



UNIVERSITY OF
LEICESTER

Archaeological Services

**A Level 2 Historic Building Survey at
2 Kings Lane,
Barrowden,
Rutland.**

NGR: SK 94955 00091

Andrew Hyam



ULAS Report No. 2017-143
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A Level 2 Historic Building Survey at

2 Kings Lane,


Barrowden,

Rutland

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A Hyam

For: Thomas Wilson Architects

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A Level 2 Historic Building Survey at 2 Kings Lane, Barrowden, Rutland

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Summary

A Level 2 historic building recording was undertaken by the University of Leicester Archaeological Services (ULAS) at 2 Kings Lane, Barrowden, Rutland on the 23rd August and the 26th of September 2017. The survey studied a mid to late 18th-century house built from local stone and Collyweston slate. The Grade II listed building has had a number of small extensions added to the north and east sides in the 19th and 20th centuries but has remained relatively unchanged in layout and function. Very few original fixtures and fittings have survived with the exception of some internal doors, wide floor boards and the pegged roof structure.

The report and archive will be deposited under Accession Number OAKRM:2017.24

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 recording (at Historic England Level 2) at 2 Kings Lane, Barrowden, Rutland. Level 2 historic building surveys are defined in the Historic England guidance document – *Understanding Historic Buildings: A guide to good recording practice* (2016). Planning permission has been granted under application 016/0852/FUL and 2016/0857/LBA for the redevelopment of the existing Grade II listed house. Due to the historic nature of the house and its location within the village core a request was made by the Senior Planning Archaeologist, Leicestershire County Council, for a programme of historic building recording prior to the commencement of refurbishment work. A request was also made for an archaeological watching brief during any groundworks whilst the refurbishment and redevelopment takes place. The results of the watching brief, in the area of a proposed extension on the north side of the house, will form a separate ULAS report.

The village of Barrowden lies approximately 8km to the east of Uppingham and 15km to the south-west of Stamford (Fig. 1). The proposed development site lies at the southern end of Kings Lane which runs from north to south towards the eastern side of the village (Fig. 2). Kings Lane forms the western boundary of the house site. At the time of the survey the site consisted of the main house with gardens to the front and rear (Figs 3 and 4). A recent overgrown leylandii hedge along the western side of the front garden had been removed. The rear garden had also been cleared of dense vegetation leaving a stone built former privy, a wooden shed and the base of a concrete pond. With the permission of the Senior Planning Archaeologist a lean-to extension built against the rear (north) elevation of the house had been demolished prior to the building survey. Inspection of online street view mapping indicates that this was a lean-to extension with coursed limestone rubble walls and corrugated sheet roofing. Plans supplied by the client indicate that the ground-floor rooms were used as a bathroom and outbuildings whilst the single upstairs room acted as a small bedroom (Fig. 5). The

outbuilding rooms were accessed from the garden and had a higher floor level than the bathroom which was reached from the eastern ground-floor room.

Following on from the main survey in August a return visit was made in September following the stripping out of most woodwork and plaster. The strip was necessary due to the extreme and unpleasant smell which had penetrated into the fabric of the building.



Figure 1 Barrowden location



Figure 2 Site location
Plan supplied by client



Figure 3 2 Kings Lane
Looking north-east up Main Street. House on left of picture



Figure 4 Rear of 2 Kings Lane
Looking south down Kings Lane. House and garden on left

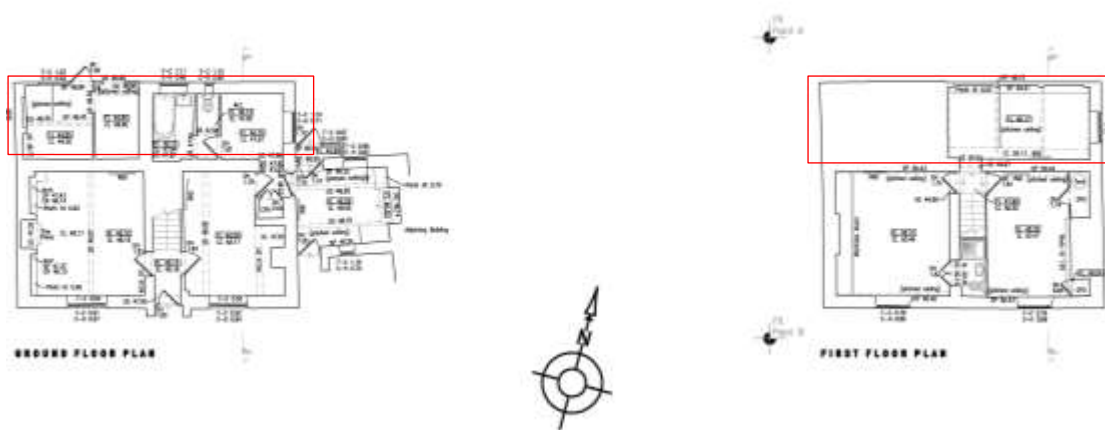


Figure 5 Ground and first-floor plans with rear extension
Plan supplied by client. Extension outlined in red. See later for detailed plans

