



**A Historic Building Recording  
At Old Warren Farm,  
Lubbesthorpe,  
Leicestershire,**

**NGR: SK 53070 02290**

Andrew Hyam



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**For: Andrew Hiorns Ltd**

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**University of Leicester**

**Archaeological Services**

**University Rd., Leicester, LE1 7RH**

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

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Watercolour of Old Warren Farm in 1929  
Painting by S McGeoch  
Courtesy of Carole Frost

## **A Historic Building Survey at Old Warren Farm, Lubbesthorpe, Leicestershire. NGR: SK 53070 02290**

**Andrew Hyam**

### **Summary**

*A Level 3 historic building recording was undertaken by the University of Leicester Archaeological Services (ULAS) at Old Warren Farm, Lubbesthorpe, Leicestershire between the 10th and 15th of January 2018. The survey studied the early 19th century farmhouse and associated outbuildings. At the time of the survey the farm had been vacated but up until quite recently operated as a dairy farm. The buildings are scheduled for demolition as part of the redevelopment of the area.*

*The core of the brick-built farmhouse dates to the early part of the 19th century but was significantly enlarged in the mid-19th century. At the same time as the farmhouse was enlarged the yard and outbuildings were reorganised with a new cart shed being added to the north side of the yard. A large north to south range of barns was added shortly afterwards.*

*The report and archive will be deposited under Accession Number X.A5.2018*

### **Introduction**

In accordance with National Planning Policy Framework (NPPF) Section 12 *Conserving and Enhancing the Historic Environment* this document forms the report for a Level 3 Historic Building Survey of the farmhouse and outbuildings at Old Warren Farm, Lubbesthorpe, Leicestershire, NGR SK53070 02290. Historic building surveys are defined in the Historic England guidance document – *Understanding Historic Buildings: A guide to good recording practice* (2016). Permission has been granted under application number 17/0762/DEM to demolish all of the buildings on the site. This includes the farmhouse, agricultural structures and hardstanding areas. The demolition is part of a major redevelopment for new housing of the former farmland between Leicester Forest East and Enderby.

The small parish of Lubbesthorpe is located between Leicester Forest East and Enderby, within the north-western quadrant formed by the intersection of the M69 motorway with Junction 21 of the M1 motorway (Figure 1). Prior to the large-scale redevelopment of the area Old Warren Farm was an isolated farmstead located in the northern part of the parish. At the time of this survey a new link road between Beggars Lane and Meridian Way had been constructed and new housing was beginning to spread towards the farm from the north-west and south-east.



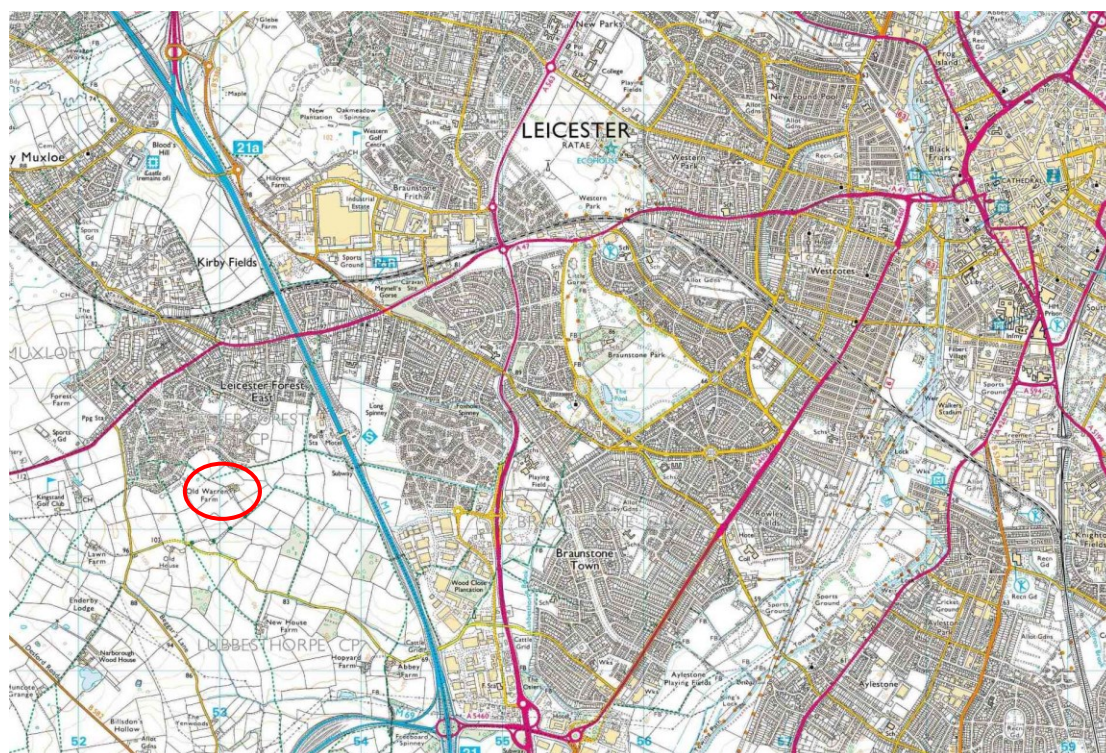


Figure 1 Site location

Site outlined in red. The current map does not show the recent development of the area

## Background

The later 18th and early 19th centuries saw a significant change in farming practices and in the organisation of farms in England. Coupled with the organisational changes farming was also being viewed nationally in a more scientific manner with regard to increasing productivity and efficiency. The years between the 1840s and the 1870s are commonly known as the High Farming Years and followed the rapid adoption of imported and artificial fertilisers. This influx of ideas and new chemicals allowed farmers to move away from the more traditional closed circuit style of farming which relied on locally produced and used manure and feeds with consequent limits on availability. The changes in farming techniques also went hand in hand with the sharp rises in urban population which provided a willing market for the rapidly increasing farm produce. Other changes in agricultural practices included the shift to larger and more nucleated tenanted farm units and an increasing interest and guiding hand from the landowners who owned the farms. Often larger estates would also employ professional land agents to assist and encourage the tenants to adopt new and improved husbandry techniques. At the same time huge investments were made in more efficient land drainage and infrastructure to help maximise output.

In addition to scientific research and consequent improvements in livestock and crops, much work went into designing new farm buildings to move away from traditional regional styles towards much more standardised designs which were thought to aid efficiency and improve productivity. The original farmhouse at Old Warren Farm appears to have been built just before this revolution took place. However, it quickly appears to have been enlarged and new buildings added around a single large courtyard. The addition of a courtyard style farm to the existing farm buildings suggests that the

owners were able to embrace the new ideas and were wealthy enough to be able to construct new buildings. The house, which is discussed in more detail below, also appears to have been enlarged and upgraded possibly at a similar time to the construction of the courtyard buildings.

A general decline in farming began in the later 19th century when food from across the world could be imported more cheaply than home-grown produce. By the time of the Second World War farming techniques were gradually changing and mechanised farming equipment became more widespread. The war accelerated these changes which often meant that the well-designed 19th century farm buildings were suddenly becoming redundant and this change in usefulness has continued to the present day. Old Warren Farm appears to have escaped many of the traumatic changes and shows evidence of a gradual addition of later and more modern buildings added to the east of the original core. It is only the encroaching and growing city limits that are expanding over the surrounding fields that have caused the farm to become redundant.

A rapid assessment of Old Warren Farm was undertaken in 2011 as part of a large study of four farmsteads within the locality and which belonged to the Drummond Estate (Clarke 2011). This work included a map regression exercise and a brief assessment of each site. At the time of the survey Old Warren Farm was still occupied and in use as a dairy farm.

The report concluded:

*This farm is a working dairy farm, located in the northern part of the parish with the farmhouse located in the south-eastern corner of the farmstead and ranges of brick cowsheds and loose boxes located along the northern and eastern boundaries of the foldyard. The farmhouse appears to have a complicated footprint, indicating a number of phases of building. The west-facing frontage range appears to be the earliest element, consisting of two storeys plus cellar and constructed of 2½ inch brick. The window openings here have flat arch heads, housing modern UPVC window frames. Two ranges projecting from the rear of the building have segmental arch-headed window openings and appear later than the frontage range. Decorative moulded brickwork to the gable ends of the cross-wings matches the treatment of those of the farm buildings and these are likely to be contemporary, perhaps dating to the mid-19th century. Map evidence indicates that the farm was settled between 1812 and 1835, with the name Old Warren migrating perhaps from the earlier farmstead which later became known as Old House Farm. Based on the exterior of the buildings, the earliest range of the farmhouse is likely to date within the first quarter of the 19th century, but a full survey of the interior would enable the sequence of building to be established more firmly (Clarke 2011, 40).*

The farm buildings are not listed but are of historic interest and of local significance. Therefore the Senior Planning Archaeologist at Leicestershire County Council requested that a Level 3 historic building survey take place in order to record the buildings prior to any demolition taking place.

The rapid assessment discovered that the tenant farmers occupying Old Warren Farm were Mathew and Elizabeth Heath. The Heath family worked the farm until 1936. Their

great grand–daughter, Carole Frost, kindly supplied a number of photographs of the farm during this time. Some of the photographs are shown in this report as is a watercolour painted in 1929 by S McGeoch. She also supplied a list of the tenant farmers from the late 1800s to the present day.

At the time of the 2018 survey the final tenants, Mr and Mrs Smith, had left the property and the lower windows and doors had been boarded over to prevent vandalism (Figure 2). The Smith family had been at the farm since 1971. The two-storey farmhouse consists of the main house with two rear east to west orientated ranges extending from its eastern side. To the east of the farmhouse is a north to south oriented milking parlour attached to a former threshing barn (Figure 4). On the northern side of a large foldyard is a combined cart shed, former stables and animal loose-boxes. Beyond these core buildings, to the east and south-east, are a range of modern steel and concrete agricultural buildings (Figure 5, Figure 6 and Figure 6). A new tarmac access road had recently been built running from the new link road, to the south, to the farm site.

Tenant farmers from 1892:

1892-1898 Thomas Cox

1898-1936 Matthew Heath

1936-1971 Arthur Groves Hardy

1971-1994 James Wright Smith

1994-2017 Mark James Smith



Figure 2 Old Warren Farm  
Looking north-east along freshly installed access road



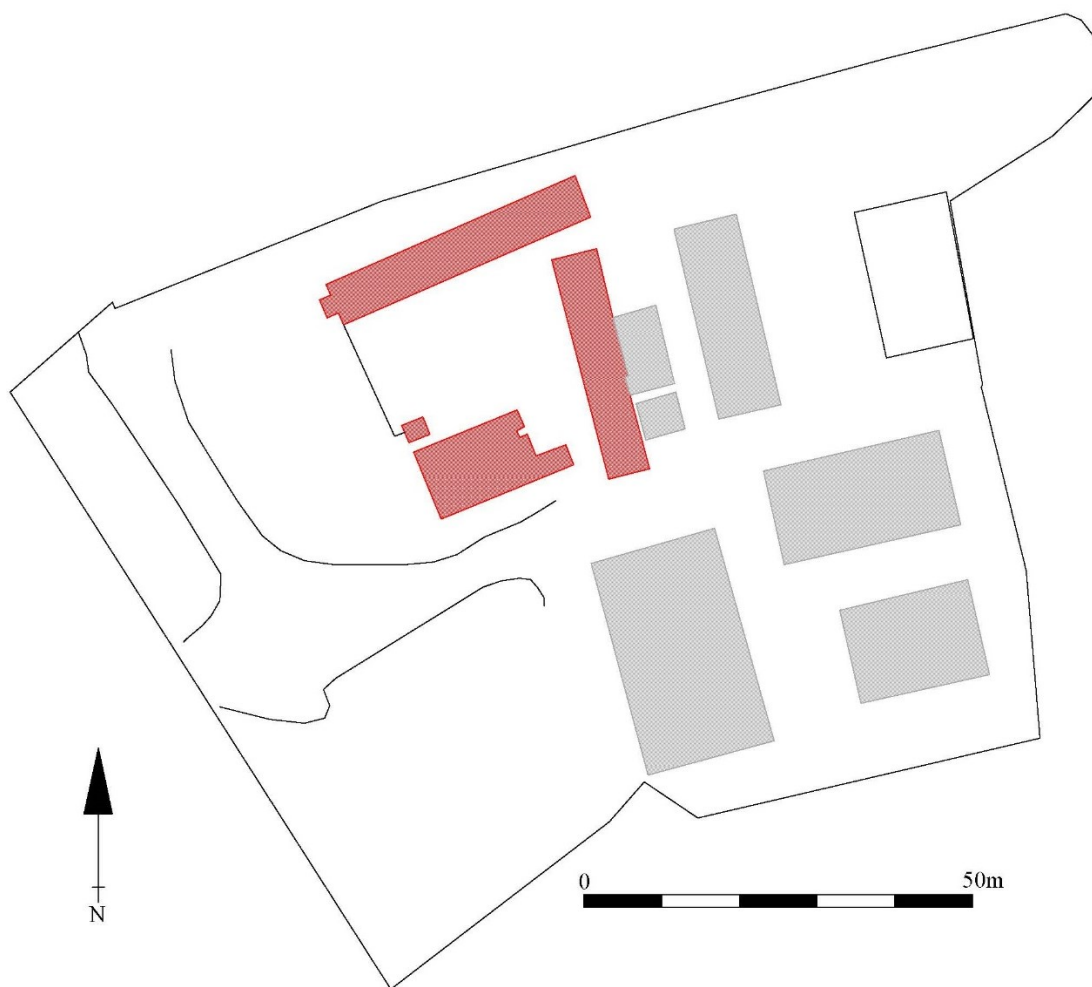


Figure 3 Outline of site buildings  
Red buildings are the surveyed 19th century structures. Grey buildings are late 20th century steel and concrete structures  
The farmhouse is the south-western red building



Figure 4 Old Warren Farm general view  
Looking north across foldyard. House on left



Figure 5 Old Warren Farm  
Looking north from the new link road



Figure 6 Old Warren Farm, modern barns  
Looking west. Main farm buildings behind open barn on right

### **Objectives**

The objectives of the historic building survey are as set out in the *Written Scheme of Investigation for Historic Building Recording, Old Warren Farm, Lubbesthorpe, Leicestershire LE19 4AZ* hereafter the WSI.

The purpose of the work is to record and advance understanding of the significance of the affected heritage asset:

The overall 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 any works. 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, drawings and sketches were also made. Scale site plans and elevations were produced during the survey. The specific levels of detail used in the Level 3 survey followed the guidelines



laid down in the RCHME (1996) and Historic England (2016) specification, and which are fully discussed in the WSI.

Research into the history and use of the building made use of available information from the following sources:

Records office for Leicestershire, Leicester and Rutland  
University of Leicester Library  
Previous Ordnance Survey maps of the area (ULAS library)

## Results

### *Cartographic Information*

The earliest available map of Lubbesthorpe is the John Prior Map of Leicestershire published in 1777. This is quite a small-scale map which unfortunately does not show very much detail. It does however identify the possible presence of two groups of buildings at 'Lubsthorp'. The location of the buildings and their proximity to each other suggests that these may represent Abbey Farm and Hopyard Farm which are approximately 1km to the south-east of the present Old Warren Farm. A possible building is shown approximately 0.5km to the south-west of the Old Warren Farm Site. There do not appear to be any buildings shown on the Old Warren Farm location although the detail is poor.

The preliminary 2 inch OS map of Leicestershire, sheet 456, dated 1812 still does not show particularly much detail especially around the area of Old Warren Farm where only fields appear to be shown. However, the name "Old Warren" is written on this map although at this date it appears to be associated with the site located just to the south-west of the present Old Warren Farm shown on the 1777 map. The 1777 "Old Warren" appears to later become known as Old House Farm. It is possible that the name "Old Warren" was transferred to the present site following the name change to Old House Farm. Perhaps the tenants moved from this site to the newly built Old Warren Farm site and took the name with them.

The Ordnance Survey 1 inch hand-drawn survey published in 1835 is slightly clearer and now shows a cluster of buildings on the site of Old Warren Farm (Figure 7). The map is still not good enough to show individual building details nor does it identify it as Old Warren Farm. However it appears to show a rectangular building which could be interpreted as the farmhouse and, possibly, two further blocks approximately where the present brick-built barns are located.

