

**A Standing Building Survey  
of Farm Buildings,  
Old Hayes Farm,  
Ratby,  
Leicestershire  
(SK 490 064 centre)**

Matthew Godfrey

**For Lychgate Homes Ltd**

Planning Permission Ref: 03/0832 and 0833/4

**Checked by Project Manager**

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## **A Standing Building Survey of Old Hayes Farm, Ratby, Leicestershire (SK 490 064)**

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### **Summary**

*A RCHME Level 2 and Level 3 survey of the farm buildings at Old Hayes Farm, Ratby, Leicestershire was undertaken by the University of Leicester Archaeological Services for Lychgate Homes Limited in May 2005 in advance of proposed alteration and redevelopment of the site. The farm buildings are adjacent to the medieval moated site of Old Hayes, a Scheduled Ancient Monument which has associated manorial earthworks west and north of the moated enclosure. The alterations and redevelopment proposals have been granted planning consent, with the condition placed on the consent requiring the two levels of building recording. The archive will be deposited with the Leicestershire County Museums Service in due course.*

### **1. Introduction**

This document presents the results of a standing building survey in advance of the proposed alteration and redevelopment of Old Hayes Farm, Ratby, Leicestershire (SK 490 064 centre). Old Hayes Farm has planning permission for the conversion and extension of farm buildings, garage and access (ref. 03/0832 and 0833/4). A building recording condition was attached to this permission to be carried out in accordance with the brief prepared by the Leicestershire County Council Historic and Natural Environment Team, Environment and Heritage Services Department.

### **2. Scope of Works**

The scope of the work was detailed by the Leicestershire County Council Historic and Natural Environment Team Design Brief dated March 31<sup>st</sup> 2005, which stated that the Pigeon House (Building Two) and Barn (Building Seven) should be recorded to Level 3 in accordance with the standards, conventions and specifications defined in RCHME “Recording Buildings: A Descriptive Specification” (1996), whilst the remaining buildings (One, Three, Four, Five, Six, Eight and Nine) should be recorded to Level 2 standard also defined in the same document. Level Three as summarised below.

1. The written account (Level 3) should be fully analytical and make a systematic account of the building's origins, development and use, attempting to draw together the evidence produced by all aspects of the recording exercise and interpret the results in line with the objectives. The report should include information from the initial desk-based assessment as well as from the examination of the building.
2. The drawn record (Level 3) may be based on existing plans of the building and should additionally include scale drawings of architectural decoration if appropriate.
3. The (Level 3) photographic survey should be the primary means of recording the structure and cross referenced with the text and drawn account. The position of the photographs taken at the site has been recorded. Locations of only the photographs used in this report are included below.

Level Two surveys involve a full description and photographic record of both the interior and exterior of the building, together with a scale sketch plans. The written record includes a summary of the building's plan, form and function and phasing but without the detailed analysis Level 3 includes.

### **3. Site Location**

The proposed development site is located in Ratby, in the Hinckley and Bosworth district of Leicestershire (SK 490 064 centre) (see figure 1). It consists of a group of farm buildings which it is proposed to convert and extend to form four dwellings with associated access roads and services.

