



UNIVERSITY OF  
**LEICESTER**

Archaeological Services

**A Level 3 Historic Building Survey at  
Home Farm,  
Markfield Road,  
Groby,  
Leicestershire**

**NGR: SK 51099 08227**

Andrew Hyam



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**A R Hyam**

**For: Cawrey Limited**

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**A Level 3 Historic Building Survey at Home Farm, Markfield Road, Groby, Leicestershire**  
**NGR: SK 51099 08227**

**Andrew Hyam**

**Summary**

*A historic building survey to Historic England Level 3 was undertaken by the University of Leicester Archaeological Services (ULAS) at Home Farm, Markfield Road, Groby, Leicestershire in October 2017. The client intends to refurbish the unlisted range of buildings most of which have a mid-19th century origin. The farmhouse is the oldest building on the site and may be dated to the earlier part of the 19th century. An extension to the rear of the farmhouse is of probable early to mid-19th century date with the remaining farm buildings being added in a single phase during the 1850s and 1860s. The later 1850s farm buildings are likely to have been built by the Earl of Stamford. The farm buildings centre around two yards and feature a number of matching architectural details and decorative features. The farm has strong links with the local slate industry.*

*The report will be archived under accession number X.A121.2017*

**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 3) at Home Farm, Markfield Road, Groby, Leicestershire. Level 3 historic building surveys are defined in the Historic England guidance document – *Understanding Historic Buildings: A guide to good recording practice* (2016). Planning permission is being sought for the redevelopment of the site and a request was made by the Senior Planning Archaeologist at Leicestershire County Council, for a programme of historic building recording.

Groby is located approximately 3km to the north-west of Leicester with Home Farm being located a further kilometre to the north-west along the A50 Markfield Road. The site of Home Farm is on the southern side of Markfield Road. It is reached via a metalled track which passes to the east of a small former slate quarry. The farm consists of an east-facing farmhouse with a large range of barns and sheds clustered around two yards and extending westwards up the slope of the hill (Figs 2 to 5). The site is surrounded by pasture. The site is currently unoccupied with some of the buildings being in a state of disrepair.

Planning permission has been granted for the conversion of the redundant agricultural buildings to three dwellings and for extensions and alterations to the existing farmhouse. The application has been granted under application number 15/00743/FUL.

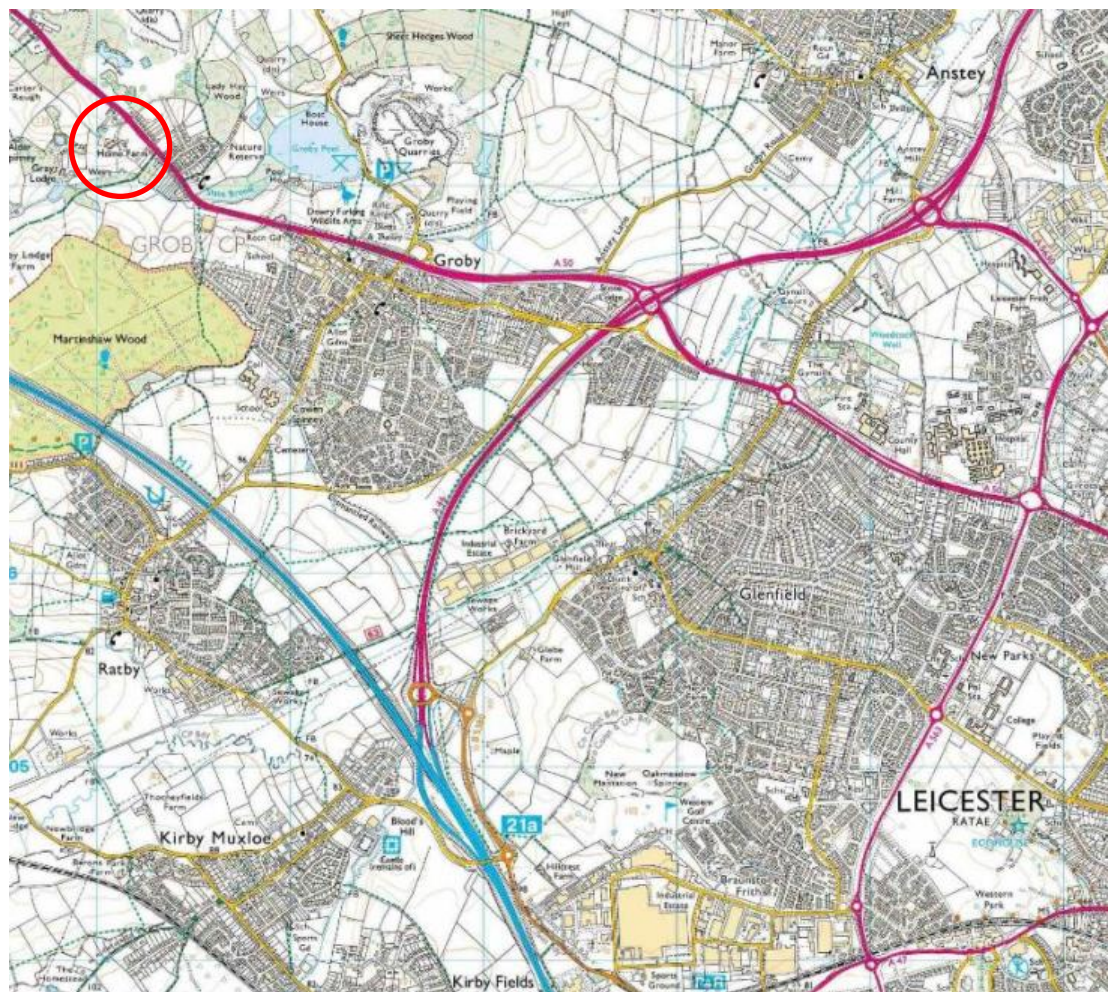


Figure 1 Site location



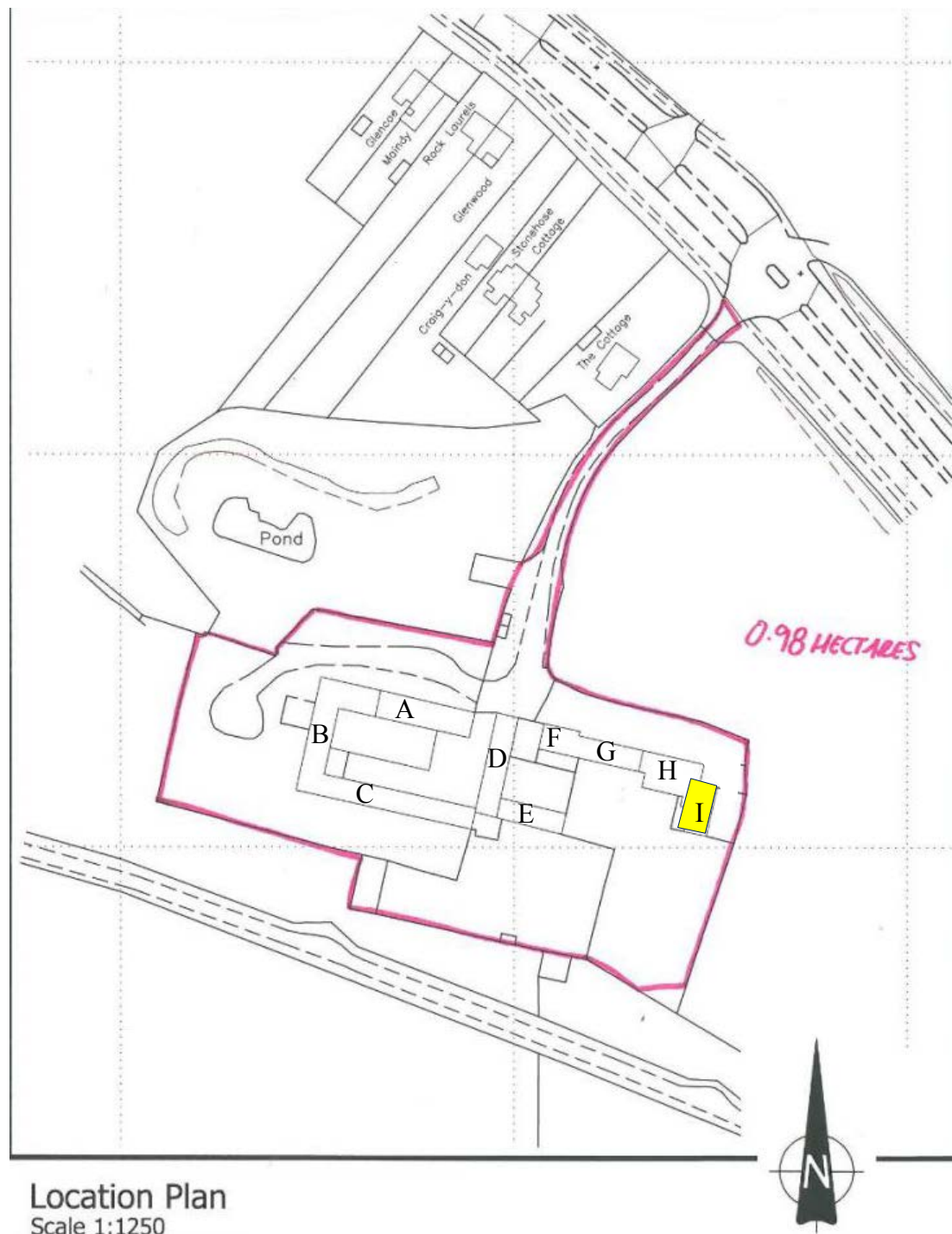


Figure 2 Site plan  
Supplied by client. Building identification letters used in this report shown.  
House (I) shown in yellow



Figure 3 Aerial view of site  
Taken from Samsom Hamilton sales brochure. Yellow outline shows quarry site.  
North to right of picture



Figure 4 Site from Markfield Road  
Looking south



Figure 5 Site view  
Looking east. Markfield Road can be seen in front of the row of modern houses on the left of the picture. Farmhouse shown by arrow

## Objectives

Within the stated objectives of the ULAS Written Scheme of Investigation *for a Historic Building Recording at Home Farm, Markfield Road, Groby, Leicestershire* (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 in pdf format 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) specification.

## Background

The slate industry in this part of Leicestershire dates back to the Roman period with evidence of Swithland slates being used in 2nd and 3rd century buildings found across Leicestershire. The area around Home Farm seems likely to have been the source of the slate during this early period due to the relative ease with which the outcrops could be quarried. Swithland slate continued to see a limited use during the later medieval period but the greatest period of activity appears to have started in the mid to late 17th century. Local slate expert Mr D Ramsey states that Henry Hind and his son (also Henry) leased the quarry at the location of Home Farm in 1766. This relatively small quarry was worked by the Hind family until 1849 when the quarry was closed down. Other slate quarries were located in the area with a number continuing into the early part of the 20th century.

At the time of this survey the former quarry was surrounded by a steep rocky outcrop with sheer sides where the slate has been extracted. Deep water fills most of the hole (Fig. 6). The eastern half of the quarry has been backfilled, apparently with spoil when the Markfield Road was widened in the 1980s.

The buildings at Home Farm were originally named as Bradgate Farm or Bradgate Home Farm. Records indicate that most of the buildings were built at some time during 1856 to 1863 to support nearby Bradgate House during the time when the Earl of

Stamford was master of the Quorn Hunt. It is not thought that any of the buildings, with the exception of the small weighbridge, were associated with the slate industry. However, a heritage statement produced for the client by Sansom and Hamilton suggests that the farm was occupied by the owner of the quarry in 1861. There may be some confusion in the heritage statement about which quarry was in operation at this time.

The present owner indicated that some of the buildings had been used as a slaughterhouse and butchers in the earlier part of the 20th century. The University contains an extensive collection of Leicester and Leicestershire trade directories from the later 19th century up to the 1960s but none contained any mention of a Bradgate Farm or Home Farm. Nor is there any mention of any of its residents or any activities carried out there. The farm was sold in 1825 as an estate with 235 acres but over the years much of this land has been sold leaving it now with a vastly reduced 30 acres. The present owner, Cawrey Limited, purchased the farm from the Chapman family who had owned and operated the farm for a number of years.



Figure 6 Former slate quarry  
Looking east. Quarry on left, farm buildings around western yard on right

### *Cartographic evidence*

The earliest available map of Groby and the area of Home Farm is the pre-enclosure map published by John Doharty in 1757. The detail is not particularly clear but no buildings appear to be present on this map. A hand drawn Ordnance Survey map of north-west Leicestershire published in 1815 shows the field boundaries very much as they continue to exist to the present day but the detail is still quite poor and does not appear to show the presence of the farm. This map can be seen on the National Library of Scotland website but cannot be reproduced in this report for copyright reasons.

The First Edition county series Ordnance Survey map, surveyed in 1885 and published in 1886 shows the site named as Bradgate Farm (Fig. 7). The main house and the range attached to its western side is present and appears to be similar in footprint to that which exists at present. The eastern yard appears to have a double range of buildings running from north to south close to the rear of the house and an opposing range on the western side of the yard. This range also forms the east side of the western yard. There are no buildings along the south side of the east yard. The western yard appears to have all of the buildings it currently has but with the addition of a small stub attached to the western north to south range. A long pond, which may be related to slate working runs along the south side of the yards. The small weighbridge on the track leading to Markfield Road and located to the north of the farm is shown as a weighing machine. The slate quarry to the north-west of the farm is identified as an old quarry which indicates that it had gone out of use by this date.

The second edition of the Ordnance Survey published in 1904 shows the same layout of buildings but the western yard has been partially infilled with a large structure (Fig. 8). This is presumably the Dutch open barn steel structure which fills this space at present. The detail of the small north to south ranges running close to the house is clearer on this map. This map also suggests that the north-east corner of the house is filled with some sort of structure. The 1904 map also indicates that the east and west yards are separate and not joined on the south side as they are now.

A number of changes have occurred by the time of the next edition published in 1919 (Fig. 9). The most significant change is the partial filling in of the long pool to the south of the farm and the construction of a long east to west range on the southern side of the east yard. The step in the north-eastern corner of the house can now be seen on this edition and the north to south ranges behind the house seem to be slightly larger. These ranges might even be joined to the house itself although the detail is not particularly clear. The buildings around the western yard appear to remain unchanged and little different to their shape today. The 1930 edition shows the same details but the pool to the south of the farm has now been infilled completely (Fig. 9). An online map on the DigiMap website (which cannot be reproduced in this report for copyright reasons), shows the 1957 Ordnance Survey map by which time the two north to south ranges behind the house have been removed leaving the site as it exists at present. The name of the farm on this map has changed to Bradgate Home Farm. At this stage the east and west yards are still shown as being separate with a gap running between Buildings C and D (see figure 11 below). It is only on the DigMap 1976 edition, and all current OS maps, that the two buildings are shown as being joined.

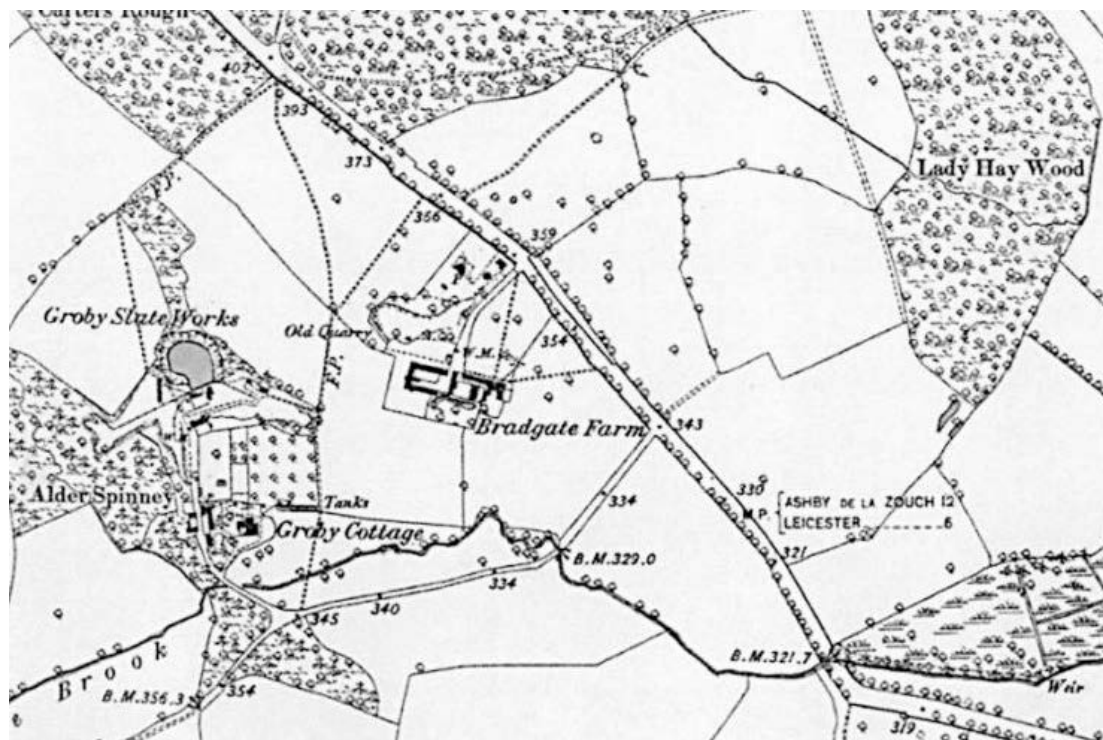


Figure 7 First Edition Ordnance Survey map 1886  
Detail from Leicestershire XXX.3