The first map which shows clear detail of the buildings on the site is the Ordnance Survey First Edition map published in 1886. This shows the footprint of the farmhouse as it survives to the present day. The east to west barn along the north side of the foldyard seems to be a similar size and shape to the present building although it has a small step at the eastern end. The north to south barn is also quite similar in outline. A large building, which is no longer present, is shown to the south-east of the farmhouse. The Second edition OS map published in 1916 shows the same layout of buildings and has slightly more detail which suggests that the now-demolished building to the south-

east of the farmhouse was an open-fronted cart shed (Figure 8). The 1929 painting at the beginning of this report shows a brick and slate building on this location.

Subsequent editions of the Ordnance Survey maps show little or no change in the layout or number of buildings on the Old Warren Farm site (Figure 9). By the time of the 1967 edition the only visible changes are the construction of a large, open-sided, Dutch barn type structure on the eastern side of the complex, with a small out-building appearing in the foldyard to the north-west of the farmhouse.

The current Ordnance Survey map shows the present building layout with the modern steel and concrete barns in place, one of which has replaced the cart shed to the south-east of the farmhouse. The small-outbuilding in the foldyard appears to have been relatively short-lived as it is not shown on this map. The latest map does not show any of the encroaching development and indicates that the farm can only be approached via a long and narrow trackway from the south. Online aerial and streetview websites show the new housing development and associated road building in progress.

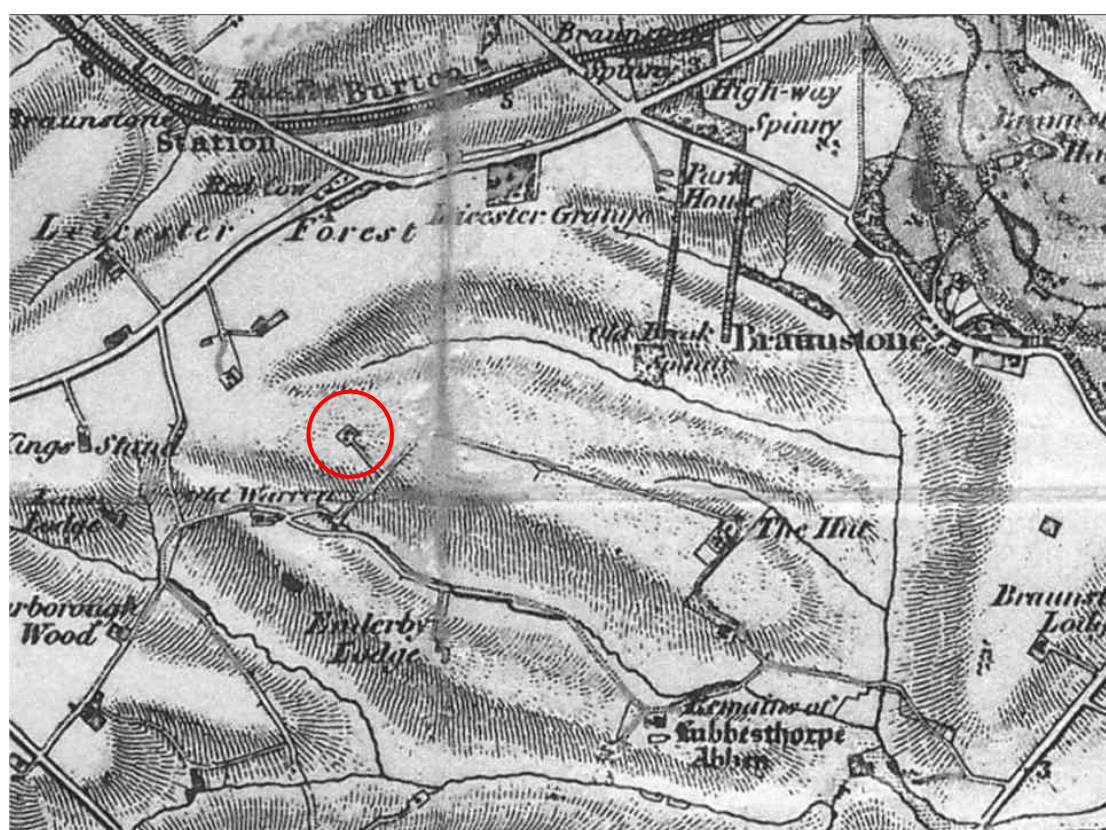


Figure 7 1835 1 inch hand-drawn Ordnance Survey map  
Site highlighted in red. ROLLR

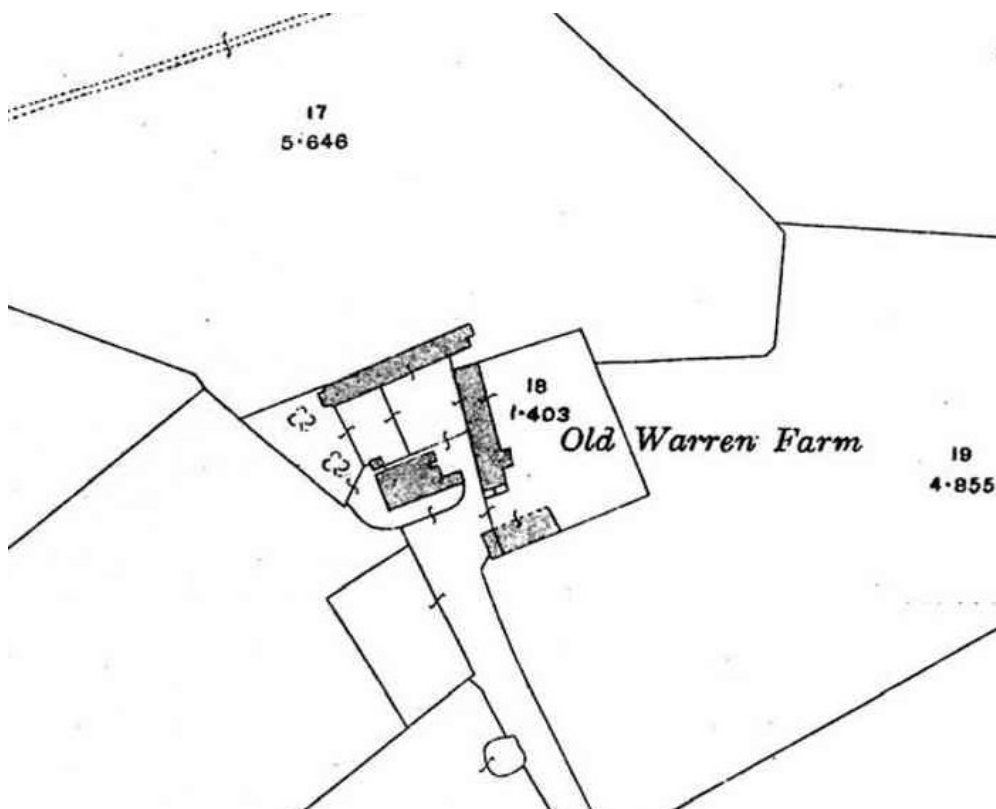


Figure 8 Detail from 1916 OS map  
Sheet XXXVI.4 ROLLR

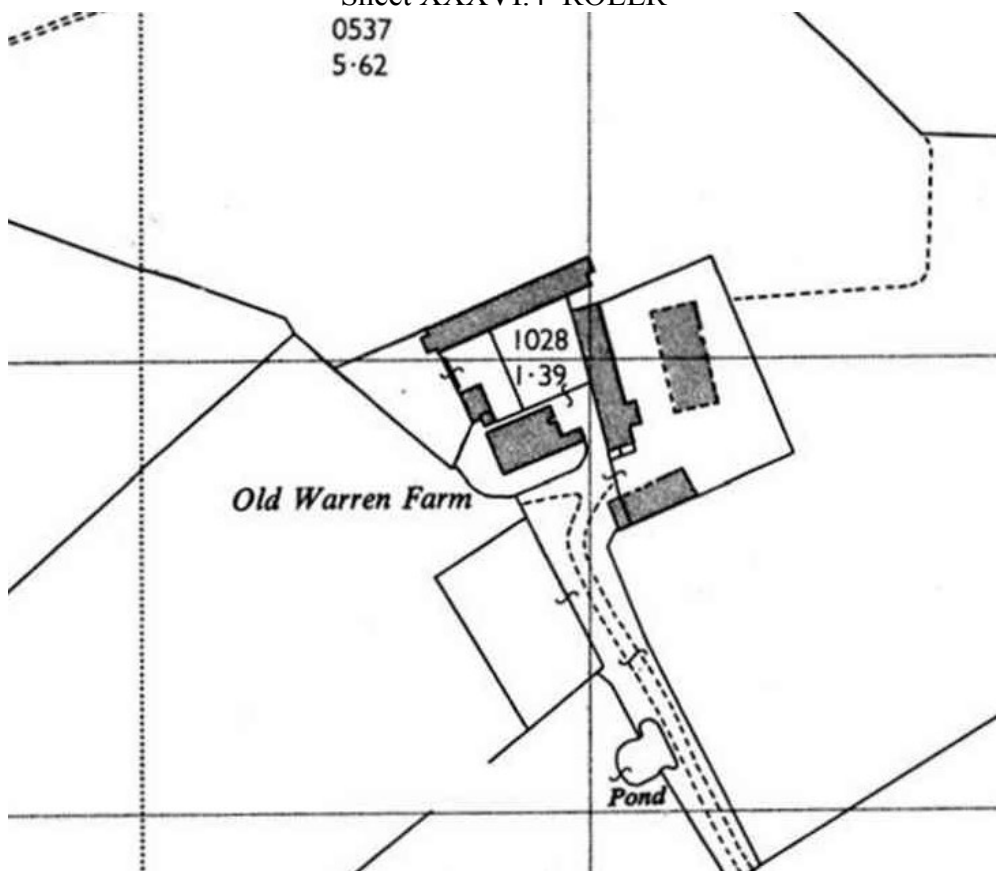


Figure 9 Detail from the 1967 OS map  
Sheet SK5302 ROLLR

### *The Building Survey*

The building survey took place in January 2018 shortly after the farmhouse and other buildings had been emptied. There were no moveable fixtures or fittings left in any of the buildings. All of the farmhouse windows had been replaced by uPVC modern windows relatively recently. The ground floor doors and windows had all been boarded over. All of the buildings were in a good condition giving the impression that they had been well-maintained up to the point when the site was vacated.

This report will discuss the results of the farmhouse survey first followed by the two barn buildings. A brief photographic record was made of the modern steel and concrete barns but these will not be discussed in detail. The concrete Dutch-barn structure to the east of the site is of probable 1950s date whilst the remaining buildings were added after the 1967 edition of the Ordnance Survey map. The whole site lies slightly off a true north to south alignment, however for ease of description it will be described as north to south.

Plans of the buildings are included within the body of the text. Elevations of the farmhouse are shown in Appendix 1 at the end of the report.

### *The Farmhouse west facing elevation*

The west facing elevation of the farmhouse is the principal elevation which, until the recent development, looked out over open fields (Figure 10). The elevation, like the rest of the core of the farmhouse, is built with red brick laid in courses of alternating headers and stretchers. The handmade bricks measure 230mm long by 60mm high by 110mm wide. The roof is covered with graded Swithland slates with red brick chimney stacks at each end. The upper parts of the chimney stacks use slightly different bricks and have corbelled decorative brickwork around their tops suggesting that the tops have been rebuilt.

The elevation has three symmetrical bays with the window openings having brick-built flat-arched heads suggesting an early 19th century construction date (Figure 11). As noted earlier, all of the windows have recently been replaced with modern uPVC frames. The sills are made using chamfered blue bricks which appear to be machine-made rather than handmade as the red bricks are likely to be. This suggests that, at their earliest, the sills are later 19th century in date and are therefore probable replacements of the original sills. A series of photographs taken in the late 1920s indicates that, at least during this period, the windows were wood-framed casements with centrally opening panes (Figure 12). The casement windows may have been replacements of original early 19th century sash windows which were likely to have been installed when the farmhouse was first built. A cellar window or vent is located at ground level beneath the southernmost window. Despite being the principal elevation there is no doorway on this side of the house. The central bay however is quite narrow and may have been a doorway although there is no clear scar or joint on the brickwork where a door might have been.

At eaves level is a course of decorative brickwork laid in a dog-tooth course (Figure 13). The decorative course is hidden behind a modern soffit board which holds the guttering. A series of large wooden brackets support the soffit. The brackets appear to be mid to late 19th century in date although they could be earlier.

The eastern half of the building appears to have settled quite significantly whilst it was being built. A fault in the line of the brickwork leads from above the eaves over the middle window down to ground level. Although the ground floor lintel has slightly cracked, the brickwork above it has been laid to accommodate the drop in height. The first floor sill has been laid at a very noticeable slope. The settlement may be due to the fact that the southern half of the house has a cellar but the northern half does not. The cellar may therefore be supporting the house and preventing any settlement. There is no apparent settlement in the ridgeline of the roof.

### *The Farmhouse south facing elevation*

The south facing elevation clearly shows the key phases of the farmhouse (Figure 14). The original early 19th century gable end of the farmhouse is seen at the western end of this elevation and is mostly obscured by a large chimney stack which projects out from the main façade (Figure 15). The stack serves both floors which makes it quite wide at the base. The bricks for the stack match the main house almost up to roof level where it has been rebuilt using slightly lighter bricks. The top of the stack has the same corbelled decoration as the two chimney stacks serving the rear wings of the farmhouse which suggests that they were built, or rebuilt, at the same date. The brick courses on the gable are not quite as decorative as on the west facing elevation but seem to be laid in courses approximating to 1 header to 2 stretchers rather than header/stretcher. Two narrow windows with horizontal wooden lintels and chamfered blue brick sills are located to the eastern side of the stack. Both windows may be late insertions as a photograph taken in the later 1920s indicates that these windows were not present at this time (Figure 16).

To the east of the chimney stack is a tall late 19th century style porch with a Swithland slate roof (Figure 17). The porch is enclosed with small uPVC windows on either side and has a modern uPVC door on the front, south, side. The brickwork of the porch appears to be quite new and is probably of later 20th century date. The 1920s photograph (Figure 16) also shows that the porch was originally built with just the roof and no sides. The front door inside the porch is of 19th century design and will be discussed later in this report. This doorway appears to have been the main entrance into the house which is rather surprising given the somewhat unprepossessing aspect of this elevation when compared to the west facing elevation. This may be the result of an internal reorganisation of the rooms which is discussed later. The ground and first floor windows immediately to the east of the porch have brick-arched segmental heads laid in soldier courses unlike the flat-arched heads seen on the west facing elevation and are likely to be of a later date. They do however have matching chamfered blue brick sills.

The eastern side of the main farmhouse roof drops down to join the roofline of the southernmost of the two rear east to west ranges. Where the farmhouse roof joins the rear range the wall has been rebuilt along a line which passes to the east side of a first floor window and down to a straight line joint approximately one third of the way along the rear range (Figure 18 and Figure 19, also Appendix 1). This suggests that the original farmhouse had a small rear range which was subsequently extended at a later date. To the east of the joint with the original farmhouse wall the brickwork has no clear bonding pattern and the bricks appear to be mas-produced and date to the mid to late 19th century. The roof of the east to west range uses graded Swithland slates and joins

the main farmhouse roof giving the impression that when the range was added the whole roof was re-laid. The ground floor and first floor windows on the rear range both have horizontal lintels suggesting a different date of construction to those on the rest of the elevation. They do however have the same chamfered blue brick sills which supports the idea of a later general updating of all the sills on the farmhouse (Figure 20). As noted, a chimney stack breaks the ridgeline half way along the roof of the rear range. The top of the chimney has the same corbelled decoration as the stacks on the main farmhouse and on the rear range on the north-east corner of the building. This chimney has been built in a single phase rather than being modified as seen on the farmhouse. Echoes of this decoration can also be seen on the cart shed and loose box range running from east to west along the northern side of the fold yard.

At the far eastern end of the rear range the wall height drops down from a two storied building to a single storey. At the time of the survey this part of the building was obscured by thick vegetation so could not be easily inspected or clearly photographed. It could be seen however that the brickwork between the two storey and single storey part of the wall was continuous and therefore part of the same construction phase. Despite this being of the same phase the single storey component has a Welsh slate roof rather than using local Swithland slate. There are no windows or openings on the single storey part of the range.