Background

The house is a Grade II listed structure, and a designated heritage asset (NHLE) ref.: 1361435; HER ref.: MLE19513). The Historic England website listing is as follows:

Name: KINGS LANE COTTAGE

List entry Number: 1361435

KINGS LANE COTTAGE, 2, KINGS LANE

Grade: II

Date first listed: 29-Jun-1984

UID: 186845

BARROWDEN SK 90 SW KINGS LANE (East Side)

6/23 No. 2 (Kings Lane Cottage)

Cottage. C18. Coursed rubble stone and Collyweston slate roof with stone base, brick upper rebuilt stacks. 2 storeys of 2 C20 renewed casements with wooden lintels. Central door with small C20 stone porch. 2 1-storey lean-to extensions to rear and 1 storey extension with pantile roof to right.

The first edition of the hand drawn pen and ink Ordnance Survey map of Barrowden can be found in the 1814 Oakham map. A copy is held at the British Library but cannot be published for copyright reasons. This map, whilst not particularly detailed does appear to show a rectangular building on the site of the current house. The first edition Ordnance Survey map published in 1885 shows the outline of the house which appears to have a narrow extension extending northwards along the side of Kings Lane (Fig. 6). A rectangular building appears to be located in the garden to the north-east of the house. Another smaller extension to the east appears to project from the rear of the house. The 1952 edition does not seem to show these extensions although by the time of the 1975 edition the house has a wider footprint which presumably shows the rear lean-to extension.



Figure 6 First edition OS map 1885
Sheet: Rutland XIV.NW

Objectives

Within the stated objectives of the ULAS Written Scheme of Investigation *for a Historic Building Recording: 2 Kings Lane, Barrowden, LE15 8EF* (hereafter the WSI) the purpose of the work is to record and advance understanding of the significance of the affected heritage asset:

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.

Methodology

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 3 survey followed the ULAS WSI and the guidelines laid down in the RCHME (1996) and Historic England (2016) specifications.

Results

As noted above the site consists of the main house in the middle of the site with gardens to the front (south) and rear (north). The house fills the entire width of the plot with the west elevation running alongside Kings Lane and a small single storey extension filling the gap between the eastern gable end and the adjacent property. The front (south) garden has recently been cleared of undergrowth and extends down a slight slope towards a garden on the corner of Kings Lane and Main Street (Fig. 7). The rear (north) garden has also been cleared of undergrowth leaving a long garden which slopes up northwards alongside Kings Lane (Fig. 8). The northern and eastern boundaries are fenced. Internally all of the carpets, furniture and other fittings had been removed leaving bare floorboards and empty rooms. The structure of the house, with the exception of the rear extension, had not been touched. The house is built of coursed limestone rubble which was presumably quarried locally. Graded Collyweston slates cover the roof. The chimney stacks beyond the ridgeline are built (or possibly rebuilt) using quite thin red bricks which may be 19th century in date.

Plans and elevations supplied by the client were modified to suit the purposes and requirements of this survey (Figs. 9 to 14).



Figure 7 Front (southern) garden
Looking south-east



Figure 8 Rear (southern) garden
Looking north-west. Kings Lane on left



Figure 9 South-facing elevation
Modified from client's plans



Figure 10 North-facing elevation (without lean-to extension)
Modified from client's plans