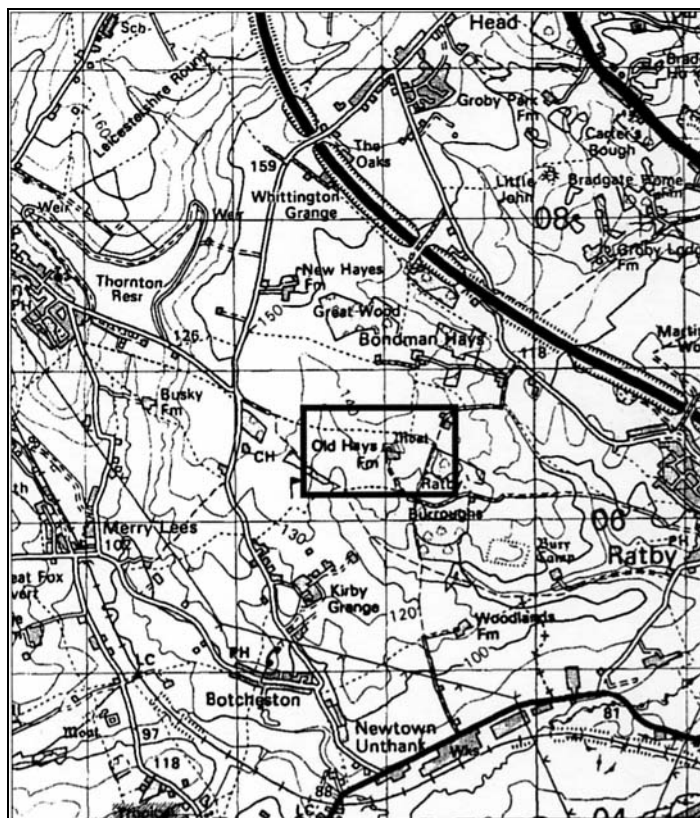


Figure 1 Site Location Scale 1:50000

Reproduced from the Ordnance Survey 1:50000 Leicester, Coventry and Rugby area map 140 with the permission of the controller of HMSO, © Crown Copyright. ULAS licence no. AL 51800A0001.

#### 4. Limitations

The survey was undertaken just as site works had been commenced. The only restrictions to access were where scaffolding had been erected. This obscured parts of the buildings when photographs were taken; otherwise access was available to all areas.

#### 5. Equipment Used

The survey was carried out using 30 metre tapes, 5m tapes and a measuring staff. Photographs were taken with a 35mm Minolta zoom camera with ASA 200 and 400 film.

#### 6. Building Descriptions

##### Building One Single Storey Addition (south of Pigeon House)

This three-bay building is of brick construction beneath a pitched roof and is situated south of the Pigeon House.

There are two door openings on the east elevation both of which have a small recess in the brickwork around them which allowed the former stock doors to close flush with the external face of the wall (plate 1). The doors are no longer present but there are iron pintles built into the brickwork indicating their former presence. The northern most door has a segmented head formed from two rows of header brickwork the lower of which is recessed back from the external face to accommodate the former door (plate 3). The southern door has a square head formed from a timber lintel spanning the opening. There are some repair and repointing works to this door opening at the left hand side and also above suggesting that a segmented arch may have been replaced when repairs to the structure were undertaken (plate 4). There is no north elevation to this structure and it is simply butt jointed to the south elevation of the Pigeon House (plate 5). Three rows of corbelled brickwork form an eaves course on the east elevation

The southern elevation gable apex has been rebuilt in relatively modern common brickwork in stretcher bond (plate 6). It appears when this rebuilding was undertaken a relatively modern top hung ventlight was also installed. Below the apex the brickwork is the same red brick as found elsewhere on the building laid in a variation of Flemish garden wall bond. There are a number of patch repairs and repointing on this elevation together with four blocked ventilation openings, two at high level and two at low level (plate 7). There are also the remains of what appears to have been a brick plinth of four or five courses at the base of the wall.

There are no openings on the west elevation and the brickwork is the same as elsewhere on the structure laid in Flemish garden wall bond and finished at eaves level with three rows of corbelled brickwork. Placed centrally on this elevation is a large patch of rebuilt brickwork which may indicate a structural repair or alternatively a blocked door opening although the former seems more likely (plate 2). This wall finishes on the northwest corner with a butt joint to the south wall of the Pigeon House.

Internally the brickwork forming the east facing door opening jambs has been returned beyond the inner face of the wall. The exposed corners of this brickwork have been constructed using bullnose bricks with the exception of the southern most jamb which has been rebuilt at a later date. On the western elevation there are a number of sockets in the wall which may indicate former stable stalls or internal arrangements. Directly opposite the northern door of the east elevation is a pair of bullnose brick features at low level which may be heel-post points indicating former partitions or stalls (see plan sheet 1).

The roof construction has had its covering removed although the timber structure still remains. This structure consists of common rafters with a centrally placed purlin on each roof slope. The roof is supported by three principal king post roof trusses.

## **Building 2    Pigeon House**

The pigeon house is a square two storey building of brick construction under a simple pitch roof. It is adjoined on the south by a single storey structure (building 1) described above and on the north by a two storey building described in detail below (building 3).

