

**A Photographic Building Survey of
Church Farm, Church Lane,
Seaton, Rutland.
(SP 903 981).**

Gavin Speed

**For: London and Country Homes Ltd and
Stoneleigh Planning**

Checked by Project Manager

Signed:

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A Photographic Survey of Church Farm, Seaton, Rutland.

Gavin Speed

Summary

University of Leicester Archaeological Services were commissioned by Stoneleigh Planning, on behalf of London and County Homes Ltd, to undertake a photographic building survey at Church Farm, Seaton, Rutland. The farm and its associated buildings are of historical significance, dating to the mid-nineteenth century, therefore, a photographic survey of the existing buildings has been undertaken (accession number: RT08.2006), following advice to the planning authority from the planning archaeologist at Leicestershire County Council.

1. Introduction

University of Leicester Archaeological Services were commissioned by Stoneleigh Planning on behalf of London and County Homes Ltd to undertake a photographic survey of Church Farm, Church Lane, Seaton, Rutland.

Development proposals for the conversion of the farm buildings have been submitted to Rutland County Council. The Planning Archaeologist at Leicestershire County Council has advised the planning authority that a photographic survey of the existing buildings should be undertaken prior to conversion (LCC Letter of 2.5.2006 to RCC).

The site comprises former barns associated with Church Farm, Church Lane, Seaton, Rutland (SP 9035 9825). A desk-based assessment has been prepared by ULAS (Report 2005-104) which identified the standing buildings to be of some historic importance.

2. Site Description

The proposed development site is located at Church Farm, Seaton, Rutland (SP 9035 9825). It consists of an area of 0.9ha within which it is proposed to build four new residential dwellings and convert a barn. The site lies at a height of c.85 m O.D

3. Aims and Objectives

The aim of the photographic survey was to provide a permanent visual (photographic) record of the buildings in their current state, prior to alteration or demolition, to standards set down by English Heritage: 'The recording by photography of the building that is to be 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' (King 2006).



Fig. 1. Site location. Scale 1:100000

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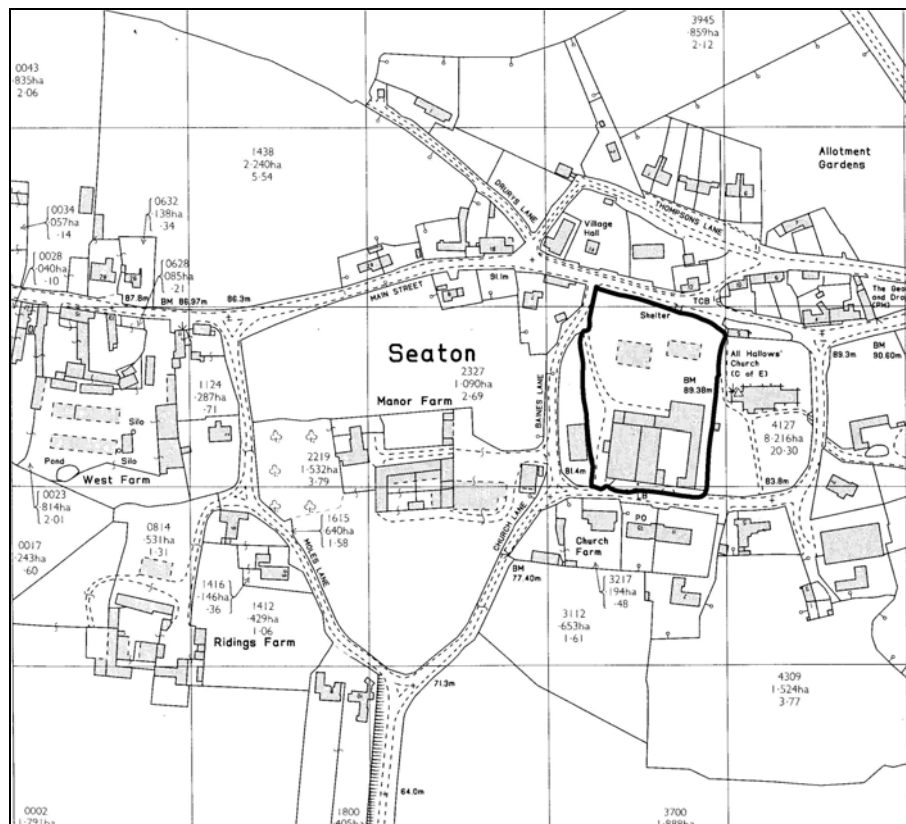