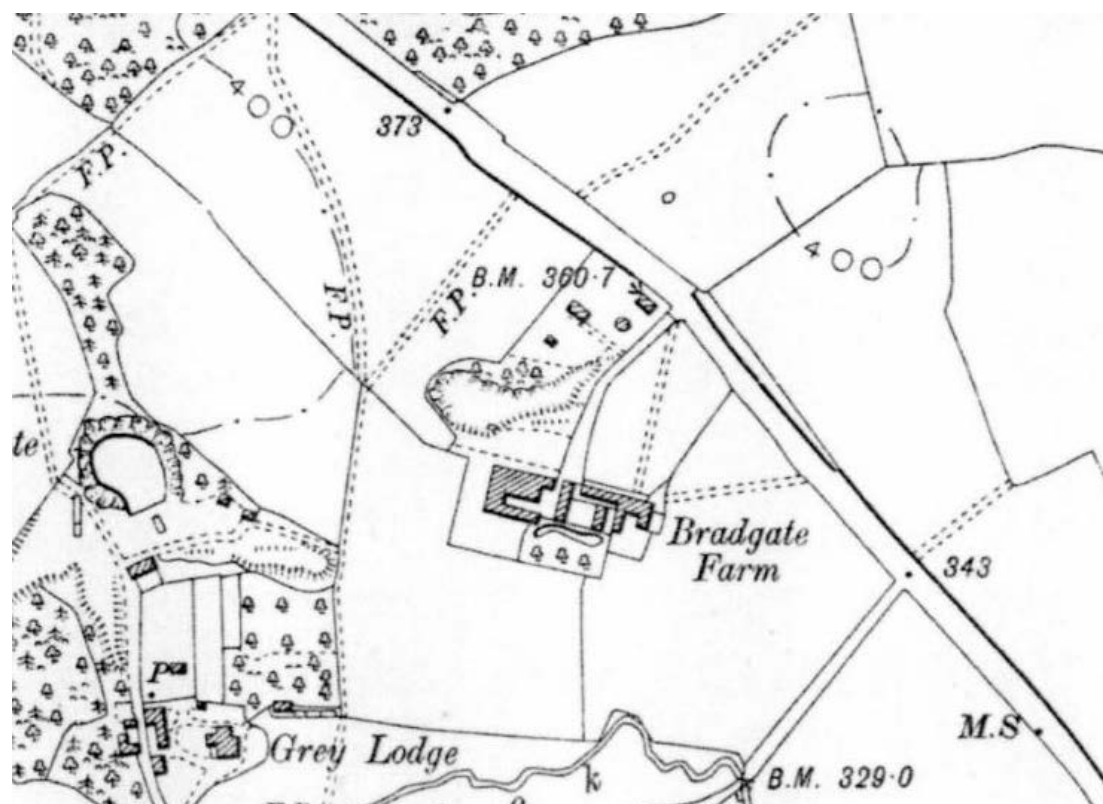


Figure 8 Ordnance Survey map 1904  
Detail from Leicestershire XXX.3

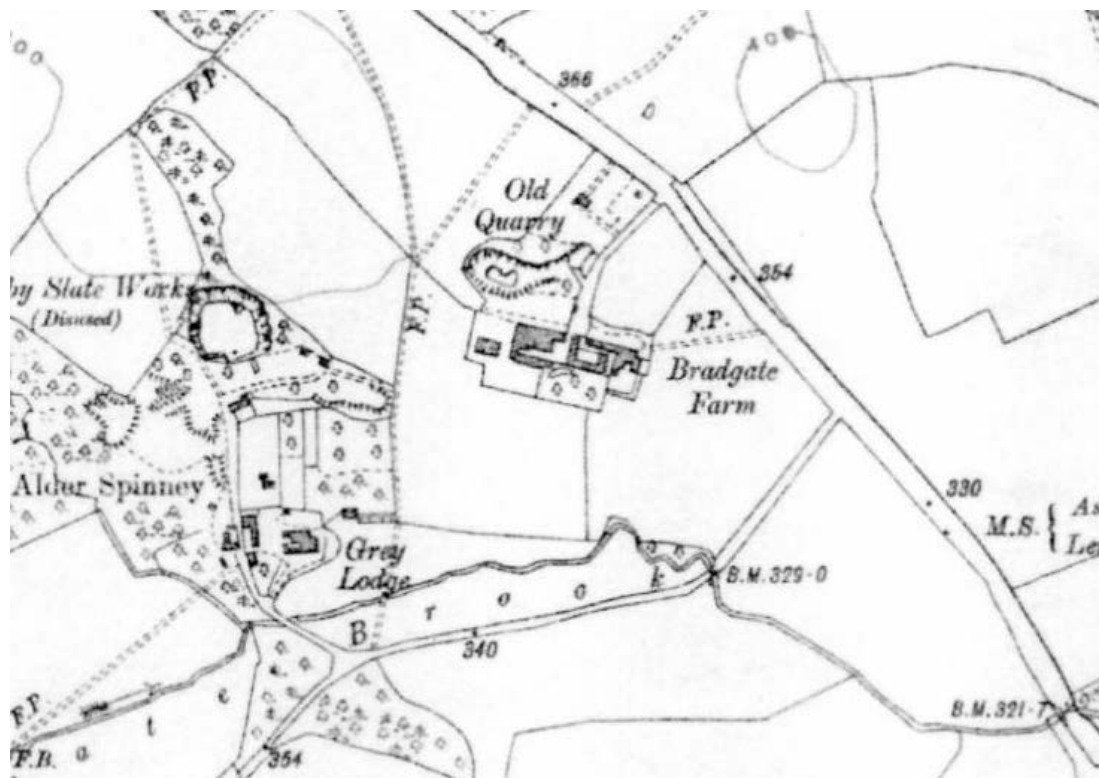


Figure 9 Ordnance Survey map 1919  
Detail from Leicestershire XXX.3

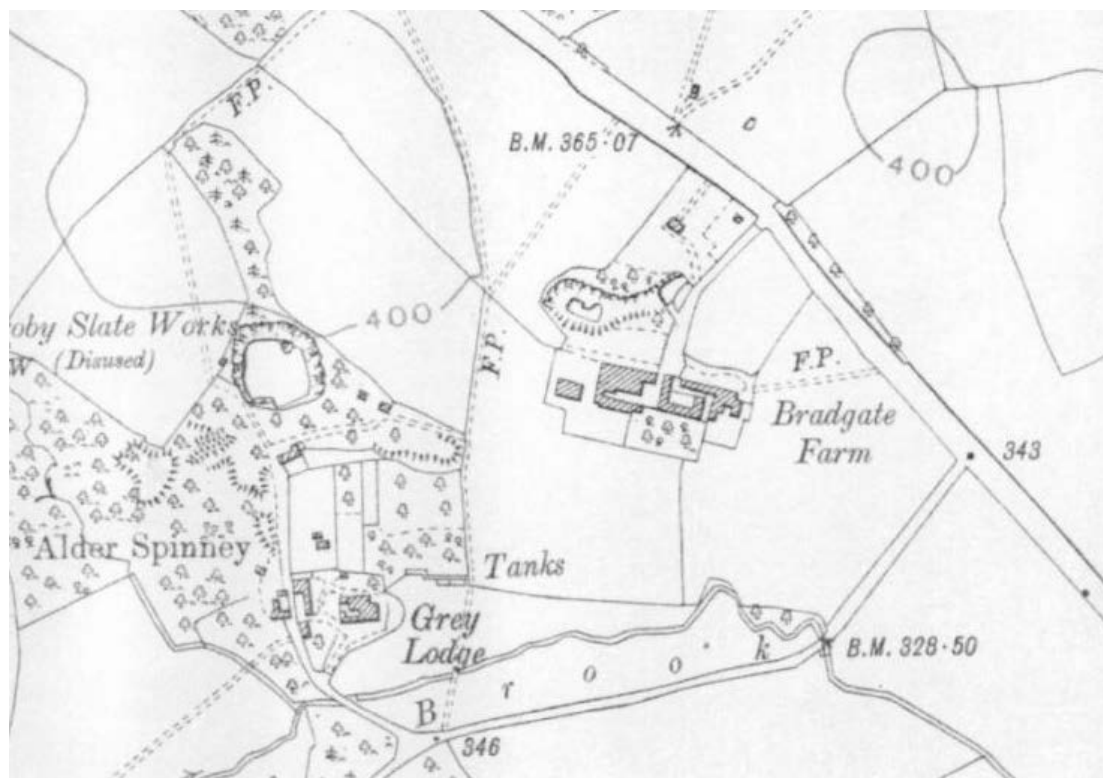


Figure 10 Ordnance Survey map 1930  
Detail from Leicestershire XXX.3



## Results

The survey results section has been broken down into four separate elements beginning with the western yard followed by the eastern yard, the main house and then the free-standing weighbridge. The description for each element is followed by the photographic illustrations before moving onto the next element. The architectural plans supplied by David Granger Architectural Design Limited allotted the buildings identification letters from A to I and these letters have been used in this report. The letters do not relate to any current or earlier uses.

At the time of the survey (October 2017) the farm had been disused for a short while. A number of barns were in a very poor state of repair with collapsed roof timbers and could not be entered. A number of buildings had a potential asbestos risks following a recent safety survey. The house was in a reasonably good condition with easy access to all areas.

Elevation drawings of all buildings are shown in Appendix 1 at the end of this report. As with the plans the elevation drawings have been modified from original drawings created by David Granger Architectural Design Limited. Plans of each building are shown within the body of the report.

### *The western yard buildings A to D*

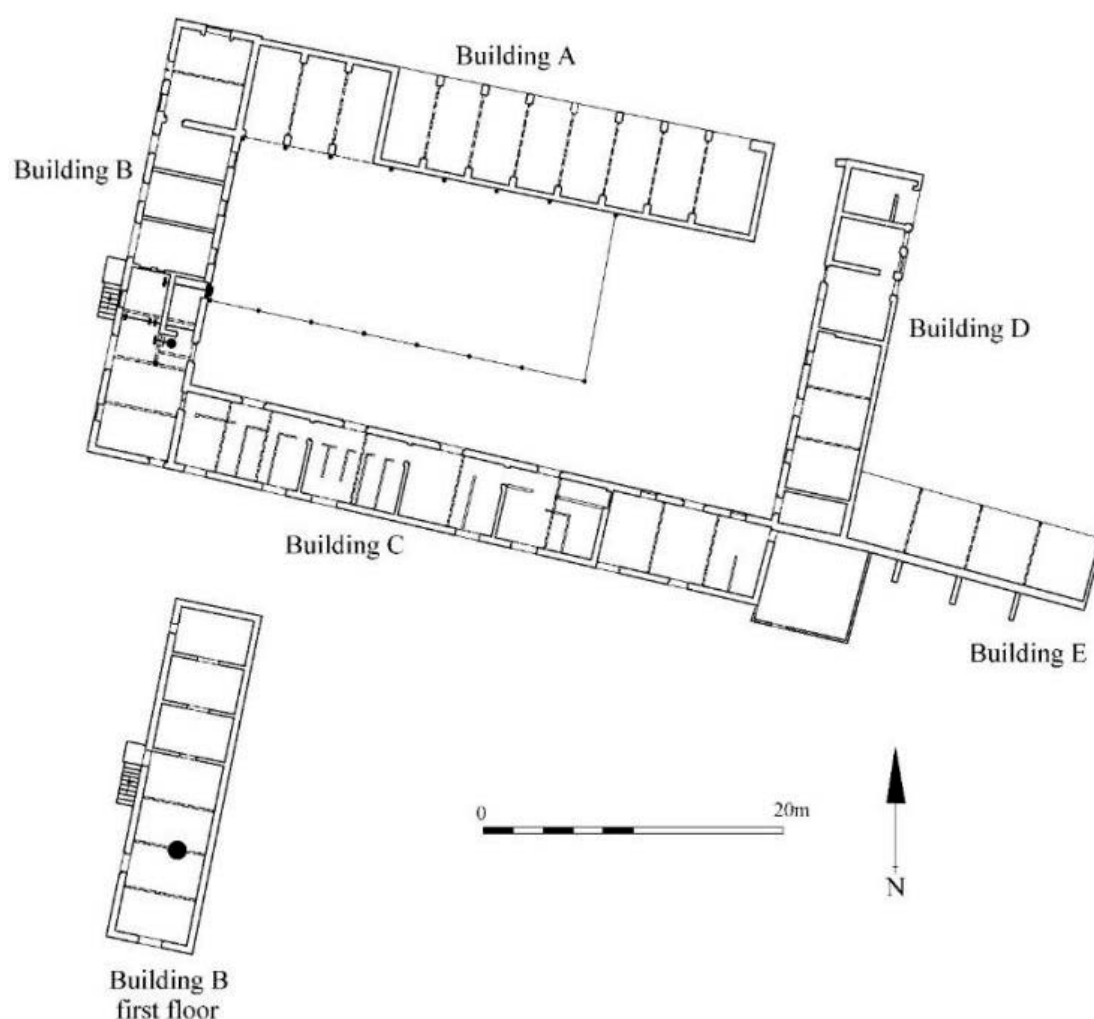


Figure 11 West yard buildings A to E  
Modified from David Granger Architects drawings  
Note the Building E is discussed in the east yard section below

#### *Building A*

As with all of the buildings this structure is rubble-built using locally sourced stone and has a graded locally sourced Swithland slate roof (Figs 12 and 13). Doors and windows are detailed with red brick. The building forms the northern range of the western yard buildings and joins Building B in the north-west corner. A gap between the east end of Building A and the north end of Building D provides access into the yard.

The north facing elevation is a tall open-fronted cart or carriage shed type structure and consists of eight large bays with moulded brick arches and supporting chamfered brick

pillars (Fig. 14). The western end of the north elevation is a blank wall which backs onto a range of three open bays facing southwards into the yard. At its western end the building joins Building B where a small step in the building line marks the joint between the two buildings. Despite the step in the wall the two structures appear to be of the same phase of construction with the stonework bonding into each other.

The east-facing gable end of Building A is plain stonework with brick detailing at each corner added to support the otherwise irregular large lumps of stone (Fig. 15). There is no evidence of a hayloft door or any other opening. The south-facing elevation faces into the enclosed yard and is predominantly blank as it forms the rear of the open bays seen on the north side. At the western end of the elevation are three open bays which match the detailing seen on the bays facing to the north (Fig. 16). Much of the south-facing elevation is obscured by a large steel Dutch barn structure which fills most of the north-western part of the yard (Figs 16 and 17). The corrugated sheet metal roof, with iron beam and round section rod trusses, is supported on tall cast iron pillars which do not bear any maker's marks. This open barn first appears on the 1904 Ordnance Survey map and is similar in style and construction to others around the county which were being built at the turn of the century. A recent survey on a farm in the north-west of the county studied a similar structure which had been delivered to the local railway station in a pre-fabricated form.

Inside Building A, most of the bays on the north-facing elevation were flooded at the time of the survey with an unknown depth of water in each space making close inspection dangerous. Many of the slates were in a state of collapse which further discouraged entry into this building. Traces of plaster appear to remain on the inside walls suggesting that this was not just a normal agricultural cart shed and may have been intended for higher ranking members of the Earl of Stamford's hunt. Joist holes around the eastern bays hint at there being a hayloft floor although no trace of this remains and there is no evidence of a hayloft door. Twentieth century breeze blocks have been used to divide the bays into stalls and small troughs have been built into the corner of each stall.

The roof structure is supported on brick pillars and consists of relatively slight timber tie beams and principal rafters with a king post attached by an iron stirrup to the tie beam (Fig. 18). The purlins resemble thin machine-cut planks laid on their sides to give adequate support whilst minimising on timber. The method of construction of the roof structure suggests a construction date after the 1850s. Such a date would support the suggestion of being built around the 1850s or 1860s by the Earl of Stamford.

### *Building B*

Building B is the westernmost range belonging to the west yard and runs approximately north to south between Buildings A and C. This building was identified by the present owner as housing the former slaughterhouse and butchers. It is built using local stone rubble with red brick detailing around the doors windows and corners and has a graded Swithland slate roof (Figs 19 and 20). The brick corners of the west-facing elevation are chamfered indicating that a lot of traffic, both wheeled and animal, were likely to have passed around the building to use this elevation. The remains of a large vent sits astride the ridge near to the north end of the building.

On the west-facing elevation of Building B, a number of wide doorways lead into the ground-floor rooms which subdivide the building. Iron pintles and some associated metalwork survives but none of the doorways have any doors remaining. The number of doors (five in total) only leave enough space for three ground floor windows which have metal frames and chamfered blue-brick sills (Fig. 21). An external flight of stone-built steps with blue-brick nosings leads up to the first-floor doorway. The first floor also has a single hayloft doorway with a surviving wooden plank-built door (Fig. 22).

The north-facing gable end has a large wide window at ground floor level which has been boarded over on the outside (Fig. 23). The window sill is quite low and appears to have been used as a display window for the butcher's shop, the details of which are discussed below. The south-facing gable end contains a ground-floor doorway and a first-floor window. The four panes of the wooden-framed window appear to be non-opening (Fig. 24). The gable-end stonework continues eastwards in an unbroken line to the wall of Building C which indicates that the two ranges were built at the same time as each other and at the same time as Building A.

The east-facing elevation of Building B faces downhill into the western yard with much of it being obscured by the metal-framed open barn discussed above. At the south end of the east-facing elevation a doorway leads into the building and has a partial eaves-height porch bridging the gap between Building C and the open barn (Fig. 25). The porch is built of telegraph poles and scrap materials and is relatively modern. Three arched windows face out into the space created by the open barn (Fig. 26). The windows have remnants of wooden frames within them but it is not clear if they were ever glazed or whether timber ventilation slats were used. A fourth window has been blocked with later brickwork and now contains a bearing box for a driveshaft and drive wheel which is located on the outside wall. Presumably this was connected to an external power supply such as a traction engine or a stationary engine and drove the machinery seen inside this building. The machinery is discussed below. The rooflines of adjacent Buildings A and C are lower than Building B but appear to have been built at the same time as the roof timbers are deliberately joined and continuous.

### *Inside Building B*

As noted, the southern end of Building B contains two stories whilst the northern end of the range has a single full-height room. The southernmost ground-floor room contains a number of pulley wheels and bevel gears powered by the drive wheel seen on the east-facing elevation (Figs 27 to 30). The precise function of most of the pulleys is not clear as they could have been employed to power a variety of agricultural machines. However, a pair of bevel gears is connected to the underside of an in-situ millstone which is located on the first floor. One of the bevel gears has wooden teeth fitted into slots in the cast iron gear. Normally fruitwood, often apple, would be used for this purpose to act both as a lubricating gear and as a sacrificial gear whereby worn or broken teeth would be more easily and cheaply replaced than replacing an entire gear wheel. A small wheel handle and pulley device is attached to the wall to raise and lower the gears. A small brick-built room is located in the north-east corner of this room through which the drive shaft passes to the outside. It is possible that this held the power source rather than having an external power source. At the north end of the southern

room are two unequally sized and shaped windows which have been blocked with bricks (Fig. 31).

Due to the heavy weight of the millstones the floor timbers are substantial and are supported by a centrally placed wooden post (see figure 27). This has two distinct burn or scorch marks made by a candle or other flame. There is no evidence of any attachment for a holder below the marks which are deep and clearly made (Fig. 32). Also, they are too low to usefully hold a light. It is possible therefore that they may be apotropaic marks such as those often seen on roof timbers and are made to ward off malign spirits.

At ground floor level on the north side of the southernmost room are three equally sized rooms with brick dividing walls and blue brick floor (Fig. 33). Each has a window on its eastern side looking out into the west yard beneath the open sided barn. As with the southern room the ceiling joists are quite substantial and the underside of the floorboards can be seen. There are no fixtures and fittings within the rooms to show what their use may have been although the proximity of the millstone may suggest a storage use.

The northern room is a full-height ground to roof open space which appears to have been used as the slaughter house or butchers (Figs 34 and 35). The north wall contains the large partially boarded over window seen on the north facing gable end. The window frame has substantial wooden mullions and transoms with iron bars on the outside (Fig. 36). The jamb around the window has been deepened by extending it out into the room and the resulting recess lined with wood. The style of window is out of keeping with the rest of this building and suggests that it was intended to be seen by more than just the workers using the room. A row of meat hooks along the top of the window indicates that choice cuts of meat may have been displayed there.

The roof timbers of the northern room are joined by iron straps and stirrups indicating a mid to late 19th-century construction date which is in accordance with the date of the roof seen in Building A. There is evidence that the roof was plastered as a number of laths with remnants of plaster are still attached to the underside of the common rafters. Two large transverse timbers rest across the two tie beams and support a large wooden pulley wheel (Fig. 37). Presumably this was used to lift entire carcasses for butchery.