#### *The Farmhouse east facing elevation*

The east facing elevation of the original farmhouse has been completely rebuilt and altered by the addition of two rear east to west ranges (Figure 21). Both of the rear ranges have matching corbelled brick decoration at eaves height on their two storey gable-ends. The decoration matches that seen on the chimney stacks and on the single storey gable end of the southern east to west rear range (Figure 22). It also matches the corer decoration on the east to west barn on the north side of the foldyard. Chamfered brick decoration decorates the gables following the line of the slates. The southern east to west range has a ground floor and first floor window both of which have chamfered blue brick sills and arched brick heads in soldier courses rather than the flat arches used on the east facing elevation. The single storey component of this range is not as wide which leaves space for the ground floor window. This part of the range formed part of the outbuildings and contained two rooms which were empty at the time of the survey. The western room contained a few oil cans and writing on the wall suggested that spare and items associated with farm vehicles were stored here. The rooms each have a modern door but no windows (Figure 23).

The south facing elevation of the farmhouse between the two rear ranges has a wide doorway at ground floor level and an off-centre window at first floor height. Both have arched brick heads. The first floor window is uPVC and is quite low in order to accommodate the roofline which extends down from the north to south farmhouse ridgeline (Figure 24). The ground floor door has been boarded over to prevent vandalism but from the inside it can be seen to be a wide six-panelled door with the upper panels being glazed (Figure 25). The door has a hand-made latch with stop-chamfered lower panels and beading holding in the glass upper panels. The woodwork is quite substantial as may be expected in such an agricultural setting and is likely to date to the second half of the 19th century. The doorway has a narrow glazed frame which matches the style of the door. Either side of the doorway the two ranges have



ground floor windows facing each other to the north and the south. Only the northernmost east to west range has a window at first floor level facing out across the back door. All three windows have the same soldier-coursed arched heads and chamfered blue brick sills.

The east facing gable end of the northernmost east to west range has a plain gable end without any doors or windows. An internal chimney stack runs up the inside of this elevation which would not allow any space for such openings. The stack has the same corbelled brick decoration as elsewhere on the farmhouse.

### *The Farmhouse north facing elevation*

The north facing elevation looks out over the open foldyard which drops away to the north following a very slight slope in the land. The elevation consists of the original farmhouse gable end at the western side and the northernmost east to west rear extension on the eastern side (Figure 26). A low brick-built wall runs parallel to the house presumably to prevent livestock from getting too close to the house and windows (Figure 27).

The gable end wall of the original farmhouse, which does not have any windows, is brick-built with courses of 1 header to 2 stretchers as used on the south facing gable end. The projecting chimney stack has been rebuilt at the top to include the corbelled brick decoration as seen on the south side of the farmhouse and the rear ranges. The rear, east, side roofline has been truncated by the rear ranges leaving only a short length of roof on this side.

The rear east to west range has been built against the original farmhouse wall in a rather crude fashion which has left both a butt-joint and a significant gap in the brickwork (Figure 28). It is possible that the widest part of the gap may actually be the remnant of the side of a window which has been removed by the addition of the rear range. On this side of the house the rear range projects further to the south than the farmhouse creating a step in the building footprint. The rear range has a graded Swithland slate roof with two chimney stacks breaking the ridgeline. One of the stacks is located at the eastern end of the range, as already seen on the east facing gable end, the second is set midway along the length of the range. Both have corbelled decoration around their tops and show no indication of being rebuilt which again indicates that they are built at the same time as the rear ranges. The decoration suggests that they were built at the same time as the rebuilding of the main farmhouse stacks.

The rear range appears to have been built on two phases as there is a slight step in the wall line (see Figure 27). At the step, which projects out by approximately 70mm, the brick courses between the eastern and western halves of the range do not align with each other (Figure 29). Despite this misalignment in the wall line the bricks and bonding courses (1 header to 2 stretchers) of each half appear to match. The Swithland slate roof is also continuous which gives the impression that part way through construction it was decided that the rear range should be much longer and that an additional room would be built at the western end. The arched windows with chamfered sills match each other and also match the window on the south facing elevation of the rear range.

### *The Privy*

Close to the north-west corner of the farmhouse is a small detached privy (Figure 26 and Figure 30). This brick-built structure has corbelled brick decoration at each corner which suggests that it was built, or rebuilt, at the same time as the construction of the rear ranges. The roof is covered with Swithland slates with ceramic ridge tiles of the same pattern as used on the roofs of the rear ranges. Inside is a single open room with a modern toilet replacing the original fittings (Figure 31).

Although the privy is located quite handily next to the foldyard it is sited at the point farthest away from both farmhouse doors. This would be quite inconvenient for the household and may suggest that, when first built, there was a doorway closer to the privy. This might have been located on the north side of the farmhouse and has since been obscured by the rear range. Alternatively the narrow window on the west facing elevation might originally have been a front door before the rear ranges were added.

Traces of white paint or whitewash can be seen on the north facing side of the privy and on the foldyard wall close to the privy. This may be a remnant of the short-lived building located in this corner of the yard and seen on the 1967 OS map. There is no evidence above ground of the former building.

The internal description of the farmhouse will be discussed after the outside illustrations.



Figure 10 Farmhouse west facing elevation  
Looking east. 1m scale



Figure 11 Farmhouse west facing elevation ground floor window detail  
Looking east





*Boyd and his childhood toys on the front lawn at Old Warren Farm 1926.*

Figure 12 Farmhouse west facing elevation in 1926  
Looking north-east. Note casement windows.  
Photo courtesy of Carole Frost



Figure 13 Farmhouse west facing elevation eaves detail



Figure 14 Farmhouse south facing elevation  
Looking north-east. 1m scale. Note single storey part of range on far right of photo



Figure 15 Close-up of south facing gable end  
Looking north





Figure 16 The porch in 1926  
Looking north. Note lack of windows on left side of porch, compare with Figure 15  
above. Photo courtesy of Carole Frost



Figure 17 South facing elevation, porch detail  
Looking north-west. 1m scale





Figure 18 South facing elevation, rear range  
Looking north. Yellow line indicates rebuilding line

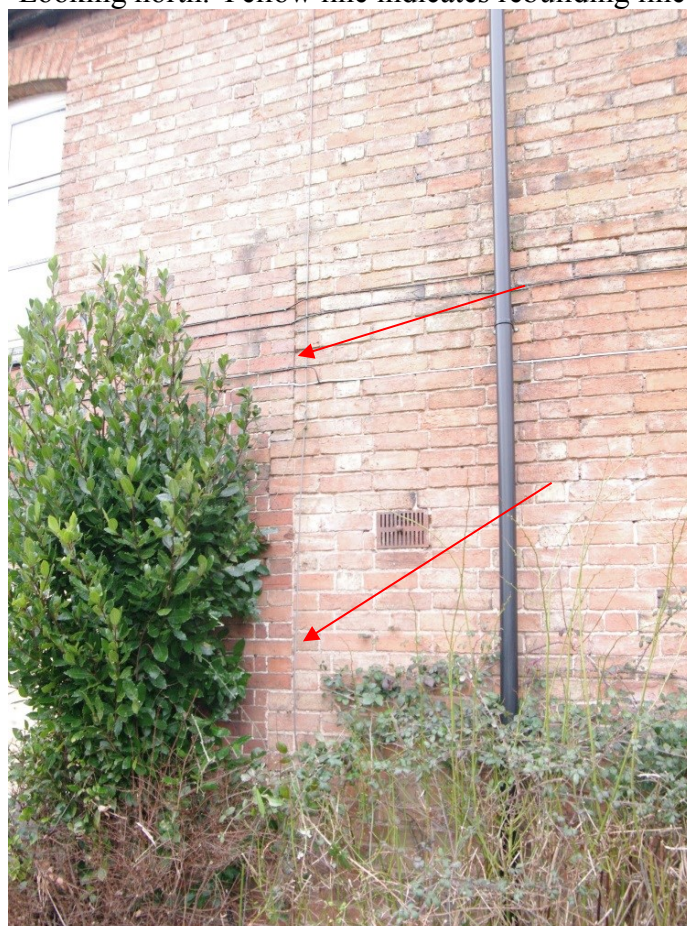


Figure 19 South facing elevation butt-joint between farmhouse and rear range  
Looking north-west. Joint arrowed





Figure 20 South facing elevation  
Rear east to west range ground floor window detail. Looking north. 1m scale



Figure 21 Farmhouse east facing elevation  
Looking west. 1m scale





Figure 22 East facing elevation detail of brickwork decoration  
Looking west at gable of single storey rear range. Note the same decoration on the  
two storey range and chimney stacks

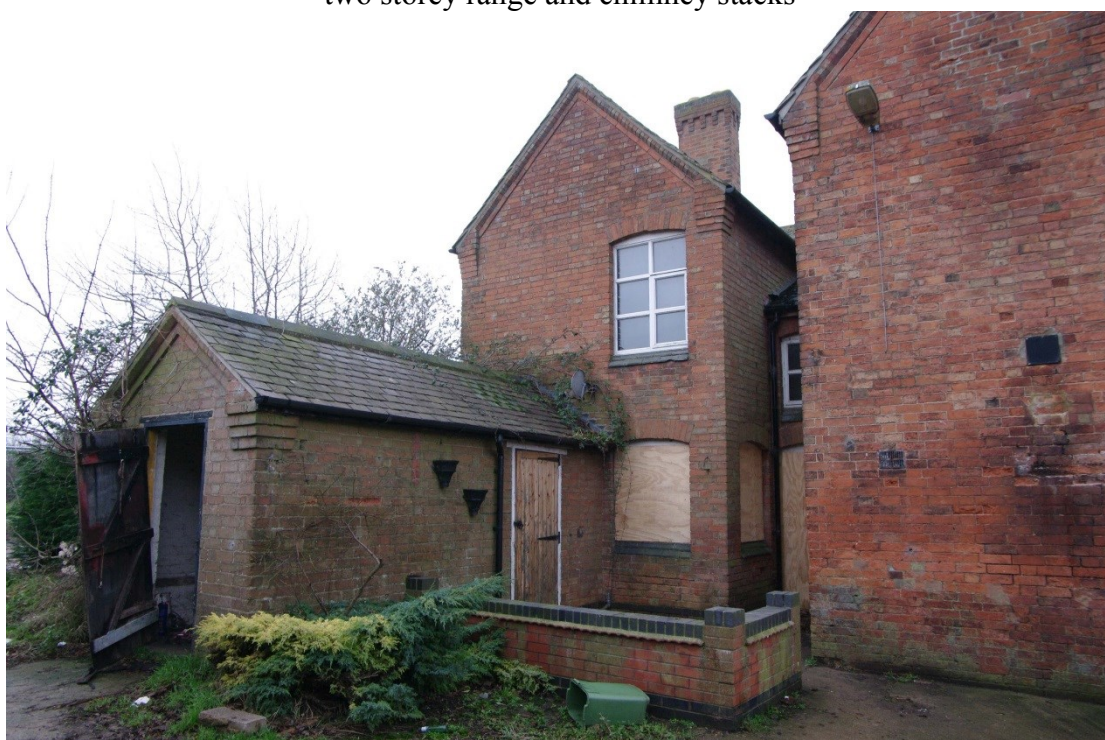


Figure 23 East and north facing elevation of rear single storey range  
Looking south-west





Figure 24 East facing elevation between the two rear wings  
Looking west. 1m scale



Figure 25 Rear door on east facing elevation from inside  
Looking east. 1m scale



Figure 26 Farmhouse north facing elevation  
Looking south over foldyard wall. Privy on right of picture



Figure 27 North facing elevation and foldyard wall  
Looking south-west. 1m scale. Note step in wall just beyond the scale





Figure 28 North facing gable of main farmhouse  
Looking south. Foldyard wall in foreground. Privy on right. Arrow points to butt joint  
of farmhouse and rear range

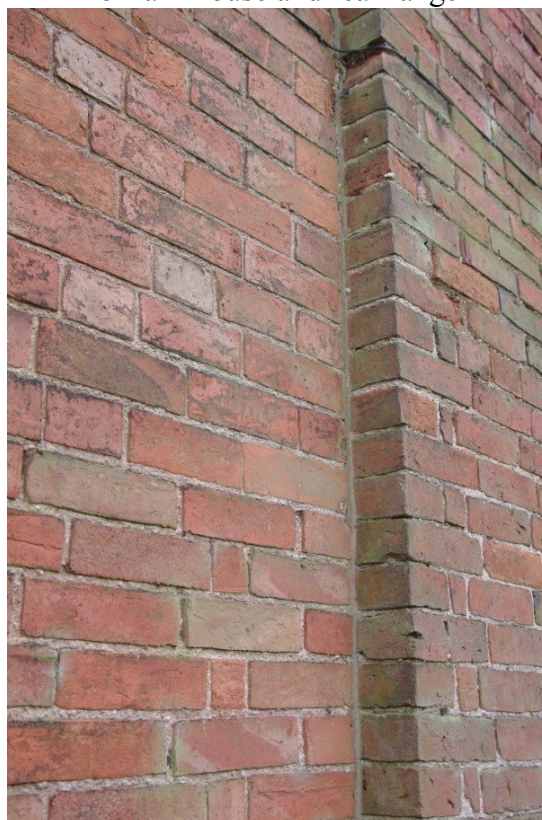


Figure 29 Close-up of step in north wall of rear range  
Looking south-west





Figure 30 Privy at north-west corner of the house  
Looking north-east. 1m scale



Figure 31 Inside the privy  
Looking north. 1m scale

## *Inside the Farmhouse*

### *The Farmhouse Ground Floor*

For ease of identification during this survey each room in the farmhouse was given a reference number (from 1 to 7 on the ground floor, 8 to 15 on the first floor). These numbers do not relate to any earlier uses or identification numbers (Figure 32). The cellar, which was not given a number, is described at the end of the ground floor description.

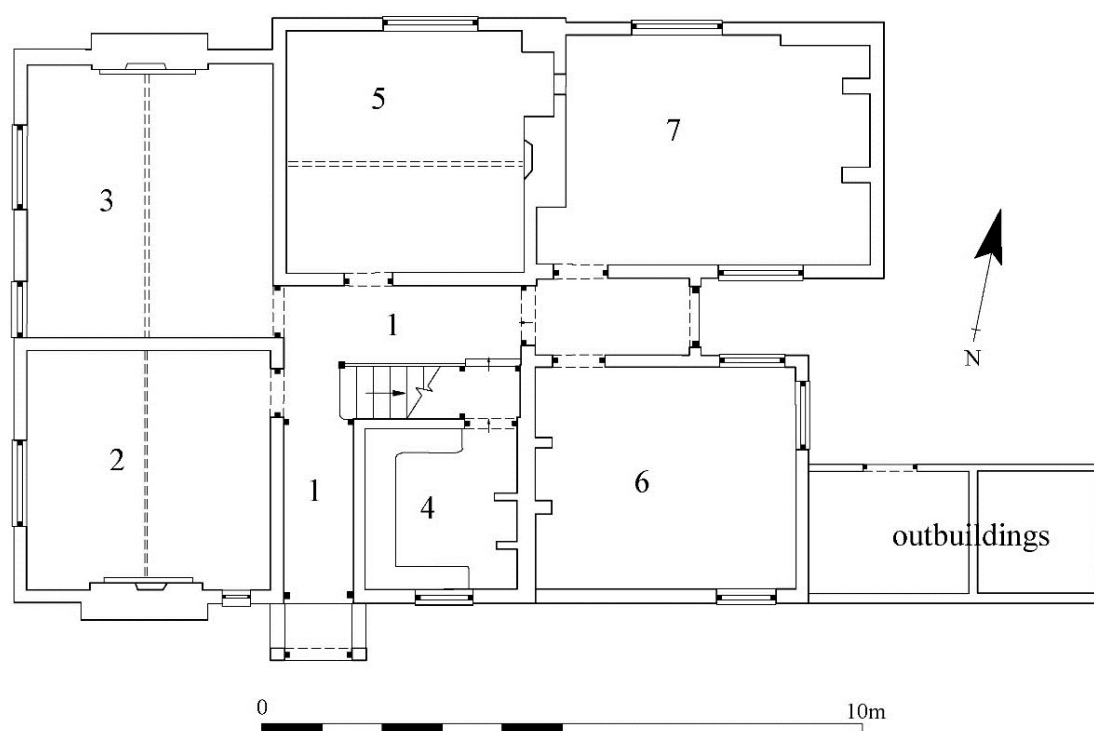


Figure 32 Farmhouse ground floor plan

### *Room 1*

Room 1 forms an L-shaped hallway running from the porch and main door on the south side of the farmhouse round to the back door located between the two rear east to west ranges (Figure 33 and Figure 34). The main doorway, on the south elevation, is reached by passing through the modified porch. The door is a wide six-panelled door which matches the door discussed in the east facing elevation section above. The fittings and lock plate support the suggestion that both doors date to the second half of the 19th century (Figure 35). As with most of the internal doors in the farmhouse all of the original paint has been stripped away leaving the bare wood exposed. The doors appear to be made of pine. This gives the impression that the farm was beginning to be refurbished shortly before it was vacated. The door can be seen in the 1920s photograph shown in Figure 16 above.