Fig. 2. Location plan of Church Farm, Seaton, Rutland

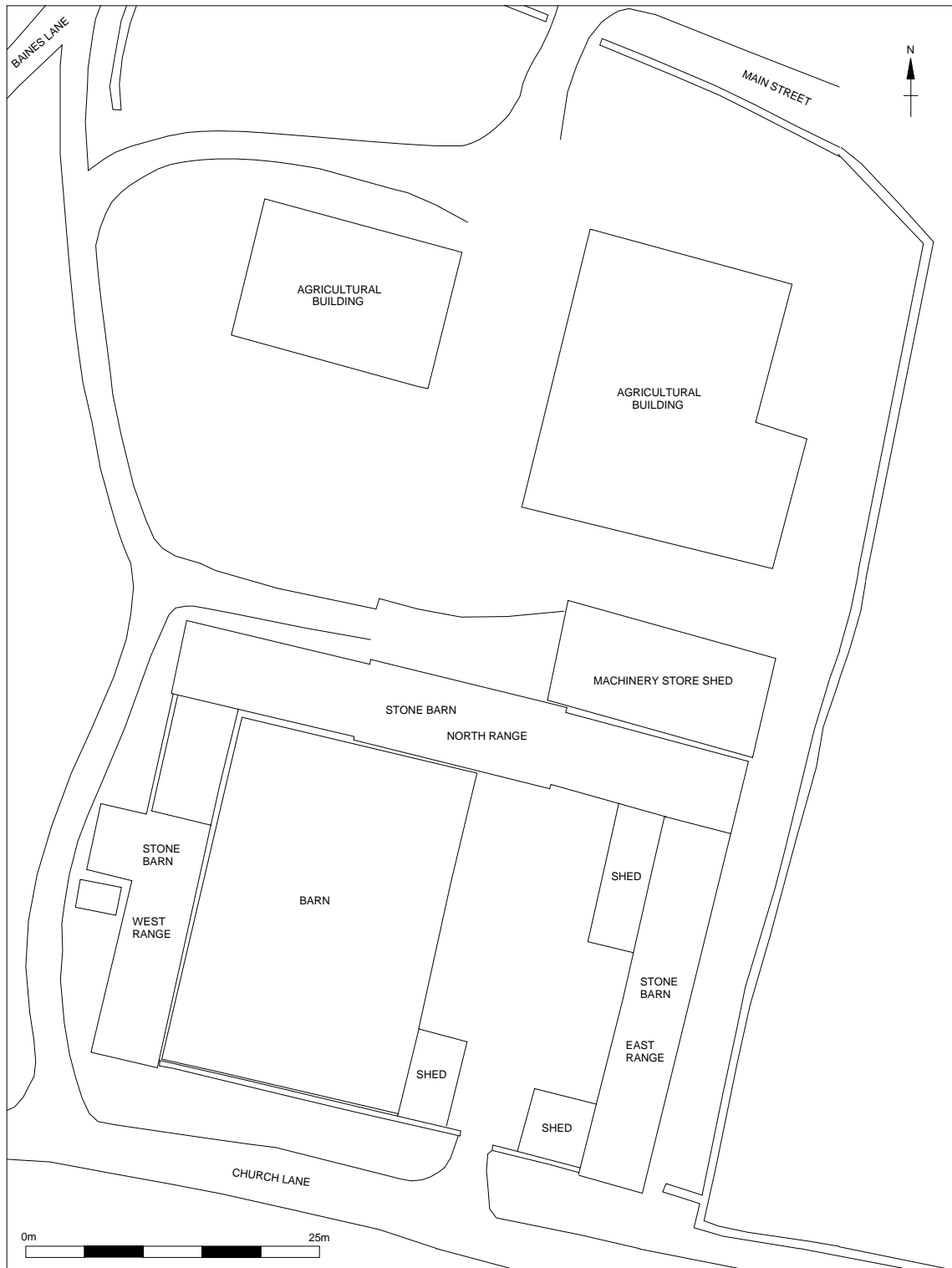


Fig.3. Detail of Church Farm.