The first floor of Building B extends across the four southern rooms. Access is from the outside steps on the west side of the building and then up a set of missing wooden steps to the first floor. Because the wooden steps were missing access could not be gained into the first floor, however a general inspection could be made from the top of the external steps (Fig. 38). From the doorway the millstones could be seen although there was no other associated milling apparatus around them. An open hatch to the side of the stones is likely to be the hole through which grain sacks were hoisted. A small hole leads to the remains of a wooden chute which presumably transported milled material down to the ground floor for bagging (Fig. 39). A rectangular window is located at the southern end of the room. The roof structure is bolted and held by iron straps and has scarf jointed purlins with wedges (Fig. 40). Although the pegs used to hold the scarf joints could not be seen it is presumed that they would be metal bolts as normally used in mid to late 19th century scarf joints.

Access could not be gained from the first floor southern room to the remaining three first floor rooms due to the missing steps. The building survey carried out by David Granger Architectural Design in 2015 indicates that there are three empty rooms matching the size and shape of the ground floor rooms (see plan in Figure 11 above).

### *Building C*

Building C is the longest of the western yard buildings and runs down the slope of the ground between Buildings B and the south-west corner of Building D. It lies along the southern side of the yard and, due to the drop in ground level, the ridgeline of the roof drops down over three stages (Figs. 41 and 42). The gable walls at each drop in roof height are built using red bricks rather than stone. The Swithland slate covered roof along much of Building C's length is in a state of collapse.

The south facing elevation facing away from the west yard contains seven rectangular doorways which do not have the red brick detailing around them that most other buildings have. It is possible that the doorways have been enlarged from earlier smaller doorways to create easier access for animals into the pens contained inside the building. Most of these doorways, which have large timber lintels, are currently boarded over. A series of cast iron vents run along the eaves. There is no evidence for the building having been extended eastwards as suggested by the 1957 and 1976 Ordnance Survey maps and the entire elevation appears to be of a single phase which may indicate that the detail of the OS maps is incorrect. The east end corner of the elevation has the same brick quoin detailing seen on the corners of the other 19th-century buildings and does not appear to be a later extension.

The lower part of the east facing gable end of Building C is obscured by a modern breeze-block building with a corrugated sheet metal roof and which fills in the corner created by Buildings C and D (Fig. 43). An arched window with red brick detailing and a blue brick sill is located within the apex of the gable. Once again the style of this window indicates that it was built at the same time as the other parts of the farm and is not a later addition. South of the gable the ground drops away to an overgrown area where the remains of the infilled pond shown on early OS maps is located.

The north-facing elevation of Building C faces into the western yard and has a series of arched openings with brick detail (Fig. 44). The style of openings on this elevation may indicate how the south facing elevation appeared before the openings were modified. Some of the doorways and windows still retain their coverings which consist of alternating slats and gaps to create a well-ventilated interior. As noted, the stonework of Building C is bonded to that of Building B which indicates a single phase of building. However only the north-east corner of C touches the south-west corner of Building D making it difficult to see if the stonework is bonded or not. This is especially difficult as there is a doorway in Building D just at this point (Fig. 45).

Inside Building C each drop in roofline is marked by a brick gable wall with a door through each which has created three equally sized rooms. A number of breeze-block low walls divide the space in each into animal pens with an open corridor running the length of the building on its north side (Fig. 46). The roof structure is a typical mid to late 19th century agricultural roof with iron stirrups holding the king posts to the tie beams (Fig. 47). The roof is in a very poor state and has collapsed towards the south

end of the range. During the site visit a number of slates were often falling from the roof so the internal spaces in this part of the range could only be safely inspected from the outside doorways.

### *Building D*

Building D runs from north to south along the eastern side of the west yard. It is a single-storey structure built of local stone with a graded slate roof. The southern end of the range has lost its slates which have been replaced by corrugated sheeting material. Due to the slope of the ground the western side of the range has quite low eaves compared to its east-facing elevation.

On the west-facing elevation the same brick detailing around the windows as seen elsewhere on the farm has been used for this building although the doorways have been treated differently (Figs. 48 to 50). On Building D the doors, which are quite narrow, have gables above them. This addition of a gable raises the height of the door lintel which would otherwise be too low. Although the choice of materials used to build the gables is the same as used elsewhere on the farm this type of gable is only seen on Building D which might suggest that they are a slightly later modification. This suggestion is further supported by a former doorway which has been converted to a window (Fig. 51). There is no indication above the modified window that there was ever a gable above it. To the south of the blocked doorway is a straight line joint in the stonework which suggests more modifications. The joint does not correspond with any internal divisions so may be a rebuilding or repair phase.

The north facing gable end of Building D is a plain stone face with no openings (Fig. 52). A number of very large stone blocks have been used on this elevation. On the western side of the gable a small spur wall built of stone has been added, possibly to enable a gate to be attached and so block off the yard. The south facing gable end has been obscured by the breeze block structure added to the east end of Building C.

The east-facing elevation of Building D faces into the eastern yard and appears to have been heavily modified during its lifetime (Figs. 53 and 54). The northern end of this elevation consists of three small animal pens, possibly pig pens, which have a brick frontage with only a tiny area of inserted stone. The choice of brick is likely to be due to the fact that the doorways are set quite closely together which would not allow for large blocks of stone to be used in this part of the wall. To the south of the pens the lower 2 to 2.7 metres of the wall is built of stone on top of which sits a 2 metre high brick wall. It is not clear why there should be a change in building material unless it is evidence of a significant repair. The bricks appear to be well weathered and are probably early 20th century in date. The bonding and coursing does not follow any set pattern and, although relatively neat, appears to have been laid by people unused to laying bricks and who preferred stone. The south end of the east elevation is beneath the roof of cart shed Building E where part of the original height of the stone wall survives (Fig. 55). As with the west-facing elevation the slate roof is partially collapsed towards the north end.

Due to the roof collapse and a reported asbestos risk Building D was not entered. However, it could be seen from the doorways that the rooms opening westwards into

the west yard appeared to have been used for animal pens and storage (Fig. 56). The pens on the east side of the building have had breeze block dividing walls added.

The buildings around the east yard are discussed after the figures for the west yard.



Figure 12 Building A north-facing elevation  
Looking south-east





Figure 13 Building A north-facing elevation  
Looking south-west



Figure 14 Building A north-facing elevation brickwork detail  
Looking south. 1m scale



Figure 15 Building A east-facing gable and south-east corner  
Looking north-west. 1m scale



Figure 16 Building A south-facing elevation  
Looking north-east. 1m scale. Building A has no roof at this point hence the trees  
growing inside. Photo taken from inside the open barn filling the yard space



Figure 17 Open barn filling the western yard  
Looking west. Building A on right, Building C on left



Figure 18 Inside Building A  
Looking south-east. Note later inserted dividing wall and trough plus the flooded floor



Figure 19 Building B west-facing elevation  
Looking east



Figure 20 Building B north end of west-facing elevation  
Looking east. 1m scale. Note remnant of roof vent on ridge



Figure 21 Building B west-facing elevation window detail  
Looking east. 1m scale



Figure 22 Building B south end of west-facing elevation  
Looking east. 1m scale



Figure 23 Building B north-facing gable end  
Looking south-east



Figure 24 Building B south-facing gable end  
Looking north. 1m scale. Building C to right



Figure 25 Building B south end of east-facing elevation  
Looking west. 1m scale. Building C on left



Figure 26 Building B north end of east-facing elevation  
Looking west. 1m scale. Building A on right. Note drive wheel extending out from a  
blocked window



Figure 27 Building B ground floor south room  
Looking south. 1m scale. Door on left leads in Building C, far door leads outside to south-facing elevation. Door on right leads to west-facing elevation



Figure 28 Building B ground floor south room  
Looking north-east. 1m scale. Doorway on far right leads out to western yard





Figure 29 Building B ground floor south room millstone drive gears  
Looking north. Note wooden chute for milled material



Figure 30 Building B ground floor south room millstone drive gear  
Looking east. Underside of millstone visible above bevel gear. Note wooden teeth on  
upper gear



Figure 31 Building B ground floor south room  
Looking north-east. 1m scale. Blocked windows on north wall shown with arrows



Figure 32 Building B ground floor south room possible apotropaic scorch marks  
Looking south-east. 1m scale in main picture. See also Figure 27



Figure 33 Building B room north of southern room  
Looking east. Blocked windows into south room on right



Figure 34 Building B northern room  
Looking north-east. 1m scale



Figure 35 Building B northern room  
Looking south-west. 1m scale



Figure 36 Building B north room, window detail  
Looking north-west



Figure 37 Building B north room, pulley wheel in roof  
Also note remnants of laths and plaster on the underside



Figure 38 Building B first floor  
Looking south-east. Note millstone centre left and sack hatch to right of stones



Figure 39 Building B first floor, millstones  
Looking south-east from doorway. Note floor hatches



Figure 40 Building B first floor, scarf jointed purlin



Figure 41 Building C south facing elevation  
Looking north-east



Figure 42 Building C south facing elevation  
Looking north-west



Figure 43 Building C east facing gable end  
Looking west. Building C arrowed. Note modern lean-to built against gable end. Pan  
tiles of Building E on right



Figure 44 Building C north-facing elevation  
Looking south-east





Figure 45 Building C north-facing elevation, west end  
Looking south. 1m scale



Figure 46 Building C inside detail  
Looking south-east from west end of building



Figure 47 Building C roof structure  
Looking south-east from north end of building



Figure 48 Building D west-facing elevation  
Looking east. 1m scale



Figure 49 Building D west-facing elevation, north end  
Looking south-east



Figure 50 Building D west-facing elevation, south end  
Looking east. 1m scale



Figure 51 Building D west-facing elevation, blocked doorway  
Looking east. 1m scale. Yellow line indicates joint in stonework



Figure 52 Building D north facing gable end  
Looking south. 1m scale. Gable end of Building A on right



Figure 53 Building D east-facing elevation  
Looking south-west. Building E on left



Figure 54 Building D east-facing elevation  
Looking north-west. Gable of Building A can be seen above the ridgeline of D



Figure 55 Building D east-facing elevation, south end inside Building E  
Looking south-west. South wall of Building E on left



Figure 56 Building D inside southern room  
Looking north-east. Photo taken from doorway

### *The eastern yard Buildings E to G*

The eastern yard is formed by Building D (which belongs to the west yard and has already been discussed) along its west side, Building E along the yard's southern side and Buildings F, G, H and I along the north side (Fig. 57 and Appendix 1). Buildings H and I are part of the main house and will be dealt with in a separate section below.

Within the east yard, which slopes down to the south, is a wall creating a smaller stockyard around the front of Building E (Figs 58 and 59). The stockyard wall uses the same stone as the rest of the farm buildings and is likely to be part of the original farm layout with the north to south arm starting life as part of the now-demolished range of buildings shown on the Ordnance Survey maps up to the 1930 edition (see figure 10). The stockyard is considerably lower than the surrounding buildings and, at the time of the survey, was partially waterlogged. It is likely that beneath the accumulation of soil and debris the yard is cobbled although this cannot be confirmed without trial excavation. On the north side of the stockyard yard wall a cobbled path runs from east to west along the south face of Buildings F and G.

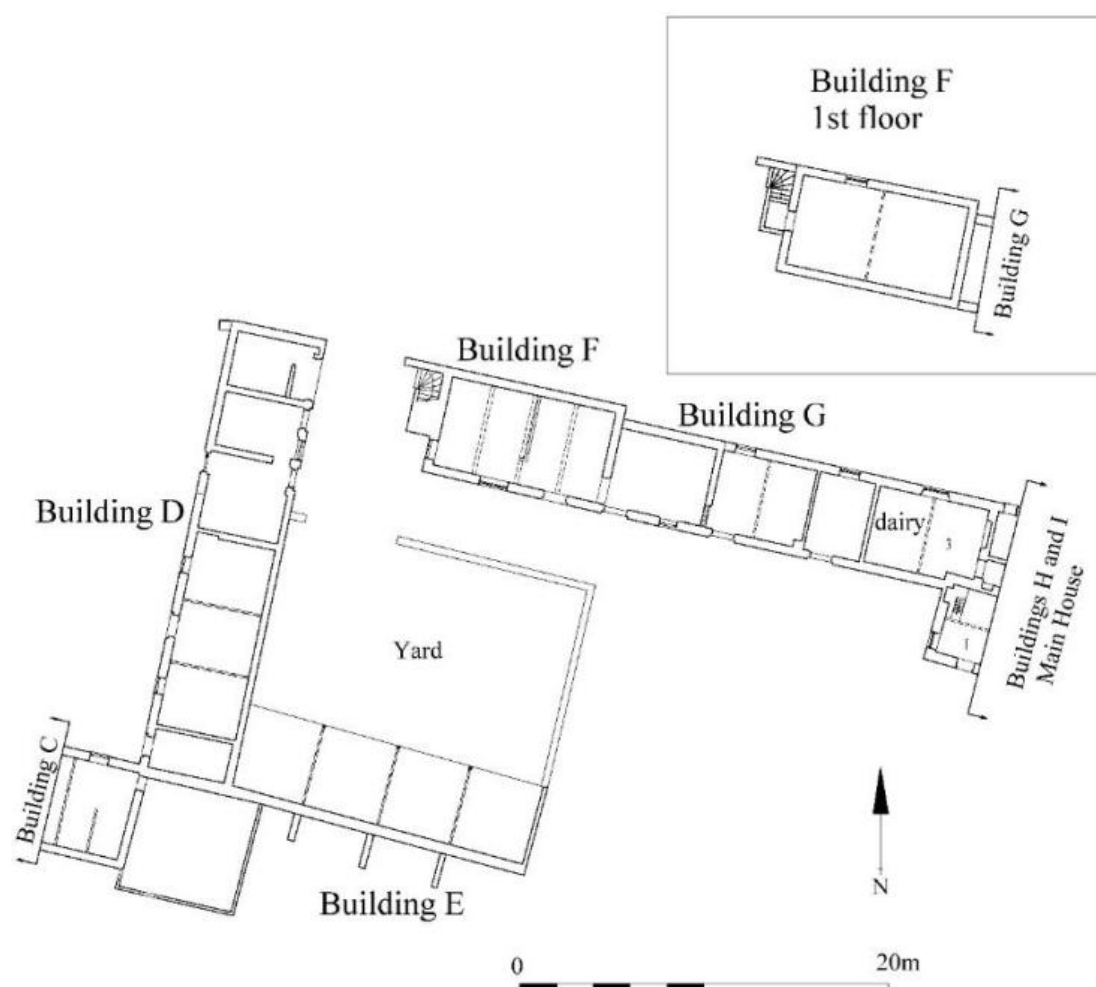


Figure 57 East yard Buildings E to G  
Modified from David Granger Architects drawings



Figure 58 View of east yard  
Looking south-east towards Building E. Building F on left, D on right



Figure 59 View of east yard  
Looking south-west towards Building D. Building E on left, F on right



### *Building E*

Building E is a low cart shed running from east to west along the southern side of the yard (Fig. 60). The north-facing elevation is open fronted and is supported by cast iron columns (Fig. 61). The eastern half is covered in pan tiles which are more commonly seen in the eastern parts of Leicestershire and were used as a lightweight low cost roofing material in the late 19th and early 20th centuries. This date would match the early 20th century construction date indicated by the cartographic evidence. The western half of the roof has been recovered with modern roof tiles from the later 20th century. The different areas of roof coverings do not represent any internal arrangements.

The western end of Building E uses the back wall of Building D as its end wall (see figure 55). The east facing gable end of the building was difficult to access due to the amount of undergrowth and boggy ground around it which is probably a result of the backfilled pond (see figure 43). However, enough could be seen to show that, as with Building D the lower half of the wall is built of local stone whilst the upper half and gable are built of red brick. Unlike Building D the bricks are laid in regular courses of three stretchers to one header which would suggest a different bricklayer and a different construction date between the two buildings. There are no openings in this gable end.

The south facing elevation is also built with a lower half of local stone and an upper half of red bricks with the same three stretchers to one header bond (Fig. 62). Rendered buttresses support the stone portion of the wall to prevent it from falling southwards into the boggy area left by the partially infilled pond shown on the earlier OS maps. On this side of the building the roof covering is divided into pan tiles and Welsh slate.

Because the tiles and slates were in a very poor state of repair most of the roof timbers were beginning to collapse (Fig. 63). However it could be seen that the bolted and strapped structure was a typical example of an early 20th century agricultural roof with short queen posts and principal rafters supporting the purlins. A timber lintel or wall plate rests across the cast iron posts to support the north side of the roof.

### *Building F*

Building F is the most westerly of a continuous row of buildings following the slope of the land eastwards down to join rear of the main house (Fig. 64). This is a two storey building built, as with the other structures, of local stone rubble and a locally sourced slate roof. This is one of the first buildings encountered when passing along the trackway from Markfield Road to get to the farmhouse.

The north-facing elevation faces away from the east yard across an open field towards Markfield Road (Figs 65, 66, 67). There are brick-lined arrow slit vents at both ground and first floor height although those on the ground floor have been blocked with small rectangles of stone. At the top of ground floor height are four larger vents fitted with cast iron grilles and with blue brick sides. All of the vents appear to be part of the original design. A prominent feature of the north-facing elevation is a large circular recess with a moulded brick surround. This off-centre feature is at first floor height and is blocked by red bricks. It is not clear if this was originally a glazed window, a louvered

opening, or even if it was always blocked and contained a crest or other decorative feature.

The east-facing elevation is partially obscured by Building G (Fig. 68). Building G is stepped back (southwards) slightly from the north face of Building F and there is a butt joint between both buildings. Building G is only a single storey structure and its roof has collapsed leaving the plasterwork of its gable end visible. There are no openings on the gable end of Building F.

The west facing gable end of Building F has an external set of stone-built steps with a red brick skin leading up to the first floor (Fig. 69). A ground floor window has the same red brick detailing as used around the buildings elsewhere on site. The remains of a wooden window frame survive but nothing else. At first floor level is a single doorway with a chamfered brick surround and a plank door.

The south facing elevation faces into the east yard and is significantly higher than the other buildings along the range (Fig. 70). Both ground floor door and window have red brick surrounds and the window still has glazing and a horizontal sliding centre sash (Fig. 71). The lower half of a stable door remains in place and has handmade strap hinges and a latch (Fig. 72). The tip of the latch has a saltire cross on it which is a common feature seen on agricultural latches used to ward off malign spirits. The south facing roof had a large rectangular skylight although only the hole now remains

Inside Building F the ground floor room has most recently been used as animal stalls and has a modern breeze block stall wall built in the middle of the room (Fig. 73). Remnants of wall plaster survive in this room. The north wall has small sliding wooden shutters over the cast iron grilles to enable the ventilation to be regulated. A small wooden door on the east wall leads into the adjacent Building G. The first floor of Building F is a single large room with a plaster floor (Fig. 74). The roof structure has a bolted king post and raking struts consistent with a mid to late 19th century agricultural roof. The inside of the recessed circle can be seen and there is no evidence of any window frame within it (Fig. 75). The arrow slit vents also appear to have been blocked.

### *Building G*

Building G follows the building line across the northern edge of the east yard and is located between Buildings F and H. Although designated in the Granger's survey as simply as Building G it is in fact two buildings. At the western end of G is a gabled structure which steps back slightly from Building F on its north-facing elevation where it forms a butt joint (see Fig. 68). At the eastern end of the building the roofline drops but the stonework of the north facing wall is continuous. The western end part of the building is in a poor state of repair with the roof having recently collapsed which prevented any detailed inspection of the internal structure at this end.