The hallway leading from the door has 150mm (6 inch) square red quarry tiles with a blue tile border. The skirting board is quite low and has a small moulded profile along the top. The hall continues almost to the foot of the staircase where it passes through another doorway. The door appears to have been removed quite recently but the moulded frame remains in place. Beyond the door frame the size of the floor tiles changes to 130mm x 250mm (5 x 10 inch) which seem to be significantly more worn than near the front door. There is also no blue border in this part of the hall floor. The skirting board in this area is slightly higher and has a deeper moulding. Each doorway into Rooms 2, 3 and 5 has a moulded frame all of which all have the same design (Figure 36). At the eastern end of this part of the hallway is another moulded doorframe with a four-panelled door beyond which the floor steps down and leads to the rear (west) door (see Figure 34). This doorway and step may mark the original limit of the original farmhouse.

The staircase in the hall has also had its paint stripped off leaving bare woodwork which appears to be pine (Figure 37). The staircase has a dog-leg turn two thirds of its way up to the first floor. The handrail is quite plain and conventional with a profile commonly seen from the 19th century up to the present day. The rail is supported on slender square-section balusters which are attached to the string which has a small beaded decoration along its top. The turned newel post is of a 19th century design and retains some traces of its original paint. Although it is hard to say exactly which part of the 19th century the post dates to the heaviness of the turning suggests a mid to late date. Wide sawn boards laid horizontally fill in the space beneath the stairs.

### *Room 2*

Room 2 forms the south-western ground floor room of the original farmhouse building. It has a four-panelled door (stripped) with beaded decoration around each panel indicating a mid-19th century style (Figure 38). The brass lock case, door knob and key plate are probably part of the original door furniture and are of a similar date. The room is quite plain with a low skirting board and a picture rail (Figure 39 and Figure 40). Both windows have new uPVC frames set into the original openings. The large window on the west wall has a uPVC sill but the small window by the fireplace on the south wall has a tiled sill. The tiles suggest a 1930s or later date which may be supported by the fact that it was not present in the late 1920s photograph. A fireplace is located on the south wall which has a late 1920s or 1930s tiled surround. An axial beam runs from north to south across the middle of the room. This has been papered over which masks any possible decoration in the form of chamfers or beading. Both Room 2 and Room 3 have higher ceilings than the hallway and the other rooms on this floor. This room sits above the cellar and so has a solid masonry floor.

### *Room 3*

Room 3 is slightly larger than Room 2 as it has both a wide window and the centre small window (Figure 41 and Figure 42). The door into the room matches that in Room 2 but in this case has a painted steel lock case rather than brass. The smaller window on the west wall is located directly against the south wall of the room. This rather unbalances the aspect of the room but helps maintain the balance of the west facing elevation. It was discussed earlier that the narrow window might have been the original front door of the unmodified farmhouse before the rear ranges were added.

Unfortunately the walls and ceiling have been papered so any possible scars that may have been left have been obscured. Both windows are modern uPVC with uPVC sills. The room does not have a picture rail but does have a moulded skirting board similar in style to the one in Room 2. The fireplace on the north wall has a marble surround with a cast iron fireplace with tile decoration. The style suggests a later 19th century design. A north to south axial beam runs across the room. It is not clear if the beam has any decoration as it has been papered over. Room 3 does not lie over the cellar and has a wooden floor.

#### *Room 4*

Room 4 is reached from the hall by passing beneath the stairs and past the top of the cellar steps. The door into the room is a four-panelled door and has a latch and no lock. It appears to have been used as the pantry for the house as it has a brick and quarry tile thrall running around the north, west and south sides of the room (Figure 44). Two rows of wooden shelves run around the walls above the thrall. The shelves are supported by substantial wooden pegs some of which still have facets on them made by a spoke shave, or similar tool, during their manufacture. The floor has a quarry tile covering and there are a number of metal hooks inserted into the ceiling.

#### *Room 5*

Room 5, on the north side of the hallway, has the same four-panelled door and steel lock case as used in Room 3. The room has a moulded skirting board but no picture rail (Figure 46 and Figure 47). The fireplace has a cast-iron and tile centre in a similar style as the fireplace in Room 2 but in this case the surround is wooden which has recently been stripped. Once again the style suggests that it is from the second half of the 19th century. The floor is covered with red quarry tiles with no decorative border. Running from east to west across the centre of the room is a large timber beam with a small beaded decoration on its underside. The room has two fitted cupboards which still retain their latches, hinges and locks (Figure 48). One cupboard is located in the recess on the northern side of the chimney breast and has a moulded surround. A serving hatch has been knocked through the wall inside this cupboard to serve Room 7. This seems likely to be a later modification. The second cupboard lies across the south-western corner of the room and, like the other cupboard appears to be of mid to late 19th century origin and is part of the original fabric of the building.

#### *Room 6*

Rooms 6 and 7 are located at the eastern end of the hallway after passing through the four-panelled door to the south of Room 4 entrance. Room 6 appears to have served a relatively utilitarian function and has painted brick walls and no skirting boards (Figure 49 and Figure 50). Three brick pillars at the west end of the room support the fireplace and chimney stack on the floor above. A number of large wooden brackets are located on the north wall which match the shelf supports in Room 4. The door into the room is a substantial six-panelled door which is very similar to the front and back doors but without the glass panels (Figure 51). The door is secured by a metal latch but a keyhole shows that there was once a fitted lock plate.

### *Room 7*

Room 7 also has an unglazed six-panelled door which matches the door to Room 6. The room has painted brick walls although there are patches of modern plaster covering parts of the north wall. Remnants of a plain skirting board coincide with modern kitchen fittings which suggests that the skirting board is modern. Three unequally sized arches at the eastern end of the room contain two fitted cupboards and a central range which has been removed. The floor is covered with rectangular quarry tiles.

### *The Cellar*

As noted, the cellar is reached via a set of brick steps beneath the main staircase (Figure 54). The door at the top of the steps is a three-plank and batten door with a hand-made latch, strap hinges and a wooden lock case (Figure 55). The door and fittings are probably of early 19th century date, if not earlier, and may have been re-used from another location. The brick steps are quite worn and pass beneath the main staircase which is constructed using parallel strings with the treads being supported on short wooden brackets (Figure 56). The cellar has stone walls with a vaulted brick ceiling and a brick floor (Figure 57 and Figure 58). A low brick thrall runs around the edges of the room. An opening with a uPVC window is located on the west wall. The choice of stone walls for the cellar is perhaps unusual considering the rest of the farm buildings are all built with brick. It may be possible that the cellar belonged to an earlier and smaller building, although map evidence suggests that this may not be the case.

The first floor description follows the ground floor and cellar illustrations.



Figure 33 Ground floor hallway from front door  
Looking north towards foot of stairs. 1m scale



Figure 34 Ground floor hallway  
Looking east towards back door. 1m scale





Figure 35 Main doorway on south facing elevation  
Looking south. 1m scale. Note quarry tiles



Figure 36 Hallway door frames into Rooms 2, 3 and 5  
Looking west. 1m scale. Door to cellar on left, Room 5 on right



Figure 37 Staircase in hall  
Looking east. 1m scale



Figure 38 Room 2 door details  
Left: hall side. Right: inside room. 1m scale





Figure 39 Room 2 general view  
Looking south-west. 1m scale



Figure 40 Room 2 general view  
Looking south-east. 1m scale



Figure 41 Room 3  
Looking north-west. 1m scale



Figure 42 Room 3  
Looking south-east. 1m scale. Note narrow window on right which butts against the south wall





Figure 43 Doorway to Room 3  
Looking south from hall. 1m scale. Door down to cellar on right



Figure 44 Room 4  
Looking south-west. 1m scale. Note shelves and wooden supports



Figure 45 Room 4 hooks in ceiling  
Looking south-west



Figure 46 Room 5 and fireplace  
Looking north-east. 1m scale





Figure 47 Room 5  
Looking south-west. 1m scale



Figure 48 Room 5 fitted cupboards  
Left: north-east corner of room, Right: south-west corner of room.



Figure 49 Room 6  
Looking north-west. 1m scale



Figure 50 Room 6  
Looking north-east. 1m scale





Figure 51 Room 6 door detail  
Left: outside, right: inside. 1m scale



Figure 52 Room 7  
Looking north-east. 1m scale



Figure 53 Room 7  
Looking south-west. 1m scale. Note hatch through to Room 5 on right of picture

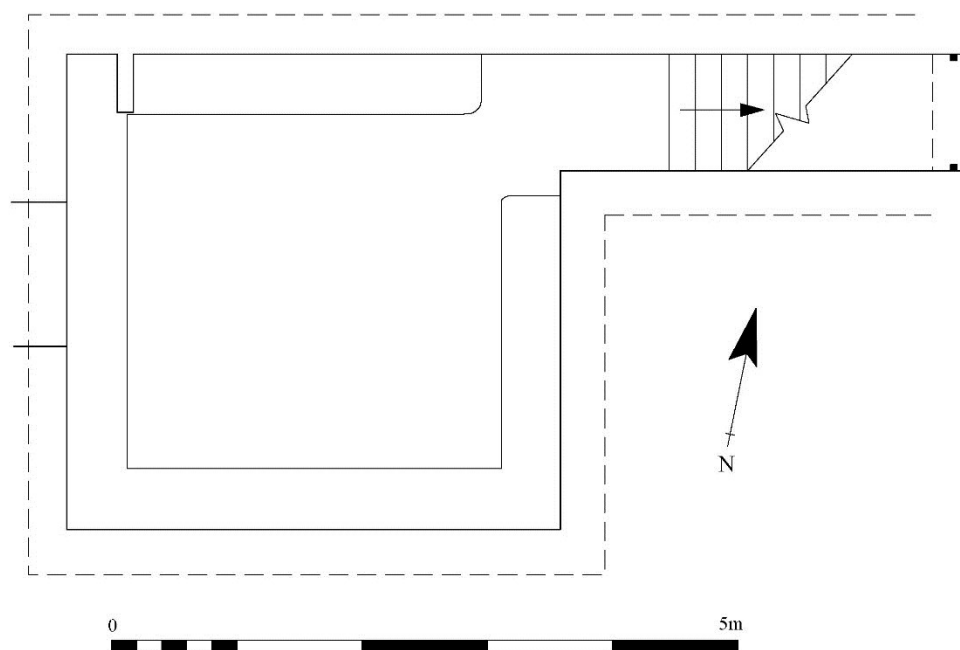


Figure 54 Cellar plan  
Steps up to hallway at top right of plan





Figure 55 Cellar door detail  
Left: outside, right: inside. 1m scale



Figure 56 Cellar steps  
Looking west. Note staircase construction at top of picture



Figure 57 Cellar  
Looking south-west. 1m scale



Figure 58 Cellar  
Looking north-east towards steps. 1m scale



### *The Farmhouse First Floor*

As with the ground floor rooms the rooms on the first floor were numbered for this survey (Rooms 8 to 15). The numbers do not relate to any earlier uses or identifications (Figure 59).

At the time of the survey all moveable fittings had been taken away although modern carpets still covered most of the floors. All of the windows were modern uPVC replacements. Also the first floor windows were not boarded over.

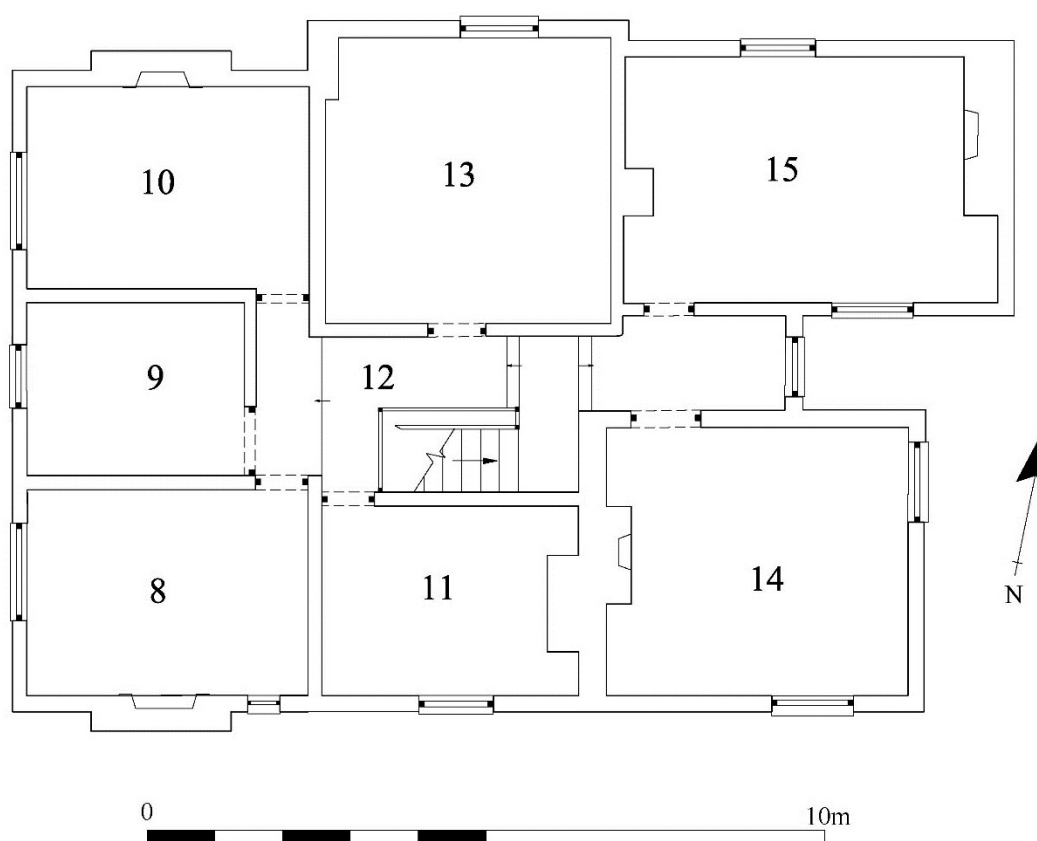


Figure 59 Farmhouse first floor plan

### *Room 8*

Room 8 is located in the south-west corner of the original farmhouse building. It has a four-panelled door with a brass door knob and a steel lock plate all of which are of mid to late 19th century style as are the four-panelled doors on the ground floor (Figure 60). The doorframe has a small moulding around it. The room is quite plain and has a low skirting board with a small moulding which may be a modern replacement (Figure 61). The window on the south wall has a tiled sill which matches the window in Room 2 below. This window may be a 1930s insertion. The fireplace has a simple wooden surround with shallow carved floral decorations on it (Figure 62). The actual fireplace is boarded over and may or may not contain any fittings.

### *Room 9*

Room 9 is a very small room with no skirting board or picture rail. The four-panelled door and frame is the same as in Room 8. This room, unlike the ground floor rooms, has the small middle window centrally located rather than against the south wall (Figure 63). The floor drops down to the north in the same way as the west facing elevation brickwork drops due to the settlement of the north side of the house.

### *Room 10*

This room has a low plain skirting board and the standard four-panelled door used elsewhere on this floor (Figure 64). The fire surround has a reeded or fluted decoration on it and is likely to be later 19th century in date.

### *Room 11*

Room 11 has a four-panelled door but the frame has a thicker and deeper moulding than in Rooms 8, 9 and 10 (Figure 65). The room has a low skirting board with a narrow moulded top. At the eastern end of Room 11 the chimney breast projects out into the room but the fireplace has been blocked with masonry and plaster. Either side of the chimney breast fitted cupboards have been inserted to fill the gap (Figure 66). The cupboards have mouldings around them and are likely to be part of the original room design.

### *Room/landing 12*

The landing area roughly corresponds to the area over the hallway on the ground floor. The floor level steps up to reach Rooms 8, 9 and 10 in order to accommodate the slightly higher ceilings of the two ground floor rooms (Figure 67 and Figure 68). The dog-leg stair case continues northwards from a half-landing before rising up two steps both to the east and to the west (Figure 69 and Figure 70). The rather awkward arrangement at the top of the stairs may be due to the added rear east to west ranges. The skirting board is quite low in the western part of the landing but is higher to the east. There is a picture rail around the walls although it is not clear if this is part of the original design. The doorframes around the eastern doorways (Rooms 11, 13, 14 and 15) have deeper mouldings and match those in the ground floor hallway.