4. Methodology

The photographic survey will provide a full visual record of the historically and/or architecturally significant structure(s) affected by the proposals. This will be accompanied by a brief written and drawn record in accordance with guidance offered in 'Understanding Historic Buildings' (English Heritage, 2006).

The specific levels of detail required include items 1-9 of the English Heritage specification for photography, 1-3 for the written record and a plan detailing the position and orientation of key reference photographs.

The written account should include:

- The precise location of the building, by name or street number, civil parish, town, etc, and National Grid reference.
- A note of any statutory (listing, scheduling or conservation area) and non-statutory (historic park and garden registration, etc.) designation(s).
- The date when the record was made, the name(s) of the recorder(s) and the archive content/character and location.

The photographic survey should include:

- General view or views of the building(s) in its wider setting or landscape.
- The building's external appearance. Typically a series of oblique views will show all external elevations of the structure and give an overall impression of size and shape. Where an individual elevation embodies complex historical information or have been conceived as formal compositions, views at right angles to the plane of the elevation may also be appropriate.
- Further views may be desirable to indicate the original design intentions of the builder or architect.
- The overall appearance of principal rooms and circulation areas;
- Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs;
- Any machinery or other plant, or evidence for its former existence;
- Any dates or other inscriptions, signage, makers' plates or graffiti which contribute to an understanding of the building or its fixtures or contents.
- Any building contents or ephemera which have a significant bearing on the building's history.
- Copies of maps, drawings, views and photographs, present in the building and illustrating its development/use, or that of its site.

The drawn record will include:

- An annotated plan(s) of the development showing the position and direction of key reference photographs.

All work will follow the Institute of Field Archaeologists (IFA) Code of Conduct and adhere to their *Standard and Guidance for Archaeological Investigation and Recording of Standing buildings or Structures*. In addition, Leicestershire County Council's *Guidelines and Procedures for Archaeological Work in Leicestershire* will be adhered to. The Royal Commission on the Historical Monuments of England (RCHME) *Recording Historic*

Buildings: a Descriptive Specification (3rd edition, 1996) and *English Heritage Understanding Historic Buildings: A Guide to good recording practice* (King 2006) have been used as a basis for defining levels of recording. The work followed the approved design specification (Appendix 2).

The photographic survey was undertaken by Gavin Speed. Photographs, in 35mm monochrome negative and colour positive (slide) formats, as well as digital photos taken on a Nikon CoolPix E5700 covered items 1-6 of the English Heritage guidelines (2006, 4; Appendix 4.1.2). The site visit was carried out on 29th September 2006.

5. Building Description

The proposed development consists of two areas; to the south is a stone barn which is to be converted, and the remaining barns to be demolished; to the north two buildings which are to be demolished.

The area to the south consists of a one story ‘U’-shaped range, constructed in ironstone, with brick used for decorative purposes around the windows, doors, and corners of the building. The ironstone barns have been built with a stretcher bond, as have the brick details, which are bull headed. The windows within the barn area are either segmental arch or ‘arrow-slit’ style, all are brick built and bull headed. The roof is built with king beam trusses, roofed in corrugated iron. The north range is 50 metres in length, the east and west ranges are 37 metres in length.