The north-facing elevation of Building G has a three windows of varying width all of which are located on the eastern part of the range (see Fig. 68 and Figs 76 and 77). The windows have red brick detailing and chamfered sills to match the rest of the farm buildings. The rubble stonework of this part of the building is quite well built and of a similar quality to the other farm buildings, however the western part of the building is

not of such good quality which, combined with the joints in the stonework may suggest a rebuilding or remodelling of this part of the range.

The south facing elevation of Building G faces across a narrow cobbled track and a stone wall to the eastern yard (Figs 78 and 79). The butt joint between Buildings F and G can clearly be seen at high level, but on this elevation the ground floor doorway partially cuts across the joint which may either suggest that the doorway has been rebuilt using original materials, or that the doorway has remained in-situ and the stonework above it has been rebuilt (Fig. 80). Despite having a collapsed roof structure which has partially demolished the eaves it can be seen that the western part of Building G had a hayloft located partially within the roof space as shown by the presence of a hayloft door just below the eaves. Each element of this range has a brick framed doorway with wooden stable doors. The iron door latches have saltire crosses stamped into their ends, a common feature on agricultural buildings even in the 19th century, used to deter malign spirits from entering into barns and causing mischief with the animals (Fig. 81). Modern screws hold most of these latches in place which were probably added when the door woodwork was repaired but there is no reason to doubt that they originated on this site. Just outside one of the stable doors is an animal trough built from large sheets of local slate which have been bolted together. The joints appear to be sealed by a hard bitumen substance or lead sheet (Fig. 82). At least one other similarly built trough was seen elsewhere on site during the survey.

Inside Building G the western end roof has collapsed which prevented any inspection. As noted, from the doorway it was possible to see that this part of the building had two floors as there are the remains of a set of wooden steps within the collapsed roof material (Fig. 83). To the east of the collapsed roof portion is a large open room which is open to the roof (Fig. 84). There are no fixtures or fittings within the room although a deep layer of fairly fresh straw and bedding suggests that the room was most recently used for animal pens. The roof truss has metal straps suggesting a mid to later 19th century date. To the east of this room is another animal pen with a low stone trough along the north wall (Fig. 85). The trough is made out of two hollowed out blocks of local slate supported on blue bricks (Fig. 86). Attached to the west wall, close to the door, is a small piece of hand grinding equipment, possibly a kibbler (Fig. 87). Laths have been attached to the underside of the rafters and remnants of plaster remain. The purlins have been whitewashed and show evidence of possible apotropaic marks in the form of circles and double M or double V scored marks (Fig. 88). It is possible however that these may be shipping or rase marks.

At the eastern end of Building G is a large open room which is reached from the buildings attached to the rear of the house. The room was used as a creamery and stills bears evidence of this use (Figs 89 and 90). The walls are lined with blue and white tiles laid to create an easily cleaned surface as a dairy would require. A wooden bench runs around the outside walls and has a low slate trough with a lead drain pipe set close to the doorway in the south-eastern corner. Another longer slate trough runs along the west wall. A narrower shelf runs around the room at shoulder height. The tiled window has a metal gauze cover to keep out the flies and there is a wooden meat safe style cupboard close to the doorway. The floor is in a poor state of repair but appears to have been covered with red quarry tiles. The single wooden doorway has a plank-built door fitted with a wooden lock case (Fig. 91). Wooden lock cases tended to go out of use by the early part of the 19th century which may suggest that this door has been reused from

another site. Centrally located in the room is a large slate-built butter cooling fountain (Fig. 92). Set on top of a slate pedestal is a wide bowl cut from a single piece of slate with a central nozzle from which water was sprayed (Fig. 93). The pedestal bears the maker's name of Rudkin on it together with the name of Groby Slate Quarry and is dated 1861 (Fig. 93).

Buildings H, I and the main house are discussed together after the illustrations for buildings E, F and G.



Figure 60 Building E north-facing elevation  
Looking south



Figure 61 Building E north-facing elevation, column detail  
Looking south-east. 1m scale

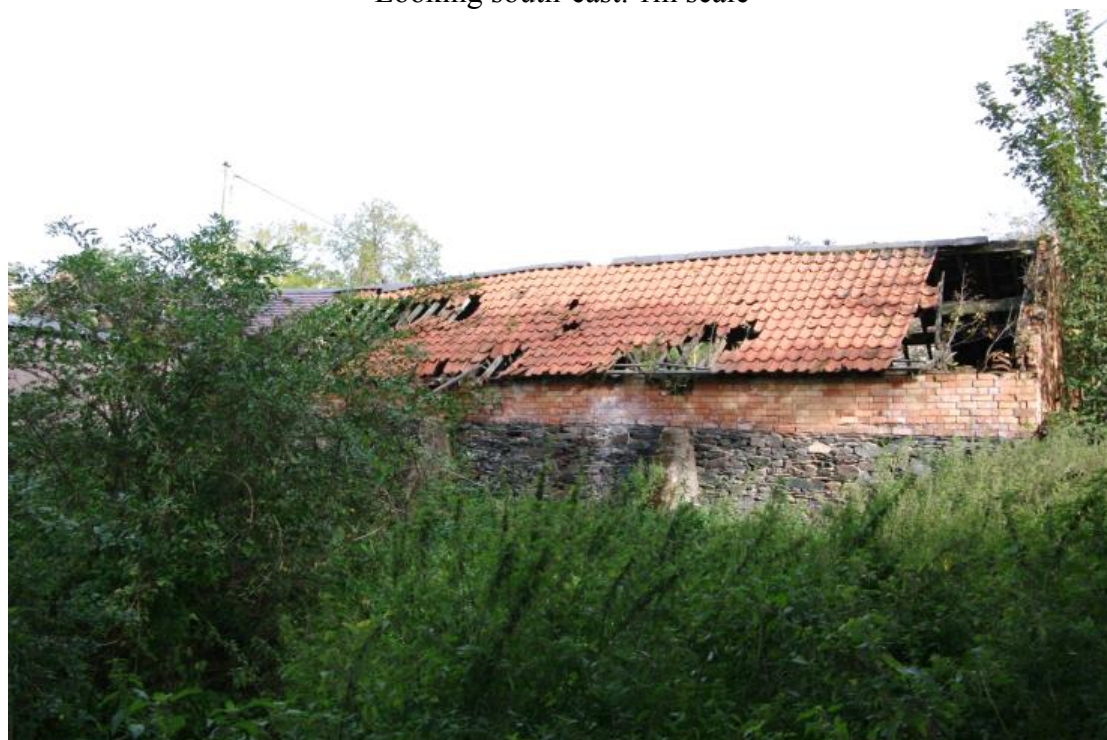


Figure 62 Building E south facing elevation  
Looking north across infilled pond area



Figure 63 Building E roof structure  
Looking south-east

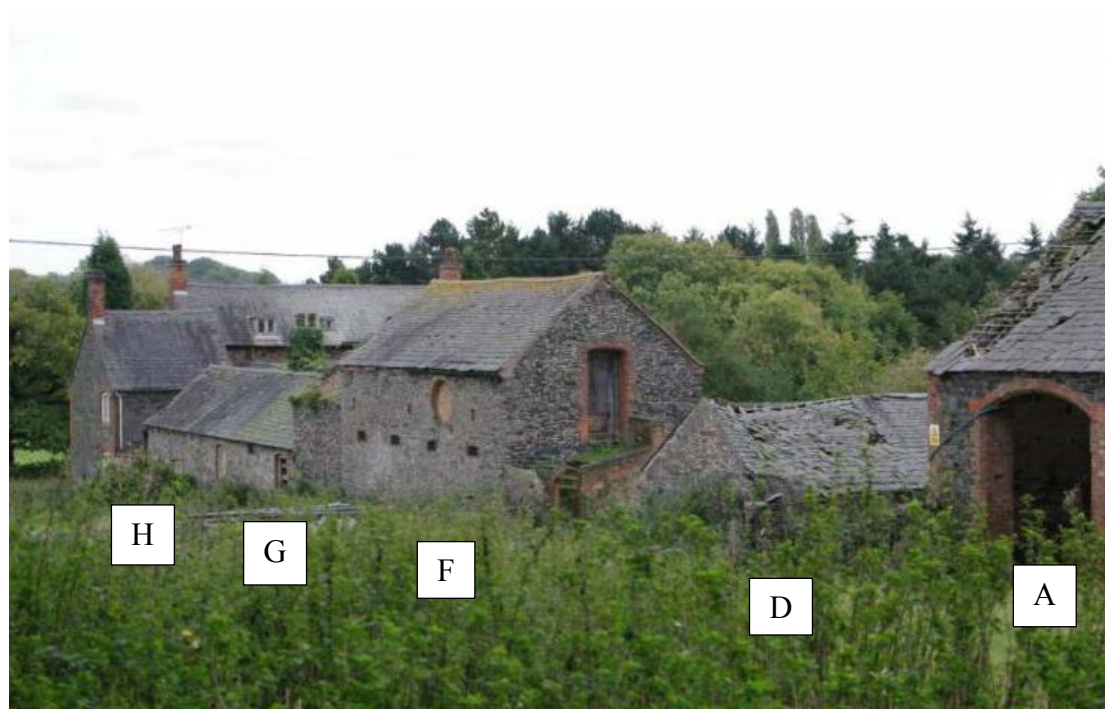


Figure 64 North-facing elevation of east yard buildings  
Looking south-east. Buildings as labelled



Figure 65 Building F north-facing elevation  
Looking south-east. Buildings G, H and house on left



Figure 66 Building F north-facing elevation  
Looking south. 1m scale. Note blocked vents at ground floor level



Figure 67 Building F north-facing elevation  
Looking south-west. 1m scale



Figure 68 Building F east-facing elevation  
Looking south-west. 1m scale. Building G on left





Figure 69 Building F west-facing elevation  
Looking west. 1m scale



Figure 70 Building F south facing elevation  
Looking north-east from east yard



Figure 71 Building F south facing elevation ground floor window detail  
Looking north. 1m scale

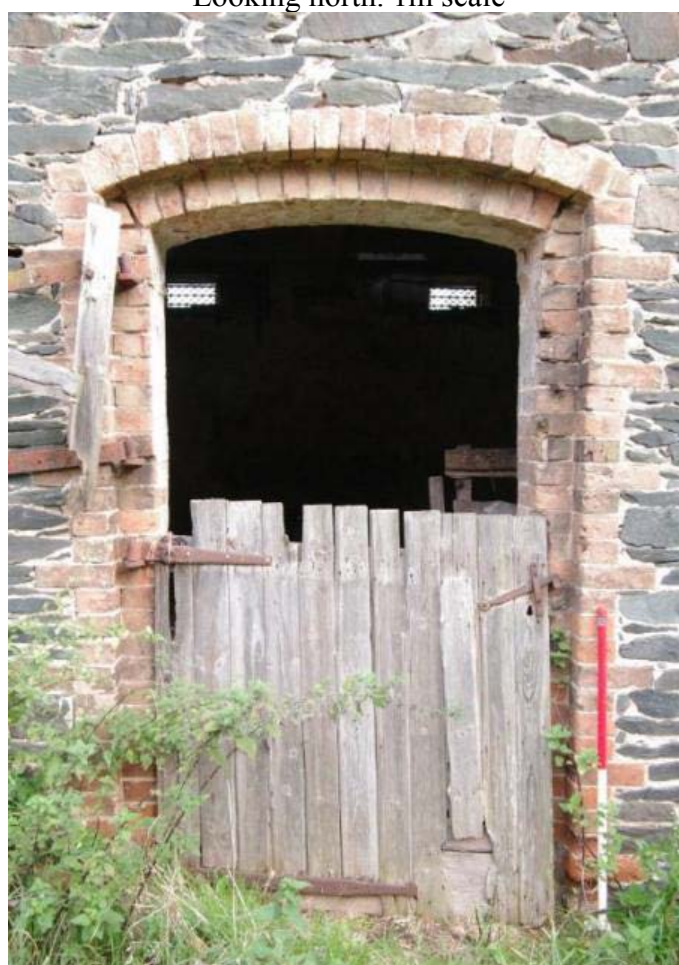


Figure 72 Building F south facing elevation door detail  
Looking north. 1m scale



Figure 73 Building F ground floor  
Looking north-west. Note breeze block stall and wooden shutters on grilles in back wall



Figure 74 Building F first floor and roof detail  
Looking east. Note saddle tree attached to centre post



Figure 75 Building F first floor  
Looking north-east



Figure 76 Building G north-facing elevation  
Looking south-west. Building F on far right of picture



Figure 77 Building G north-facing elevation (east end)  
Looking south-east. 1m scale. Note joint in stonework to right of window



Figure 78 Building G south facing elevation  
Looking north-east. Note joint in stonework above doorway



Figure 79 Building G south facing elevation  
Looking north-west



Figure 80 Joint between Buildings F and G on south facing elevation  
Looking north-east. 1m scale



Figure 81 Building G south facing elevation latch detail  
0.2m scale. Note use of modern screw fixings



Figure 82 Slate trough on south facing elevation of Building G  
Looking north-east. 1m scale



Figure 83 Inside western end of Building G  
Looking north-east from doorway. Note wooden stairs within collapsed material



Figure 84 Building G. Former animal pen  
Looking north-east





Figure 85 Building G. Small animal pen  
Looking north



Figure 86 Building G slate troughs  
Looking north



Figure 87 Building G hand grinding equipment

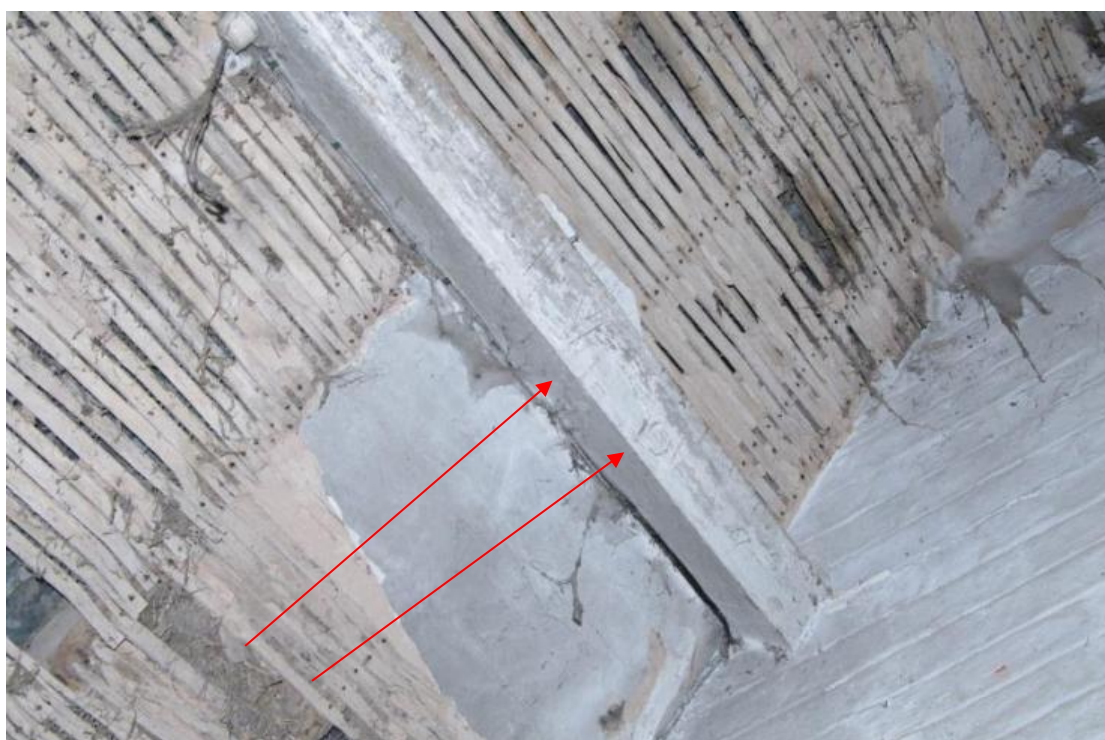


Figure 88 Building G roof purlin and marks



Figure 89 Building G creamery  
Looking north-west. 1m scale



Figure 90 Building G creamery  
Looking south-east. 1m scale



Figure 91 Building G creamery door  
Looking east. 1m scale



Figure 92 Building G butter fountain  
Looking west. Note meat safe in corner



Figure 93 Building G butter fountain  
0.2m scale



Figure 94 Building G butter fountain  
Maker's name: RUDKIN GROBY SLATE QUARRY 1861

*Buildings H, I and Main House*

The main house consists of a two storey (plus attic rooms) rubble-stone-built structure with a range of buildings attached to its north-western corner. Locally quarried graded slate is used for the roof covering. The buildings on the north-west corner are a mix of one and two stories and run north-westwards to become part of Building G (Figs 95 to 97 and Appendix 1). For the purposes of this report the rooms have been allocated identification numbers as shown in the plans in Figures 95 to 97 below. The room numbers do not refer to any identifications when the house was in use.

