loose-boxes. These are constructed of brick, with a variety of brickwork shown in each elevation indicating numerous alterations that have taken place since the building was constructed.

Of most significance is the rear elevation, which is largely constructed of unusually large bricks, measuring approximately $8\frac{3}{4}$ - 9 inches long, by $4\frac{1}{2}$ inches wide and $4\frac{1}{2}$ inches deep. These bricks are locally known as Wilkes 'gob' or 'jumb' bricks, after Joseph Wilkes (1733-1805), a local industrialist who established a brickworks in Measham in 1748 and who manufactured these outsized bricks in response to the first brick tax levied by the government in 1784, until the loophole was closed in 1803 (Palmer 1994).

It is possible therefore that the loose-boxes were originally constructed between 1784-1803, which fits in with a post-enclosure settlement date for the farmstead. Original window openings to the rear of the loose-boxes are also in-filled with outsized 'jumb' bricks, which may have come from buildings demolished elsewhere on site.

The south-facing gable end wall of the range shows how the structure has altered over time (Figure 16 below). The lower portion of the wall is constructed with jumb bricks, whilst the upper courses are of more traditional later 19th century brick, likely to have been replaced during the replacement of the roof. At some point after this time, possibly during the early 20th century, the frontage wall was extended outwards by approximately 0.8m to the east, to increase the internal space.

Conclusion

The combined evidence obtained from the building survey would suggest that the surviving historic buildings at Measham Fields Farm maybe somewhat earlier in date than initially thought. The preliminary OS drawing of 1814 appears to show an L-shaped range of buildings on the site at this time: whilst the map is very small scale and rather schematic, it does appear to correspond with the basic layout of the present buildings, bearing in mind that the farmstead would have incorporated additional structures, such as a barn, at this time.

The plan form and indicated development of the farmhouse, the thickness of the walls, the structural form of the principal fireplace in the former living kitchen and the decorative treatment to the chamfered axial beam are indicative of a date within the later part of the 18th century rather than the 19th century. Additional survey in 2014 confirmed that the farmhouse had been built of 'jumb bricks and had originally been of three stories.

The loose-boxes to the rear of the house were originally built using locally made 'jumb' bricks, which were manufactured between 1784 and 1803. Although the present structure has been much altered and there is evidence for the reuse of jumb bricks on site, it is quite likely that the original structure was built before 1803.

The isolated location of the site, on the limit of the parish boundary, would suggest that the farmstead was established following the enclosure of the parish in the 1790s. Very little information has been found regarding the agricultural history of Measham, with most of the documentary sources tending to focus on its industrial and particularly coal-mining past.

As a feature of the post-enclosure parish landscape therefore, the historic buildings of Measham Fields Farm are of moderate significance, representing an episode in the agricultural history of Measham which is not well understood. As the farmstead is not complete however, with other early farm buildings having been demolished in the late 20th century, the historic significance of the site is somewhat compromised. The likely use of jumb bricks in the construction of the farmhouse and in the loose-boxes, affords them some moderate architectural merit, which is limited by the extensive alterations that have taken place since their construction.

Archive

The archive consists of:

This report,

Contact sheets of 45 digital photographs,

45 35mm black and white photographs and negatives,

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

Plans showing locations of archived photographs

2 annotated site plans

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, with the assistance of Jamie Patrick, the project was managed by Patrick Clay.

