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**An Historical Building Assessment at
Shacklewell Lodge Farm,
Empingham,
Rutland.**

NGR: SK 96490 07778

Andrew Hyam



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A R Hyam

For: Marrons Planning

Approved by:

Signed: ...



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ULAS Report Number 2014-196

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Introduction

This report comprises an Historical Building Assessment for Shacklewell Lodge Farm, Empingham, Rutland, NGR: SK96490 07778. The farm was built during the second half of the 19th century following the latest ideas of model farm building layouts as part of the extensive Normanton Park Estate. The farm has continued to be used for agricultural purposes until the present day when changes in modern farming practices have rendered much of the building redundant.

The agricultural buildings and the adjacent farmhouse at Shacklewell Lodge Farm are not listed and are not part of a local conservation area. The farmhouse continues to be used as a domestic dwelling but the regular courtyard style buildings are now mostly empty. Despite this they remain in a very good state of repair and appear to have been relatively unmodified since their construction.

The owner intends to submit a planning application to convert the farm buildings into three domestic dwellings. Prior to an application being submitted the client has requested that an Historic Building Assessment be produced. The main farmhouse and a row of outhouses are not included in these proposals.

This Historic Building Assessment has been prepared by A Hyam of University of Leicester Archaeological Services (ULAS) Historic Buildings Team, on behalf of the client; Marrons Planning.

Background

Shacklewell Lodge Farm is located to the east of Empingham on the northern side of the A606 Oakham to Stamford road at National Grid Reference SK 96490 07778 and at a height of approximately 68m above datum (Figs. 1 and 2).

The Ordnance Survey Geological Survey of Great Britain indicates that the farm lies on a band of bedrock consisting of Lower Lincolnshire Limestone member with Upper Lincolnshire Limestone Member to the south and mudstone formations to the north east as the land drops down towards the River Gwash. The site was visited on the 10th of November 2014.



Figure 1 Shacklewell Lodge Farm Location

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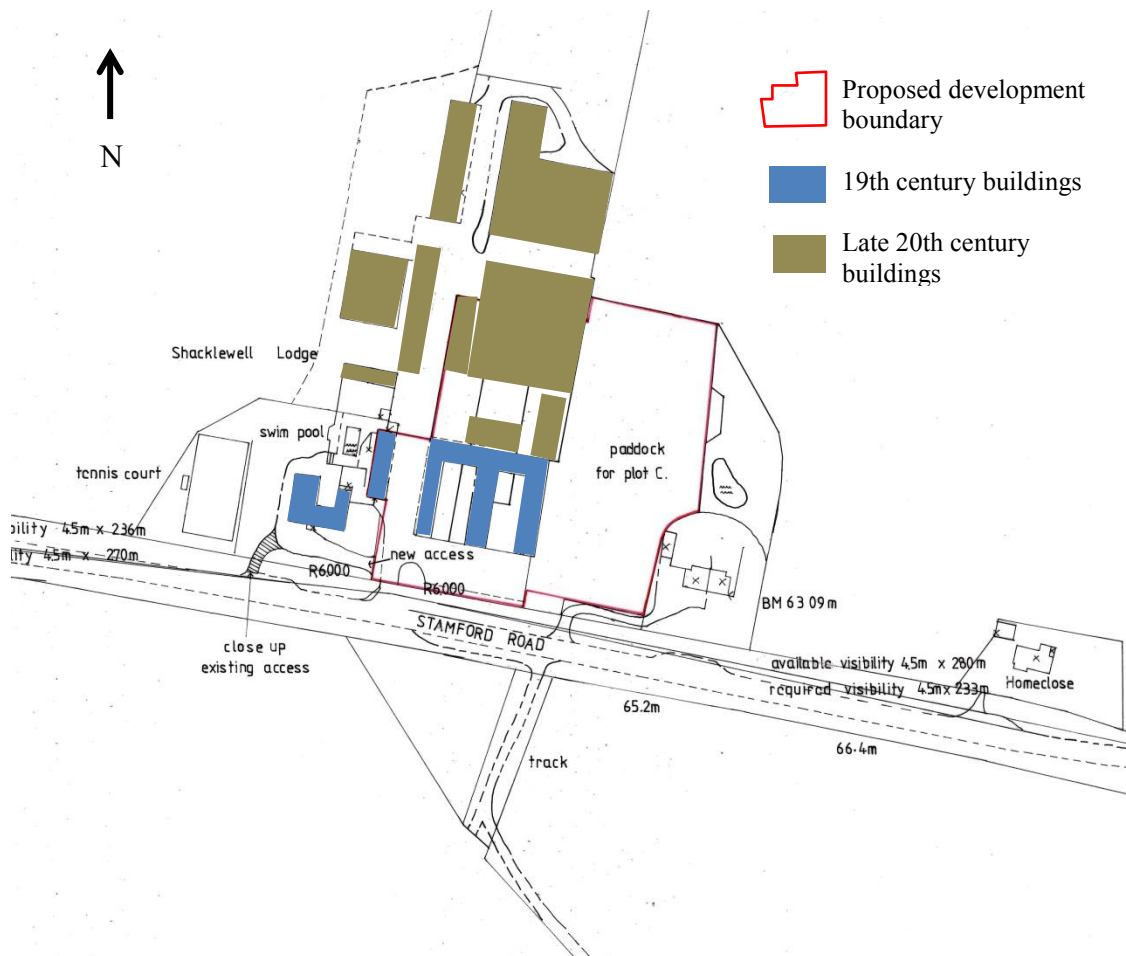


Figure 2 Site layout

Modified from drawing produced by architect Jonathon Hartley for Mr R Watt

Objectives

The aim of the Historical Building Assessment is to provide an outline chronology for the development of the site, to establish the significance of the site as a heritage asset and to assess the potential impact of the proposed development upon the heritage asset. This is to provide some base-line data from which appropriate and informed decisions can be made by the planning authority.

The work was carried out in accordance with the Institute for Archaeologists' (IfA) *Code of Conduct*, adhering to their *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*.