Running from north to south above the stairs is an exposed purlin which may be a remnant of the original roofline of the farmhouse before the rear ranges were added (Figure 71). A small hatch above the stairs allows a limited view of the farmhouse roof structure (Figure 72). It can be seen that the front (west) half of the roof has two cleated purlins supported on the backs of the principal rafters. The rear (east) half of the roof structure has been modified by the addition of the two rear ranges which has left the original purlins truncated and supported by the landing walls. The lower of the two purlins is the one on the landing seen in the ceiling above the stairs. The modified roof structure appears to have caused an imbalance in weight distribution. To remedy this the west side of the farmhouse roof has had to be supported by two additional props running from the top of the east wall of Rooms 8 and 10 up to the top purlin. The props have been pegged to the principal rafters. The added rear ranges appear to be of mid-19th century date so the use of wooden pegs in the modified roof is perhaps unusual. It

may be that the props were a quick solution to an unexpected problem and the repair was made by a local builder who was still using traditional techniques.

### *Room 13*

Room 13 at the time of the survey was in use as a large bathroom but was clearly intended to be a bedroom when first built (Figure 73). The room has a four-panelled door but the lock case has been removed and replaced by a latch. There is a fairly low moulded skirting board but no picture rail. In the south-east corner of the room the ceiling has a small sloping step in it. It is not entirely clear what function this serves but appears to be associated with the end of the exposed purlin seen on the landing above the stairs.

### *Room 14*

Room 14 has a low moulded skirting board and a picture rail which may both be replacements as they have been stripped of paint but appear to be quite crisp and fresh (Figure 75 and Figure 76). The chimney breast on the west wall has a small cast-iron fireplace which is likely to be of later 19th century style. There are a number of hand-forged nails stuck into the chimney breast above the fireplace. It is not clear what these are for but, despite the age of the nails, they appear to be modern additions.

A small hatch in the ceiling gives access to the roof space above the southernmost east to west range (Figure 77). Although the view is limited it can be seen that the structure is quite simple and consists of a pair of purlins supported at each end bay a brick gable. The common rafters all sit on the backs of the purlins. Roofing felt has been laid beneath the slates which suggests that the roof has been repaired recently.

### *Room 15*

Room 15 is a large which still retains fitted cupboards at both ends of the room (Figure 78 and Figure 79). The room has a reasonably high moulded skirting board but has no picture rail. The later 19th century cast-iron fireplace on the east end wall has a shallow wooden surround and mantelpiece.

The two barns are discussed after the first floor illustrations.





Figure 60 Room 8  
Looking north-east. 1m scale



Figure 61 Room 8  
Looking south-west. 1m scale



Figure 62 Room 8 detail of fireplace decoration  
Looking south-west



Figure 63 Room 9  
Looking north-west. 1m scale





Figure 64 Room 10  
Looking north-west. 1m scale



Figure 65 Room 11 doorway  
Looking north-west. 1m scale





Figure 66 Room 11  
Looking east. 1m scale



Figure 67 Room 12/landing  
Looking north-west. 1m scale. Note step in floor level, also note difference in door frame moulding detail



Figure 68 Room 12/landing  
Looking north-east. 1m scale. Doorway to Room 13 on left



Figure 69 Room 12/landing  
Looking south-east. 1m scale. Doorway to Room 11 on right. Note purlin (arrowed)





Figure 70 Room 12/landing  
Looking west. 1m scale



Figure 71 Room 12/landing  
Purlin detail above staircase





Figure 72 Roof structure of main farmhouse  
Looking west from hatch over staircase. Pegged supports arrowed



Figure 73 Room 13  
Looking north-west. 1m scale



Figure 74 Room 13  
Looking south-east. 1m scale. Note step in ceiling, top left



Figure 75 Room 14  
Looking north-west. 1m scale





Figure 76 Room 14  
Looking south-east. 1m scale



Figure 77 Roof structure above Room 14  
Looking south-west





Figure 78 Room 15  
Looking north-east. 1m scale



Figure 79 Room 15  
Looking west. 1m scale. Door to landing on left

### *The Barns*

As noted earlier the Old Warren farm site consisted up to the 1960s of the farmhouse a north to south range of barns and an east to west range of barns all grouped around a central foldyard (Figure 80). Although the barns do not follow due north or south alignments for the sake of simplicity in this report they will be treated as doing so.

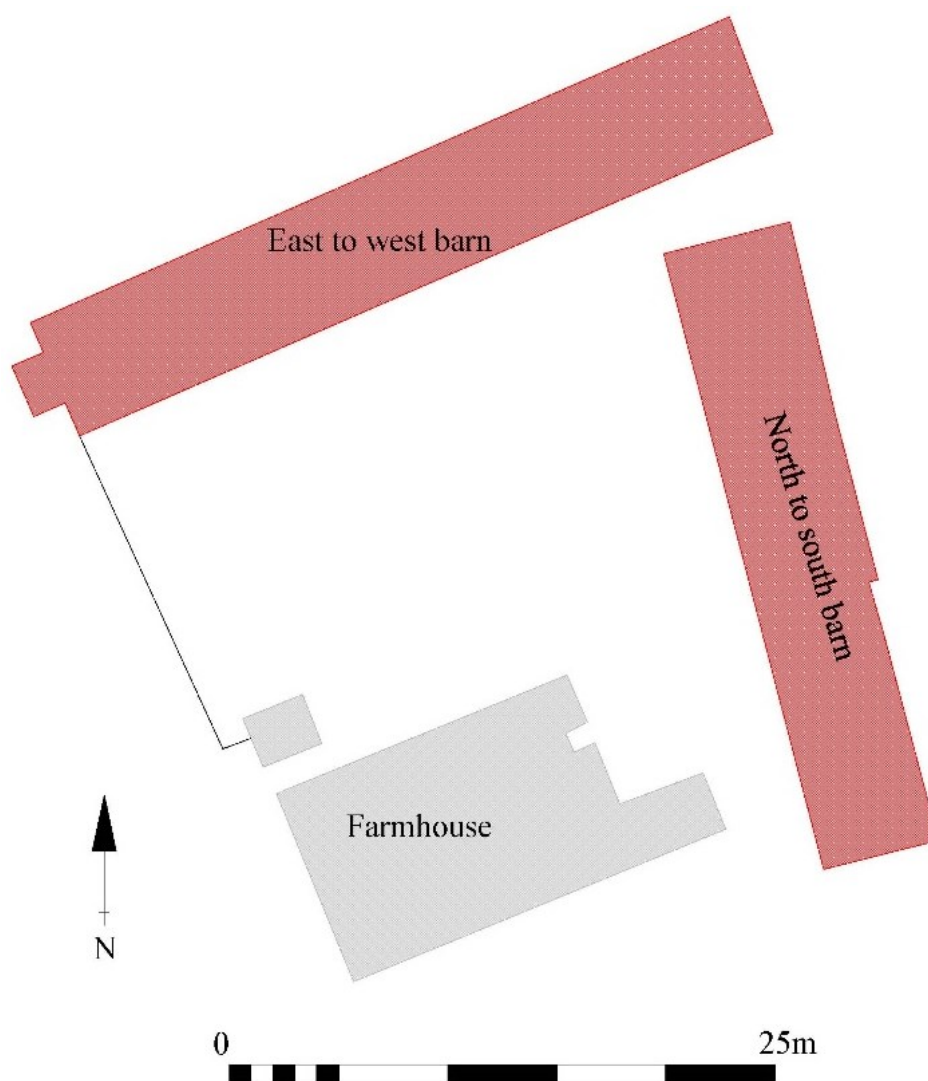


Figure 80 Close-up plan of Old Warren Farm brick buildings

### *North to South Barn*

The north to south barn consists of two main elements (Figure 81). At the northern end is a tall threshing barn type structure. At the southern end is a lower structure with loose boxes with a narrower footprint. Both are single storey structures although the northern end has a low-roofed hayloft area. This building does not have the corbelled brick decoration at each corner as seen on the farmhouse and east to west barn. It is also on a slightly different alignment to the farmhouse and east to west barn. As with the

farmhouse each individual room or area has been given an identification number which relates only to this survey and not to any earlier uses.

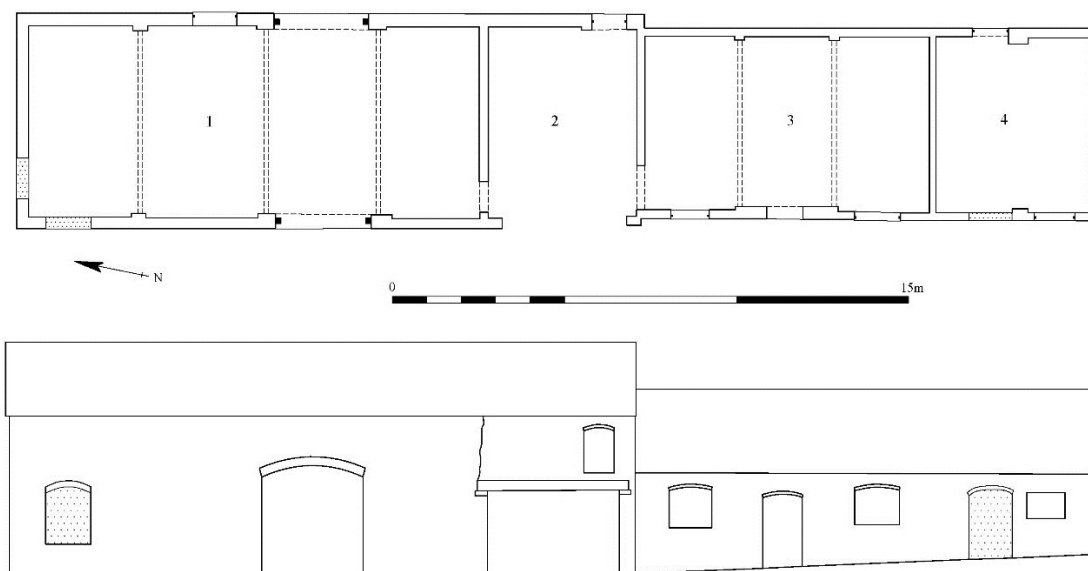


Figure 81 Plan and west facing elevation of north to south barn

*North to South Barn: West facing elevation*

The west facing elevation of this range is the principal elevation and faces across the foldyard from where the difference in roof height can clearly be seen (Figure 82). Both components of the range are built using red bricks with both having courses which generally follow bonds of three stretchers to one header. The corbelled decorative brickwork seen on the farmhouse is not present on this building suggesting that it was built during a different phase of development. The northern half of the range has a Welsh slate roof whilst the lower, southern, half has a cement tile covered roof. The cement tiles probably date to the 1950s or 1960s.

The northern half of the range resembles a threshing barn with a tall, centrally located, brick-arched double-width doorway forming the main entrance into the barn (Figure 83). This part of the range has carefully selected headers which are lighter in colour than the stretchers which creates a chequerboard pattern in the brickwork. Close to the northern end of the building is a blocked former window which had a double course of brick headers forming the arch above it. The blocking brickwork appears to be quite weathered and old. The central double-width doorway has a plank-built door which has modern galvanised strap hinges indicating that the doors are probably modern. They are however hung on the original pintles which are set into stone blocks built into the door jambs. To the south of the double doors is a rebuilt area of wall which goes around and above a wide opening supported by a modern steel lintel. The rebuilt brickwork appears to have re-used the original bricks and has a small hayloft doorway set into it. This doorway may be an original feature or may be a new feature created during the rebuilding work for the steel lintel.



To the south of the modern opening the roofline drops down and the wall-line steps in slightly to form the southern half of the range (Figure 84). Although the wall steps inwards the brickwork appears to be the same and the courses align with each other from the north side to the south side. This suggests that the two sides were probably built at the same time. As noted, the roof covering is of modern cement tiles.

This part of the range appears to have been built as a set of loose boxes with two sets of wide doors and three matching windows with chamfered blue brick sills. The southernmost doorway has been blocked with bricks and the southernmost window next to the door has been rebuilt to house a modern rectangular glazed window with a horizontal lintel with a wooden sill. The remaining two windows have hit and miss wooden shutters and brick-arched heads. The remaining single doorway has a recessed jamb housing a stable door with stone blocks housing the pintles. Only a modern plywood door is present. The blocked door and modified window appears to have taken place when the southern end room was modified to form a milk processing room. This will be discussed later as part of the internal discussion. Most of the southern end of the barns has a brick bonding pattern of three headers to one stretcher although where the doorway has been blocked and around the southernmost window the bonding pattern becomes rather random which suggests that this part of the wall has been rebuilt.

#### *North to South Barn: South facing elevation*

The top of the gable end of the taller (northernmost) part of the range has a raised brick detail following the line of the slates which is similar in style but not the same as the raised brickwork on the gable ends of the rear ranges on the farmhouse (Figure 85). The southern, lower, gable end of the barn does not have any decoration and is very plain (Figure 86). The lower gable end appears to have been modified and, possibly, rebuilt to house a flat-headed double doorway and a rectangular window. The rebuilt area appears to wrap around the building to the west facing elevation and does not have any clear bonding pattern in the brickwork. There is also a straight line joint in the brickwork beneath the window. This rebuilding may explain the lack of decoration in the brickwork of the lower gable end.

#### *North to South Barn: East facing elevation*

When the north to south barn was built it appears to have backed onto open fields extending eastwards to the outskirts of Leicester. The past 50 or so years have seen a gradual growth of modern and larger agricultural structures built against and around the east facing side of the north to south barn (Figure 87). As with the west facing elevation the northern end of the range has a higher, Welsh slate, roof whilst the southern end has a lower roof covered with cement tiles. The southern end of the range also steps in slightly from the wider northern end. All of the elevation has courses of three stretchers to one header with no evidence of rebuilding at the southern end.

The southern end of the range has a single width doorway with an arched head built using a single course of brick headers (Figure 88). The plank doorway appears to be original and of probably mid to late 19th century date. To the south of the doorway the wall has traces of white paint or whitewash which are likely to be evidence of the small building attached to this side of the building shown on all of the Ordnance Survey maps

up to and including the 1967 edition. Three horizontal lines of broken bricks may possibly be remnants of three brick-built racks.

The junction between the south part of the range and the north part is marked by a small step in the wall line (Figure 89). As with the west facing elevation the brickwork appears to be continuous and probably of a single phase. The step in the elevation is partially obscured by a modern steel and timber lean-to structure which is built against the barn. The lean-to is built across two hayloft openings which have wooden plank-built doors (Figure 90). At ground floor level beneath the lean-to roof is a single-width doorway leading into the open-fronted space with the modern steel lintel seen on the west facing elevation (see Figure 89). This elevation has a large double-width opening matching that on the western side of the barn. The plank doors may be early 20th century replacements but the iron strap-hinges which support them appear to be original (Figure 91). To the north of the large doors at ground floor level is a window with a chamfered blue brick sill and arched brick head. The window has a wooden frame but has been boarded over. Above this window is a blocked window or hayloft door. A bearing box for belt-driven machinery is set into the wall close to the north-eastern corner and just over 2m from the ground.

#### *North to South Barn: North facing elevation*

The north facing gable end of this range has two blocked openings (Figure 92). At ground floor level is a single width doorway with an arched brick head which has been blocked with red bricks. The first floor window also has a brick arched head but the blocking brickwork appears to be quite recent. The gable-end brick courses and bonding of three stretchers to one header matches that seen on the other elevations of this building. At eaves level the brickwork has a low-relief decorative course which matches that on its south facing gable. The north-east corner of the elevation has been damaged, probably by modern equipment cutting the corner too closely.

The discussion of the internal rooms of the north to south barns follows the external illustrations.