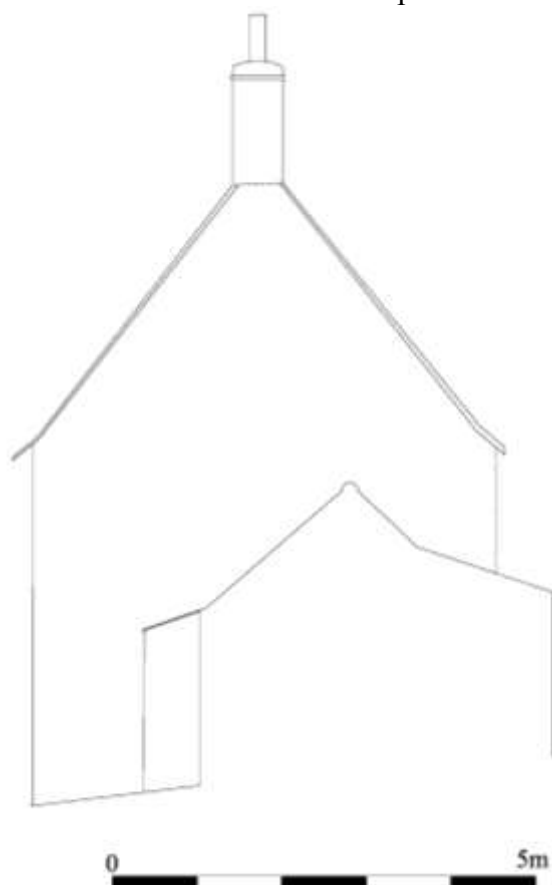


Figure 11 East-facing elevation
Modified from client's plans

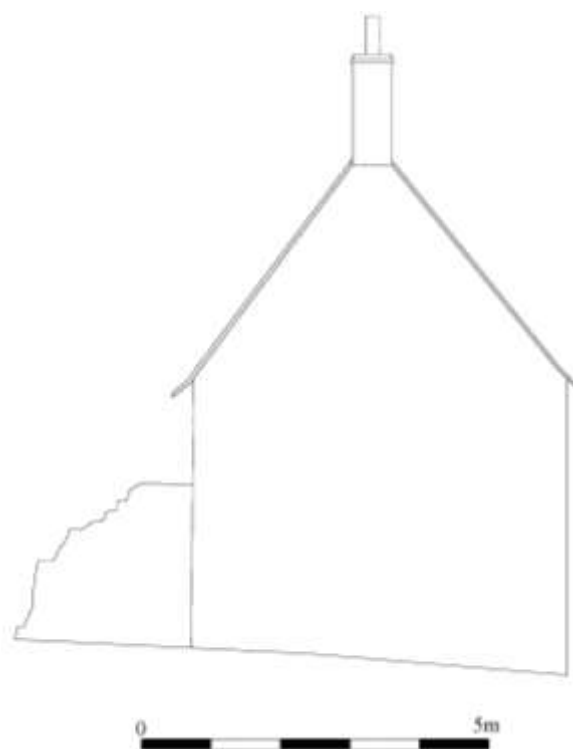


Figure 12 West-facing elevation (without lean-to extension)
Modified from client's plans

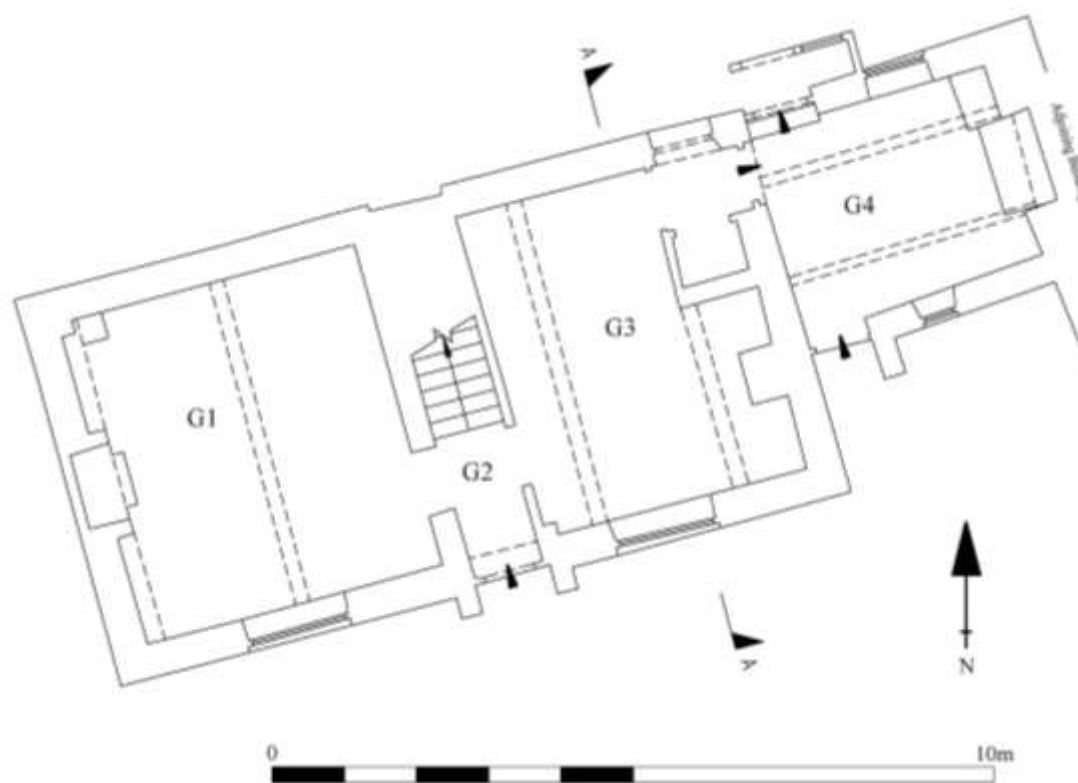


Figure 13 Ground-floor plan
Modified from client's plans. Room numbers allocated for this survey only