The east elevation is constructed using a combination of two courses of Flemish bond with three courses of stretcher bond. This unusual pattern is used to enable the construction of the nesting boxes internally. A decorative scheme of flared headers has been used within the Flemish bond sections of the brickwork to give a distinctive pattern similar to that on the barn opposite but not as pronounced due to the poor condition of the pointing (plate 9). The bricks used in the construction are on average 230 x 55-60 x 110mm. There is a single door opening on the left side of this elevation with a vent light above, under a segmented arch formed from a single row of header brickwork (plate 10). The left portion of the ventlight has been partially bricked up, as has the segmented arch section between the top of the ventlight frame and underside of the solid brickwork. The ventlight itself is of timber construction with single pegged joints and appears to be a reused window frame. The timber door is missing but the timber frame remains. The frame is crudely constructed and may again indicate salvaged material. To the right of this door in the centre of the elevation is a blocked former door opening with a segmented soldier arch above, formed from alternating headers and stretchers. The brickwork blocking this opening is set back from the exterior wall face by 230mm and is laid in stretcher bond (see plate 11). The upper part of this elevation has an iron restraint tie in the top left corner and evidence of a blocked window opening at first floor level just below the eaves. At eaves level there are three rows of brick corbelling.

There are the remains of a hearth and flue on the northern corner of this elevation situated on the return of the south wall of building 3 (plate 11). There are several patches of white paint on the east elevation and around the flue which may indicate the presence of a former structure here.

The south elevation also forms the northern wall of building 1. This elevation is constructed of brick and rubble at low level and then the same pattern brickwork as described above. There are three holes in the fabric of this elevation corresponding with the purlin positions from building 1. Also at high level there is a blocked window opening with a segmented arch formed from alternating headers and stretchers (plate 13).

The brickwork on the west elevation has the same bond as that on the east. There are three openings on this elevation: a door opening in the southwest corner with a timber lintel above; a small square window opening centrally also with a timber lintel above and finally a door opening at first floor level with a timber lintel over it (plate 14). At higher level just below the eaves is a blocked window opening and an iron wall restraint both of which correspond with similar details on the east elevation. The wall terminates at eaves level with three rows of brick corbelling.

The north elevation is the same as the south and also has a blocked window opening with a segmented soldier arch over it. This elevation also has a door at first floor level which would have given access into building 3.

Internally at the time of the survey the floor structure had been removed. The walls have been rendered to  $\frac{3}{4}$  height and above this are the remains of pigeon nesting boxes. This suggests that a similar number of nesting boxes were present at ground floor level as those found at first floor level. The first floor structure is formed from a single cross beam spanning east-west with 16 joists spanning north-south from it. The beam and a number of the joists have various sockets and holes suggesting they have been reused.

At first floor level the walls are entirely taken up with pigeon nesting boxes (plates 15-18) although a number of them have been blocked or damaged. The blocked window on the north and south elevations are incorporated into the structure of the nesting boxes and may therefore be contemporary with them. The north and west doors however seem to be later insertions.

The roof structure of the pigeon house is of common rafters with two side purlins spanning north-south between the gables. The roof covering had been removed by the time of the survey.



### **Building 3    Northern two-storey addition (of Pigeon house)**

The northern range attached to the pigeon house is a four bay 1 ½ storey structure beneath a pitched roof. The brickwork on this elevation is 225 x 60 x 110mm gauge laid in a variation of Flemish garden wall bond. This structure extends eastwards beyond the footprint of the Pigeon House and clasps onto its northeast corner with a simple butt joint. The most visible feature on this elevation is the outline of the former milking shed which abutted this building and was painted white internally (plate 12). The centrally placed door has a concrete lintel and rendered reveals and is likely to have been associated with the milking shed. An earlier window now blocked up is visible beneath the paint and render to the left of this door opening which originally had a segment arched head. The blocking brickwork within this former opening is in 230 x 70 x 105mm gauge. To the right of the central door opening is an iron restraint tie. Also visible in the northern half of this elevation is a steeply pitched raggle which appears to be the outline of another building formerly adjoined to this one probably before the milking shed. Some patching of brickwork in the northeast corner also seems to suggest this. The elevation terminates with four rows of brickwork corbelling.

The northern gable is of rubble stone construction at low level with brick above and appears to have been built on top of dry stone walling that would have lined the moat. This section of the moat however is now filled in. There are two small vent openings at low level and an iron restraint tie in the northwest corner in line with the first floor structure.