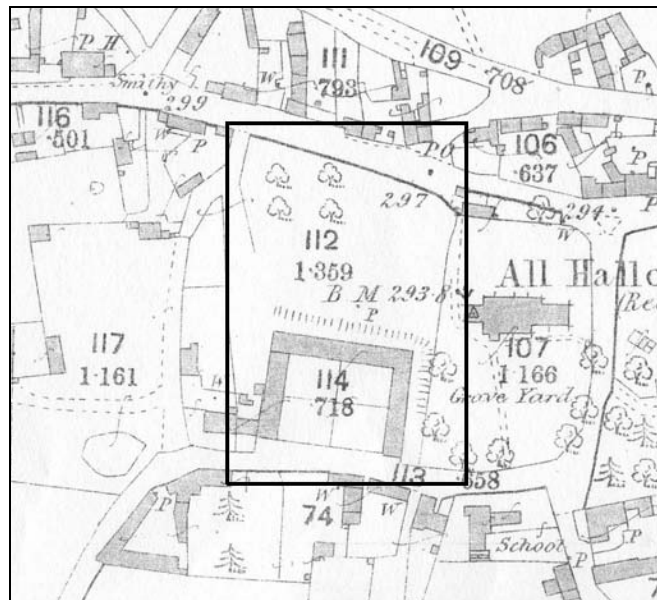


Fig. 4. 1886 Ordnance Survey 25” to 1 mile

This building appears in the Ordnance Survey map of 1886 (Fig. 4), the metal and iron sheds have been built up to the earlier barn within the internal farmyard area at some point in the early 20th century.

Two ‘Dutch’ barns, located to the north of the site first appear on the Ordnance Survey map of 1975.

6. Photograph survey

The following contains the photograph index, site plans showing location and direction of photos, and a selection of the photos taken. All photo numbers for colour slide, monochrome film, and digital image have been given the same archive number for ease of reference.

Photo number	Description
1	Southwest elevation showing use of brick in the segmental arch window
2	Looking northeast
3	Southwest corner of building
4	South elevation of ironstone wall, looking east
5	Southeast elevation showing use of brick in the segmental arch window
6	South elevation of ironstone wall, looking west
7	Farm yard, looking north
8	East range stone barn, showing brick-built segmental arch door and brick windows
9	Shed in northeast area of yard
10	of northeast corner of east range
11	Internal view of east range showing king-post roof truss
12	Internal view of east range showing king-post roof truss
13	Internal view of east range, south part
14	South elevation of north range
15	Barn within yard area
16	Barn within yard area
17	South elevation of north range
18	South elevation of north range
19	East elevation of west range
20	North area of west range
21	North area of west range
22	East elevation of west range, showing detail of windows
23	Internal central area of west range
24	Internal central area of west range
25	Internal south area of west range
26	East elevation of west range
27	East elevation of west range
28	North elevation of stone wall
29	Internal barn looking north
30	Internal south area of west range
31	West elevation of west range
32	West elevation of west range, looking north
33	Detail of west elevation of west range
34	West elevation of west range
35	Machinery store shed, looking east
36	North elevation of north range
37	North elevation of north range
38	North elevation of north range
39	Machinery store shed, looking east
40	North elevation of north range, detail of segmental arch doorway
41	North elevation of north range
42	North elevation of north range, detail of blocked window
43	Agricultural building to be demolished
44	Agricultural building to be demolished
45	Agricultural building to be demolished

46	North elevation of north range
47	North elevation of north range, looking southwest
48	North elevation of north range, looking southeast
49	Stone barn - Internal shot looking east (colour slide & monochrome film only)
50	Stone barn - Internal shot roof (colour slide & monochrome film only)
51	Stone barn - Internal shot looking northeast (colour slide & monochrome film only)
52	Stone barn - Internal shot looking west (colour slide & monochrome film only)