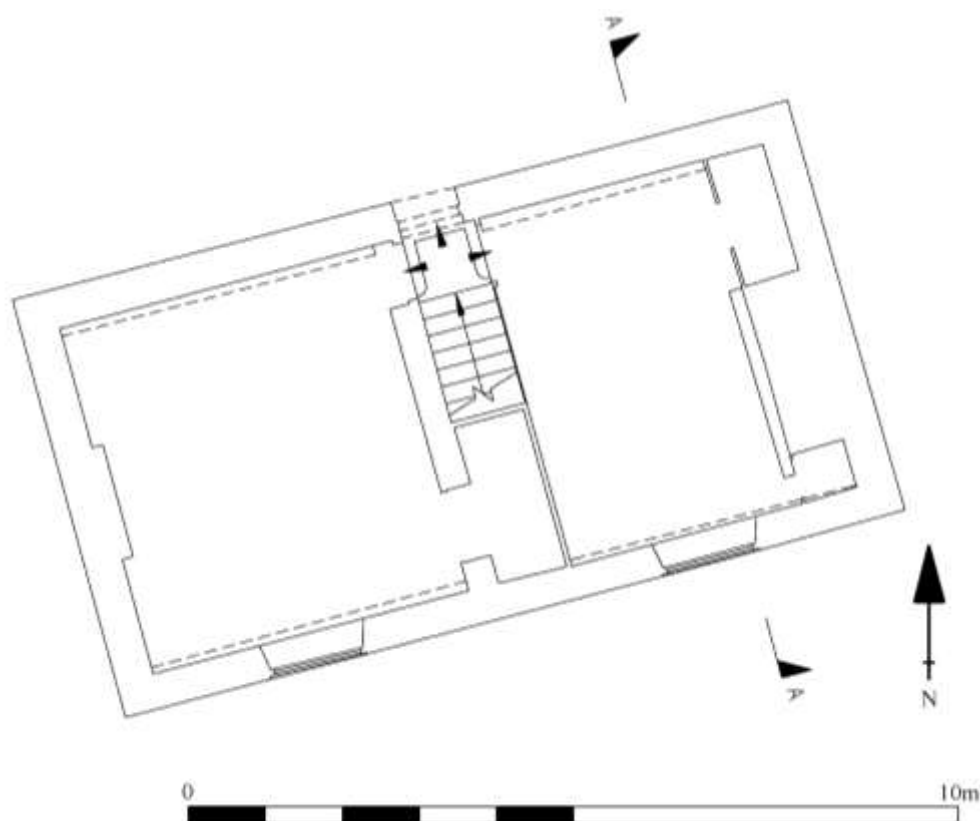


Figure 14 First-floor plan
Modified from client's plans

Outside

South-Facing Elevation

The south-facing elevation is the principal elevation and houses the front door (Fig. 15). At ground-floor level two casement windows flank a central doorway. The windows are likely to be 20th century replacements but the timber lintels have stop chamfers which are probably original and which therefore indicate that the window openings have not altered in size (Fig. 16). Above the windows the ends of two substantial timber beams can be seen. The beams run from north to south across the width of the house. The wooden door is of 20th century date and has had a shallow stone-built porch and roof added to protect the doorway a little (Fig. 17). The walls of the porch are clearly later than the house as they butt against the house wall. The two first-floor casement windows are also later replacements and are the same size as the ground-floor windows (Fig. 18). These windows however do not have chamfers on their wooden lintels.

The single storey extension built against the eastern gable wall fills the gap between this house and the adjacent property. It is built with coursed stone rubble and has a pantile roof (Fig. 19). The extension butts against the house and also wraps around the adjacent property showing it to be later than both buildings. Despite being later in date it still appears to be present on the 1885 Ordnance Survey map. The doorway has a fairly crude shallow porch butted against the wall which may have been added at a similar time to the porch over the front door. The window on this elevation consists of a small fixed four-paned window.

North facing elevation

The north facing elevation has been somewhat altered by the insertion and subsequent demolition of the lean-to extension (Fig. 20). The removal of the extension has left a scar on the lower edge of the roof where the lean-to roof was attached. A small terrace had been excavated by approximately 1m into the slope of the garden to accommodate the bathroom part of the extension. The outbuildings on the west side of the lean-to had their floor level at original ground level height (Fig. 21). The present state of the elevation shows that the lean-to was not keyed in to the house wall.