The west elevation is of brick construction using the same bond as mentioned above. This wall however has four large segmented arched openings with intermediate piers (plate 19). The northern most opening has been partially bricked up and now access is via a small timber door (plate 21). A small section of segmented arch has been replaced directly above this door. Some structural work has also been undertaken on the next arch (central left) and the segmented arch soldier course has been replaced and the left hand jamb strengthened with an additional narrow brick pier (plate 22). Other evidence of structural repair is from the iron restraint ties in between the left and central left arches corresponding with a tie on the east elevation.

At first floor level there are two three light Yorkshire sash windows placed centrally above the piers (see plate 19). These windows are detailed in the interior description. The elevation terminates at eaves level with four rows of brick corbelling. This structure has no south wall and built onto the north elevation of the Pigeon House using a butt joint (plate 23).

Internally at ground floor level it appears that the former internal arrangement of walls (between piers) has been removed as evidenced by the surface condition of the piers and a few fragmentary remains. Plate 24 illustrates where a section of such walling has been removed from the rear of the pier between the two northernmost arched openings on the west elevation. Also shown by this plate is that the floor has been removed prior to the survey.

The remaining brick piers both internally and those on the west elevation have bullnosed bricks on all exposed corners (see plan sheet 1). The south elevation (north wall of the Pigeon House) has been strengthened by the addition of a brick skin at ground floor level to provide support for the floor structure above (plate 25). Other features visible at ground floor level are shown on plate 26. Here the removal of the floor structure has exposed the foundations and the top section of the former walling of the moat beneath the north elevation. Also shown is what is thought to have been a roofline of a building that pre-dates the milking shed mentioned above. This is evidenced by a corresponding pitched line in the fabric and corresponding patched brickwork of a larger gauge. The final feature is that of the blocked former window opening which forms a recess on the east wall as shown on plan sheet 1.

At first floor level the timber floor structure is still intact above all bays except the northern one where it has been removed. Evidence of this section of flooring can be seen on plate 26 where the sockets of joist ends are still visible on the north wall. The floor structure comprises of large transverse beams spanning east-west supported at each end by brick piers (plate 26). From these beams floor joists span north-south. These joists are secured into sockets in the beams or in the case of the southern joists the wall structure itself (see above). Two notable features at this level are the surviving Yorkshire sash windows (see plates 24 and 20). The northern sash is the least well preserved (plate 24). With only one of the six light sashes still intact. The southern example is in a better state of preservation although the central sash has been replaced (plate 20). The central spine wall at first floor level is brickwork construction with a plaster finish and has a door opening centrally. This wall is supported by the central beam transverse below.

The roof construction comprises of common rafters and four purlins (plate 26), the latter built into the fabric of the wall. There are a number of mortice sockets and holes in the purlins suggesting re-use from an earlier structure (plate 28).

## **Building 4**

This building is a simple open fronted two bay barn or animal shelter beneath a pitched roof. It is constructed from granite and slate and uses brick for quoins and the centrally placed pier on the open south elevation (plate 29).

The east elevation is constructed from roughly coursed slate and granite. Each corner is formed from brickwork quoins (plate 30). The quoining on the northeast corner covers a larger area than that on the southeast corner and is built from narrower gauge bricks than those used elsewhere (235x60x100mm). The north elevation is again constructed with similar materials as for the east elevation although no effort has been made to roughly course the slate, granite and other stone used (plate 31). At the northwest end of this elevation the brickwork quoins either side of an area of random stonework suggest a blocked door opening, which includes some making good to the fabric above it on the left hand side where brickwork has been replaced with large sections of slate (see plate 32).

The west elevation is similar in construction to the east and brickwork quoins have again been used to form the corners. A section of stonework at the lower northern side of this elevation is not laid in the same rough coursing and suggests later repair work (plate 33). The open south facing elevation has brickwork quoining and a centrally placed brick pier using bricks on average 225x80x115mm. All the brickwork on this elevation has canted corners (refer to plate 29).