Results

Historical Background

Shacklewell Lodge Farm began life as part of the Normanton Estate. A 1924 Conditions of Sale document published when the Normanton Estate was sold reproduced an extract from the February 1913 edition of *Country Life*. The extract discusses the history and owners of the estate which began soon after the Norman Conquest when the Normanvilles took charge. The estate changed hands a number of times over the following centuries until Gilbert Heathcote bought the estate in 1729. Heathcote was a wealthy man from one of the successful mercantile families which were emerging around this time. Normanton was clearly his country residence as Gilbert Heathcote was also Lord Mayor of London and also a founder member and Governor of the Bank of England. It is thought that he was responsible for the construction, or rebuilding, of the now demolished Normanton Hall. Later generations of the Heathcote family cleared the estate to create Normanton Park which was designed in the latest fashions of the late 18th century. Many of the displaced estate workers were rehoused in the newly built model village of Empingham, also part of the Normanton Estate. The estate remained within the Heathcote family until 1924 when Evelyn, Countess of Ancaster, died whereupon the whole estate was put up for auction on the 17th and 18th of September 1924. The individual farms, including Shacklewell Lodge Farm, were sold off but the hall could not find a buyer. In 1925 a second auction sold the fixtures and fittings and the main house was demolished leaving just the stable block which is now a hotel. In total eighteen farms were sold off in 1924, all of which are described as being exceptionally well equipped with good quality buildings and varying between 90 and 500 acres.

The 1924 sale document describes Shacklewell Lodge Farm as “a capital mixed farm” with a superior farm residence and an excellent range of modern farm buildings. They are listed as being built from *stone with tiled roofs and comprise of; A three-bay implement shed, trap house, a stone and slate loose box, one-stall stable, four-stall stable, stick house for twelve, a range of pigstyes with feeding and mixing room, a ten-stall stable opening onto an open foldyard having a three-bay lean-to shelter, cow house with standing for nine, loose box, chaff house, granary, turnip house, foldyard having six-bay lean-to shed and loose box, a large barn and granary over. A three-bay cart shed is also mentioned which stands between the house and the main range of buildings.*

The years between the 1840s and the 1870s are commonly known as the High Farming Years and followed the rapid adoption of imported and artificial fertilisers. This allowed farmers to move away from the more traditional closed circuit style of farming which relied on locally produced and used manure and feeds. The changes in farming techniques also went hand in hand with the sharp rises in population which provided a willing market for the rapidly increasing farm produce. Other changes in agricultural practices included the shift to larger and more nucleated tenanted farm units and an increasing interest and guiding hand from the estates who owned the farms. Often estates would employ a professional land agent to assist and encourage the tenant to adopt new and improved husbandry techniques. At the same time huge investments were made in more efficient land drainage and infrastructure to help maximise output.

In addition to research and consequent improvements in livestock and crops, much work went into designing new farm buildings to move away from traditional regional styles towards much more standardised designs. Shacklewell Lodge Farm appears to have been built around an E-shaped regular courtyard layout commonly seen from the 1820s onwards. The nearby Normanton Lodge Farm, also part of the Normanton Estate, is built along very similar lines but is slightly larger and more complicated as may be expected from a larger farm closer to the main estate house. The E-shaped layout was designed to minimise the waste of labour by placing the buildings around each other so that feed stores and cattle shelters etc. could be adjacent to each other. During the 19th century large estates, such as the Normanton Estate, became well-known for their carefully planned and well-built model farms as they often had the resources to build such places and often owned the larger sized farms. It is not clear exactly when Shacklewell Lodge Farm was but the Normanton Lodge Farm is thought to have been built at some time between 1861 and 1871. The similarities in architectural style and building materials may suggest a similar date for Shacklewell.

A general decline in farming began in the later 19th century when food from across the world could be imported more cheaply than home-grown produce. By the time of the Second World War farming techniques were gradually changing and mechanised farming equipment became more widespread. These changes often meant that the well-designed 19th century farm buildings were rapidly becoming redundant and this change has continued to the present day.

Historic Map Evidence

The Ordnance Survey First Edition One Inch series map of the area published in 1814 shows the site of Shacklewell Lodge Farm as an empty field. A copy of this map has been seen online at the British Library but cannot be shown in this report for copyright reasons. Normanton Park can be seen to the south west and the layout of Empingham village is very much as it exists today. Figure 3 shows the First Edition of the Ordnance Survey County Series published in 1889. By this date all of the key buildings including the farmhouse on the south west side of the site, a row of small outhouses and a cart shed in the middle and the main E-shaped farm buildings on the east side. The appearance seems to be very much as built around the middle of the 19th century. There appears to be a small orchard behind the farmhouse and a large enclosed area behind the main farm buildings. On the opposite side of the road are

two limestone extraction pits which demonstrate the nature of the bedrock in this area. Two private houses further east along the Oakham to Stamford road have yet to be built.

The next available edition of the Ordnance Survey County Series was published in 1902 (Fig. 4). In this edition the farm building layout is exactly as seen in 1889. The only change being a small semi-circular enclosure being created in the field to the east which now holds a private house and outbuildings. A gap in the available maps exists until the 1931 edition (Fig. 5). Again virtually nothing has changed with the exception of a small rectangular structure appearing to the north of the farmhouse and cart shed. Another edition published in the late 1940s continues the theme of a relatively unchanging landscape. The changes in farming practices brought about by the Second World War appear to have had little physical effect upon the buildings as by the time of the 1958 edition there are no visible changes from the earlier maps (Fig. 6). No further editions of the Ordnance Survey maps could be found until the 1980 edition by which time a range of large barns had been added to the open area to the north of the main farm building (Fig. 7). Since this time at least two more large barns have been added to the north west corner of the site.