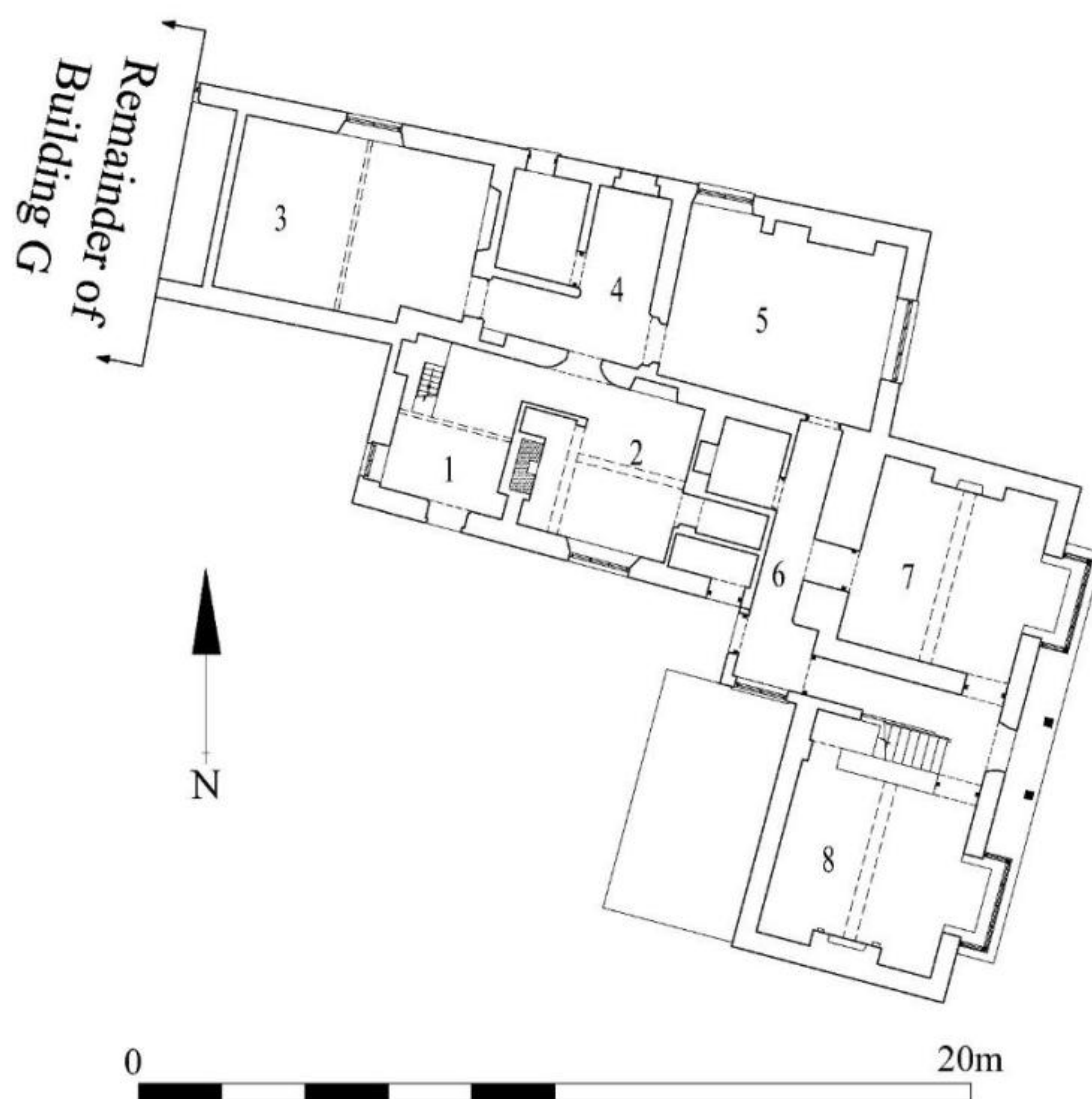


Figure 95 Main House and Buildings H and I ground floor plan  
Modified from David Granger Architects drawings

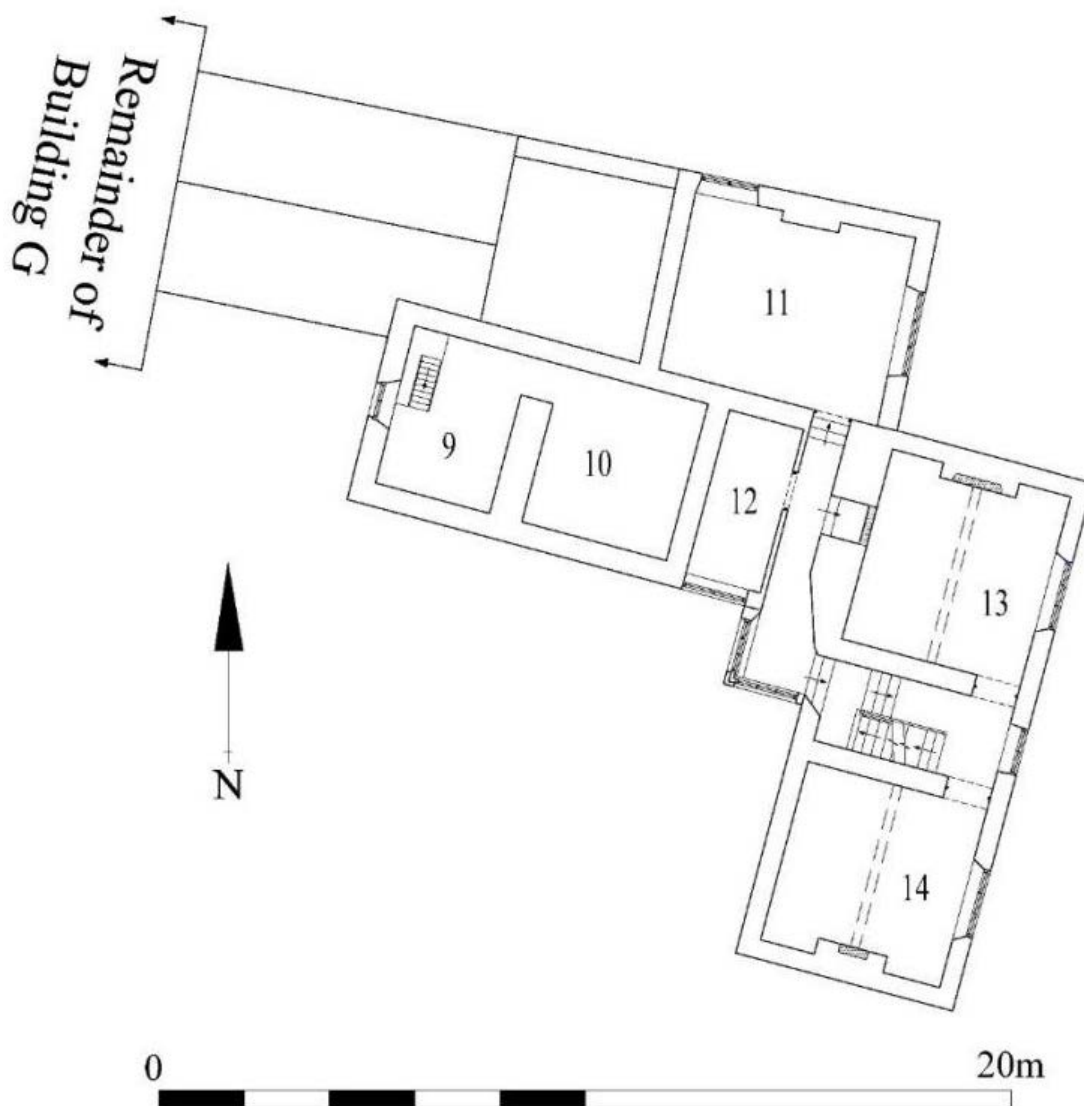


Figure 96 Main House and Buildings H and I first floor plan  
Modified from David Granger Architects drawings

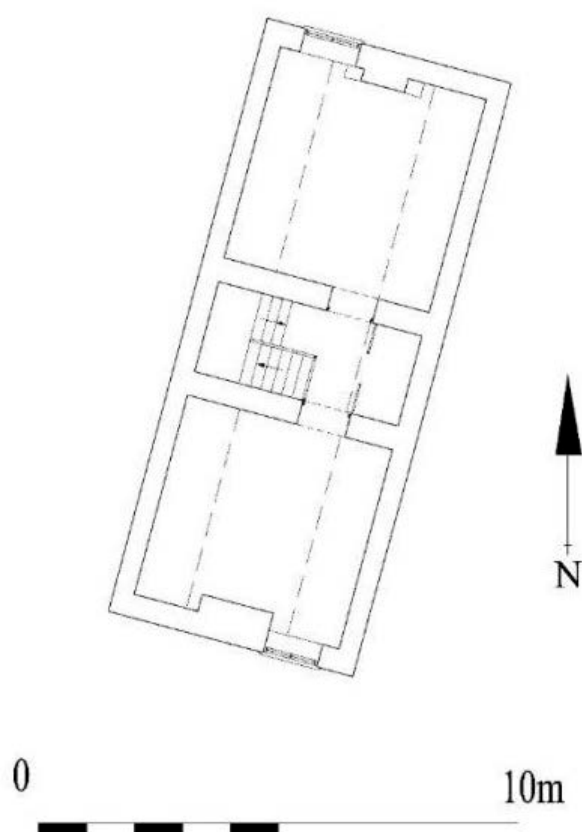


Figure 97 Main House and Buildings H and I second floor plan  
Modified from David Granger Architects drawings

*Outside: East-facing elevation*

The east-facing elevation is the principal elevation of the house which faces down a gentle drop in ground level across a large area of pasture with mature oak trees, some of which appear to be of great age (Figs 98 and 99). The trees may date to the period when the area was still parkland in the 17th century. The main house has three bays with a single bay extension on the north side which is stepped back from the main façade. The corners of the main house are rubble-built stone rather than brick quoin detail as used on the extension and elsewhere on site. At ground floor level are two rectangular bay windows with stone bases and glazed uppers which are connected to each other by a slate-roofed porch supported by two timber posts (Fig. 100). The bay windows are metal Crittall windows with leaded glass panes. The stonework of the bays is not bonded to the house wall and is therefore a later addition. The porch is probably of the same date as the bay windows and partially obscures a brick arch over the front door (Fig. 101). The wide wooden front door has a glazed and leaded upper half which appears to match the style of the bay windows. It seems likely that the door was originally solid wood with four panels but was glazed when the porch was added. The first floor windows have a single course of brick headers creating a shallow arch and have virtually no window sills with only a sheet of lead folded over the stonework (Fig. 102). At eaves level is a decorative course of red brick dentil detail. The roof line is broken at either end by red brick chimney stacks with 20th century pots.



The two storey extension attached to the north-west corner of the main house has the same brick detailing around the windows as used on the other buildings elsewhere on the site but not on the main house (Fig. 103). The windows have wooden casements with chamfered terracotta sills. The joint between the extension and the main house is partially obscured by a drain pipe but appears to be a butt joint rather than being bonded. In plan it can be seen that the extension and the house are on slightly different alignments with the extension following the line of the barn buildings to the west.

#### *North facing elevation*

The north-facing elevation of the main house has a single offset window at first floor level (see fig 103). There is no evidence of any blocked openings which is understandable as the chimney breast covers much of the gable wall. The brick-built chimney stack is clearly visible on this elevation.

The two storey extension extends westwards to join the north range of the eastern yard in an unbroken line of buildings indicating that this is of the same construction date as Building G (Fig. 104).

#### *South facing elevation*

The south facing gable end of the main house matches that of the north facing gable with an offset first floor window and blank lower level (Fig. 105). The key difference on this elevation however is that the brick chimney stack has three flues rather than two.

A rear range (Building H) extending from the west side of the main house runs alongside the north extension of the house (Fig. 106). The rear range follows the alignment of the house rather than the north extension and buildings F and G. This building is stone rubble built with a first floor set into the roof space. The south facing elevation steps back to join the east yard buildings which appear to be butted against this building. The window on this extension does not have any brick detailing around it although the doorway does which suggests a midway phase between the building of the house and the rest of the farm complex. A blocked window on the west end gable of this building has been partially obscured by the east yard buildings which wrap around its north-west corner and again suggests an earlier building date for this extension (Fig. 107).

Set into the corner created by the house and the rear extension is a two storey brick-built extension which leads from the hallway of the house up to the first floor. Until recently the first floor window looked out over a small glass house built against the west wall of the house but this has now rotted and collapsed.

The internal description of the house follows the illustrations of the outside elevations.



Figure 98 Main House east-facing elevation seen from across field  
Looking west. Markfield Road on right hand side of red brick house



Figure 99 Main House, east-facing elevation  
Looking west



Figure 100 Main House east-facing elevation ground floor bay windows  
Looking south-west. 1m scale



Figure 101 Main House east-facing elevation front door detail  
Looking west. 1m scale



Figure 102 Main House east-facing elevation first floor window detail  
Looking west



Figure 103 East-facing elevation of extension on north-west corner of house  
Looking south-west. 1m scale



Figure 104 North facing elevation of extension on north-west corner of house  
Looking south. 1m scale



Figure 105 Main house south facing elevation  
Looking north

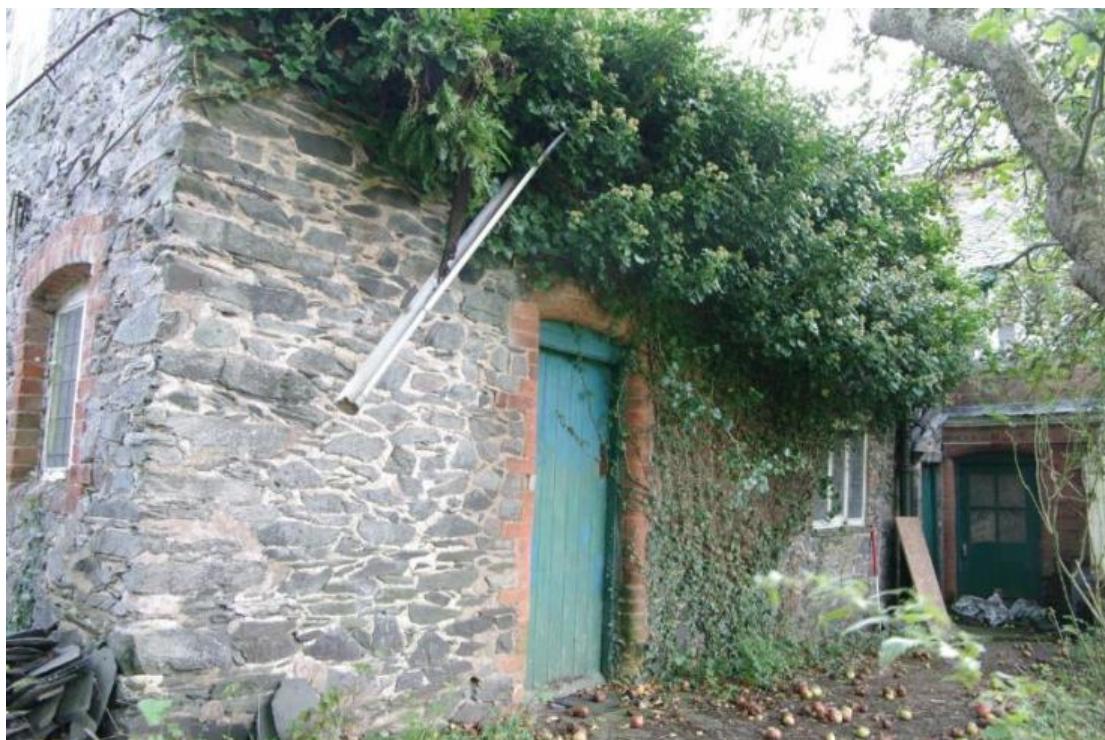


Figure 106 South facing elevation of extension to west of main house  
Looking north-east. 1m scale



Figure 107 West-facing elevation of buildings attached to rear of main house  
Looking east. 1m scale. Note blocked window to left of scale

### *The House inside: Ground Floor*

Floor plans of the ground, first and attic floors of the main house are shown in figures 95 to 97. As noted above, the room numbers allocated for this report do not relate to any earlier uses. The building does not contain a cellar.

#### Room 1

Rooms 1 and 2 are located in the extension to the rear (west) of the main house and are on the same alignment as the house. They appear to have been used as a washhouse and possible kitchen area (Fig. 108). The walls are brick lined with a plaster coating and the room has an outside doorway on the south wall. Internal access is via a short corridor from Room 4. A copper has been built into the south-east corner of the room which uses the chimney for a larger fireplace seen in adjacent Room 2. The blocked window on the west wall mentioned earlier has been turned into a cupboard with doors on. A simple set of plank-built steps leads up to the first floor room (Room 9) which has partially collapsed due to water ingress.

#### Room 2

Room 2 has a large bricked-up recess which presumably held a range (Fig. 109). The reed and plaster ceiling is in a very poor state so a close inspection of the room was not possible. A blocked window on the north wall has been made into a cupboard in a similar way to the one seen on Room 1. This is likely to be a window which has been blocked by the building of the east to west range of buildings along the east yard (Fig. 110). At the east side of the room is a narrow corridor which used to lead into the rear of the house but has now been blocked. Following the construction of the east west range the entrance into the house is now through Rooms 4 and 5.

#### Room 3

Room 3 is located in the east to west range of buildings and is the dairy room as already discussed above.

#### Room 4

Room 4 is a connecting room which leads from the outside to Rooms 1 and 2, to the south, Room 3 to the west and eastwards into the north-west corner extension of the main house (Fig. 111). A small room on the west side of the outside door appears to have been used as the coal store. The ceiling is a mixture of modern wooden sheeting and plastic corrugated sheet and may have been built as a small open yard. This yard would have been screened on its northern side by the continuous east to west outside wall.

#### Room 5

This room is the ground floor room of the extension built on the north-west corner of the house. As noted above it is on the same alignment as the east west range and on a slightly different alignment to the house. The difference in alignment indicates that it was built after the house and rear extensions containing Rooms 1 and 2 but at the same time as the east west range.

The room consists of a single large open space which has most recently been used as a kitchen (Figs 112 and 113). It is quite plain with an undecorated skirting board and no picture rail. The casement windows have early 20th century fittings (Fig. 114). The

fireplace has a modern stone covering possibly dating to the 1970s. The doors to Room 4 and 6 have modern coverings which may mask earlier doors.

#### Room 6

Room 6 is actually a corridor built against the rear (west) of the original house which connects extension Room 5 to the rest of the house (Fig. 115). When first built, before the east to west range was added, this corridor would have had an outside door at its northern end but which now opens into Room 5. A doorway on the west wall, which has now been blocked, led into Room 2. Another side room on the west wall may have acted as a pantry but presently contains a modern boiler. The quarry tiled corridor continues southwards to lead into Room 7 and further south still to join the central hall and stairs. The doorway from Room 6 to Room 7 passes through an unusually thick wall which is approximately 1.1m thick compared to between 0.5 and 0.6m for the rest of the main house. It is possible that this wall is a remaining vestige of an earlier building on this site although available map evidence suggests that this is not the case. An outside door at the south-west end of the corridor leads out to the east yard.

#### Room 7

Room 7 is one of the two original ground floor rooms of the main house. It is separated from the other room by a centrally located hall and stairs (Fig. 116). A fireplace with a modern stone surround but with a later 19th century mantelpiece is located on the north wall (Fig. 117). To the west of the fireplace is a cupboard with doors which appears to be of mid-19th century design. Modern wood effect sheeting covers the chimney breast and space to the east of the fireplace. Despite its high ceiling the room does not have a picture rail and has only a low skirting board. On the east wall a fitted bench fills the bay window which has metal Crittal windows (Fig. 118). The bench is made in a 1930s style and uses hardboard and relatively cheap timber. The Crittal windows and 1930s style bench suggests that the bay was added during the 1930s. None of the available maps, even the current OS map show the two bay windows. The room has good quality 6-panelled oak doors to Room 6 and the central hall but which have had their handles replaced by later Bakelite knobs (Fig. 119). Running from north to south across the centre of the room is a substantial stop chamfered timber axial beam with an ogee style stop (Fig. 120).

#### Central hall

The hall was not given a reference number during the survey. The front door on the east wall is quite wide with two glass and two solid panels (Fig. 121). The door has a large lock plate and a locking bar of probable early 19th century design. The staircase and bannister are quite plain and match the style of the window bench seen in Room 7 and may be of a similar 1930s date. The floor has modern tiles. An oak six-panelled door, as in Room 7, leads from the hall into Room 8.

#### Room 8

Room 8 is similar in size to Room 7 and has a matching bench set into the bay window (Figs 122 and 123). As with Room 7 there is no picture rail present and only a low moulded skirting board. A fireplace with a 19th century marble surround is located on the south wall. Beneath the stairs is a cupboard with a modern door. The north-south axial beam in this room has received a different treatment to Room 7 and in this case has a continuous shallow bead moulded along its lower corners.



The first floor description of the house follows the ground floor illustrations.