Figure 82 North to south barn, west facing elevation across foldyard  
Looking east. East to west barn on left



Figure 83 North to south barn. West facing elevation of north end of range  
Looking east. 1m scale. Arrow points to blocked window. Note rebuilt brickwork  
above steel lintel on right





Figure 84 North to south barn. West facing elevation, south end of range  
Looking east. 1m scale

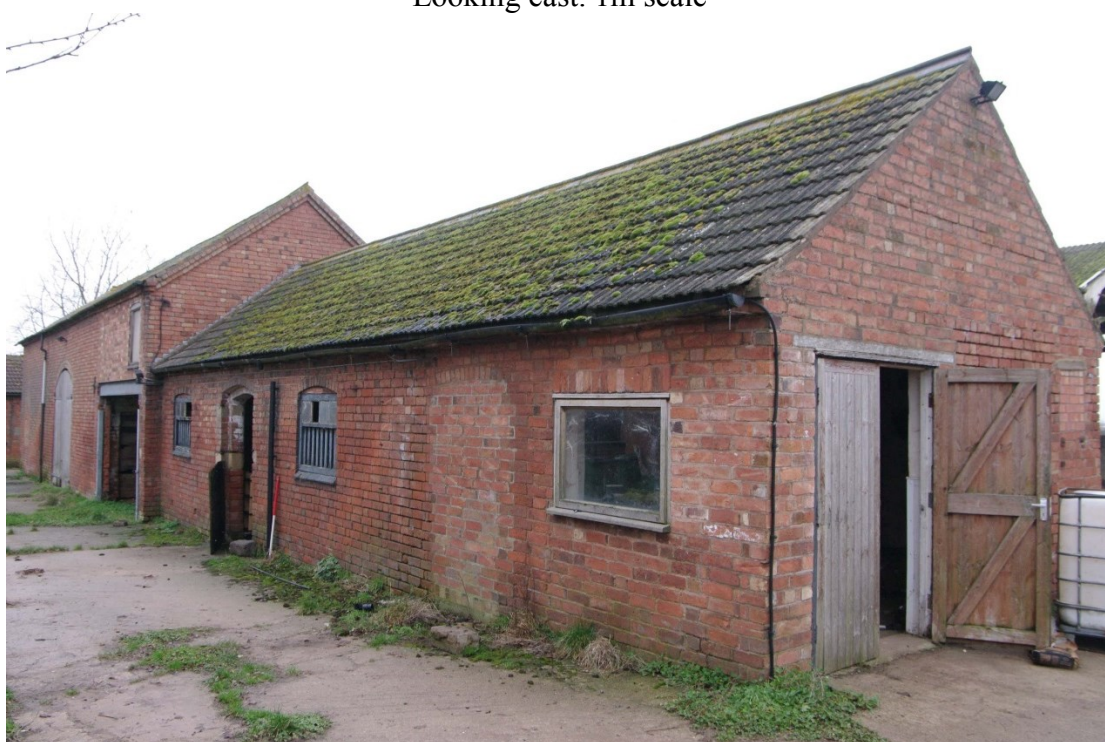


Figure 85 North to south barn. South-west corner  
Looking north-east. 1m scale. Note brick detailing on gable of the taller barn





Figure 86 North to south barn. South facing elevation  
Looking north. 1m scale



Figure 87 North to south barn. East facing elevation  
Looking north-west. 1m scale





Figure 88 North to south barn. East facing elevation, south end of range. Looking west. 1m scale. Arrows point to broken brickwork projections



Figure 89 North to south barn. East facing elevation. Step in wall Looking north-west. 1m scale





Figure 90 North to south barn. East facing elevation, middle of range.  
Looking south-west. 1m scale



Figure 91 North to south barn. East facing elevation, northern end  
Looking north-west. 1m scale. Bearing box arrowed





Figure 92 North to south barn. North facing gable end  
Looking south-west. 1m scale. Blocked doorway to right of scale. Compare brickwork  
decoration of both ranges

#### *The North to South Barn. Inside*

At the time of the survey the barn consisted of four main rooms which have been identified as Room 1 (at the north end) to Room 4 (at the south end).

#### *North to South Barn. Room 1*

This room is a large open space with opposing doors set on the east and west walls and is the main room of the threshing barn structure. It has a brick floor and is open to the underside of the slates (Figure 93 and Figure 94). The roof structure has three roof trusses each consisting of two bolted queen posts and cleated purlins which support the common rafters all of which suggest a mid to later 19th century construction date (Figure 95).

To the north of the double opposing doors is a large east to west timber beam approximately 2m above floor height. On the north side of the beam are a series of sockets for joists which are matched by sockets on the north wall. This would suggest that there was once a mezzanine or hayloft floor on this side of the room. The presence of the blocked hayloft window at the north end of the building supports this idea. It seems likely that there was also a mezzanine or hayloft at the south end of the room as there are hayloft doors or windows on the east wall and two doors at first floor level lead into the room above Room 2 (Figure 96). A ground floor doorway into Room 2 has been boarded over.

### *North to South Barn. Room 2*

Room 2 is located in the higher, northern, end of the range and has a large opening on its western side where a large steel joist has been inserted over the entrance (Figure 97). The space has a brick floor and unpainted brick walls. Two single-width doorways lead into this room. One enters from the east wall whilst the other leads from Room 3 to the south. A wooden saddle tree or hook is fixed into the southern wall and sockets are present for three more. This suggests that the room may have acted as a tack room before the west side entrance was modified and enlarged. The ceiling joists are supported by a large axial beam all of which appear to be original timberwork. The joists support a modern chipboard floor. The floor above Room 2 is only accessible from the first floor doors seen in Room 1 to the north and so could not be accessed during the survey.

### *North to South Barn. Room 3*

Room 3 is a long and low room which appears most recently to have been used as a cow shed and possible milking parlour (Figure 98 and Figure 99). A number of modern overhead pipes lead from this room into Room 4 to the south. These are probably the remnants of the milk processing equipment. The room was probably first built as a stable with loose boxes to accommodate the horses. This is supported by a 1926 photograph showing “Dobbin” in front of the stables (Figure 100). This photograph also shows that at this date the roof was covered in Welsh slates and that the yard outside has cobbles or setts. A modern concrete raised floor drains onto the original brick floor of the former stable. The roof structure has a bolted king post truss typical of mid to later 19th century agricultural roofs (Figure 101).

### *North to South Barn. Room 4*

Room 4 is the southernmost room of the north to south barn. Most recently it has been used as the milk processing and storage area and has had modern white panelling attached to the walls for cleanliness (Figure 102). The ceiling has modern plasterboard attached to the joists and the floor is modern concrete. A number of junction boxes and electrical equipment connected to milking are attached to the walls. The modern additions are likely to have been installed at the same time as the doorway on the west wall and the window was modified. The modifications may also have been carried out when the south end wall was rebuilt and the roof covering was changed to cement tiles.

The east to west barn on the north side of the foldyard is described after the illustrations for the north to south barn rooms.





Figure 93 North to south barn. Room 1  
Looking north. 1m scale



Figure 94 North to south barn. Room 1  
Looking south. 1m scale





Figure 95 North to south barn. Room 1 roof structure  
Looking north



Figure 96 North to south barn. Room 1 south end wall  
Looking south-east





Figure 97 North to south barn. Room 2  
Looking south-west. 1m scale. Doorway to Room 3 on left

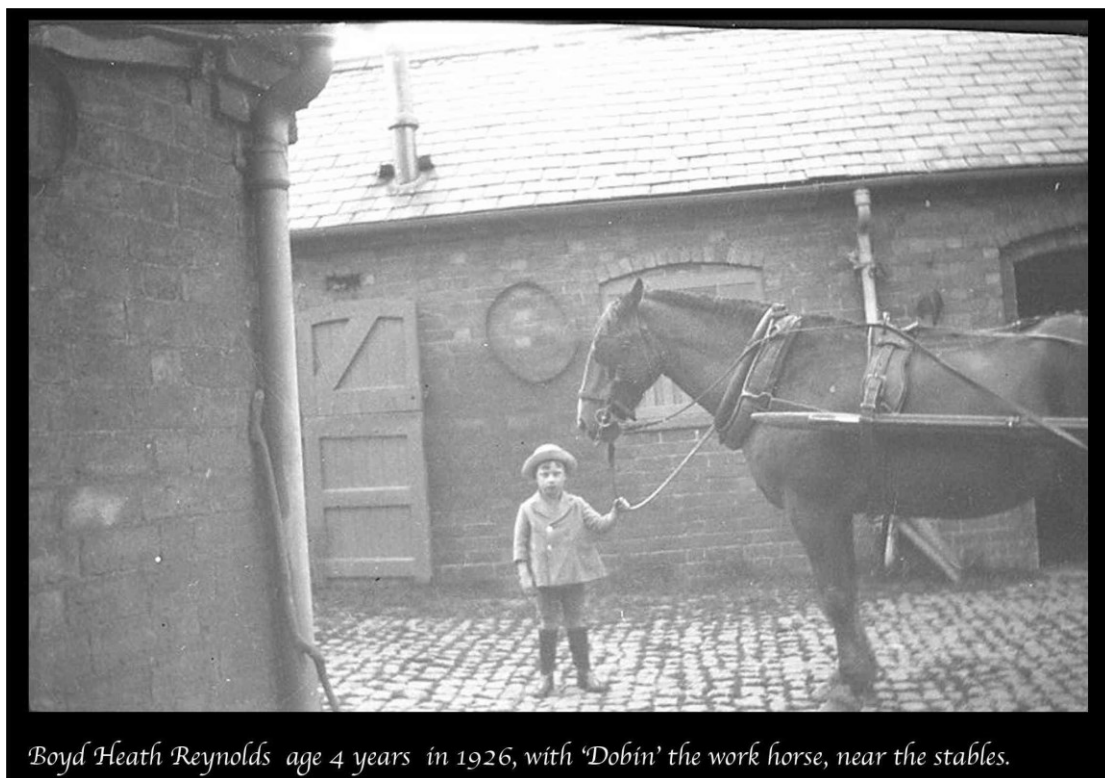


Figure 98 North to south barn. Room 3  
Looking north. 1m scale





Figure 99 North to south barn. Room 3  
Looking south. 1m scale



*Boyd Heath Reynolds age 4 years in 1926, with 'Dobin' the work horse, near the stables.*

Figure 100 Outside the stables (north to south barn) in 1926  
Looking east. Note Welsh slate roof and cobbled yard. End of farmhouse rear range  
(with drainpipe) on left  
Photo courtesy of Carole Frost





Figure 101 North to south barn. Room 3 roof detail  
Looking south



Figure 102 North to south barn. Room 4  
Looking north-east. 1m scale. Note glass milk receptacles on floor



### *East to West Barn*

The east to west barn forms the northern boundary to the foldyard. Most of the openings face southwards into the yard although there is limited access to the north (Figure 103). The building is a single storey structure with the same roof height along its entire length. The west wall of the foldyard butts against the north-west corner of the barn and runs southwards to butt against the north wall of the privy near the farmhouse. The foldyard wall is capped with blue coping stones and is built from red bricks laid in an English bond i.e. alternating courses of headers and stretchers. This coursing bond is not seen elsewhere on the farm site and may suggest a separate phase. The east to west barn bricks are laid in courses of three stretchers to one header although the pattern is regularly disturbed by the number of openings especially on the south facing elevation. The headers are slightly lighter in colour creating a chequered pattern in places. As with the farmhouse and privy the corners of this building have corbelled brick decoration and the gable ends have decoration which indicates that they were probably built during the same phase of rebuilding. The roof is covered with modern cement pan tiles with vented ridge tiles.

Access to the north end of the foldyard is via a gap between the north end of the north to south barn and the eastern end of the east to west barn.

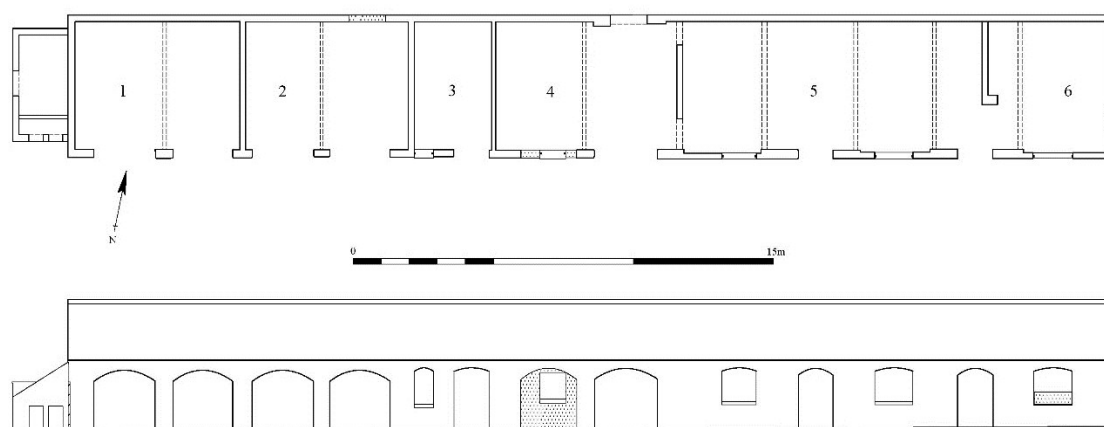


Figure 103 East to west barn  
Plan and south facing elevation



Figure 104 East to west barn and foldyard  
Looking north-west

*The East to West Barn: South facing elevation*

The south facing elevation is the principal elevation of the building and consists of a row of four wide arched openings at the western end which seem likely to have been used as cart sheds when first built (Figure 105 and Figure 106). The openings are supported on brick pillars with rounded bricks on their corners. To the east of the wide arches is a window with a chamfered blue brick sill similar in style to the blue brick sills of the farmhouse (Figure 107). A stable doorway is located to the east side of the window. Although most of the door is missing there are stone blocks set into the jambs showing that the doorway had a two-part stable door when first built.

The central section of the south facing elevation was built with two wide arched openings but one has since been bricked-up leaving a small rectangular window. The bricks appear to be early 20th century in date and an attempt has been made to continue the blue brick damp proof course on the blocked section. The inserted window has a chamfered blue brick sill but the bricks have a different profile to the sills seen elsewhere on the farm which suggests a later date for this modification.

To the east of the two central arched openings are a series of windows and stable doors which lead into what were probably a number of loose boxes when first built (Figure 108). Two of the three windows have chamfered blue brick sills matching the farmhouse sills. The easternmost window has been partially blocked with modern breeze-blocks and has had its sill removed. The two doorways have stone blocks and pintle indicating the former presence of stable doors.



*The East to West Barn: East facing elevation*

The east facing elevation is a flat gable end looking out towards the open fields to the east (Figure 109). It has the same corbelled brick decoration and eaves detail as seen on the eastern gable ends of the two rear ranges on the farmhouse. A single doorway is offset towards the southern side of the elevation. It is possible that this was once a window as the jambs are very crudely built or repaired. On the northern side of this elevation is a scar in the brickwork and traces of white paint which may relate to the structure shown on the Ordnance Survey maps. This appears to have been a small low-roofed store added to the barn after it had been built. Set into the apex of the gable is a former circular vent which has been bricked in.

*The East to West Barn: North facing elevation*

The north facing elevation is a long brick-built façade broken only by a regular series of vents below the eaves and by two single-width doorways (Figure 110 and Figure 111). The vents have chamfered blue brick sills and wooden frames. One of the doors has been blocked with red bricks laid in courses of three stretchers to one header which matches the rest of the wall. The other doorway has a wooden door but, at the time of the survey, was heavily overgrown and obscured with brambles and shrubs.

*The East to West Barn: West facing elevation*

The west facing gable end is partially obscured by a large brick-built chicken shed built as an integral part of the east to west barn (Figure 113). The apex of the gable has a corbelled brick decoration and a blocked circular vent as on the east facing gable end. The walls of the chicken shed are laid in courses of three stretchers to one header and are bonded into the main barn walls showing it to be part of the original design. The roof, which has a small gable on the west side, has a Welsh slate covering which perhaps indicates what the rest of the east to west barn was covered with. Two small doorways, possibly for a store, are located on the south facing elevation of the shed (Figure 114).

The internal description of the east to west barn follows the outside illustrations.



Figure 105 East to west barn. South facing elevation  
Looking north-east



Figure 106 East to west barn. South facing elevation, western end  
Looking north. 1m scale





Figure 107 East to west barn. South facing elevation, centre section  
Looking north. 1m scale. Note blocked arch to left of scale



Figure 108 East to west barn. South facing elevation, eastern end  
Looking north-east. 1m scale





Figure 109 East to west barn, east facing elevation  
Looking west. 1m scale. Note scar of former structure to left of scale



Figure 110 East to west barn, north facing elevation. Eastern end  
Looking south-west





Figure 111 East to west barn, north facing elevation, western end  
Looking south-east



Figure 112 East to west barn, north facing elevation, vents and blocked doorway  
Looking south





Figure 113 East to west barn, west facing elevation and chicken shed  
Looking south-east. 1m scale



Figure 114 East to west barn, west gable end and chicken shed  
Looking north. 1m scale. Foldyard wall on right



### *East to West Barn. Inside*

The spaces inside the east to west barn have been numbered from Room 1, in the west, to Room 6 in the east. Once again these numbers are for the purpose of the survey only and do not relate to any earlier uses or identifications.