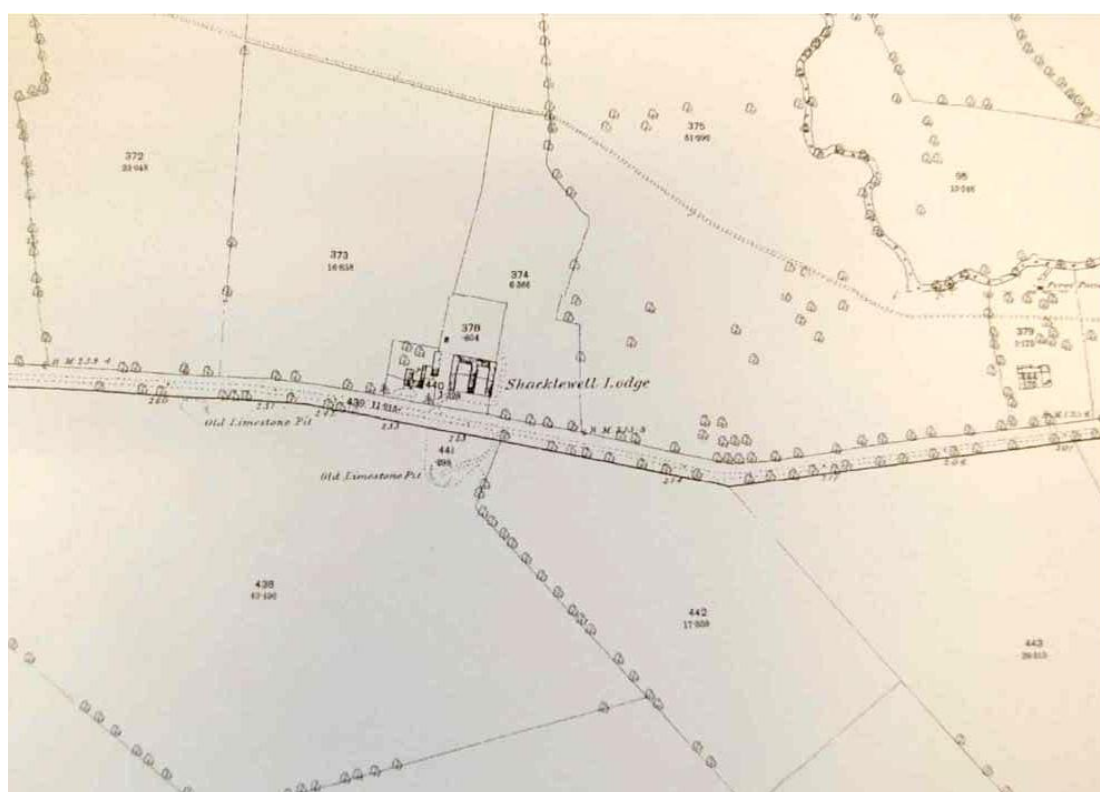


Figure 3 Ordnance Survey 1889 edition. Sheet X NW

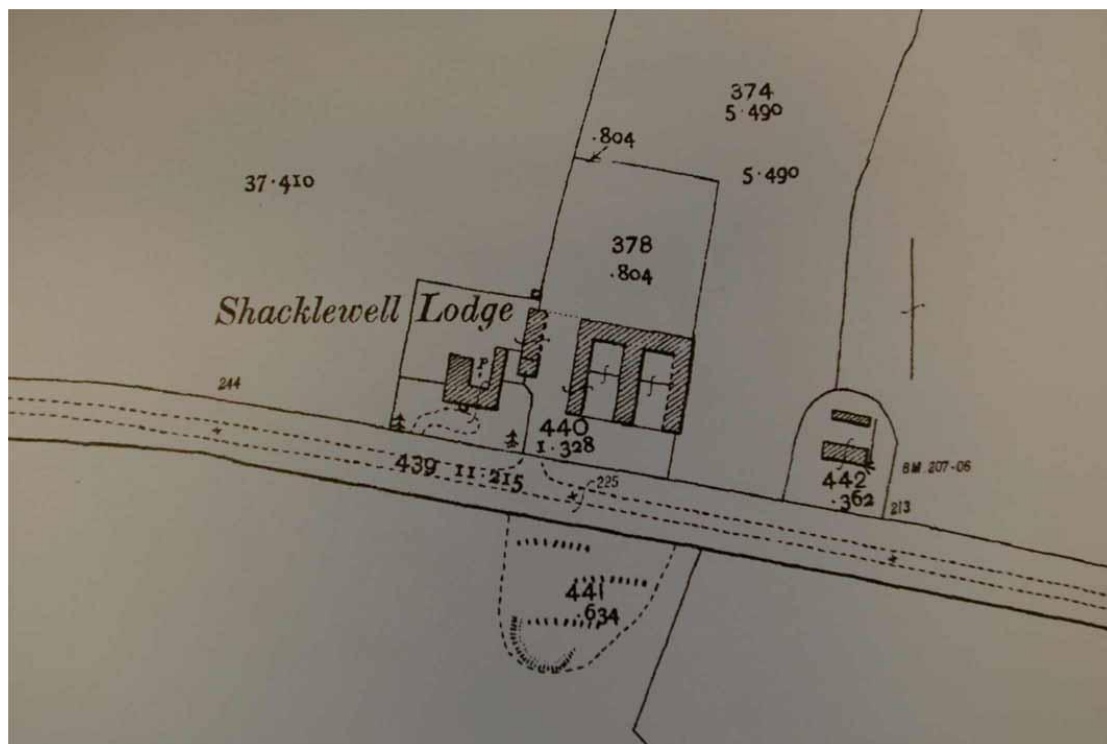


Figure 4 Ordnance Survey 1902 edition. Sheet X NW

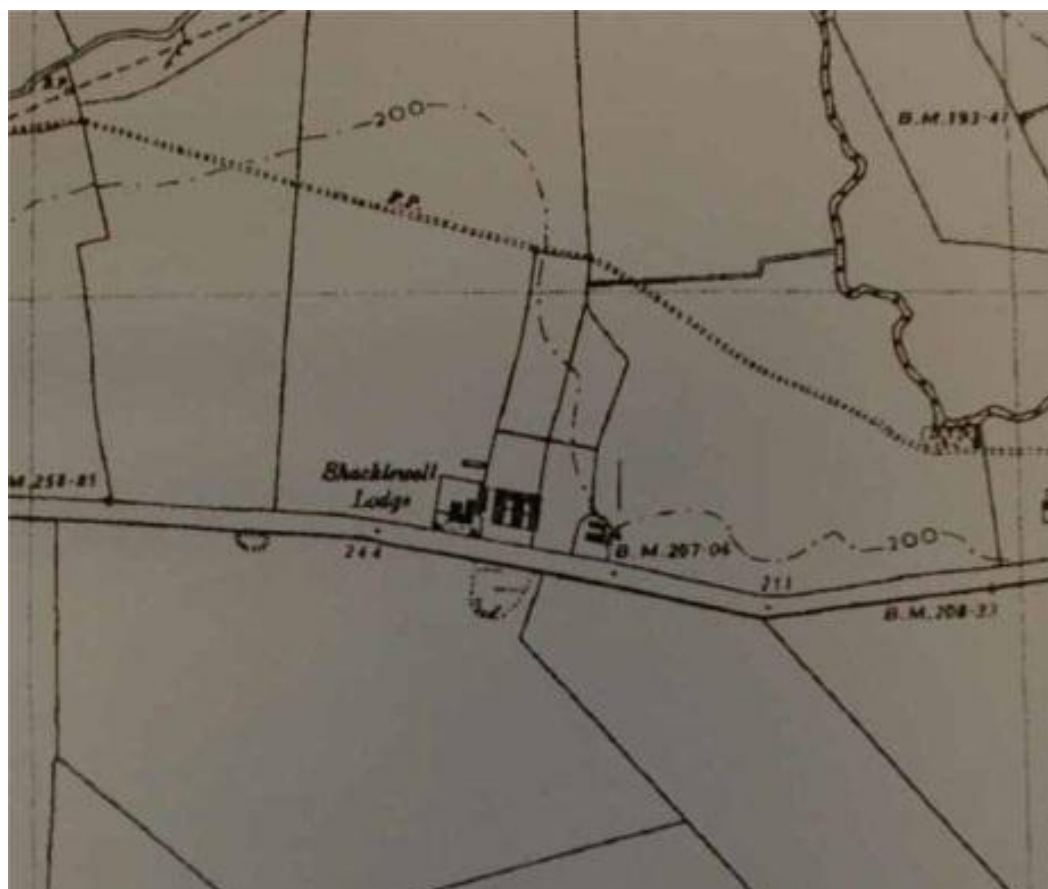


Figure 5 Ordnance Survey 1931 edition. Sheet X NW

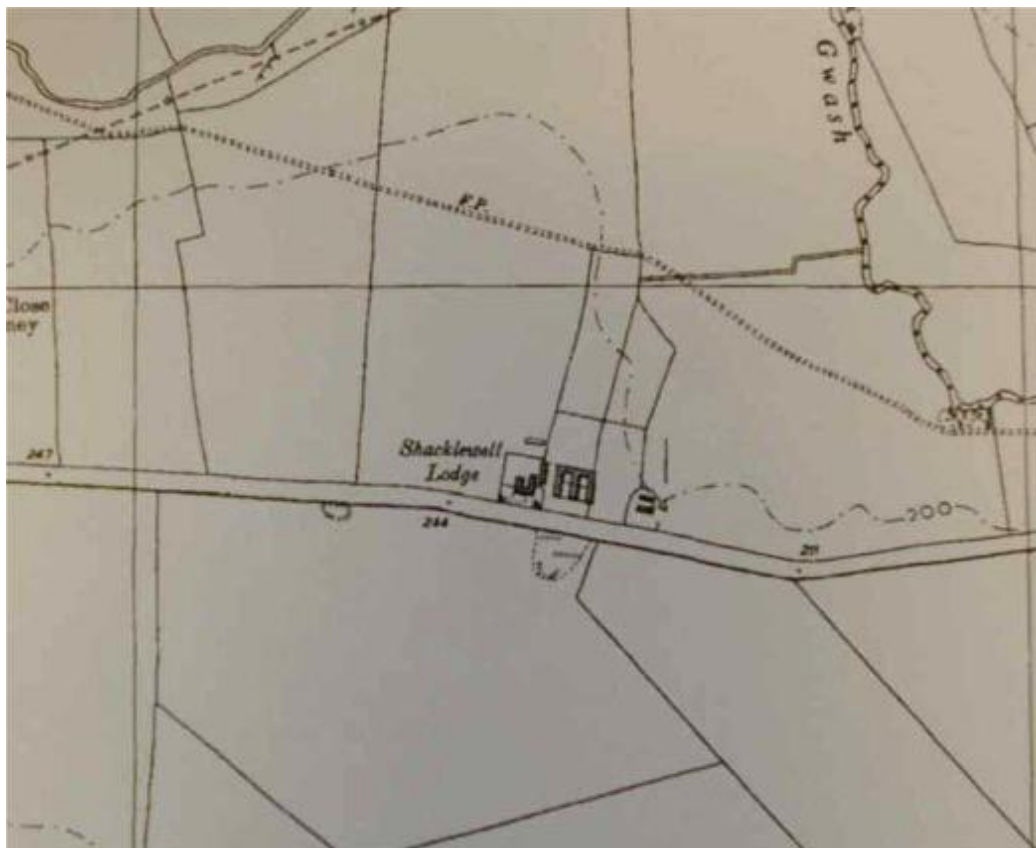


Figure 6 Ordnance Survey 1958 edition. Sheet X NW

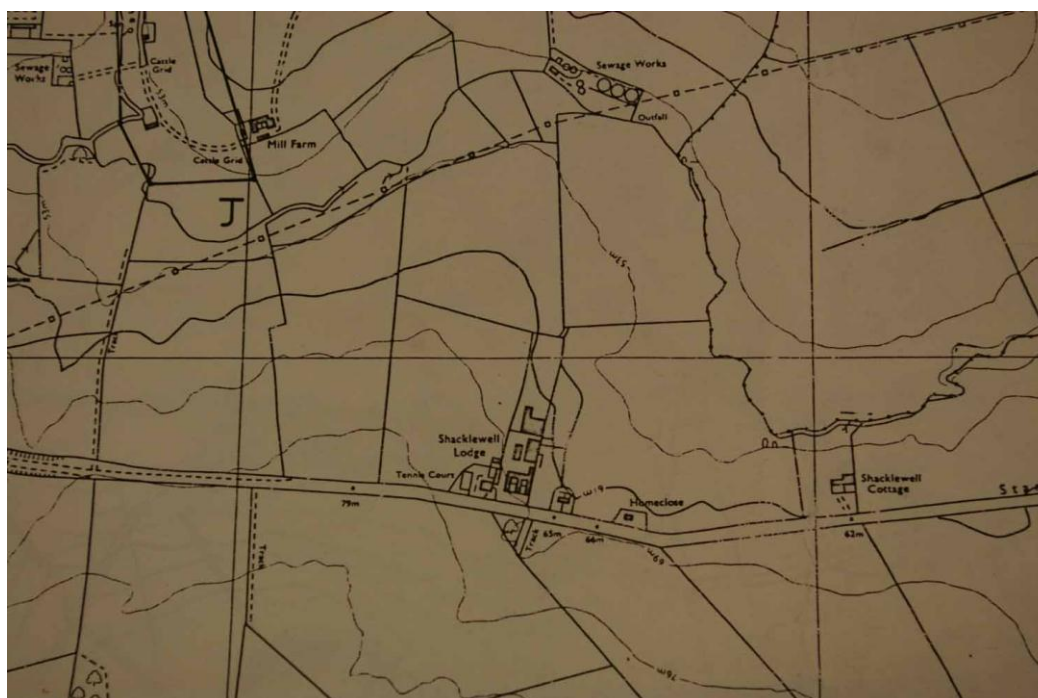


Figure 7 Ordnance Survey 1981 edition. Sheet SK90 NE

Building Description

This section provides a Rapid Assessment of the existing building, as defined in the English Heritage guidance document *Informed Conservation*. Rapid Assessment provides an overview of what is important about a building and its landscape and why. It determines the significance of the building/landscape, highlights areas of risk or uncertainty, and establishes the need for further work if necessary. The site was visited on the 10th of November 2014. At the time, although the farm was in active use, most of the buildings subject to the survey were unused.

The whole farm complex forms a relatively compact rectangle following the slope of the hill down towards the north east (see Fig. 2). Because of the slope in the site most of the farm buildings are partially hidden by the boundary hedge running along the side of the road (Figs. 8 and 9). The original buildings erected by the Normanton Estate are closest to the road with the farmhouse on the western side with the old cart shed next to it on the east. A concreted track runs down the side of the cart shed and has the E-shaped farm buildings on the eastern side. Attached to the rear, northern side, of the E-shaped buildings are two modern agricultural buildings and, further north, are several more modern open-sided barns made from a range of modern materials (Fig. 10). At the time of the survey the later modern buildings were being used for storage purposes and house a number of agricultural machines.

All of the 19th century buildings are built using oolitic Lincolnshire limestone laid in coursed rubble with finer quality limestone detailing around the window and door openings. Windows are made with chamfered timber frames and metal fittings. Welsh slate is used for the roof covering with leaded ridges in place of the more usual ridge tiles. The gable end of each ridge is finished with a distinctive leaded upturn. With the exception of a few loose and missing slates most of the building is in a good state of repair and shows very little evidence of any later modifications.