The materials used on the interior face of the wall surfaces is the same as that used externally although some brick work has been incorporated in horizontal bands. At wall plate level on each gable end a section of timber has been built into the wall fabric and appears to tie together the wall plate on the north and south elevations (plate 34). The roof structure itself is a simple pitched construction using common rafters and a centrally placed purlin on each roof slope. Centrally within the building is a principal truss in a king post arrangement with raking braces (plate 35).

## **Building 5     Single storey stable block**

The northern single storey stable block is a three bay structure with internal dividing walls and three door openings on the west elevation. Formerly to the north a further bay of this

structure has collapsed or been demolished (see plate 36). The whole of this structure is beneath a pitched roof.

Very little remains of the northern section of the building (plate 36) except a brickwork section on the west elevation that may have been the right jamb of a door opening. The east wall has been totally demolished and the north gable is in a very poor condition. This gable is constructed of roughly coursed slate which has been limewashed indicating it was once an inside wall. At ground level on this gable there are three concrete drinking troughs still *in situ*.

Plate 37 illustrates that the northern section of the west elevation comprises of an irregular brick patch repair which seems to have formed a door jamb as described above. To the right of this brickwork is a short section of slate walling. The section of walling between the remaining northern and central door is of brickwork construction in Flemish garden-wall bond using bricks with the dimensions of 220 x 70 x 105mm. The door openings either side of this section of brickwork have no recessed brickwork reveals such as those noted elsewhere but are simply formed through the thickness of the wall with the timber wall plate of the roof above forming the door head.

The next section of walling is roughly coursed slate with a row of bricks in stretcher bond at eaves level. The southern door opening has a recessed brick reveal with four remaining iron pintles built into the left hand jamb. The head of this door opening is formed as described for the other two door openings on this elevation. The very southern section of walling is of slate construction with a western projecting section of a former building still attached to it (see plan sheet 3). The west elevation appears to be bonded into the structure of building six.

The east elevation of this building is entirely of roughly coursed slate construction with the remains of a single row of brickwork at eaves level (plate 38). There is a small ventilation opening in the fabric, which corresponds with the southern most bay and is also visible internally. This small opening has brickwork detailing and a small timber lintel above.

Internally the building is better preserved and there is evidence of its former function. Along the eastern elevation of the southern bay are a series of troughs, which are on a raised concrete platform with two half height concrete dividers with iron rods for tethering animals (see plate 39 and plan sheet 3). The troughs are of brick construction with a render finish supporting a large diameter (440mm) salt glazed pipe. The remaining lower section of

concrete floor below the platform falls to an outlet in the northwest corner. The walls within this bay have been plastered and whitewashed which has concealed the slate walling beneath.

The central bay is divided from the southern bay by a wall of slate construction and the northern bay by a wall of brickwork construction. The slate wall continues up into the apex of the roof (although the top section is now missing), whilst the brick wall only extends up to the base of the roof apex and does not appear to have been a full height wall. This room also has a concrete floor with a westwards fall, although there is no raised platform. On the eastern elevation are two pre-cast concrete troughs (see plate 40). The northern bay is of a similar configuration to the central bay again with two concrete troughs (see plate 41) Iron rods are apparent either side of the troughs suggesting they were used for tethering animals.

Very little remains of the roof structure of this building (refer to plate 37) although the surviving principal truss (plate 42) above the southern bay is a king post with raking braces configuration indicating that this roof may have been similar to others on buildings one and four.

#### **Building 6    Northern two storey addition of main barn**

To the north of the main barn is a two-storey structure beneath a pitched roof. It is constructed from roughly coursed slate and has a single door opening on the east elevation and two single door openings on the west elevation. It was not possible to photograph the interior at ground floor level during the survey due to the presence of scaffolding.

Plate 43 shows the east elevation of this building. The door opening has a recessed brick reveal and a segmented soldier arch formed from two rows of header brickwork (plate 45); a detail found on a number of other buildings in this group. The southern junction between this building and the main barn is a simple butt joint. However, there is no such joint on the northern corner of the building where it joins the single storey building five, which suggests that these two structures were built at the same time. There are the remains of a mortar fillet two-thirds of the way up this elevation towards the southern end that may be an indication of a monopitch lean too structure since removed.