Fig. 5. Site plan showing photo location and direction



Fig. 6 Archive photo 2



Fig. 7 Archive photo 7



Fig. 8 Archive photo 8



Fig. 9 Archive photo 10



Fig. 10 Archive photo 17



Fig. 11 Archive photo 19

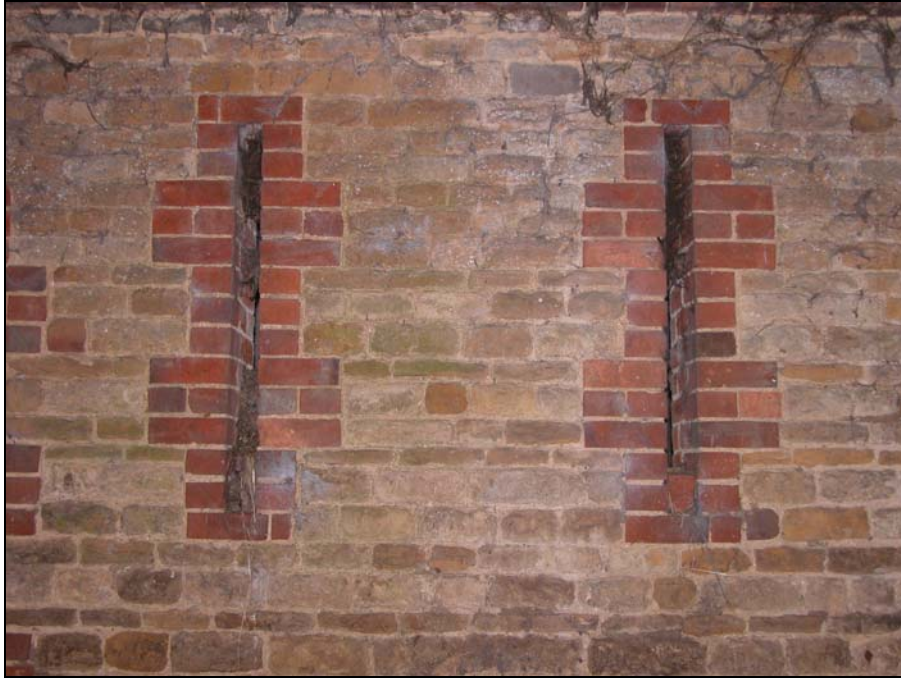


Fig. 12 Archive photo 22



Fig. 13 Archive photo 41

7. Conclusion

The buildings at Church Farm, Seaton have been fully recorded via photographic record prior to the conversion and demolition of the farm buildings. The earliest building of Church Farm (the limestone barn) probably dates to the mid nineteenth century, with later additions in the late nineteenth and twentieth centuries.

8. Archive

The site archive consists of site notes, sketches, building plans (supplied by developer), 52 black and white negative contact sheets, 52 colour slide photos, 48 digital prints (along with all digital photos from the survey and those supplied by the client on CD), A4 photo index sheet, and an unbound copy of this report. It will be held either by Rutland County Museum or Leicestershire County Council, Historic and Natural Environment Team under accession number RT08.2006.

Photos supplied by the client are included in the attached CD along with the full photo survey.

9. Publication

A summary of the work will be submitted for publication in the *Transactions of the Leicestershire Archaeological and Historical Society*.