Figure 8 General view of farm buildings from A606
Looking north east



Figure 9 Farm buildings from A606
Looking north-west. Note farmhouse on far left



Figure 10 Modern farm buildings to north of original buildings
Looking north

Outside

The south elevation is the principal elevation facing the A606 road and has three gable ends of three wings which create two rectangular courtyards, or foldyards as described in the 1924 sale document (Fig. 11). The western gable end has a wide double door with a curved segmental stone lintel, whilst the remaining doors and windows elsewhere are made from smooth carved limestone. Cruciform air vents are set high up in the gable ends. The southern side of each courtyard is created by a stone wall which is bonded with the main building walls. Modern metal gates have replaced the original gates and part of the western courtyard wall has been replaced with modern breezeblock. The rear range of buildings which form the northern end of the courtyards have three separate roof heights (Figs. 12 and 13). The rear range is of single storey height on the west before stepping up to two storeys to accommodate the granary. Because the land slopes down to the south east the two-storey portion also steps down hence the drop in roof height on the eastern side.

The western courtyard has a modern concrete surface with varying heights and slopes across it. The two wings open out onto it with an open brick-pillared cattle three-bay cattle shed on the east. The enclosed buildings have most recently been used for storage and stabling. The concrete floor of the courtyard extends into the cattle shed. The eastern courtyard is similar but has no openings on the western wall. The brick pillars of the two three-bayed cattle sheds have had their brick supporting pillars removed and replaced by modern lengths of railway flat-bottomed rail. Access can be gained into the north range from two separate doors. The roof structure of each wing consists of a king post with a decoratively shaped pendant design at the base. The trusses are made from two thin lengths of wood bolted either side of the king post and principal rafters with metal stirrups and rods adding to the strength of the structure. Clapsed and cleated purlins sit on the backs of the principal rafters and sarking boards are attached to the backs of the main rafters (Fig. 14). This pattern of roof structure is followed throughout the building with the exception of the south end of the west wing where stone dividing walls provide much of the roof support and king posts are omitted.