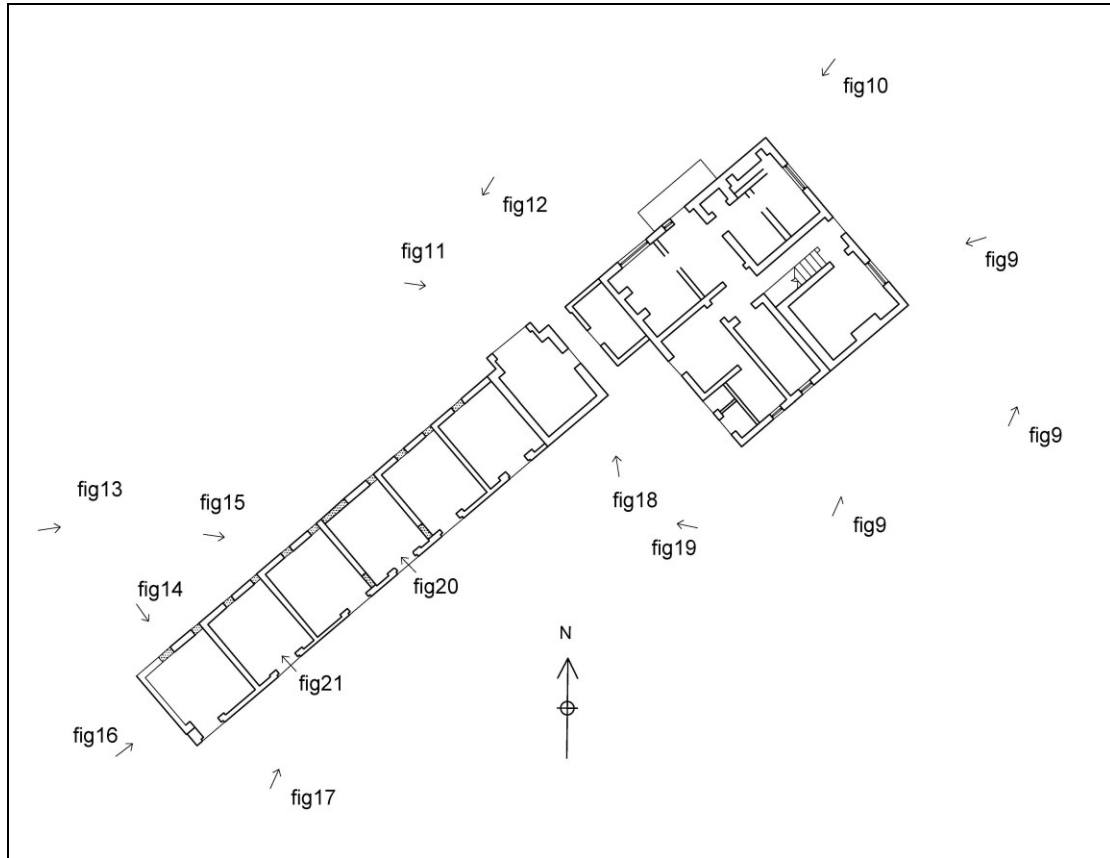


Figure 7. Location of photographs (Figs 9-21 below).