10. Bibliography

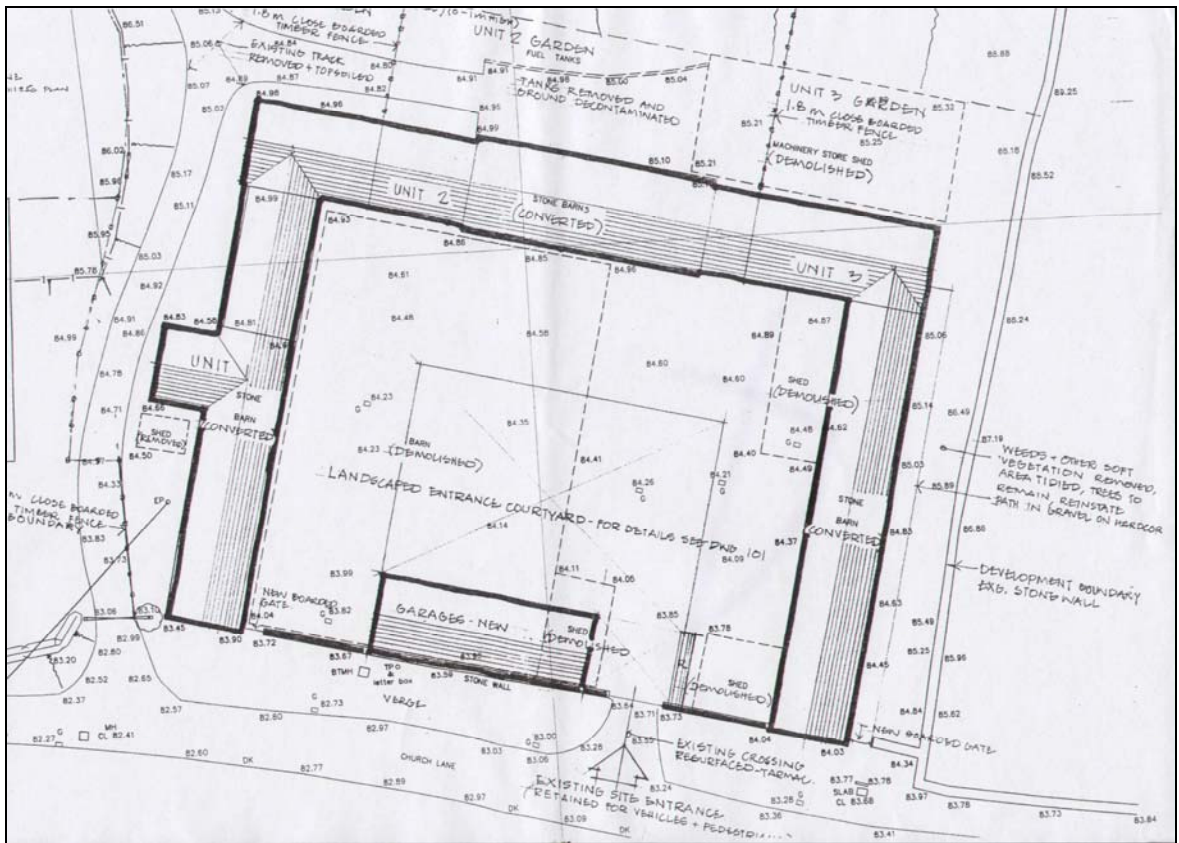
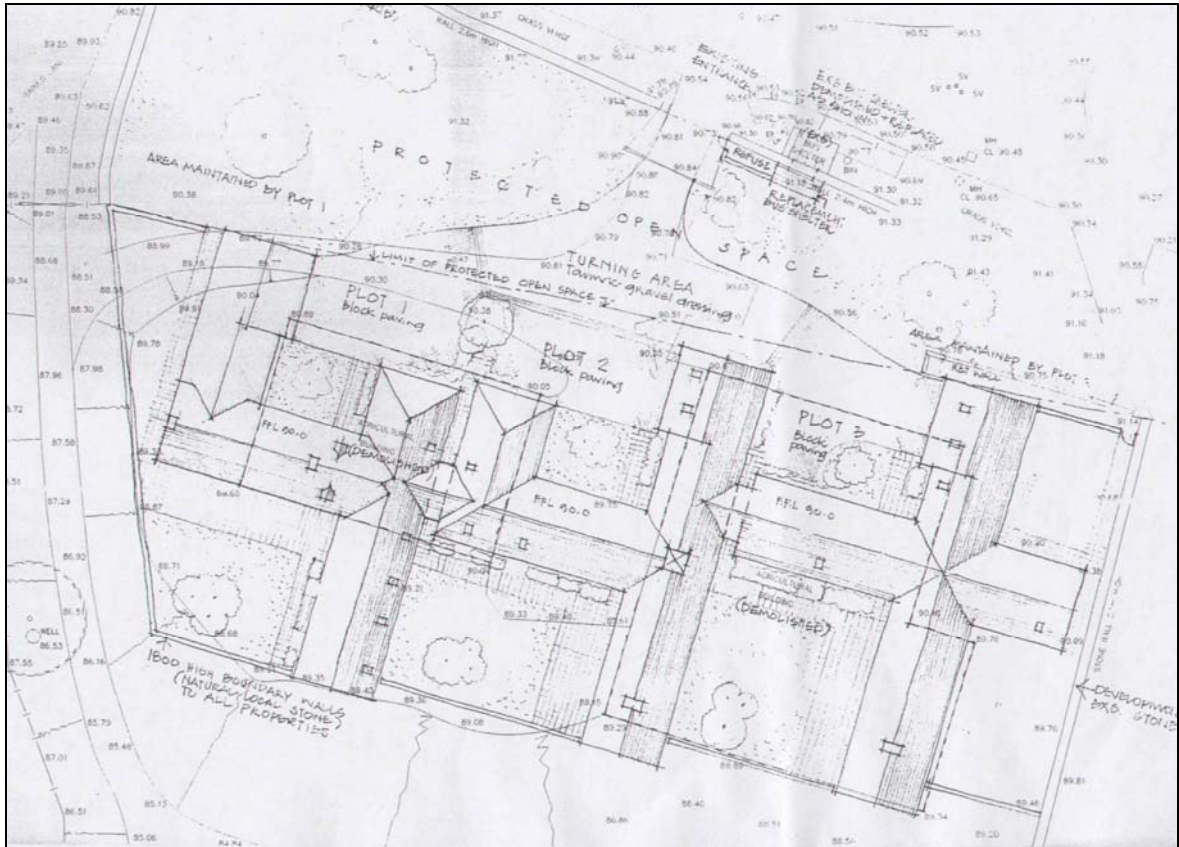
- Brunskill, R.W. 1990. *Brick Building In Britain*. Victor Gollancz.
- King, J. (ed.) 2006 *Understanding Historic Buildings. A guide to good recording practice*. London: English Heritage
- MAP 2 The management of archaeological projects 2nd edition English Heritage 1991
- MGC 1992 Standards in the Museum Care of Archaeological Collections 1992 (Museums and Galleries Commission)
- RFG/FRG 1993 Guidelines for the preparation of site archives (Roman Finds Group and Finds Research Group AD 700-1700 1993)
- SMA 1993 Selection, retention and Dispersal of Archaeological Collections. Guidelines for use in England, Wales and Northern Ireland 1993 (Society of Museum Archaeologists)