Figure 108 Room 1  
Looking south-west. 1m scale



Figure 109 Room 2 fireplace  
Looking south-west. 1m scale



Figure 110 Room 2 former window  
Looking north. 1m scale



Figure 111 Room 4  
Looking south. 1m scale. Doorway to Rooms 1 and 2 in centre. Entrance to Room 3  
on right and entrance to main house on left



Figure 112 Room 5  
Looking north-east. 1m scale



Figure 113 Room 5  
Looking south-west. 1m scale. Door to Room 4 in corner



Figure 114 Room 5 window detail  
Looking east. 1m scale. North facing gable of main house can be seen through window



Figure 115 Room 6 corridor on west side of house  
Looking south. 1m scale. Outside door to right of window. Access to house on left



Figure 116 Room 7  
Looking north-east. 1m scale



Figure 117 Room 7 fireplace  
Looking north. 1m scale



Figure 118 Room 7 bench and bay window detail  
Looking east. 1m scale



Figure 119 Room 6 door detail  
Looking west towards Room 6. 1m scale. Inset: lock detail



Figure 120 Room 6 axial beam chamfer detail



Figure 121 Front door in hall  
Looking south-east. 1m scale. Door to Room 8 on right



Figure 122 Room 8  
Looking south-west. 1m scale



Figure 123 Room 8  
Looking north-east. 1m scale



### *The House inside: First Floor*

#### Room 9

Room 9 is located above Room 1 and is reached via a set of narrow plank steps. The partially collapsed roof has damaged the floor making inspection dangerous. A plank door can be seen leading into another collapsed room (Room 10) above Room 2 (Fig. 124). The floor appears to be made from reeds and plaster.

#### Room 10

As with Room 9 this room has partially collapsed and could not be reached during the survey. It appears to have been a small rectangular room built into the roof space with no windows but, possibly, a rooflight.

#### Stairs and landing

The stairs from the ground floor hall rise up to a small landing before turning 180° to rise by four more steps to a landing joining front Rooms 13 and 14 (Fig. 125). When the rear extension to the house was added the back wall was broken through and another two steps were needed to reach a landing running from north to south above Room 6 along the rear of the house to gain access to Rooms 11 and 12 (Fig. 126).

#### Room 11

This room has a noticeably skewed south wall which is created by the different alignments of the house, rear extension and this extension. It is reached by three steps up from the rear landing and has two casement windows and a blocked fireplace (Fig. 127). The room has a low moulded skirting board. A four-panelled door with a steel lock plate is of later 19th-century design.

#### Room 12

Room 12 has most recently been used as a bathroom built above the ground floor corridor and boiler room. The ceiling had collapsed so the room could not be entered.

#### Room 13

Room 13 has fitted cupboards either side of the chimney breast similar in style to those in Room 7 on the ground floor (Figs 128 and 129). The fireplace is blocked but marks on the wall show where it was located. The doorway to the central landing has a six-panelled door as used on the downstairs room. A blocked doorway on the west wall once led to the rear landing but only a recess in the landing wall remains. As with the ground floor west wall this wall is unusually thick for no clear reason. The ceiling is supported by a chamfered beam with an ogee stop chamfer very similar to that in Room 7 (Fig. 130). Beneath the linoleum appear to be wooden floorboards. The wooden casement windows have leaded panes.

#### Room 14

This room also has fitted 19th-century cupboards to the side of the chimney breast although the doors on the west side have been removed (Figs 131 and 132). The fireplace is still in place and has a mid to late 19th-century style surround and hearth. The door to the landing is the same six-panelled door as in Room 13. The north to south beam in the ceiling has a chamfer but in this case the stop is in the form of a small pyramid very reminiscent of 16th-century stop chamfer ends (Fig. 133). Unlike the

floorboards in Room 13 this room has a plaster floor which may indicate that it was occupied by senior members of the family.

The second floor, which is located in the attic space, is discussed after the first floor illustrations.



Figure 124 First floor Room 9  
Viewed from steps looking east towards door leading to adjacent first floor Room 10



Figure 125 Stairs to first floor  
Looking west. Note how stairs lead to a lower landing before returning and rising to a higher landing



Figure 126 Stairs to landing along rear extension  
Looking west from original landing. 1m scale. Rear extension reached by following the landing to the right of the scale



Figure 127 Room 11  
Looking north-west. 1m scale



Figure 128 Room 13  
Looking north-west. 1m scale



Figure 129 Room 13  
Looking south-east. 1m scale



Figure 130 Room 13 chamfered beam



Figure 131 Room 14  
Looking south-west. 1m scale



Figure 132 Room 14  
Looking north-east. 1m scale



Figure 133 Room 14 stops on beam

*The House inside: The attic rooms*

The attic rooms are reached via a flight of stairs leading up from the original landing (Fig. 134 also see Figure 97 for floor plan). The handrails are quite plain but have not been updated to the 1930s style as the ground floor stairs have. The stairs follow the same pattern of turning back on themselves at a short landing. The lower quality of the attic rooms suggests that this area was intended for domestic staff or perhaps for younger members of the family. The main landing has a linen cupboard with doors (Fig. 135). A small dormer window on the west side of the roof allows a little light onto the stairs.

**Room 15**

Room 15 on the northern side of the attic has small dormer windows on the west side and a small casement window on the gable end to the side of the chimney breast (Fig. 136). The purlins are partially squared off but the rafters have been covered with lath and plaster. There are no other visible constructional details of the roof and there are no trusses supporting the roof. The door to the landing is a crude plank-built structure with a wooden lock case (Fig. 137). The plaster floor is cracked and sagging but is generally sound.

**Room 16**

Room 16, at the southern end of the attic, matches Room 15 but this room has a small fireplace (Fig. 138). Thick deposits of pigeon droppings meant that this room was not entered during the survey.



Figure 134 Stairs to attic rooms  
Looking west from first floor landing



Figure 135 Attic landing  
Looking south towards Room 16. Linen cupboard on left





Figure 136 Attic Room 15  
Looking north-west. 1m scale



Figure 137 Attic Room 15 door detail  
Looking south. 1m scale



Figure 138 Attic Room 16  
Looking south

### *The weighbridge*

A small isolated building is located at the end of the track leading from the farm towards Markfield Road. The First Edition 1886 Ordnance Survey map shows this location as a weighing machine so that, presumably, this building was the weighbridge office. The plan and elevations for this building are shown at the end of Appendix 1.

This is a small structure built of blue bricks with red brick detailing around the windows and quoins. It has a local slate roof (Figs 139 and 140). A wooden-framed window with a horizontal sliding sash is located on the east-facing elevation which presumably looked out onto the weighing equipment. No trace of any such equipment survives. On the south-facing elevation is a plank-built door which leads into the single room. Very little survives inside the building although a light switch indicates that it had power and must have been in use well into the 20th century. A row of partially broken open-fronted boxes are located beneath the window and may be associated with its use as a weighbridge (Fig. 141). The roof structure consists of common rafters which project beyond the eaves to create a decorative effect.

The general style of the weighbridge and the use of blue bricks rather than local stone suggests a late 19th-century construction date rather than 1850s or earlier. This late date would post date the quarry. Local historian David Ramsey has suggested that the Ellis Family, who took over the Groby and Swithland quarries in the 1860s, may have been responsible for building a replacement weighbridge when they took over. An original weighbridge for the adjacent quarry may well have been derelict by this date. This is probably true although the architectural style suggests that they may well have delayed erecting the building for 30 or so years.



Figure 139 Weighbridge east-facing elevation  
Looking west. 1m scale



Figure 140 Weighbridge  
Looking north-west along track to Markfield Road. Entrance to quarry to right of building



Figure 141 Inside the weighbridge  
Looking north-east

## Discussion

Home Farm is an interesting example of a large farmstead but using local materials quarried from the immediate vicinity. All of the key phases of growth use, to a lesser or greater extent, local stone for the walls and local slate. The red bricks used around many of the doors and windows may not have travelled too far either as north-west Leicestershire is well-known for its brick making industry.

Inspection of Home Farm reveals it to consist of three main phases of development. The earliest phase is the main house which appears to have been built with two ground floor rooms either side of a central hall, two first floor rooms and two attic rooms. This first phase may have had a rear wing attached to the west side of the northern rooms (Rooms 7 and 13) which may explain why the west wall is unusually thick. It would appear that this first phase dates to the first half of the 19th century. The 1815 Ordnance Survey indicates (though not very clearly) that the house had not been built by this date but it seems probable that the first phase was built soon after this date. A rear range containing Rooms 1, 2, 9 and 10 was added relatively soon after the building of the farm house. Understandably this extension was built on the same alignment as the house. These phases seem likely to have taken place under the ownership of the Hind Family who operated the quarry up to 1849.

The Earl of Stamford appears to have required a much better range of farm buildings and transformed the site during the period between 1856 and 1863. This was when the remaining buildings were added all of which followed the same architectural style of

local stone walls, local slate roofs and red brick detailing around the doors and windows. Whether by design or accident these buildings were built on a slightly different alignment to the original house and rear extension and partially obscured some of the windows on the slightly older rear extension. A number of the fixtures and fittings within the main house are of this general date making it likely that as well as adding new buildings the existing buildings were modernised too. It is possible that the north-south range to the west of the house which was demolished between 1930 and 1957 was also built by the Earl of Stamford. No records are available to show whether this grand rebuilding removed any earlier farm buildings.

Much later on in the sequence the small weighbridge was constructed at the end of the track leading to Markfield Road. The style appears to date to the later 19th century and the use of blue brick rather than local stone suggests that it was not built during the Earl of Stamford's 1850s rebuilding phase. The weighbridge may have replaced an earlier structure or may have been a new feature. Certainly some form of weighbridge was present by the time of the 1886 Ordnance Survey map.

The buildings have been left relatively unaltered since the 19th century with the exception of the two bays added to the front of the main house. From the style of this modification and the style of the hall stairs this seems likely to have taken place during the late 1930s. Other modifications include the partial rebuilding of the walls of Buildings D and E. This seems most likely to be later repairs rather than redesigns.

### **Archive**

The archive consists of:

This report,

7 A4 photograph record sheets,

366 digital images in jpeg and tiff format,

3 DVDs containing the digital images.

### **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 carried out by A Hyam of ULAS. Thanks are due to John Cawry for arranging access and for background information. Local historian David Ramsey also supplied some very useful information concerning the local slate industry and the owners of the farm.

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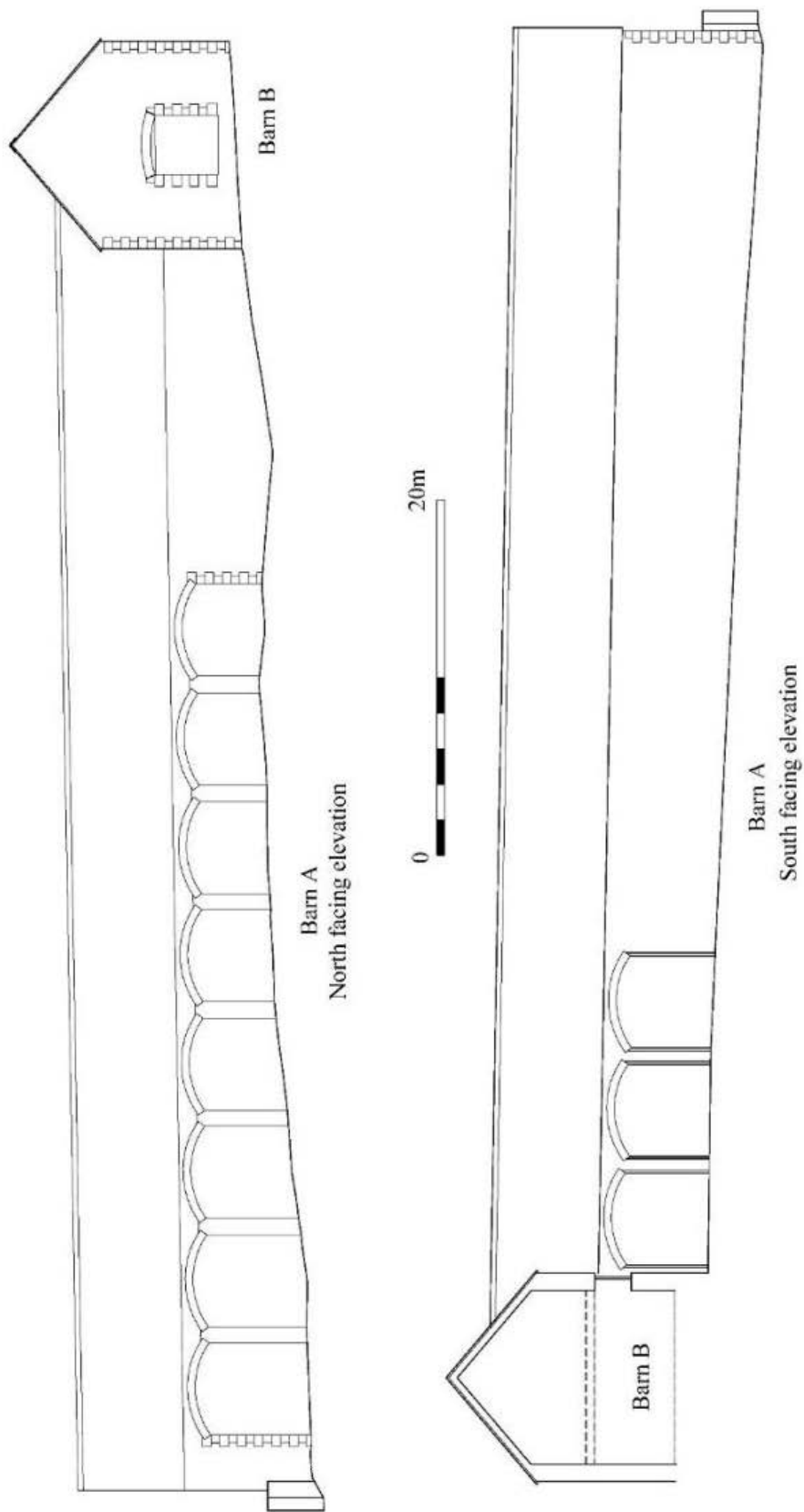
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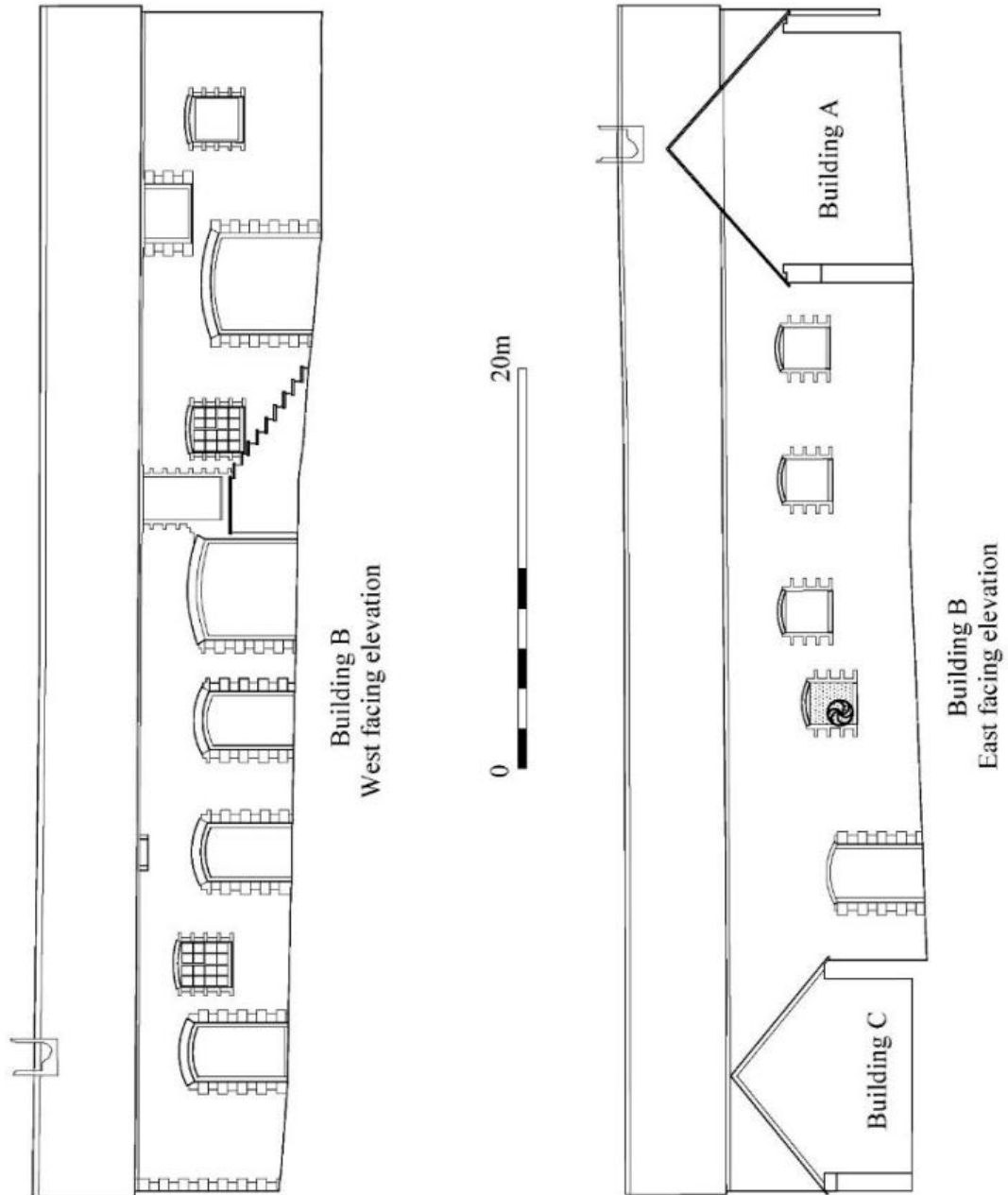
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## Appendix 1 Elevation drawings