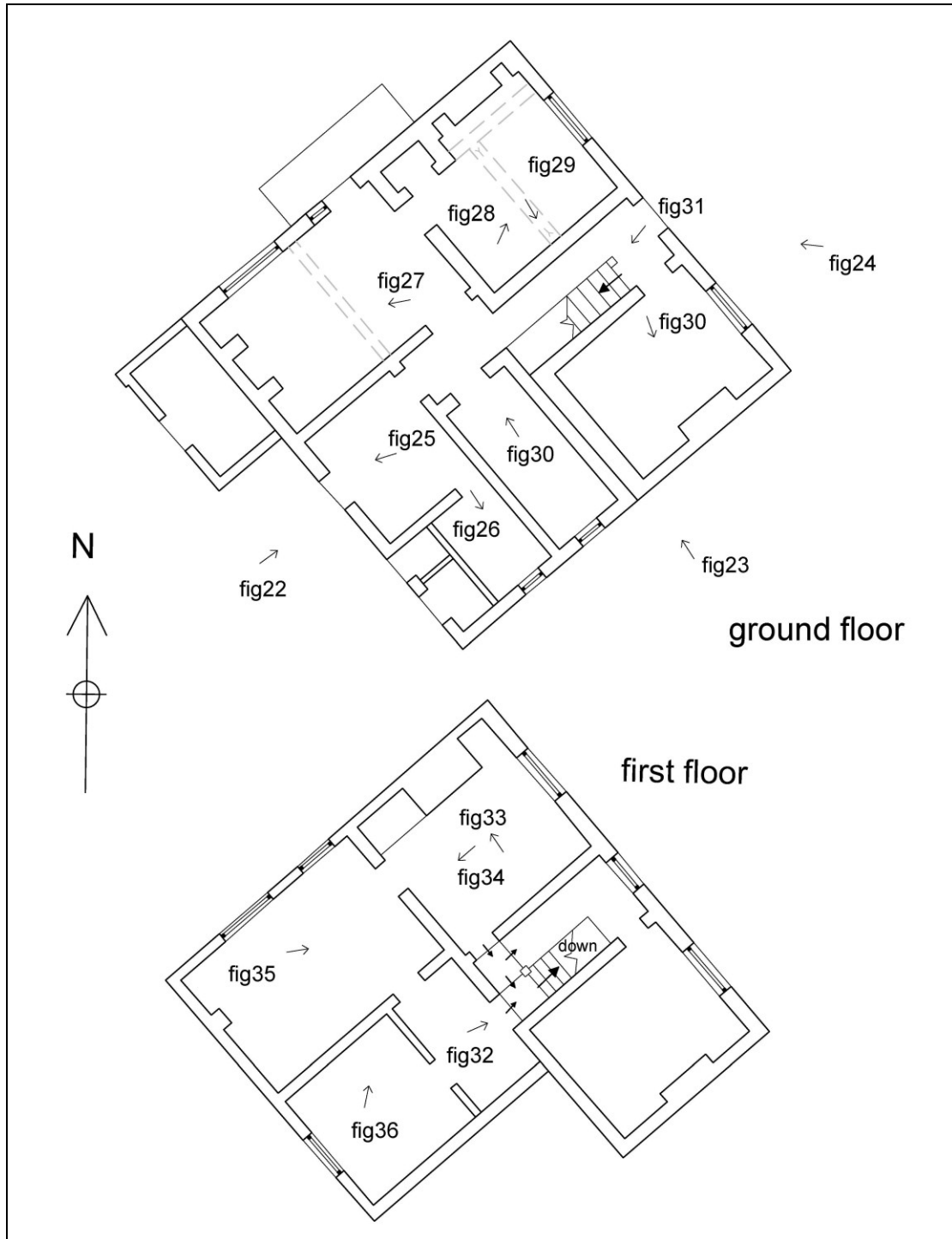


Figure 8. Location of archive photographs (Figs 22-36).



Figure 9. Farmhouse, looking west.



Figure 10. Farmhouse, looking south.



Figure 11. Farmhouse, looking east.



Figure 12. Outbuildings and rear of loose-boxes. Looking south.



Figure 13. Rear of loose boxes, looking south-east.



Figure 14. Detail of rear of loose-boxes, constructed with 'jumb' bricks, looking south-west.



Figure 15. As above.



Figure 16. South-west facing gable end, with lower courses of 'jumb' bricks and early 20th century rebuild above and extension to the western side.



Figure 17. Loose-boxes with rebuilt frontage, looking north.



Figure 18. Outbuildings, looking north-west.



Figure 19. Loose-boxes looking south-west.



Figure 20. Loose-box interior, looking north-west.



Figure 21. Loose-box interior, looking north-west.



Figure 22. South-west facing elevation of house. Looking north-east.



Figure 23. South-east facing elevation of house, looking north-west.



Figure 24. Principal, north-east facing elevation of house, looking west.



Figure 25. Scullery, looking west.



Figure 26. Larder, with brick and concrete slab thrall, looking south-east.



Figure 27. Kitchen, looking south-west.



Figure 28. Original sitting kitchen, with chamfered and stopped axial beam and timber bressummer beam. Looking north.



Figure 29. Detail of chamfered and stopped axial beam. Looking south-east.



Figure 30. Pantry, with ledged and braced timber matchboard door, looking north-west.



Figure 31. 1930s fireplace in parlour. Looking south.



Figure 32. Modern replacement staircase, looking south-west.



Figure 33. Modern staircase and first floor landing, looking north-east.



Figure 34. Chimney stack in first floor bedroom, looking north-west. One metre scale



Figure 35. Timber plank and batten door to rear bedroom, with 1930s panelled door to landing on left-hand side, looking south-west.



Figure 36. Pair of plank and batten doors in rear bedroom, looking north-east.



Figure 37. Hand-built cupboard in bathroom. Looking north.