### *East to West Barn: Room 1*

Room 1 is located at the western end of the barn and has two wide arched openings on the south wall (Figure 115). Along the north wall are the vents discussed earlier. On the inside of the barn the vents have a wooden surround which may at one time have had a shutter over them. The roof structure consists of two raking timber struts supporting the principal rafters. A long metal rod and bolt runs from the tie-beam to the ridge and takes the place of the king post (Figure 116). The structure suggests a mid to later 19th century design. At the time of the survey the floor had a thick coating of straw and mud but is presumably paved underneath. A low wall built from modern breeze blocks runs across the room from north to south.

### *East to West barn: Room 2*

This room is divided from Room 1 by a brick wall up to eaves height with a roof truss sitting on top of it. Wide boards have been nailed to the truss to completely separate the two rooms (Figure 117). Rooms 1 and 2 are virtually the same in both size and layout. A single doorway is located on the rear, north, wall and has been bricked-in (see Figure 112 for view of door from the outside).

### *East to West Barn: Room 3*

Room 3 is a narrow former loose box with walls plastered up to shoulder height (Figure 118). A scar in the plasterwork on the north wall shows where the room was divided into two loose boxes although nothing now remains. Also on the north wall are two small metal drinking troughs or bowls with water pipes running to them. In this room the vents on the north wall have full wooden covers which appear to divert any incoming air upwards rather than directly in. This system also prevents rainwater running into the building.

### *East to West Barn: Room 4*

Room 4 appears to have been built as an open-fronted room with two wide arches on the south wall. The westernmost arch has been blocked and replaced with a wooden-framed casement window (Figure 119). A single-width doorway still survives on the north wall although the door has been replaced by a sheet of plywood (Figure 120). There are two doorways on the east wall leading to Room 5. The southernmost of the two doorways is quite wide and appears to be the original doorway and has a plank-built door. The northern doorway is not quite as wide and is fairly rough around the edges suggesting that it has been broken through at a later date. The door also appears to be more domestic in style rather than the expected agricultural door which might be used. It seems likely to have been reused from elsewhere. A modern breeze block wall creates a small animal stall in the western part of the room.

*East to West Barn: Room 5*

At the time of the survey Room 5 formed a single large room although the presence of two doorways on the south wall suggests that this space was originally subdivided into two stables or loose boxes (Figure 121 and Figure 122). Marks on the partially plastered and painted north wall indicate where animal stalls were once located. The floor has a modern concrete surface but areas of blue pavements with a diamond pattern can be seen beneath it. The ceiling has a modern sheeting attached to the underside of the roof trusses. At the east end of the room is a modern breeze block wall with a wide doorway leading into Room 6 at the eastern end of the barn.

*East to West Barn: Room 6*

Room 6 is a modern inserted room created by the breeze block dividing wall to Room 5. It appears to have been used as a possible animal treatment room or isolation room with a small trough in the north-west corner which has a head restraint bar in front (Figure 123). The east wall has the modified doorway leading outside as discussed above. The sides of the doorway have been extensively rebuilt making it impossible to tell if this opening started as a window.



Figure 115 East to west barn, Room 1  
Looking south-west





Figure 116 East to west barn. Roof detail  
Looking east



Figure 117 East to west barn. Room 2  
Looking west. 1m scale. Note brick and boarded dividing wall to Room 1





Figure 118 East to west barn. Room 3  
Looking north. 1m scale



Figure 119 East to west barn. Room 4  
Looking south-west. 1m scale. Note blocked arch to right of scale





Figure 120 East to west barn. Room 4  
Looking north-east. 1m scale. External door to north facing elevation on left. Doors  
through to Room 5 either side of scale



Figure 121 East to west barn. Room 5  
Looking west towards doors to Room 4. 1m scale





Figure 122 East to west barn. Room 5  
Looking east. 1m scale



Figure 123 East to west barn. Room 6  
Looking north-west. 1m scale



## Discussion

The farmhouse and barns at Old Warren Farm are an interesting example of the changes in farming ideas and techniques from the later 18th century through to the late 20th century. The original core of the farmhouse seems to have consisted of the west facing range with its symmetrical frontage. This frontage seems to be a smaller version of the much larger later 18th century yeoman farmer's houses seen across the county. This initial phase of farmhouse construction appears to have taken place at some point between 1812 and 1835 although the precise date is not clear. Map evidence suggests that this was the first building on this site although the stone-built cellar may indicate that there may have been a smaller and older building here before 1812. It is not clear what other outbuildings were built at the same time as the farmhouse or whereabouts they were located. Current archaeological evaluation work within the foldyard (March 2018) is producing some limited evidence of stone-built structures in this area which may give some clues (D Clarke, ULAS 2018 forthcoming). The door layout of the original farmhouse is rather curious as it may be expected that there would be a front door in the west facing elevation in what is the principal façade. It is possible that the ground floor centre window was first built as a doorway but that it has been very well rebuilt as a window leaving no clear trace. A door here would also make access to the privy on the north-west corner of the house much easier.

A major change and reorganisation swept over the farm in the mid to later 19th century, probably between the 1850s and the 1870s (Figure 124 below). This phase completely rebuilt the rear, east facing, side of the house and also placed the front door on the south facing elevation. Two new east to west ranges were added along with a rebuilding of the existing chimney stacks. The northernmost of the two new rear ranges appears to have been modified as an afterthought during its construction and was extended further east to add an extra room on both floors. This phase of extension appears to have been carried out with some care as a lot of attention was paid to the matching brick decoration around the tops of the chimney stacks and corbelled corners of the buildings. The matching blue brick chamfered window sills appear to have been part of the refurbishment scheme too. The enlargement of the house was not without its problems as the truncation of the east side of the roof appears to have needed some remedial work with props having to be added to support the uneven weight of the roof. The rather awkward set of extra stairs on the east side of the original dogleg which leads to Rooms 14 and 15 are another example of where the extension did not quite work. At the same time as the farmhouse extension the east to west barn on the north side of the foldyard was added. The privy was also rebuilt or added at this stage too.

It is interesting that, although clearly of the same phase as the farmhouse, the east to west barn might have had a Welsh slate roof rather than local Swithland slate. The evidence for this comes from the Welsh slate roof of the attached chicken shed. The use of Welsh slate for a roofing material could suggest a date closer to the 1870s rather than the 1850s. The roof structure of the east to west barn is slightly harder to pinpoint but certainly falls between these two dates.

The north to south barn lacks the brick detailing of the other buildings and is therefore likely to belong to a different phase. The use of Welsh slate and the roof truss details would suggest a slightly later date of post 1870 but certainly before the first edition Ordnance Survey map of 1886. The rather strange alignment of the building may have forced itself on the builders who wished to create a relatively small and controllable

entrance both at the southern end of the foldyard near the house and at the northern end near to east to west barn.

Much later 20th century modifications include the infilling of the porch and the replacement uPVC windows. Although care seems to have been taken within the house to preserve most of the original doors and their fittings. The barns have both undergone modification in order to keep up with changing requirements. The east to west barn has lost its loose boxes at the eastern end and some changes have been made to the openings. The north to south barn has lost its hayloft and the southern end rooms have been altered to meet modern milk production requirements.

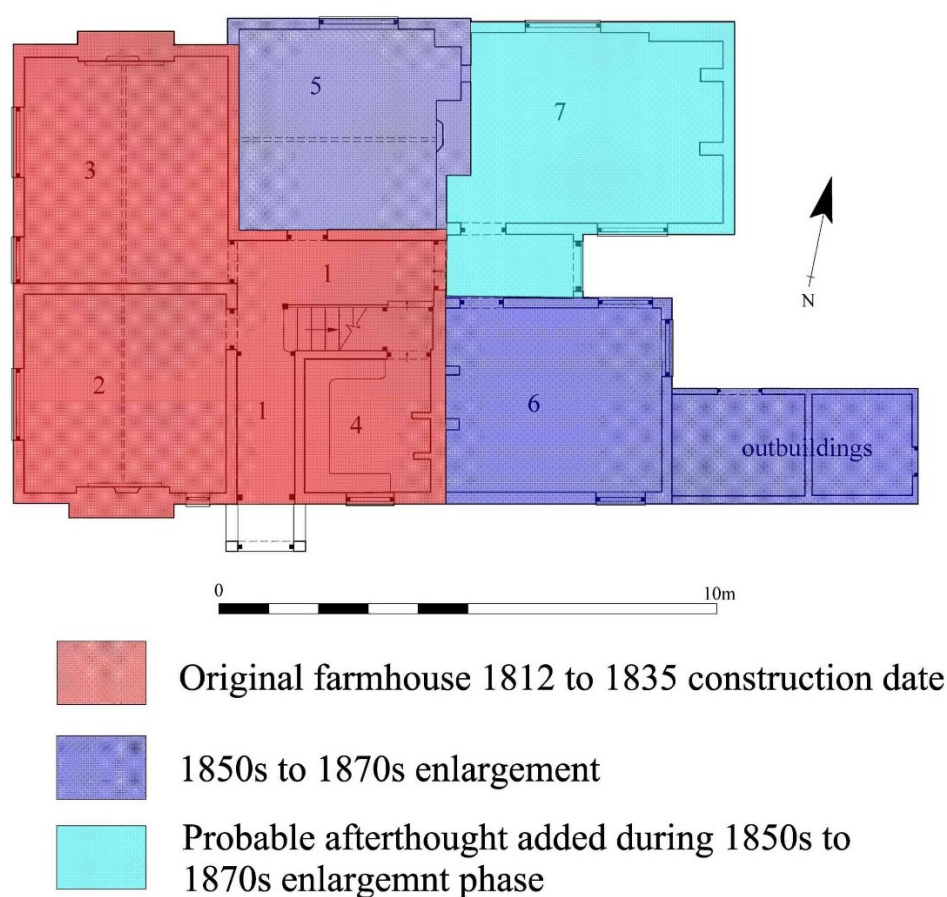


Figure 124 Likely phases of farmhouse development

### Archive

The archive consists of:  
This report,



10 A4 contact sheets containing 324 digital images,  
5 A4 photographic record sheets,  
DVDs containing 324 digital images in jpeg and tiff format

### **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**

Carole Frost supplied some useful background information and photographs of the farm in use during the 1920s. The project was managed by V Score. The fieldwork was carried out by A Hyam.

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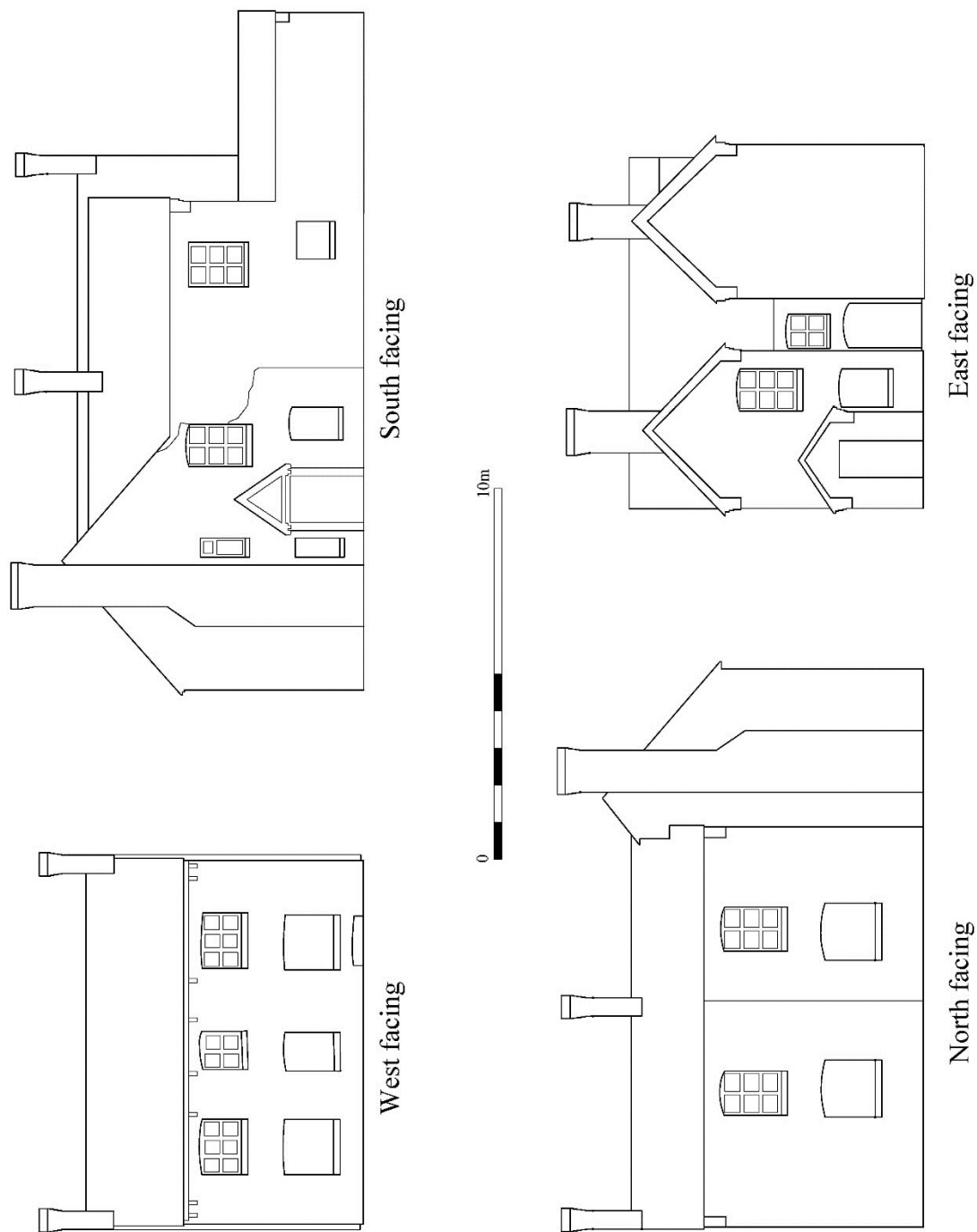
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A Hyam  
ULAS  
University of Leicester  
19.03.2018