At ground-floor level are two single width doorways one of which leads into a space below the stairs in the central corridor. The other doorway, on the east side, leads into the corner of the eastern ground-floor room. At first-floor level is a single doorway which has been broken through the wall at the top of the stairs. This may have been a window or is a new opening inserted when the lean-to was built. There is no evidence of any other windows or openings on this elevation although at the time of the initial survey plaster still covered the eastern half of the first floor. Later internal stripping showed that there were never any windows on the north wall (see later in report).

On the eastern side of the house is the single-storey extension (Fig. 22). A small wooden porch had been added to the extension but recent demolition work has partially removed this. The single doorway has a late 19th- or early 20th-century plank-built wooden door. The small wooden framed window is modern but has a chamfered timber lintel similar to those on the south facing elevation which suggests that it is likely to be relatively early.

East facing elevation

Much of the east facing elevation is obscured by the single storey extension. However, most of the gable end can be seen from the south side of the building and inspection shows that there are no blocked (Fig. 23). As already noted, the single storey extension is butt jointed against the house wall.

West facing elevation

As with the east facing gable end, the west-facing gable is blank with no evidence of any former openings (Fig. 24). A small portion of the former west wall of the lean-to extension was still present at the time of the survey. This shows a clear butt joint which indicates once again that the lean-to wall was a later addition.

Privy in garden

Although not part of the scheme the privy, located in the rear garden to the north-east of the house, is part of the property and was an important feature to household life. The structure is built using coursed limestone rubble and has a pantile roof (Figs 25 and 26). At the time of the survey the building contained two small rooms which had recently been used as outbuildings and stores. There was no evidence of the toilet seats or any other fittings.

Internal descriptions of the house follow the external illustrations.



Figure 15 South-facing elevation
Looking north. 1m scale



Figure 16 South-facing elevation, ground-floor window detail
Looking north. 1m scale



Figure 17 South-facing elevation, front door
Looking north. 1m scale



Figure 18 South-facing elevation, first-floor window detail
Looking north



Figure 19 South facing elevation. Single-storey extension on east of house
Looking north. 1m scale



Figure 20 North-facing elevation
Looking south. 1m scale



Figure 21 Former area of lean-to extension
Looking north-west from former bathroom. 1m scale



Figure 22 North-facing elevation. Single-storey extension on east of house
Looking south. 1m scale



Figure 23 East-facing elevation
Looking north-west



Figure 24 West-facing elevation
Looking south-east from Kings Lane. 1m scale



Figure 25 Outdoor privy
Looking south. 1m scale



Figure 26 Outdoor privy
Looking north. 1m scale

Inside the House

For the purposes of this survey the ground-floor rooms were allocated reference numbers G1 to G4 (see Figure 13). The numbers go from west to east. These numbers do not relate to any earlier uses of each room. The house has a very basic layout with two single similarly sized rooms on each floor flanking a central hallway and stairs. There is no evidence of a cellar in the house.

Ground Floor

Ground Floor Room G1

Room G1 is the westernmost room and is reached from a doorway in the central hallway (Figs 27 to 29). It has a solid floor laid with substantial stone flagstones which appear to be original. The fireplace and surround is built of stone but appears to have been remodelled probably in the latter half of the 20th century. Two arched recesses fill the gaps either side of the chimney breast. The room has a low skirting board with a basic moulding which may be original but seems more in keeping with a late 19th century design. The casement window as already noted is a modern replacement but fits into the original recessed opening in the south wall. There are no apparent window openings on any of the other walls. A substantial north to south timber beam supporting the first floor runs across the centre of the room. The beam has a crude chamfer on it which appears to be more functional than decorative. The ceiling is relatively low and there is no evidence of a picture rail on the plastered walls. The door out to the hall is a wide two-panelled door which were commonly used in better quality rural houses up to the middle of the 18th century (Fig. 30). The lock and door knobs may be later as there is evidence of modification in the woodwork. The doorway has a reeded moulding around it.

Ground Floor Room G2

Room G2 is a narrow hallway leading from the front door to a wooden staircase leading up to the first floor (Fig. 31). The floor is laid with red and cream 6 inch square quarry tiles. Doors lead off to the west and east into Rooms G1 and G3. The doorways have moulded surrounds as seen in the side rooms. The moulded skirting boards may be late 19th century or later. Apart from a small window in the replacement front door there is no natural lighting in G2.

Ground Floor Room G3

Room G3 is slightly smaller than G1 and has a large fireplace with a timber bressumer beam across it (Figs 32, 33 and 34). This room also has a stone flagged floor and a chamfered timber beam running from north to south across the room. The two panelled door to G2 matches the door in Room G1. The large fireplace has been modified to hold a small stove but was presumably built to house a large fire on which all cooking, and water heating would be carried out. There is no evidence of heat or burning on the flagstone within the fireplace suggesting that these at least must be later replacements. This room would therefore have been built as the kitchen making Room G1 the sitting room. The casement window on the south wall is the only window in the room although a door on the north wall in the north-eastern corner leads out to the rear garden. A small wall extends out from the side of the fireplace to create a small pantry and enclosed space so that the doorway did not lead straight into Room G3. Another doorway in this

enclosed space leads eastwards into the single storey extension on the east side of the house. Presumably this doorway was created when the extension was added.