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*.

Palmer, M. 1994 *Industry in the Landscape 1700-1900*. London: Routledge

Oasis Information

Project Name	Measham Fields Farm, Measham, Leicestershire
Project Type	Level 2 Building Survey
Project Manager	P Clay
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	Preplanning
Site Co ordinates	SK 3491 1174
Start/end dates of field work	16.10.2013-17.10.2013
Archive Recipient	LCC
Study Area	0.5ha

Addendum

On the 21st March 2014 a further visit was made to Measham Fields Farm in a response to a request made by the Senior Planning Archaeologist at Leicestershire County Council for further information regarding the construction and phasing of the farmhouse. During the course of the visit, plaster was removed from all of the internal walls, which showed that jumb bricks were used throughout the building, including internal and external walls of the service rooms and stores. On the basis of this evidence, it seems likely that the present plan of the building was complete by 1803. The removal of plaster from the walls and ceiling of the pantry, revealed a blocked doorway which formerly led from the pantry into the larder. The doorway was blocked with standard sized bricks, of perhaps late 19th century date. A brick relieving arch above the pantry was also exposed, which takes the weight of the wall at first floor level (figures 38-42 below).

An inspection of the roof space was also undertaken at this time, which revealed that the roof structure was entirely modern, with evidence for its replacement during the latter half of the 20th century. The joists of the first floor ceiling structure were also modern replacements, to which modern plasterboard had been applied. It was subsequently revealed by the former tenant farmer, that the house had previously had a full second storey above the first floor, which was taken down c.1970 due to concerns over the structural integrity of the building.

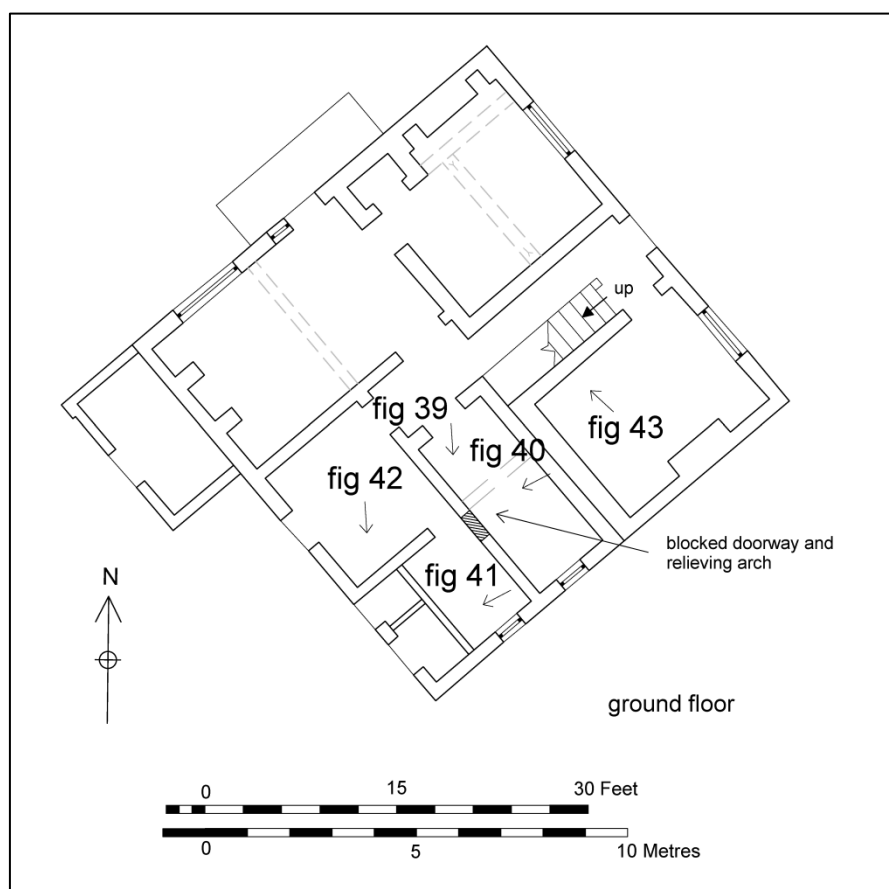


Figure 38. Location of figures 39-43 (below).