The east facing elevation of the east wing forms a boundary between the rectangular farm area and a large paddock currently used for sheep grazing (Fig. 15). As with the west wing there are no openings on the east side of the east wing but two windows on each floor can be seen on the gable end of the northern range. The first floor windows are only small windows but all of them still have the carved stone lintels.

The west facing elevation of the west wing has a number of doors leading into a small office, store and stables some of which would originally have been built as pig sties (Fig. 16). Either side of the centre door are two slit vents which might indicate this was where the pigs were kept. A circular metal-framed window with a brick surround is set into the gable end of the northern range. The bricks, although slightly incongruous with the rest of the building style of decoration, do seem to match those on the brick pillars of the cattle sheds and hence are likely to be part of the original design.

The north facing elevation is partially obscured by a later metal-clad building (Figs. 17 and 18). Despite this the differences in roof height can still be seen quite clearly. Double doors at first floor height lead into a hayloft or feed store.



Figure 11 South facing elevation
Looking north-east



Figure 12 Western courtyard, south facing elevation
Looking north. Note decorative ridge details at gable ends



Figure 13 Eastern courtyard, south facing elevation
Looking north



Figure 14 Roof structure detail
Eastern cattle shed. Looking south



Figure 15 East facing elevation
Looking west north-west



Figure 16 West facing elevation
Looking south east



Figure 17 East side of north facing elevation
Looking south. Note step in first floor roof height



Figure 18 West side of north facing elevation
Looking south-east

Inside – west wing

In order to strengthen the doors and windows the internal faces and surrounds have been built of brick and can be seen throughout the building. A small office and store is located at the southern end hence the arched doorway in the gable end. North of this is an individual loose box which retains its wooden partition wall (Fig. 19). A further three similarly sized rooms with brick floors complete this wing. The northernmost room has a small blocked fireplace with a chimney on the roof which is similar in style to those on the farmhouse.