The north gable is of roughly coursed slate construction with no structural openings. The west elevation is also of roughly coursed slate construction (plate 44). Both door openings on this elevation have recessed brick surrounds as detailed above, the only difference being that the

northern door has a square head with a timber lintel in contrast to a segmented head and soldier course. Given that the brick door jambs are similar on both these doors and may therefore be of the same date the timber lintel and square door head may indicate a later repair to the fabric. This elevation has an area of whitewash indicating the roof pitch of a former milking shed. This detail was also noted on building three opposite. This elevation is connected to the barn with a simple butt joint. There is no south wall to this building as it is formed by the north wall of the barn (building seven).

Internally the walls at both ground and first floor level were largely of roughly coursed slate, although there were some inclusions of granite and brick. At ground floor level there is a door opening in the southwest corner into the main barn and a similar door placed centrally at first floor level. These openings are described within the barn. At the apex of the gable a timber plate runs across the width of the building connecting the wall plates on the east and west elevations (plate 46), a detail also noted in building four.

The ground floor transverse is of modern concrete construction. The first floor comprises of a central tie beam spanning east-west with floor joists at 90 degrees to it. The floor joists are built into the fabric of the north elevation and the external face of the north wall of the barn (south). The floor covering is modern timber boarding. The roof is of common rafter construction with centrally placed purlins on each roof slope. The roof has been strengthened with the addition of modern collar beams and an RSJ (rolled steel joist) at the ridge.

### **Building 7    Main barn**

The largest structure in the eastern group of buildings is the brick built barn, the long axis of which is on a north-south orientation. The barn has two opposing threshing doors and a number of small ventilation slot openings on each elevation. The whole structure is beneath a pitched roof. At the time of the survey a number of window openings were being installed as part of the redevelopment of the structure and will therefore not be discussed. Similarly the internal area was also being adapted for residential use and these new elements are not included.

The west elevation is dominated by the large threshing door opening that has a brickwork reveal and a timber lintel forming the head (plate 47). The underside of the lintel has a simple chamfered edged detail. The other features on this elevation are a series of eight cruciform shaped ventilation slot openings (see plate 47). Four on each side of the threshing door

opening: two at high level at approximately the head of the door and two at a lower level approximately half door height. The base of the wall is constructed from a roughly coursed granite rubble plinth, above which are two rows of brickwork corbelling forming the top of the plinth detail. The main brickwork on this elevation is a variation of Flemish garden wall bond which incorporates a pair of flared headers in alternating courses as a decorative device. The average gauge of these bricks is 230 x 60 x 110mm. This pattern of brickwork however changes five courses below the underside of the threshing door lintel, where slightly larger bricks are employed (230x70x110mm). These brick have been laid in the same bond up to the underside of the eaves corbelling, which extends for a further five courses to the underside of the roof slope.

The east elevation repeats these details although there are some slight variations (see plate 48). The flared headers are again used but they finish slightly lower down the wall: eight courses below the underside of the lintel above which larger bricks are again employed up to the eaves corbelling. One final variation was noted on the stone plinth where there are two patches of brickwork on each side of the door, roughly half way between the door jamb and the corner of the structure.

On the south elevation the granite rubble fabric rises to approximately roof level of building eight. This rubble is keyed into the corners of both the east and west elevations (see plate 49). There are two single slotted ventilation openings with brick detailing within this section of rubble construction (see plate 50). Above the rubble fabric the wall continues in brick again using a variation of Flemish garden wall bond extending the full height of the gable. The bricks used for this appear to be the same gauge as those used at high level on both the east and west elevations (230 x 70 x 110mm). The only other feature is a door opening leading into building eight which has been added during the current conversion works.

The north elevation is largely similar to the south and rubble fabric again extends at least to half wall height, above which brickwork of the larger gauge is again employed (see plate 51). There are two door openings on this elevation, one at ground level and a further one at first floor level; these are described below.

Internally each jamb of the threshing door openings on both the east and west elevations there are substantial brick piers that support two principal trusses of the roof structure (see below). The lower section of the wall on both the east and west elevations is of rubble construction

with slate, brick and granite inclusions (plate 52). This rubble section extends approximately 750mm above finished floor level. Above this the wall is corbelled in, using two courses of brickwork. This corbelling is illustrated on the section of the building, Plan Sheet 4. From this height the rest of the wall is continued in brick employing the same variation of Flemish garden wall type bonding and using the larger gauge brickwork as detailed above. Where new window openings were being installed it was noted that the interior skin of brickwork was tied with modern iron ties on the west elevation and not bonded to the outer skin. This suggests that the interior face of the wall was rebuilt or added when other conservation work such as the high level brickwork and eaves corbelling were being renewed.