### **Appendix 1 Farmhouse Elevation drawings**





## Appendix 2 Digital photographs



XA5 2018 (1).JPG



XA5 2018 (2).JPG



XA5 2018 (3).JPG



XA5 2018 (4).JPG



XA5 2018 (5).JPG



XA5 2018 (6).JPG



XA5 2018 (7).JPG



XA5 2018 (8).JPG



XA5 2018 (9).JPG



XA5 2018 (10).JPG



XA5 2018 (11).JPG



XA5 2018 (12).JPG



XA5 2018 (13).JPG



XA5 2018 (14).JPG



XA5 2018 (15).JPG



XA5 2018 (16).JPG



XA5 2018 (17).JPG



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XA5 2018 (31).JPG



XA5 2018 (32).JPG



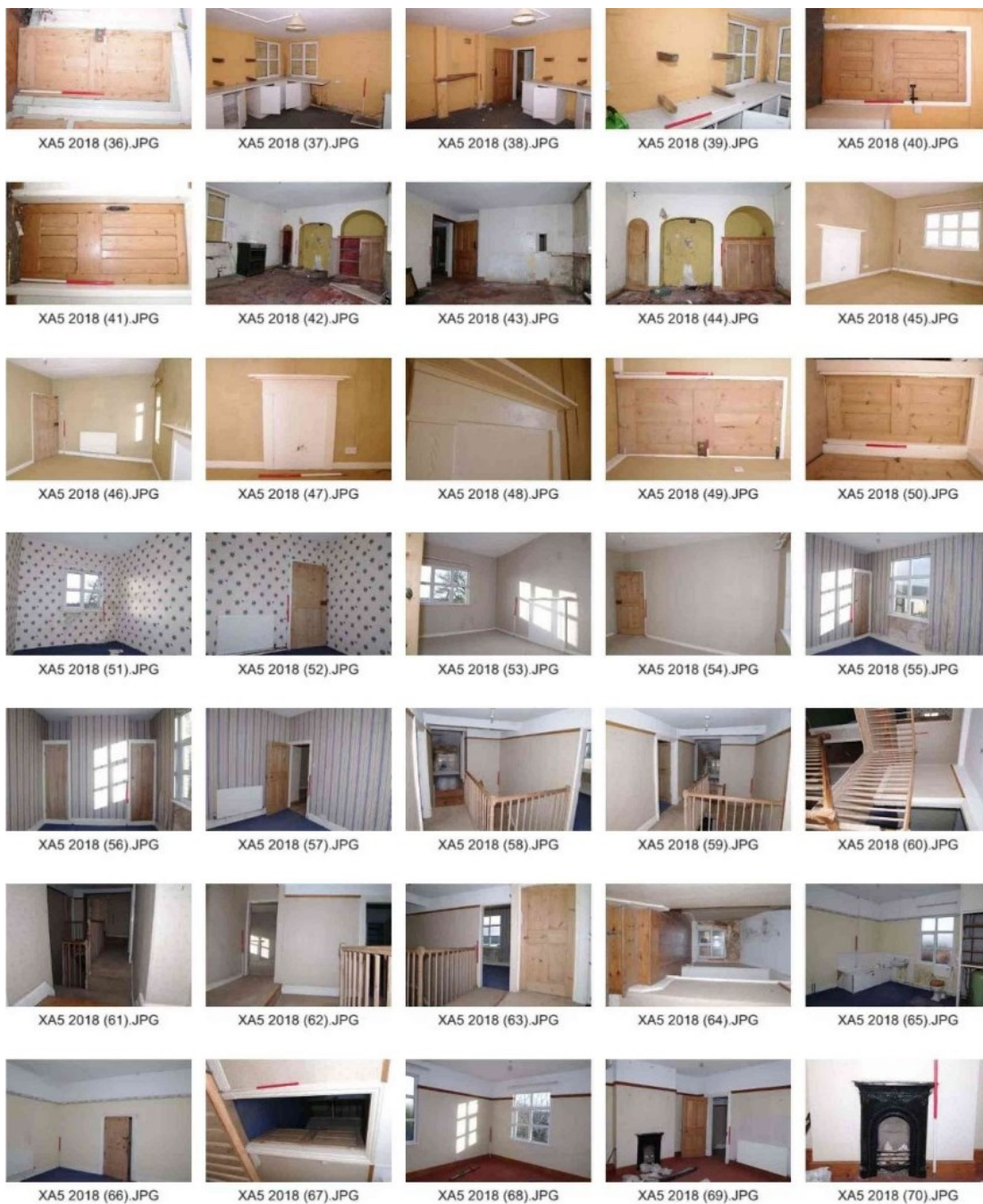
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XA5 2018 (34).JPG

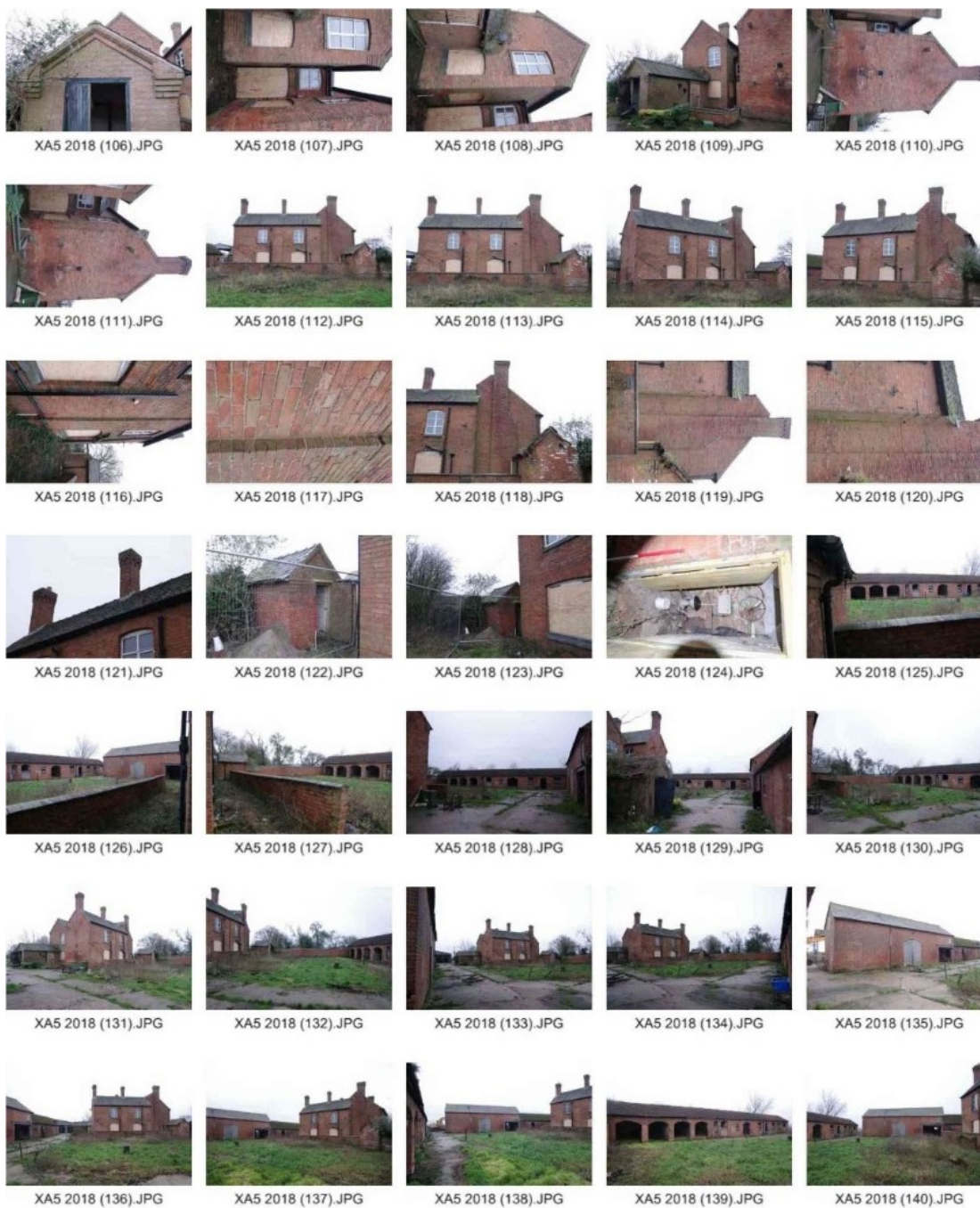


XA5 2018 (35).JPG

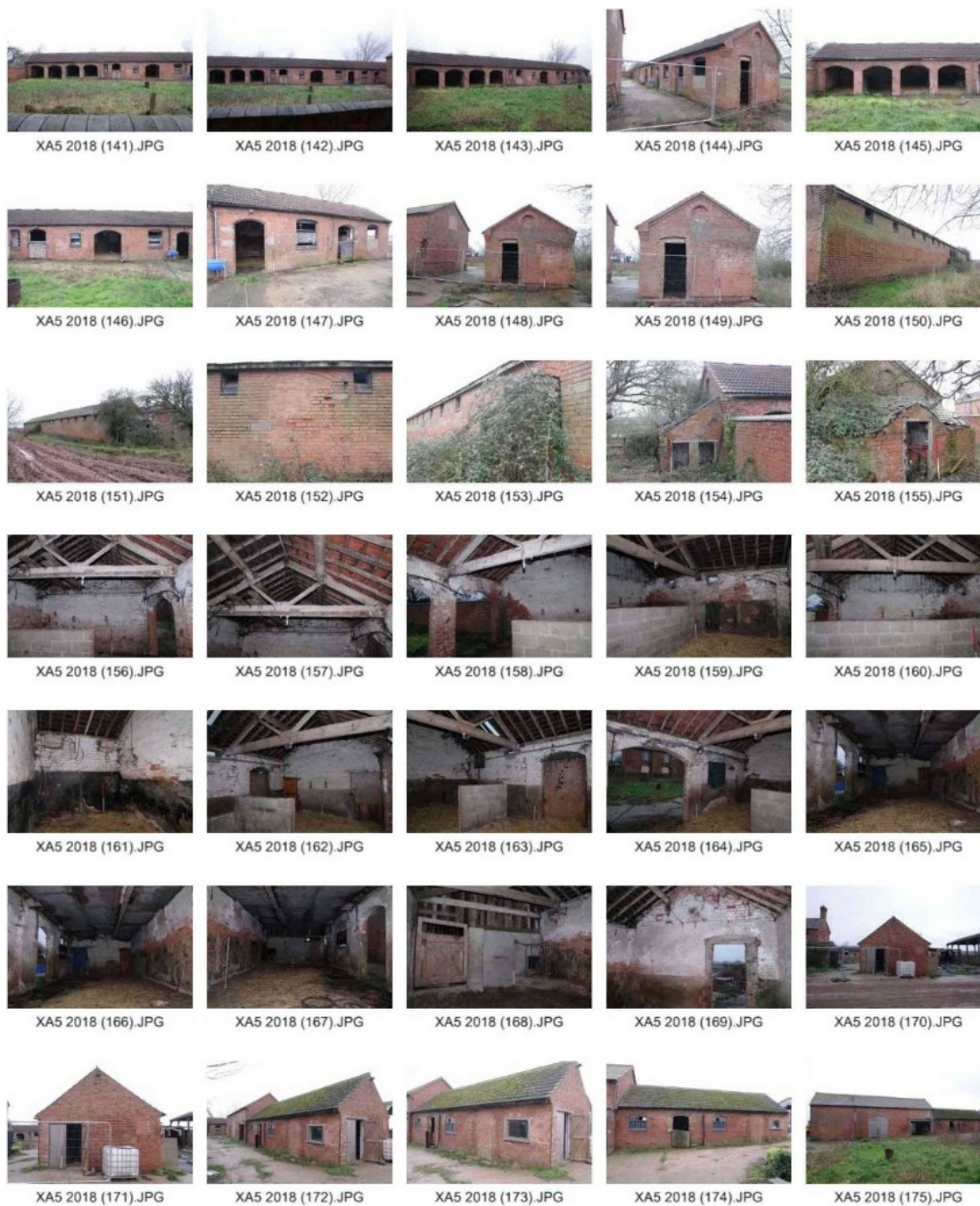


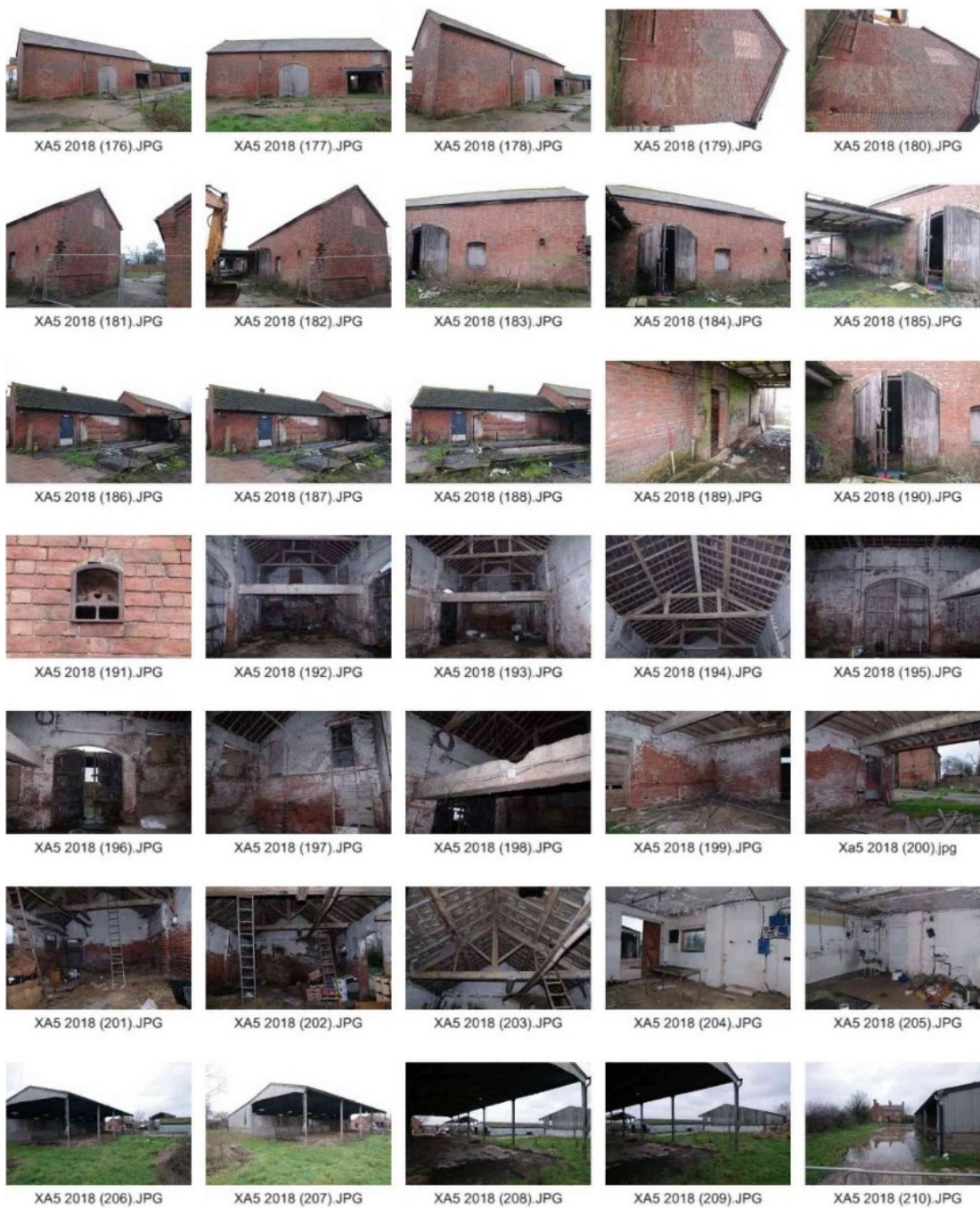
















XA5 2018 (211).JPG



XA5 2018 (212).JPG



XA5 2018 (213).JPG



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## Appendix 3 OASIS Information

<b>PROJECT DETAILS</b>	<b>Oasis No</b>	universi1-312122		
	<b>Project Name</b>	Historic Building Recording at Old Warren Farm, Lubbesthorpe, Leicestershire		
	<b>Start/end dates of field work</b>	10-01-2018 - 13-01-2018		
	<b>Previous/Future Work</b>	None/ Not known		
	<b>Project Type</b>	Level 3 historic building survey		
	<b>Site Status</b>	None		
	<b>Current Land Use</b>	Disused farm		
	<b>Monument Type/Period</b>	19th century farm		
	<b>Significant Finds/Period</b>	None/ PM		
	<b>Development Type</b>	Residential		
	<b>Reason for Investigation</b>	NPPF		
	<b>Position in the Planning Process</b>	Planning condition		
<b>Planning Ref.</b>	17/0762/DEM			
<b>PROJECT LOCATION</b>	<b>Site Address/Postcode</b>	Lubbesthorpe, Leicestershire, LE19 4AZ		
	<b>Study Area</b>	1325m <sup>2</sup>		
	<b>Site Coordinates</b>	SK 53070 02290		
	<b>Height OD</b>	100m 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>	V Score		
	<b>Project Director/Supervisor</b>	A Hyam		
	<b>Sponsor/Funding Body</b>	Developer /Andrew Hiorns 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>		XA5.2018	XA5.2018
	<b>Contents</b>		Photos Survey data	Field Notes
<b>PROJECT BIBLIOGRAPHY</b>	<b>Type</b>	Grey Literature (unpublished)		
	<b>Title</b>	Historic Building Recording at Old Warren Farm, Lubbesthorpe, Leicestershire.		
	<b>Author</b>	A Hyam		
	<b>Other bibliographic details</b>	ULAS Report No 2018-050		
	<b>Date</b>	2018		
	<b>Publisher/Place</b>	University of Leicester Archaeological Services / University of Leicester		
	<b>Description</b>	Developer Report A4 pdf		





## ULAS Contact Details

Richard Buckley or Vicki Score  
University of Leicester Archaeological  
Services (ULAS)  
University of Leicester,  
University Road, Leicester LE1 7RH

**T:** +44 (0)116 252 2848

**F:** +44 (0)116 252 2614

**E:** [ulas@le.ac.uk](mailto:ulas@le.ac.uk)

**W:** [www.le.ac.uk/ulas](http://www.le.ac.uk/ulas)



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