Centre wing

As already discussed this wing houses a three-bay cattle shed. This contains a brick built trough running the length of the shed with a wooden feed rack above (Fig. 20). A brick-floored stable with a similar brick-built trough and a wide rectangular window lies to the south of the cattle shed (Fig. 21). The remains of a stone rubble-built trough can be seen below the wide window in the courtyard. A small brick-floored store forms the south end of this wing.

East wing

Most of this wing houses two three-bay cattle sheds which are of the same design as in the west courtyard with the exception of the brick pillars being replaced by later rails. Another brick-floored store forms the south end of this wing.

Northern range

The northern range of buildings runs across the north ends of both courtyards. The single storey west end of the range houses a long single room with a modern concrete floor. A trough with a wooden feed rack and remnants of partition walls runs along the north wall (Fig. 22). A door at the eastern end leads into the middle room of the range which has a slightly lower floor level. The middle room has a concrete floor with central wooden chamfered post supporting the wooden floor above (Fig. 23). The first floor joists rest on stone corbels projecting from the side walls. The room houses some relatively modern machinery. There is no connection between the central and the eastern room which can only be reached from the courtyard or from the north up a short flight of concrete steps. The eastern room has similar chamfered posts and a concrete floor with wooden steps up to the first floor.

Northern range first floor

The wooden floored first floor is set at different levels due to the slope in the landscape so that the western half has to be reached by using steps through an arched doorway (Fig. 24). Some modern grain processing machinery is in place in both rooms and some holes have been cut through the floor to accommodate pipework. Parts of the flooring are beginning to rot in places but the first floor is generally sound.



Figure 19 West wing, loose box
Looking north east



Figure 20 Cattle shed trough
Looking south-east



Figure 21 Centre wing stable
Looking south



Figure 22 North range, western room (ground floor)
Looking east north east. Note trough and stalls on left of picture



Figure 23 North range, centre room, ground floor
Looking north-east



Figure 24 North range, first floor
Looking west from easternmost room

The cart shed

The cart shed backs onto the farmhouse back yard and faces east towards the E-shaped buildings. As with the other buildings this is built from coursed rubble limestone but has a mid to late 20th century ceramic tiled roof covering (Fig. 25). Wooden double doors lead into what is now used as a garage but was presumably originally used for harnesses and other equipment. Modern corrugated metal doors enclose the three bays of the cart shed which were built as open structures with brick supporting pillars at the front.



Figure 25 Cart shed
Looking north-west

Discussion

Shacklewell Lodge Farm is a good example of a well-designed mid 19th century model farm which has seen very little alteration since its construction. The precise building date is not clear but constructional details, such as the roof timbers, and the fact that Normanton Lodge Farm was built in the 1860s would suggest that a similar date can be ascribed to Shacklewell Lodge Farm.

Historic map evidence only shows any major changes in the use and layout of the farm after 1958 when the modern buildings begin to appear to the north of the original buildings. Prior to that date the farm seems to have managed for at least 100 years to use the buildings as they were first built. However, the late 1950s, and beyond, seems likely to herald the beginning of the decline in suitability of the buildings for modern farming techniques and modern farming machinery. The gradual increase in these buildings suggests a gradual shift in focus northwards away from the E-shaped buildings towards the new buildings.

Despite becoming somewhat redundant the buildings have been very well maintained and, in general, show only wear and tear damage which may be expected from a century and a half of use. This type of farm building has an important role in the social history of the area and with the Normanton Estate, but at present tends to have less importance to the changing requirements of modern agricultural practices.

The preliminary proposals are to remove some of the closer modern buildings and convert the three wings into three dwellings which will retain the same roofline and overall plan. This could have the beneficial effect of separating the buildings again into their own landscape as first built.

Acknowledgements

Thanks are due to the owner Mr R Watt for the loan of the 1924 sales document and a guided tour of the site. Thanks also to Mr R Dunnet, Director of Marrons Planning, for organising and supplying the architectural drawings of the site.

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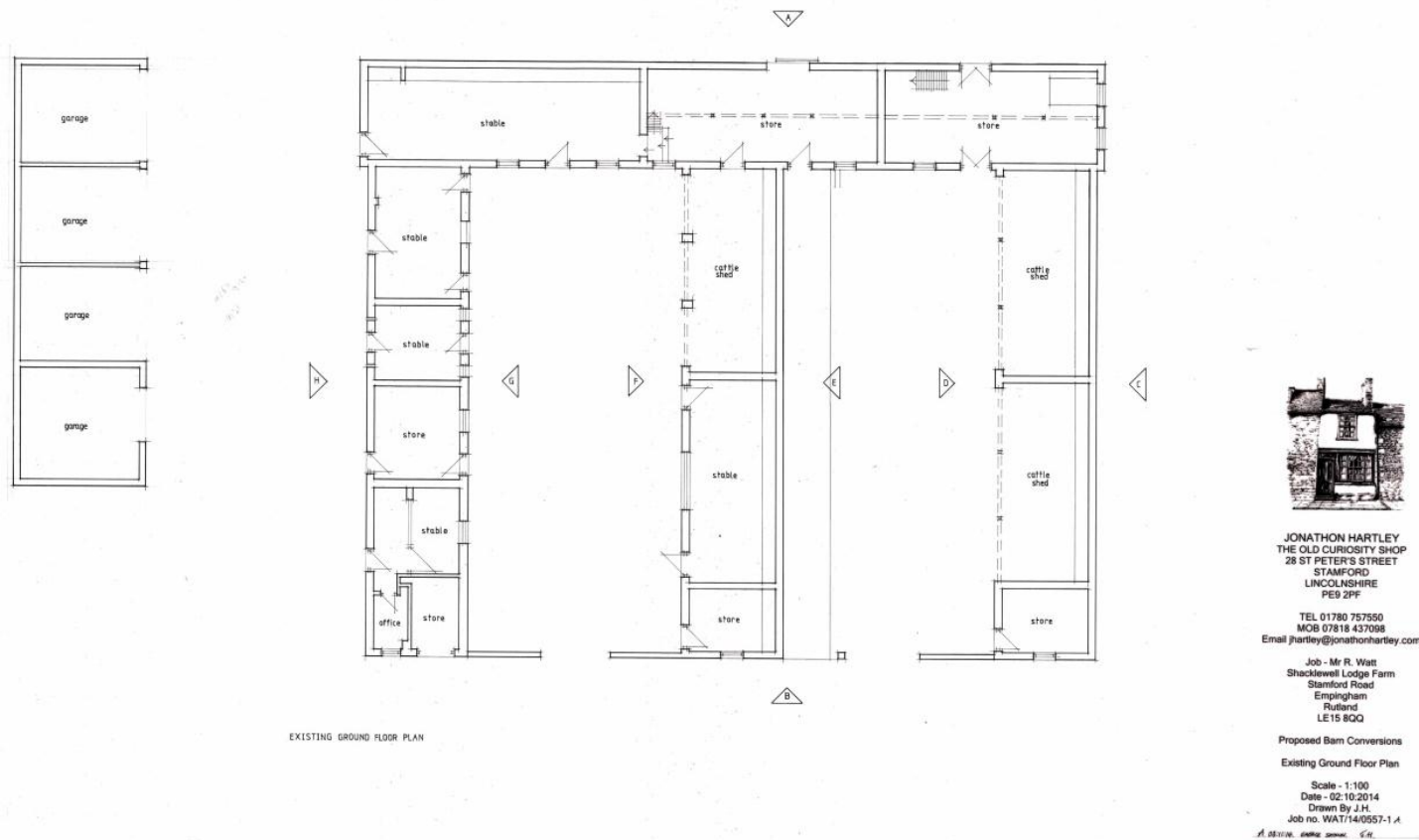
Sales document dated September 1924 listing the sales details of the Normanton Estate. Loaned by Mr R Watt.