Ground Floor Room G4

Room G4 is the single room created by the single storey extension built between the eastern gable end of the house and the adjacent property (Fig. 35). This much more functional room has painted stone walls and 1930s style red quarry tiles. The room appears to have been used as a food storage room as there is a small stone thrall in the north-east corner and shelves set into a recess on the east wall. A row of meat hanging hooks are attached to the north purlin. The room has doors to the north and south leading out to each garden meaning that anything brought into or taken out of it need not be carried through the house.

The first-floor and roof structure descriptions follow the ground-floor illustrations.



Figure 27 Ground floor Room G1
Looking south-west. 1m scale



Figure 28 Ground floor Room G1
Looking north-west. 1m scale



Figure 29 Ground floor Room G1
Looking south-east. 1m scale



Figure 30 Room G1 door
Looking north-east. 1m scale. Note moulded door surround



Figure 31 Room G2 hall and stairs
Looking north. 1m scale. Door to G1 on left at foot of stairs



Figure 32 Ground floor Room G3
Looking south-east. 1m scale. Door to hall G2 on right



Figure 33 Ground floor Room G3
Looking north-east. Doorway to Room G4 centre right



Figure 34 Room G3 fireplace
Looking east. 1m scale



Figure 35 Ground floor Room G4
Looking south-east

First Floor

The first floor consists of two single rooms which flank the central stairs, therefore rather than giving them reference numbers as on the ground floor they have simply been called the west room and the east room. The rooms are located directly over ground floor rooms G1 and G3.

First Floor, West Room

The western room is reached from the top of the stairs and appears to have served as the main bedroom. It has modern fitted wardrobes built against the plastered walls along the west wall (Figs 36 and 37). The casement window is a 20th century replacement of an earlier window. The room has a low plain skirting board which again is likely to be a modern replacement. The floorboards are of variable width up to 200mm and of different lengths which suggests that they were hand sawn from available timber rather than factory produced. A former cupboard or wardrobe built above the space over the stairs has been converted into a small toilet. The door to the stairs is a four-panelled door with beading around each panel. If not part of the original fittings this door is likely to be of early 19th century date.

First Floor, central stairs

The wooden stairs rise from the ground-floor hallway to a small rectangular landing from which the east and west rooms are reached (Figs 38 and 39). A third doorway at the head of the stairs led northwards into the now demolished lean-to extension. At the time of the survey this had been boarded over. It is not clear if this was originally a window to light the otherwise unlit stairs, which seems likely. If this is the case then the window must have been enlarged to create the doorway.

First Floor, East Room

The east room, leading from the top of the stairs, is a relatively untouched room (Figs 40 and 41). It has a small cast iron fireplace on the east wall chimney breast which is probably of mid to late 19th century design (Fig. 42). At the side of the chimney breast is a small built-in cupboard with a two-panelled door and wooden catch (Fig. 43). The style of the door and the shelf supports suggest that this feature is probably mid to late 18th century and is therefore part of the original fittings. To the north of the chimney breast is another cupboard although this one is full height and has a full-sized door. The door has a modern hardboard sheeting hiding the panelling beneath. The cupboard has most recently been used to house the water immersion tank. The floorboards are of similar widths to those used in the western room and the skirting board is probably modern. The casement window is a modern replacement set into the original opening. The door to the stairs has two-panels and L-hinges and is likely to be original (Fig. 44).

The Roof Structure

A small hatch in the ceiling of the cupboard in the east room leads into the roof space. Whilst it was not safe to enter this space a brief inspection could be made (Figs 45 and 46). Roofing felt under the stales indicates that the roof has been relaid relatively recently although the roof structure appears to have been untouched. The principal rafters are held by a collar which is lap jointed and pegged to them. The staggered purlins are tenoned into the principals with a wooden peg passing through the tenon which projects beyond the principal in a similar fashion to medieval carpentry tusk tenons. The common rafters are partially lapped around the back of the purlins. There

is no tie beam at eaves level which is slightly unusual. A substantial beam running from east to west at ground-floor ceiling height supports the ceiling joists. The beam and joists may have been reused from elsewhere as they seem to be too large for such a relatively small house.