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Appendix: Proposed development plans



UNIVERSITY OF LEICESTER ARCHAEOLOGICAL SERVICES

Design Specification for Photographic Survey

Church Farm, Church Lane, Seaton, Rutland

NGR: SK 903 981

P.A 06/0324/9

Client: Stoneleigh Planning

Planning Authority: Rutland County Council

1 Introduction

1.1 *Definition and scope of the specification*

This document is a design specification for a photographic survey at the above site, in accordance with DOE Planning Policy Guidance note 16 (PPG15). The fieldwork specified below is intended to provide a record by photography of the existing structure on the site prior to demolition, at the request of the Planning Authority.

1.2 The document provides details of the work proposed by ULAS on behalf of the client.

2. Background

2.1 *Context of the Project*

2.1.1 The site comprises former barns associated with Church Farm, Church Lane, Seaton, Rutland (NGR SK 823 246). A desk-based assessment has been prepared by ULAS (Report 2005-104) which identified the standing buildings to be of some historic importance..

2.1.2 Development proposals for the conversion have been submitted to Rutland County Council. The Planning Archaeologist at Leicestershire County Council has advised the planning authority that a photographic survey of the existing buildings should be undertaken prior to conversion (LCC Letter of 2.5.2006 to RCC).

3. Archaeological Objectives

3.1 The purpose of the archaeological work may be summarized as follows:

- ‘The recording by photography of the building that is to be 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 produce an archive and report of the results.

4. Methodology

4.1 *General Methodology and Standards*

4.1.1 The photographic survey will provide a full visual record of the historically and/or architecturally significant structure(s) affected by the proposals. This will be accompanied by a brief written and drawn record in accordance with guidance offered in ‘Understanding Historic Buildings’ (English Heritage, 2006).

4.1.2 The specific levels of detailed required include items 1-9 of the English Heritage specification for photography, 1-3 for the written record and a plan detailing the position and orientation of key reference photographs.

The written account should include:

- The precise location of the building, by name or street number, civil parish, town, etc, and National Grid reference.
- A note of any statutory (listing, scheduling or conservation area) and non-statutory (historic park and garden registration, etc.) designation(s).
- The date when the record was made, the name(s) of the recorder(s) and the archive content/character and location.

The photographic survey should include:

- General view or views of the building(s) in its wider setting or landscape.
- The building's external appearance. Typically a series of oblique views will show all external elevations of the structure and give an overall impression of size and shape. Where an individual elevation embodies complex historical information or have been conceived as formal compositions, views at right angles to the plane of the elevation may also be appropriate.
- Further views may be desirable to indicate the original design intentions of the builder or architect.
- The overall appearance of principal rooms and circulation areas;
- Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs;
- Any machinery or other plant, or evidence for its former existence;
- Any dates or other inscriptions, signage, makers' plates or graffiti which contribute to an understanding of the building or its fixtures or contents.
- Any building contents or ephemera which have a significant bearing on the building's history.
- Copies of maps, drawings, views and photographs, present in the building and illustrating its development/use, or that of its site.