Figure 39. Blocked doorway between pantry and larder, looking south-east.



Figure 40. Blocked doorway with timber lintel and brick relieving arch over, looking south-west.



Figure 41. Jumb bricks to external wall of larder, looking south-west.



Figure 42. Jumb bricks to internal and external wall of utility room/possible former dairy. Looking south.



Figure 43. Jumb bricks to front room, looking north-west.



Figure 44. Modern roof structure over farmhouse, looking north-west.

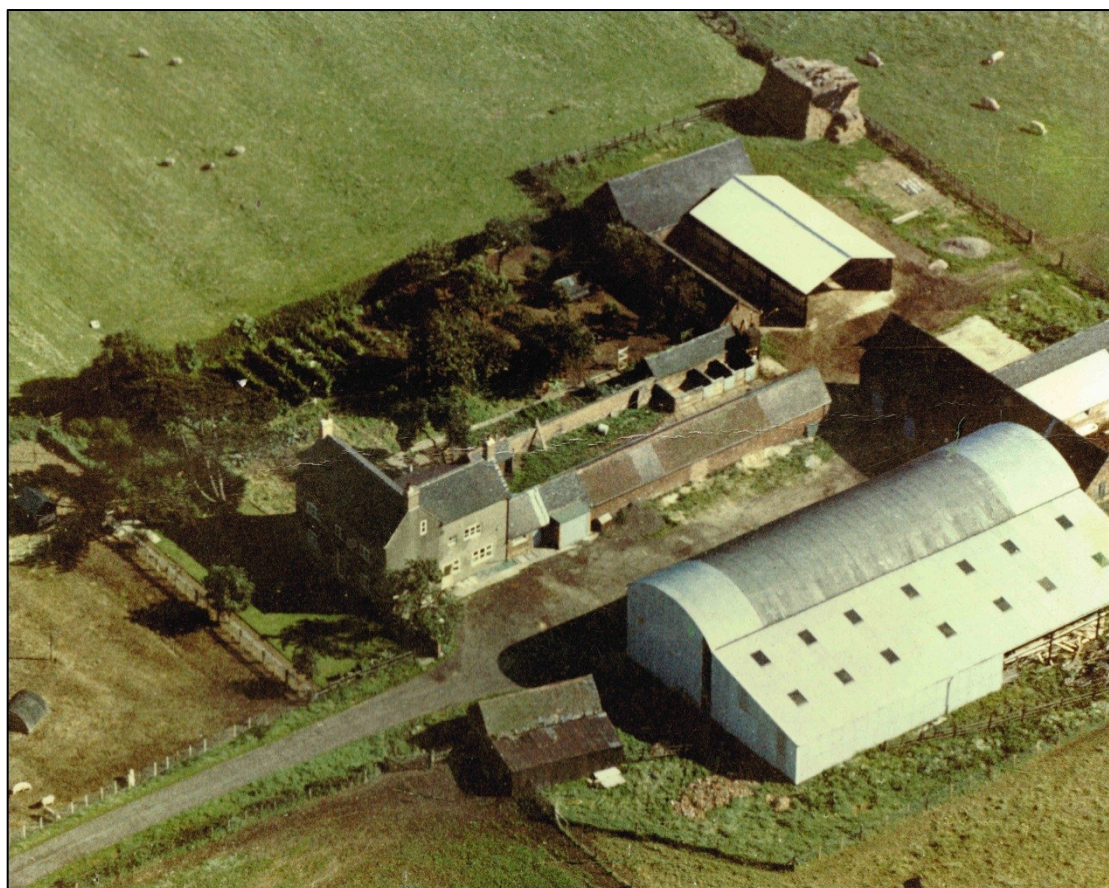


Figure 45. Aerial photograph of Measham Fields Farm c.1965, taken from the south, before lowering of roof structure (photograph supplied by former tenant farmer).



2013
THE AWARDS
AWARD WINNER
RESEARCH PROJECT OF THE YEAR

ULAS 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

W: www.le.ac.uk/ulas



INVESTOR IN PEOPLE