Figure 36 First floor, west room
Looking south-west



Figure 37 First floor, west room
Looking north-east



Figure 38 First floor, top of stairs
Looking north. 1m scale



Figure 39 First floor top of stairs
Looking west from east room towards west room. 1m scale



Figure 40 First floor, east room
Looking south-east. 1m scale



Figure 41 First floor, east room
Looking north-west. 1m scale



Figure 42 First floor, east room fireplace
Looking east. 1m scale



Figure 43 First floor, east room cupboard by fireplace
Looking east. 0.2m scale



Figure 44 First floor, east room door L-hinge detail
Looking west



Figure 45 Roof structure
Looking south-west



Figure 46 Roof structure joint detail
Looking west

Return visit after internal strip

Because of the extremely strong odour which had penetrated deeply into the fabric of the building it was necessary for the client to strip out all of the plaster, remove all of the floors, woodwork and associated fittings. This provided the opportunity to study the internal stonework of the building.

The main question from the initial survey was whether or not there had ever been any windows on the north wall or if it had always been blank. Stripping away the internal plaster showed an unbroken wall with no evidence of any window openings facing north on either the ground or first floors (Fig. 47). However, interestingly the removal of the plaster revealed the presence of two hidden doorways leading from the north-east corner of G1 and the north-west corner of G3 to the space beneath the stairs and then out to the back garden (Fig. 48). These doors must have been quite awkward to use due to the small space below the stairs (see Fig. 21) (Fig. 49).

Another question from the initial strip was whether the first-floor doorway at the top of the stairs had been modified from an earlier window. Whilst this seems highly likely, otherwise the stairs would have been very dark, no physical proof could be seen (Fig. 50). If the door did replace a window the door is much larger and wider so has removed any earlier traces.

The internal strip also revealed the high quality of the stonework and the skill of the builders. A good example of this is seen in the stepped chimney breast over the inglenook fireplace on the east wall (Fig. 51).



Figure 47 North wall of Ground-floor room G1 and first-floor west room
Looking north-west. 1m scale



Figure 48 Doorways into western rooms
Looking west. 1m scale. Former blocked door from G1 beneath stairs is bottom right.
Door to outside is partially shown on right of picture



Figure 49 Space beneath stairs before stripping out of stairs and plaster
Looking south. Arrows point to blocked doorways revealed after strip



Figure 50 North wall after strip
Looking north-east. 1m scale. Photo taken from approximately the foot of the stairs



Figure 51 East wall fireplace and chimney stack
Looking south-east

Discussion

Number 2 Kings Lane is an interesting building with a number of features still surviving from the mid or late 18th century. With the exception of the ground-floor fireplaces and the addition of the rear and side extensions the basic form of the house has remained relatively intact. Of particular note are the two-panelled doors and the L-hinges which do not often survive in-situ in such houses. Although not suitable for the modern lifestyle the house is a good example of rural life which existed up to the early post World War II period. Although they have had to be removed during the refurbishment they may be reused within the new development.

The two blocked doorways found during the strip show a re-ordering of the room layout and a change in the way the rooms may have been used. The blocking may have taken place when the extensions on the north side of the house were added which would have prevented direct access to the rear garden from the doorway below the stairs.

The quality of the construction and materials used throughout the building indicate that the original 18th century owners were relatively wealthy and could afford to build a comfortable house with the best locally available materials and one which was intended to last. The pegged roof structure with its lack of tie beams is interesting and reflects a transition of techniques from the post medieval period to the modern period. It seems likely that the house was constructed by local builders who were still comfortable with well-proven building techniques.

Archive

The archive consists of:

This report,
99 digital photographs in tiff and jpeg format on DVD,
3 A4 contact sheets of digital photographs,
3 A4 photo record sheets

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.