The drawn record will include:

- An annotated plan(s) of the development showing the position and direction of key reference photographs.
- 4.1.3 Photographs will be taken in 35mm format using both black and white print, colour transparency film, supplemented by colour print film and digital images as appropriate.
- 4.1.4 All work will follow the Institute of Field Archaeologists (IFA) Code of Conduct and adhere to their *Standard and Guidance for Archaeological Investigation and Recording of Standing buildings or Structures*. In addition, Leicestershire County Council's *Guidelines and Procedures for Archaeological Work in Leicestershire* will be adhered to Understanding Historic Buildings. A guide to good recording practice (English Heritage 2006) has been used as a basis for defining levels of recording.
- 4.1.5 Staffing, Recording systems, Health and Safety provisions and Insurance details are provided.

5. Report and Archive

- 5.1 An accession number will be applied for prior to the commencement of the project.
- 5.2 The full report in A4 format will usually follow within eight weeks of the completion of the fieldwork and copies will be directed to the Conservation Officer at Rutland Borough Council (1 copy), to Heritage Services at Leicestershire County Council (1 copy), and to the Leicestershire Historic Environment Record in the Historic & Natural Environment Team at the County Council (1 copies). Deposition will also be made to the NMR via the OASIS project.
- 5.3 The report will include consideration of:
- The aims and methods adopted in the course of the work.

- The location, date, significance and quality of the building.
- Summary.
- The location and size of the archive.

6 Publication and Dissemination of Results

- 6.1 A summary of the work will be submitted to the local archaeological journal, the *Transactions of the Leicestershire Archaeological and Historical Society*. A larger report will be submitted for inclusion if the results of the survey warrant it.

7. Copyright

- 7.1 The copyright of all original finished documents shall remain vested in ULAS and ULAS will be entitled as of right to publish any material in any form produced as a result of its investigations.

8. Timetable

- 8.1 It is envisaged that the photographic survey will be able to be completed within one day. It is likely that this will be carried out during w.c 25.09.2006..

9. Health and Safety

- 9.1 A Risks assessment form will be completed prior to work commencing on-site, and updated as necessary during the site works.

10 Insurance

- 10.1 All ULAS work is covered by the University of Leicester's Public Liability and Professional Indemnity Insurance. The Public Liability Insurance is with St Pauls Travellers Policy No. UCPOP3651237 while the Professional Indemnity Insurance is with Lloyds Underwriters (50%) and Brit Insurances (50%) Policy No. FUNK3605.

11. Monitoring arrangements

- 11.1 Unlimited access to monitor the project will be available to both the Client and his representatives and Planning Archaeologist subject to the health and safety requirements of the site. Notice will be given to the Leicestershire Planning Archaeologist before the commencement of the archaeological evaluation in order that monitoring arrangements can be made.

- 11.2 All monitoring shall be carried out in accordance with the IFA *Standard and Guidance for Archaeological: Building Investigation and Recording*.

- 11.3 Internal monitoring will be carried out by the ULAS project manager.

12. Contingencies and unforeseen circumstances

- 12.1 In the event that unforeseen archaeological discoveries are made during the project, ULAS shall inform the site agent/project manager, Client and the Planning Archaeologist and Planning Authority and prepare a short written statement with plan detailing the archaeological evidence. Following assessment of the archaeological remains by the Planning Archaeologist, ULAS shall, if required, implement an amended scheme of investigation on behalf of the client as appropriate.

13. Bibliography

English Heritage 2006 *Understanding Historic Buildings* English Heritage

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APPENDIX 1

Draft Project Health and Safety Policy Statement:

Church Farm, Church Lane, Seaton, Rutland
NGR: SK 903 981
P.A 06/0324/9
Client: Stoneleigh Planning
Planning Authority: Rutland County Council

A risks assessment will be produced by on-site staff, which will be updated and amended

1. Nature of the work during the course of the survey

1.1 The work will involve internal and external photographic record of the existing buildings.

2 Risks Assessment

2.1 Working within a derelict building.

Precautions. University of Leicester Archaeological Services has been led to believe that it is safe to enter the majority of the building.

The archaeological building recorder will only enter rooms that they feel are safe.

2.2 Other risks

Precautions. If unforeseen hazards being encountered e.g. pigeon guano or other contaminants or hazards are identified, such areas will not be entered, and the client will be informed of the risk.