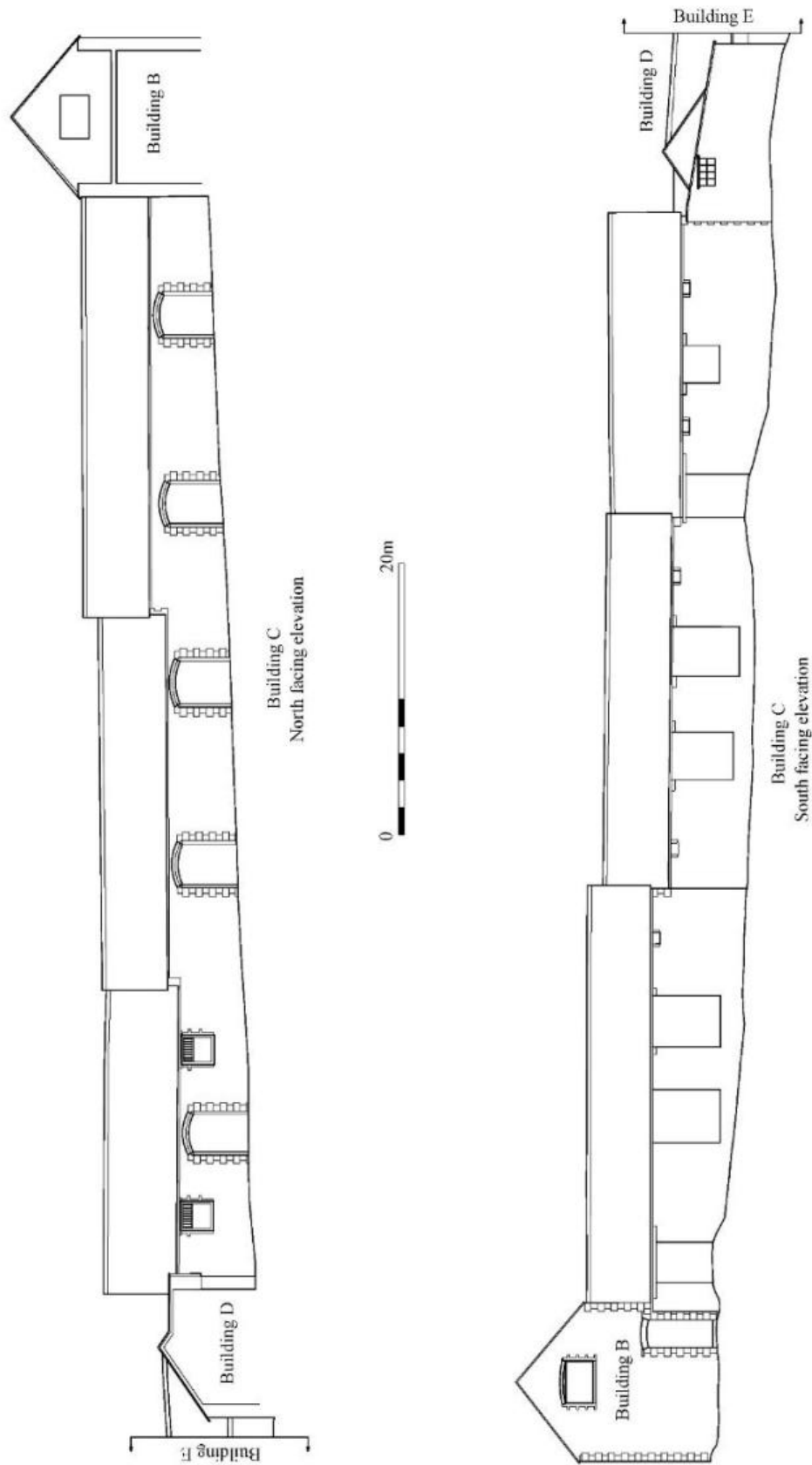


Barn A  
Modified from drawings by David Granger

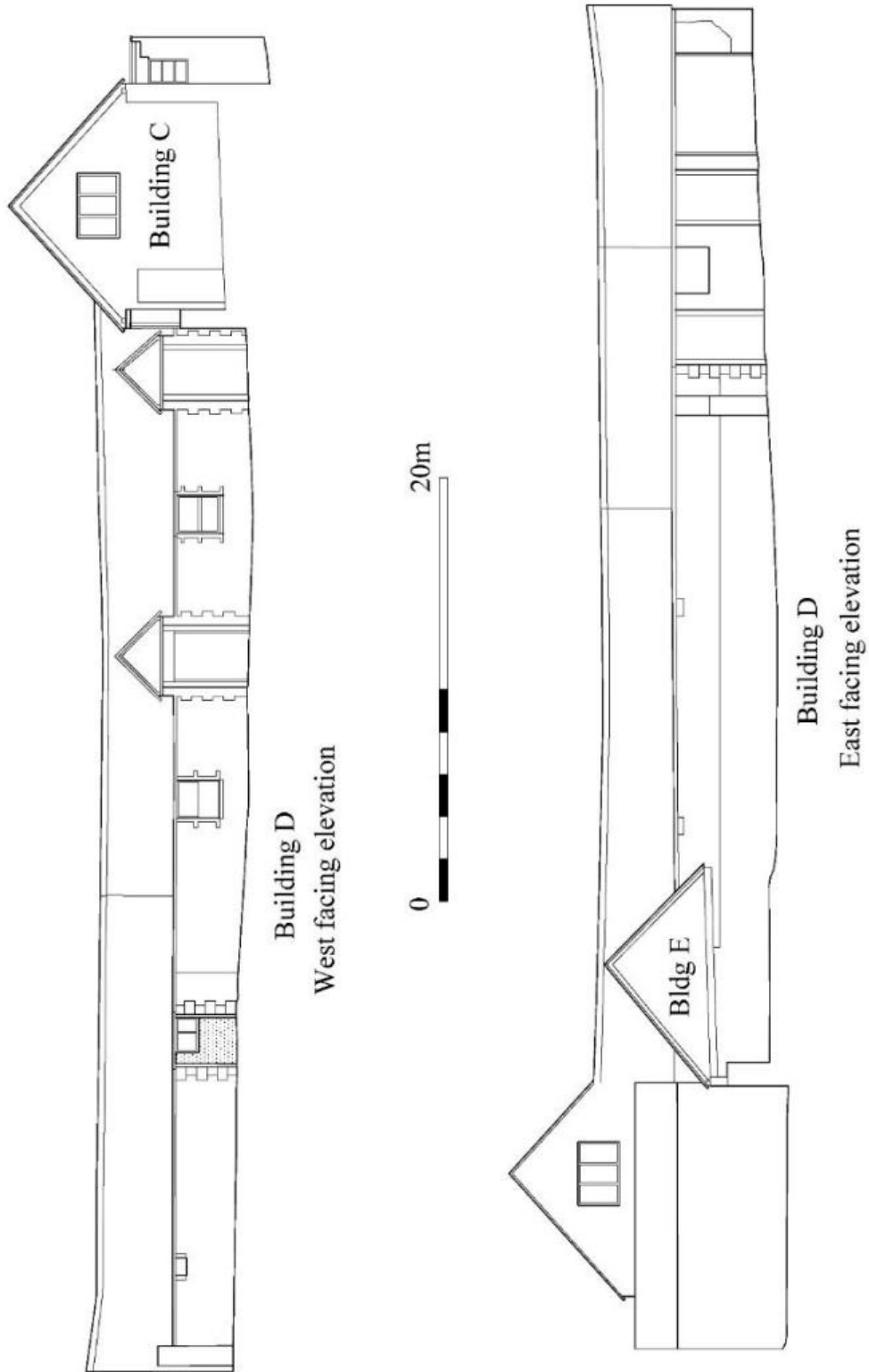


Building B elevations  
Modified from drawings by David Granger

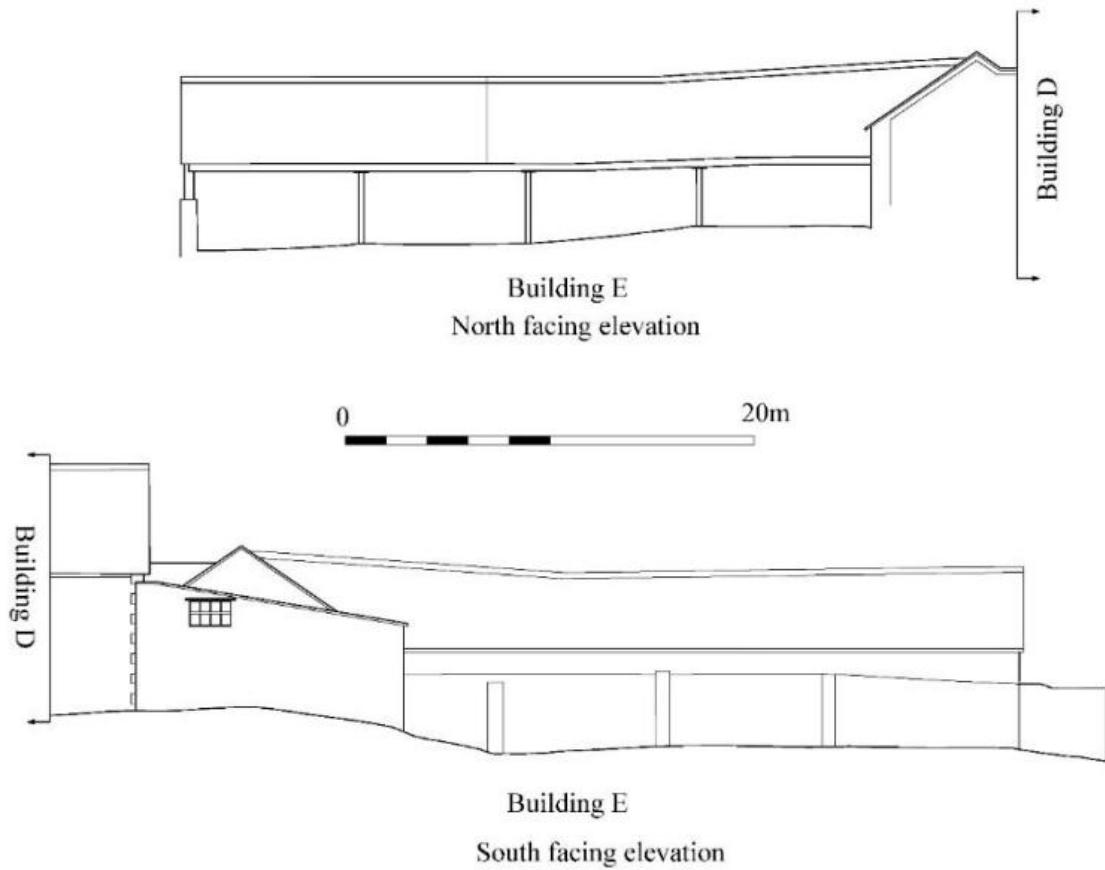




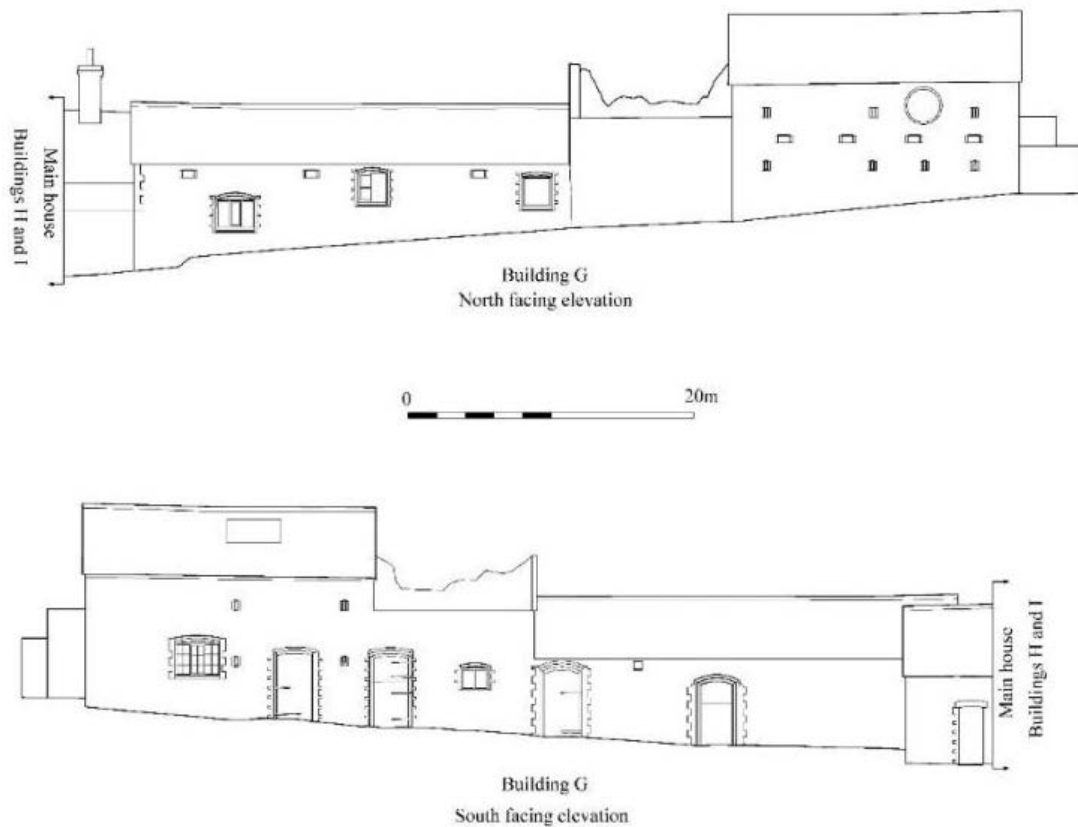
Building C  
Modified from drawings by David Granger



Building D  
Modified from drawings by David Granger



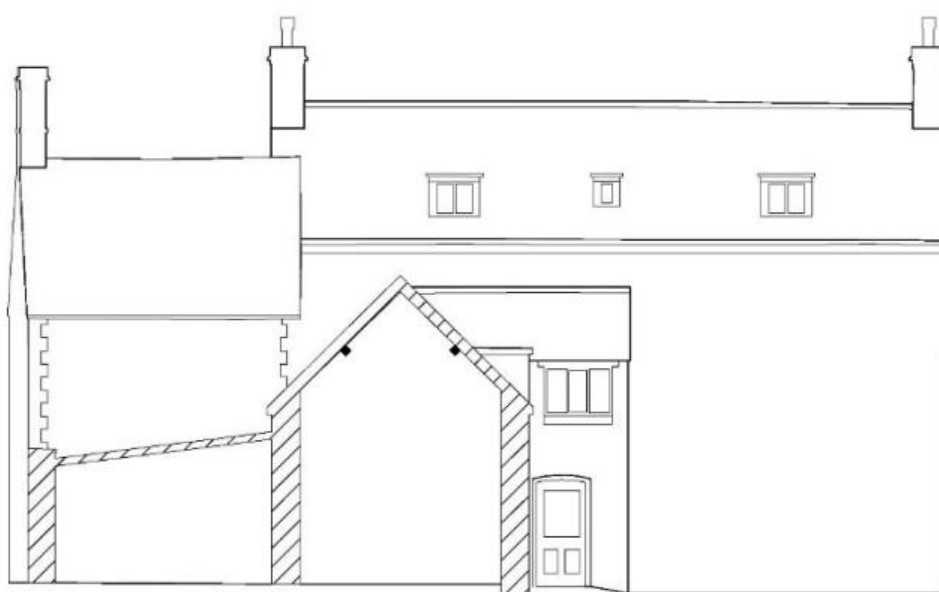
Modified from drawings by David Granger



Modified from drawings by David Granger



East facing elevation



West facing elevation

Main house elevations  
Modified from drawings by David Granger

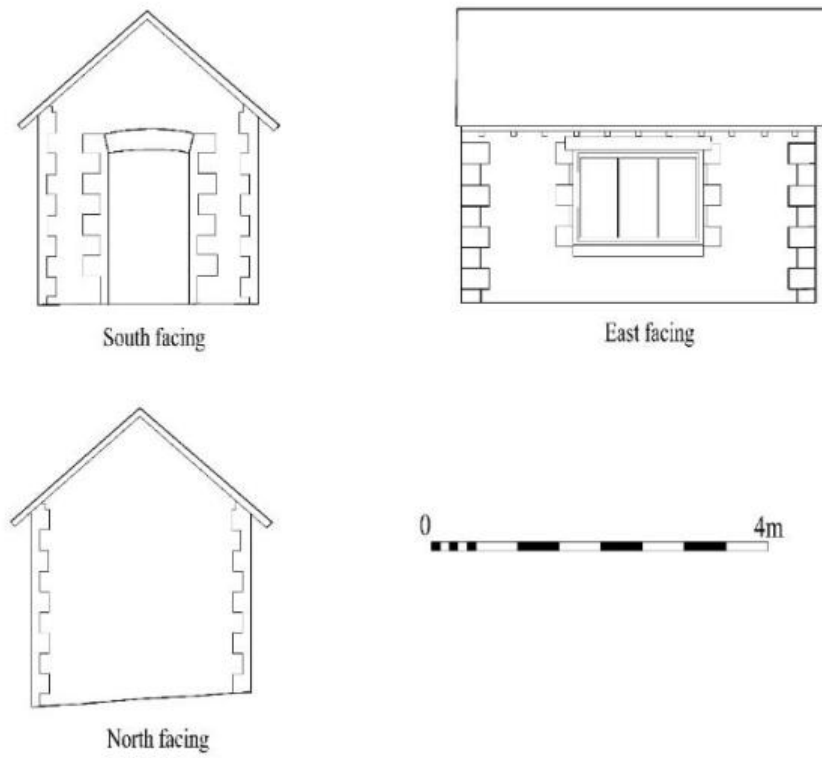


North facing elevation

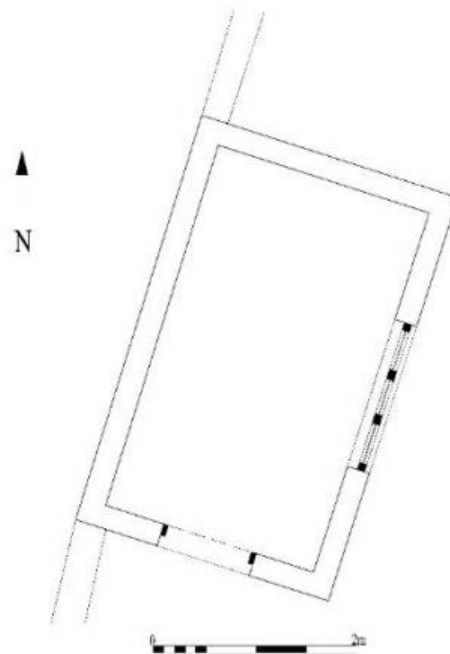


South facing elevation

Main house elevations  
Modified from drawings by David Granger



Weighbridge elevations (west-facing elevation obscured by wall and quarry debris)  
Modified from drawings by David Granger



Weighbridge plan  
Modified from drawings by David Granger

## Appendix 2 Digital photographs



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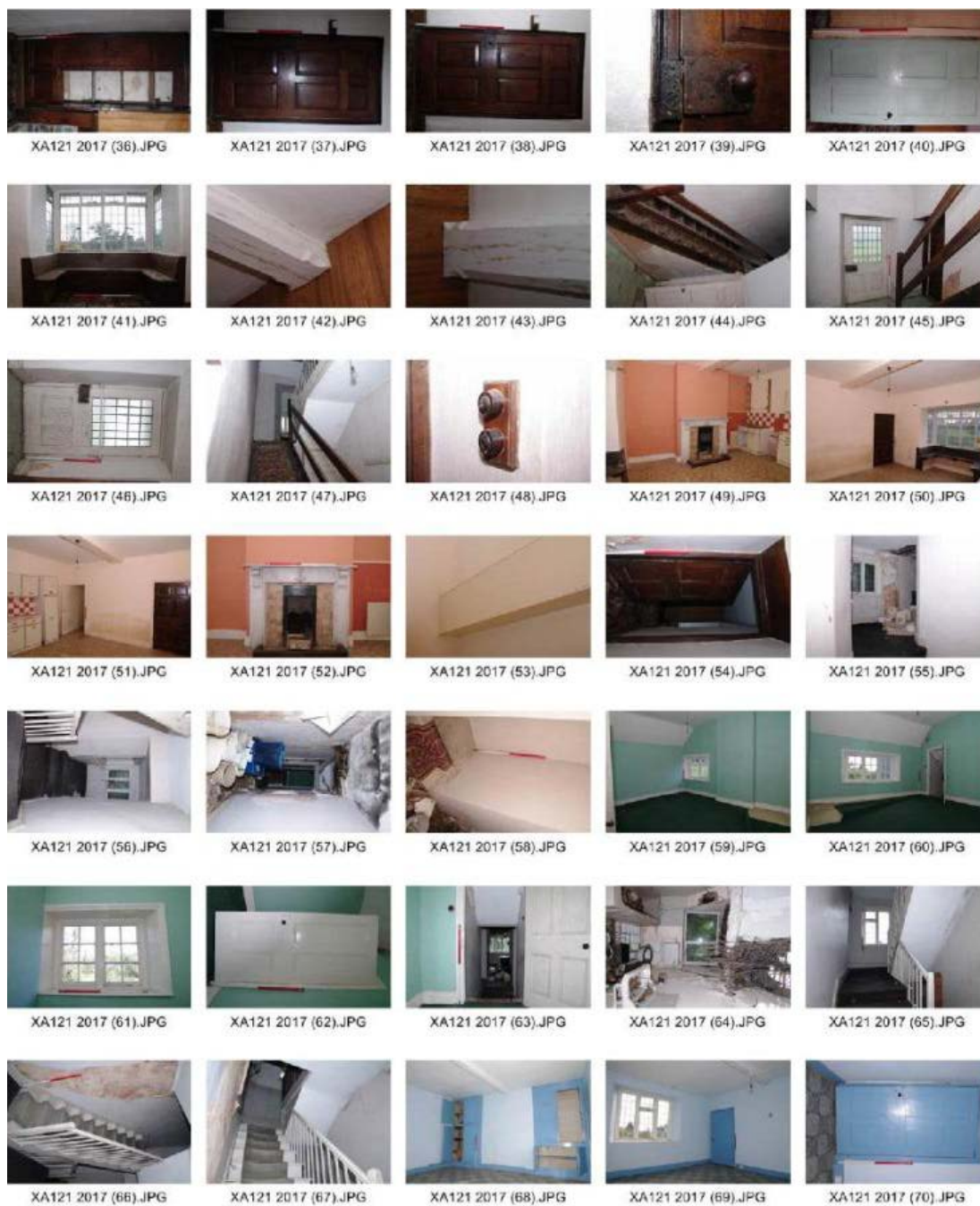
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XA121 2017 (199).JPG