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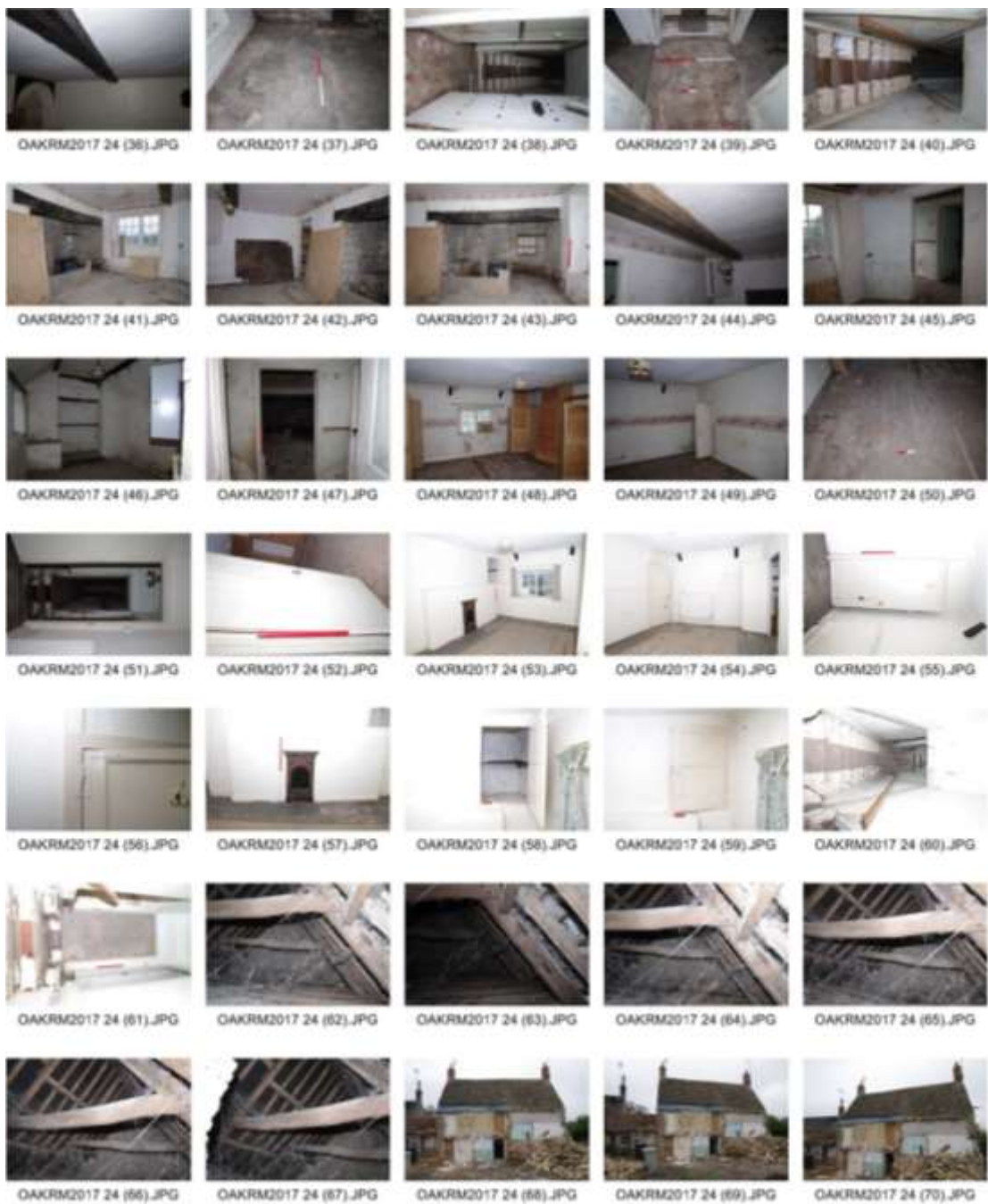
British Library. Hand drawn Ordnance Survey maps: Oakham 1814
<http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/o/002osd000000003u00227000.html>

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5.10.2017

Appendix 1 Digital photographs







Appendix 2 OASIS Information

PROJECT DETAILS	Oasis No	universi1-296496		
	Project Name	A Level 2 Historic Building Survey at 2 Kings Lane, Barrowden, Rutland		
	Start/end dates of field work	23-08-2017		
	Previous/Future Work	No /Watching brief during ground works		
	Project Type	Historic Building Survey		
	Site Status	Listed building		
	Current Land Use	Housing		
	Monument Type/Period	Building/Post Medieval		
	Significant Finds/Period	None/none		
	Development Type	Residential		
	Reason for Investigation	NPPF		
	Position in the Planning Process	Planning condition		
Planning Ref.	016/0852/FUL and 2016/0857/LBA			
PROJECT LOCATION	Site Address/Postcode	2 Kings Lane, Barrowden, Rutland		
	Study Area	634m ²		
	Site Coordinates	SK 94955 00091		
	Height OD	55m OD		
PROJECT CREATORS	Organisation	ULAS		
	Project Brief Originator	Local Planning Authority (RCC)		
	Project Design Originator	ULAS		
	Project Manager	V Score		
	Project Director/Supervisor	A Hyam		
	Sponsor/Funding Body	Developer / Thomas Wilson Architects		
PROJECT ARCHIVE		Physical	Digital	Paper
	Recipient	NA	RCC MusService	RCCMusService
	ID (Acc. No.)		OAKRM:2017.24	OAKRM:2017.24
	Contents		Photos Survey data	records Field Notes
PROJECT BIBLIOGRAPHY	Type	Grey Literature (unpublished)		
	Title	A Level 2 Historic Building Survey at 2 Kings Lane, Barrowden, Rutland		
	Author	A Hyam		
	Other bibliographic details	ULAS Report No 2017-143		
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