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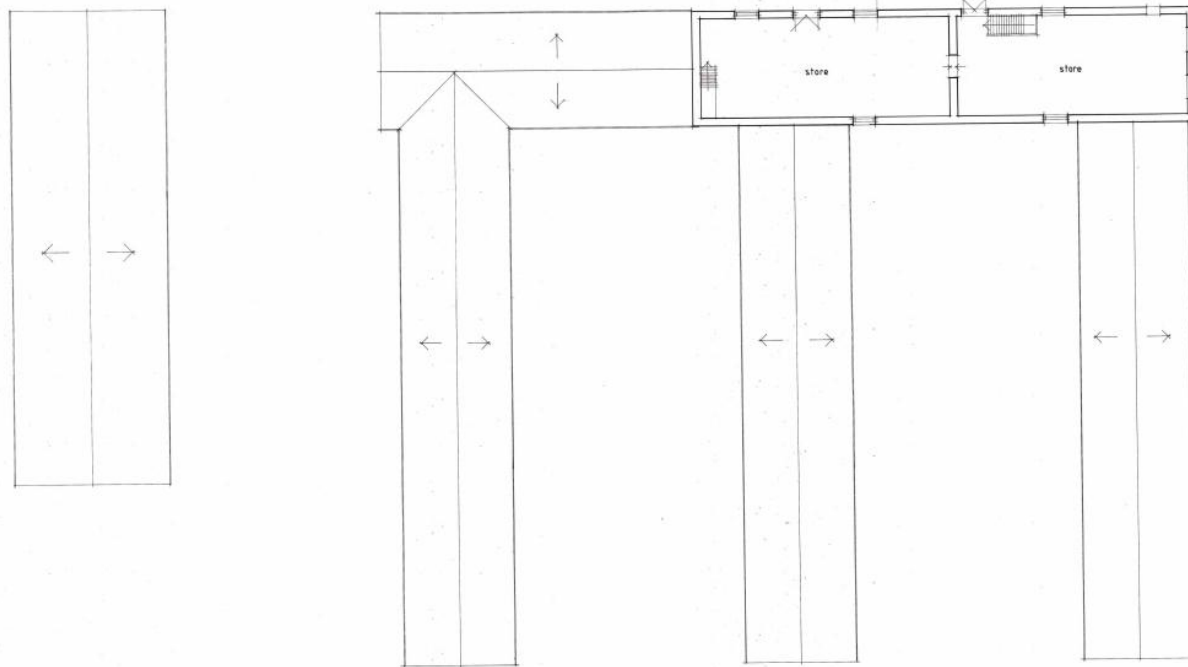
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Appendix. Drawings supplied by client



Ground Floor Plan



EXISTING FIRST FLOOR PLAN

First Floor Plan



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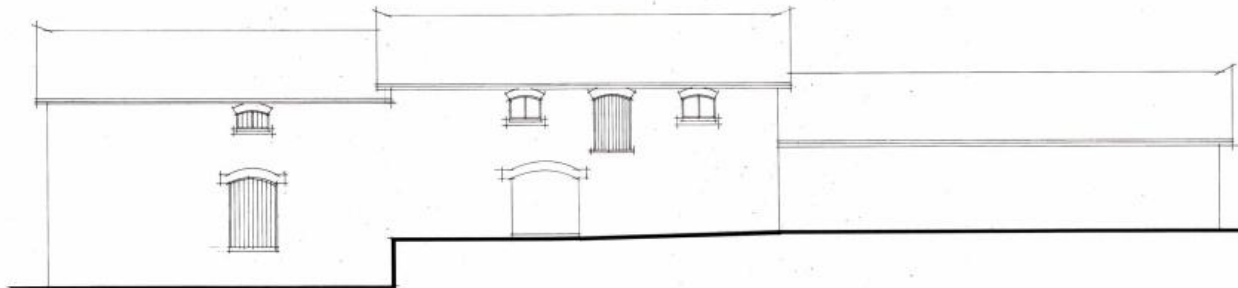
Job - Mr R. Watt
Shacklewell Lodge Farm
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Proposed Barn Conversions