XA121 2017 (200).JPG



XA121 2017 (201).JPG



XA121 2017 (202).JPG



XA121 2017 (203).JPG



XA121 2017 (204).JPG



XA121 2017 (205).JPG



XA121 2017 (206).JPG



XA121 2017 (207).JPG



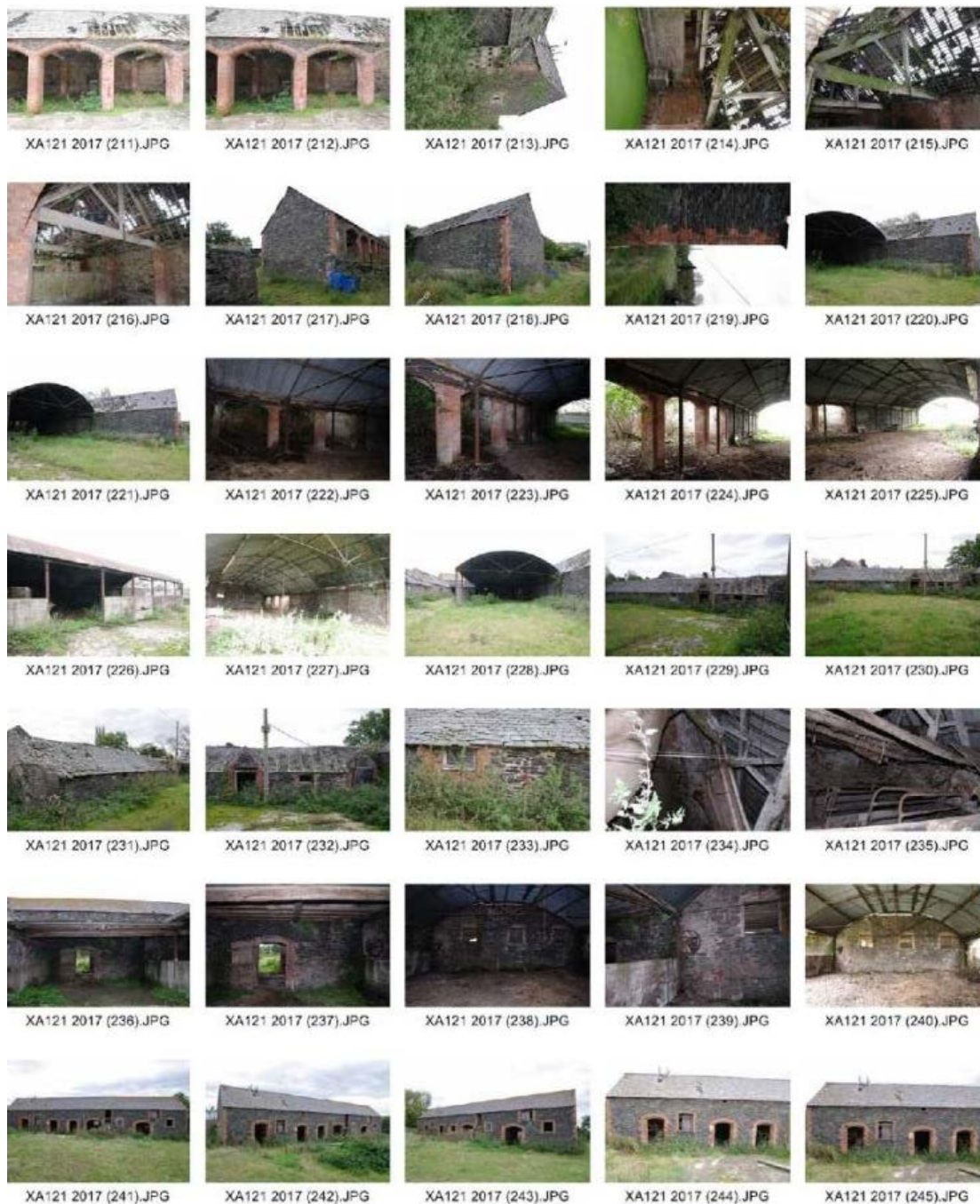
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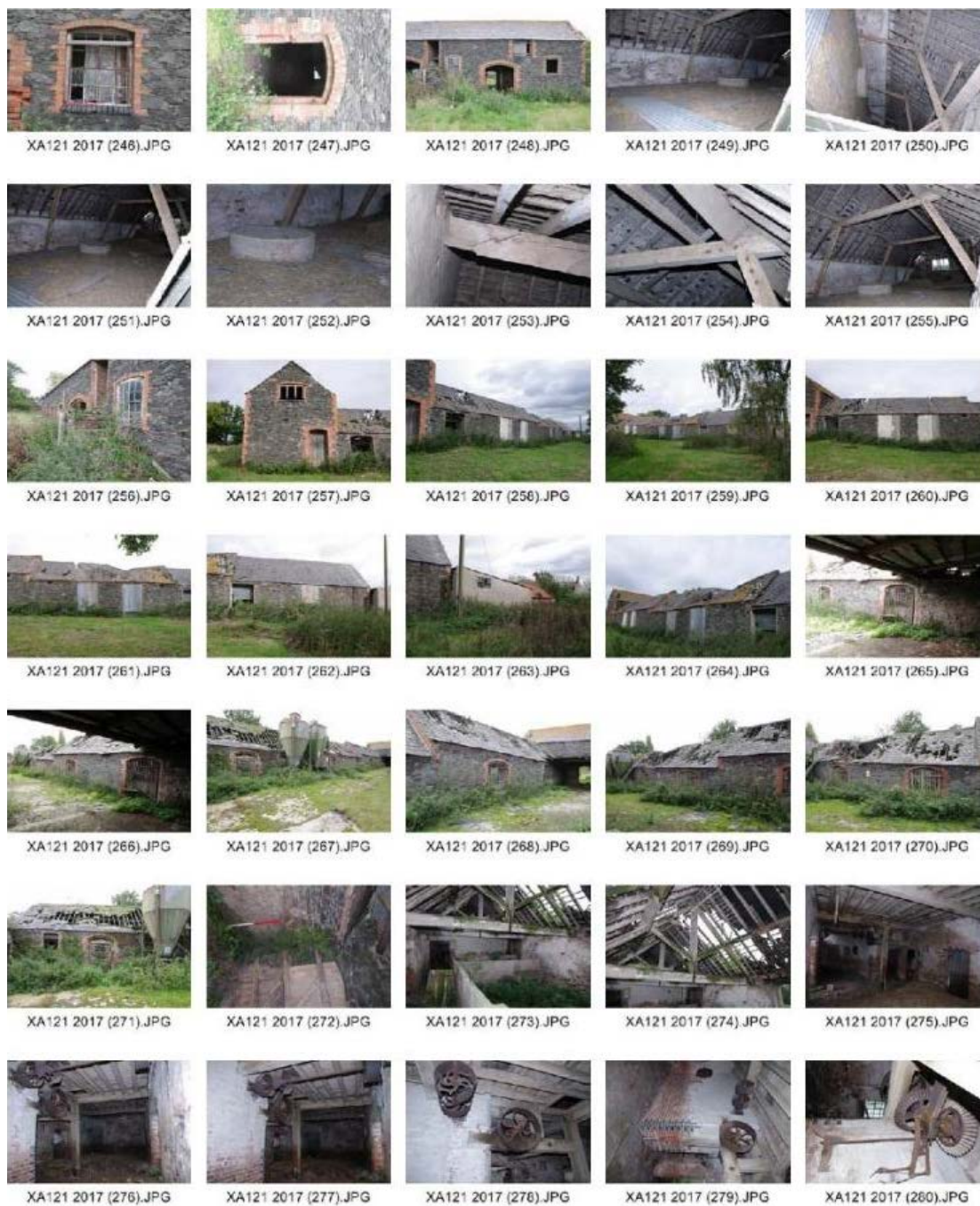


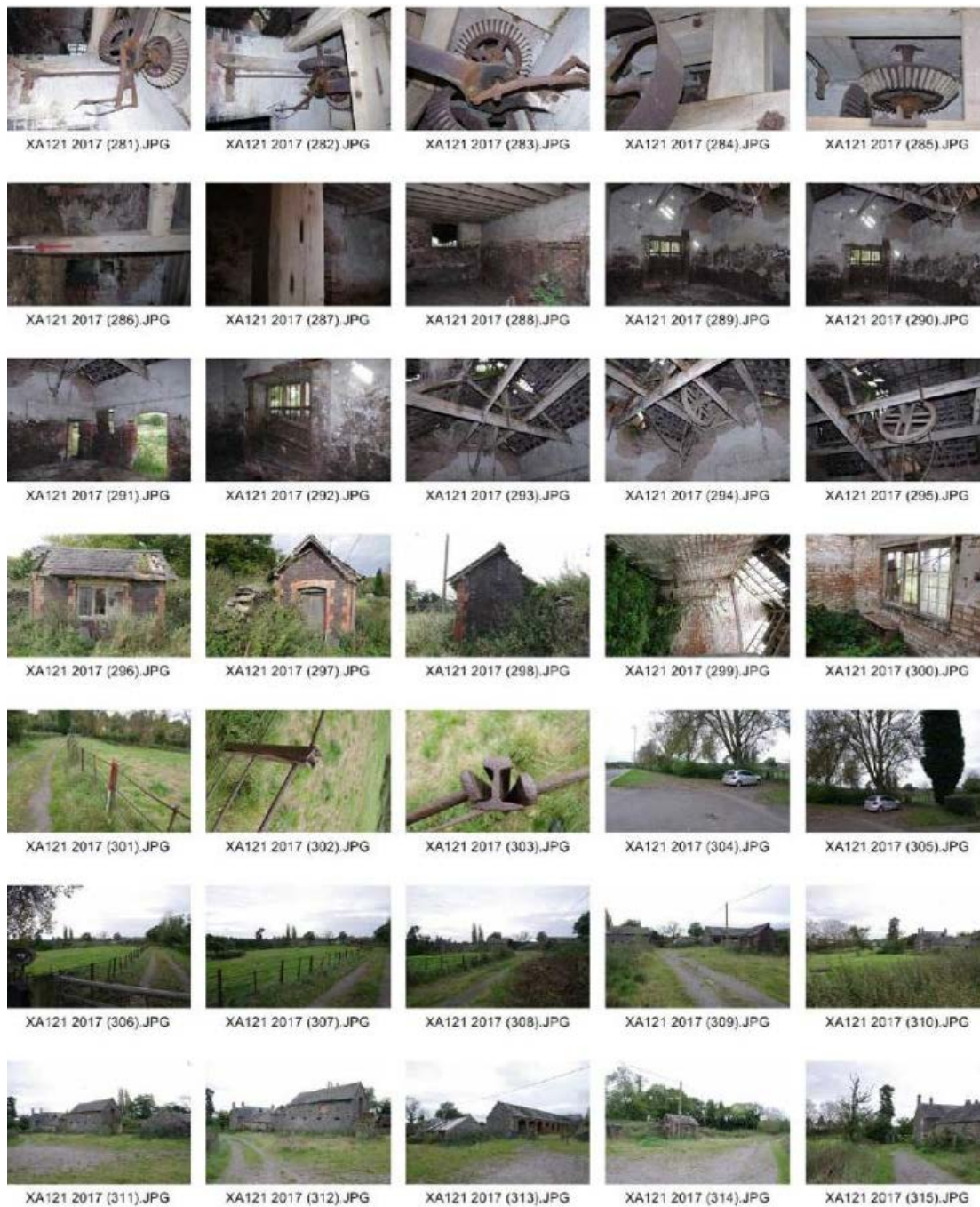
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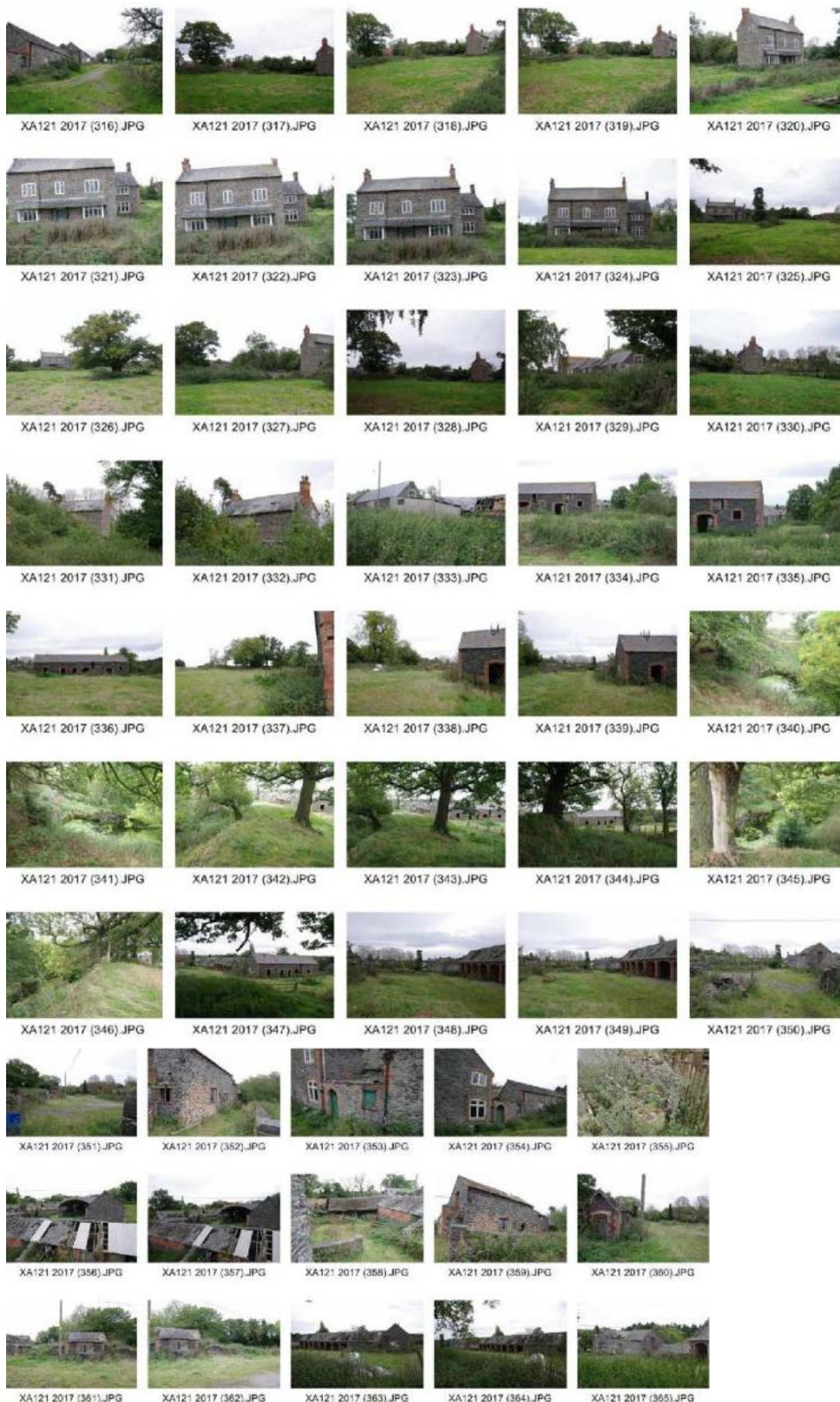


XA121 2017 (210).JPG











### Appendix 3 OASIS Information

<b>PROJECT DETAILS</b>	<b>Oasis No</b>	universi1-306701		
	<b>Project Name</b>	Building Survey at Home Farm, Markfield Road, Groby, Leicestershire.		
	<b>Start/end dates of field work</b>	03-10-2017 - 04-10-2017		
	<b>Previous/Future Work</b>	Yes / Not known		
	<b>Project Type</b>	Level 3 Building survey		
	<b>Site Status</b>	None		
	<b>Current Land Use</b>	Disused farm		
	<b>Monument Type/Period</b>	Building/post medieval		
	<b>Significant Finds/Period</b>	None		
	<b>Development Type</b>	Residential		
	<b>Reason for Investigation</b>	NPPF		
	<b>Position in the Planning Process</b>	Planning condition		
	<b>Planning Ref.</b>	15/00743/FUL		
<b>PROJECT LOCATION</b>	<b>Site Address/Postcode</b>	Home Farm, Markfield Road, Groby. LE6 0FT		
	<b>Study Area</b>	1200m <sup>2</sup>		
	<b>Site Coordinates</b>	SK51099 08227		
	<b>Height OD</b>	109 -111m OD		
<b>PROJECT CREATORS</b>	<b>Organisation</b>	ULAS		
	<b>Project Brief Originator</b>	Local Planning Authority (LCC)		
	<b>Project Design Originator</b>	ULAS		
	<b>Project Manager</b>	R Buckley		
	<b>Project Director/Supervisor</b>	A Hyam		
	<b>Sponsor/Funding Body</b>	Developer / Cawry Ltd		
<b>PROJECT ARCHIVE</b>		<b>Physical</b>	<b>Digital</b>	<b>Paper</b>
	<b>Recipient</b>	NA	LCC MusService	LCCMusService
	<b>ID (Acc. No.)</b>		XA121 2017	XA121 2017
	<b>Contents</b>		Photos Survey data	records Field Notes
<b>PROJECT BIBLIOGRAPHY</b>	<b>Type</b>	Grey Literature (unpublished)		
	<b>Title</b>	A Level 3 Historic Building Survey at Home Farm, Markfield Road, Groby, Leicestershire		
	<b>Author</b>	A Hyam		
	<b>Other bibliographic details</b>	ULAS Report No 2018-014		
	<b>Date</b>	2018		
	<b>Publisher/Place</b>	University of Leicester Archaeological Services / University of Leicester		
	<b>Description</b>	Developer Report A4 pdf		



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