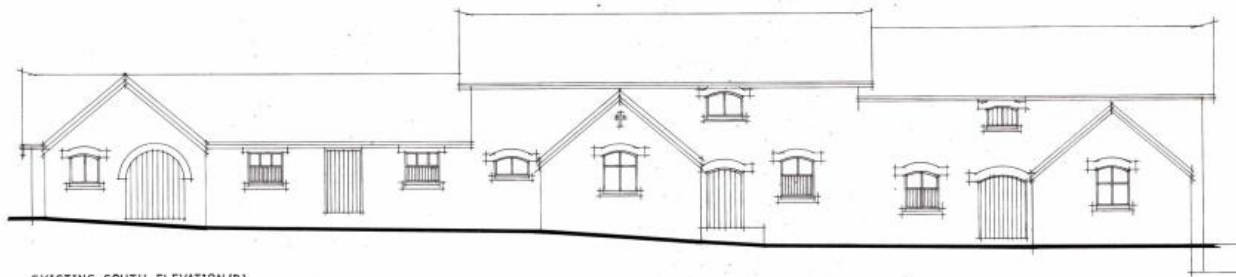
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Job no. WAT/14/0557-2

A.02/13/14 4/2014 0/2014 2/14



EXISTING NORTH ELEVATION (A)



EXISTING SOUTH ELEVATION (B)



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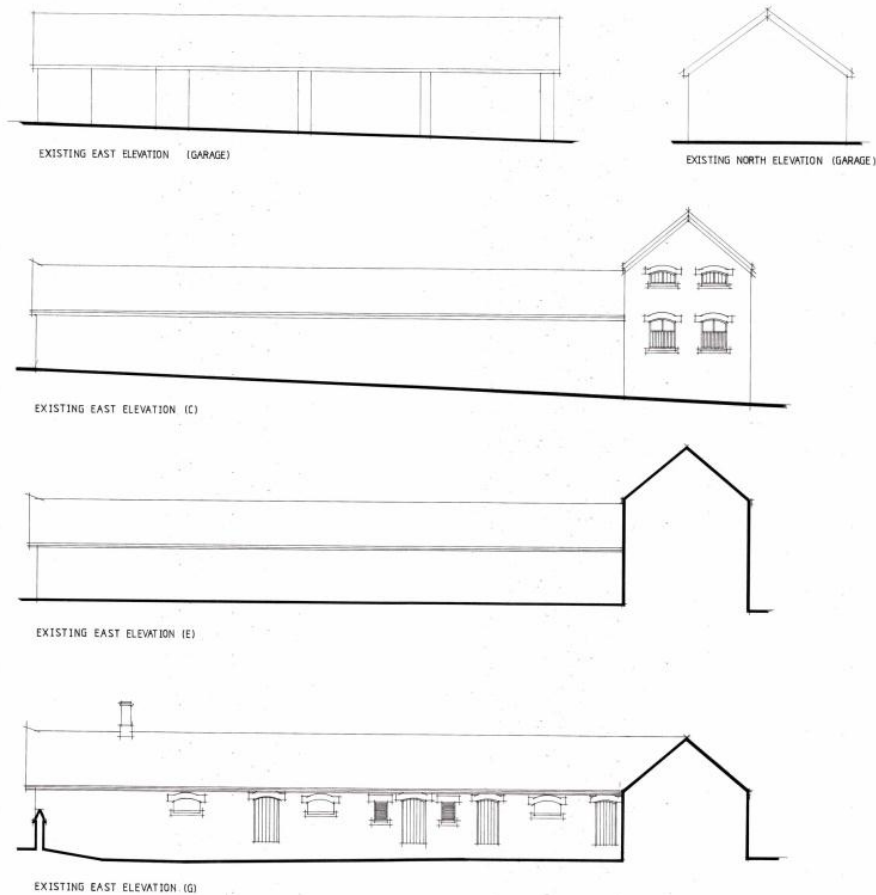
Job - Mr R. Watt
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Proposed Barn Conversions

Existing Elevations

Scale - 1:100
Date - 02:10:2014
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North and South Facing Elevations



East Facing Elevation



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Proposed Barn Conversions

Existing Elevations

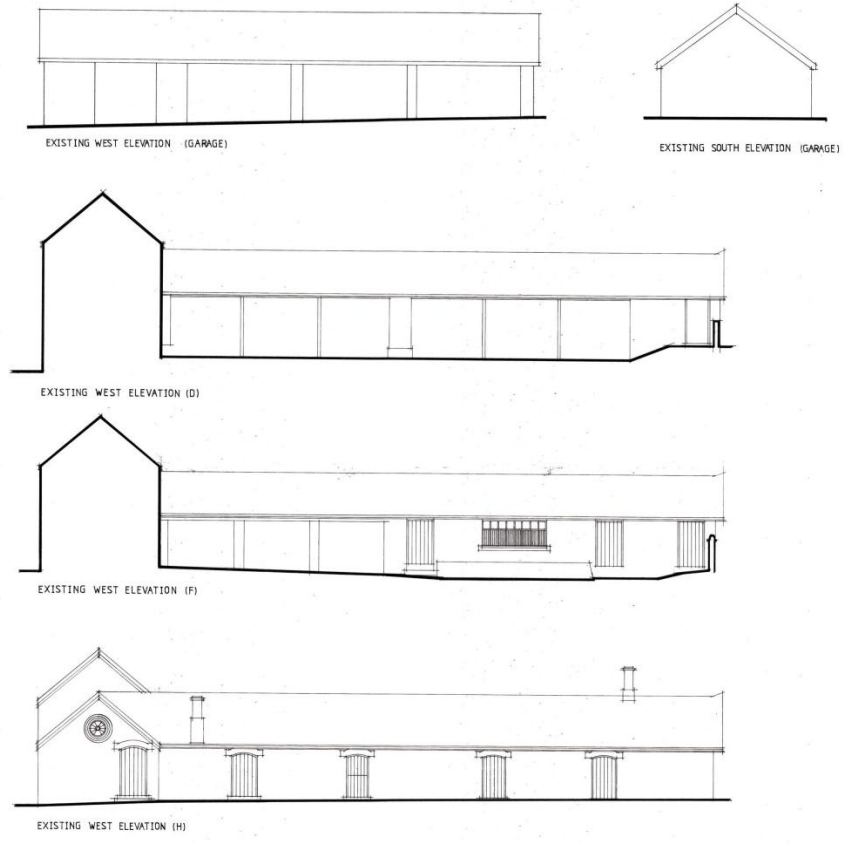
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West Facing Elevations

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