With the exception of brickwork in the corners the south elevation is all of rubble stone construction up until almost the base of the gable apex where it is then continued in brick. The brick construction steps in from this rubble wall and is slightly thinner in section. The north elevation has similar details and the rubble construction again is replaced by brick at the base of the gable apex (see plate 51). There are two door openings in this elevation at ground and first floor level. At ground floor level the door opening has brick detailing and a timber lintel. The first floor door also has a timber lintel but the brickwork around the door opening illustrates some of the construction details of the barn. Plate 51 illustrates this and shows the rubble construction with the narrower section of brickwork above it. Also it can be seen that there is a straight joint between the inner skin of brickwork and the outer skin of brickwork (in building six), which may indicate that the inner skin of the barn has been added or replaced.

The roof structure is one of the most striking features of this building. The roof itself is supported by two-principal rafter trusses positioned either side of the threshing door opening on large brick piers. The principal rafter trusses support four through purlins, two to each roof slope (see plate 53, 55 and plan sheet section 4). The trusses comprise of a tie beam, raking struts and a high level collar. Wind bracing is also provided from both purlin positions back to the tie beam or principle rafter and is fixed using mortice and tenon joints. There are a number of carpenters marks visible, these are mainly confined to the south face of the timbers (see plate 54). The roof covering is of Swithland slate type with graded slates getting progressively smaller up the roof slope.

The original floor structure of the barn had been removed prior to the survey being undertaken and had been replaced with concrete.



### **Building 8     Southern addition to main barn**

To the south of the main barn is a single storey two-bay stable block beneath a pitched roof. This addition is butt jointed to the main barn, with the south elevation of the barn forming the north wall of this structure. The only openings on this building are two single west-facing doors with recessed brick surrounds and a segmented arch formed from two rows of soldier brickwork headers. The infill between the northern door and the barn is of brickwork whilst the rest of the walling material is roughly coursed slate. The southern door appears to have been recently rebuilt and the masonry adjacent to it repointed. There is a single row of brickwork at eaves level (plate 56).

The south and east elevations are constructed from roughly coursed slate with few architectural features apparent (plates 57 and 58). The single row of bricks is repeated on the east elevation at eaves level and there is a small blocked opening centrally at ground level on the south elevation which is also visible internally. This small feature has been edged with brickwork and may have been used for drainage and cleaning of the building when it was used as a stable block (plate 59). Internally this feature has a small timber lintel over it.

Internally the roughly coursed slate construction is visible although much of it concealed beneath plaster and paint. Centrally within this building a former internal partition has been removed (plate 60). This partition appears to have been bonded in with the external walls and may therefore be contemporary with the rest of the structure.

The floor within this building had been removed by the time of the survey as had most of the original roof structure. The roof structure at the time of the survey was being replaced by modern timbers and RSJs

### **Building 9**

To the east of the main barn (building seven) on an east-west alignment is building nine. This comprises of a four bay open fronted structure of roughly coursed slate construction with brickwork quoins and piers, beneath a pitched slate roof. Due to internal construction work it was not possible to photograph any features internally within this building.

The north elevation consists of three brick piers all of which have bullnosed front corners and chamfered corners on their internal face. The quoins on the east and west corners also have

bullnosed brickwork on the interior corner (plate 61). Above the piers are plain timber lintels. On the west elevation the north and south corners both have brickwork quoins whilst the rest of the wall is a roughly coursed slate construction (plate 63). The south elevation and east elevation have similar details (see plate 62).

Internally the building had been fitted out with new construction concealing the internal finishes and roof structure.

## **7. Brief history of the buildings**

The moated enclosure at Old Hayes is well attested and there is a range of historical documentation relating to the manorial complex and its association with Leicester Abbey (Marsden, 2001). The moated island contains the upstanding remains of Old Hayes farmhouse (Grade II listed) and an outhouse building. The Scheduled Monument description refers to the farm house as having been ‘built in 1733’. However, the Listed Building Description identifies the house as early 17<sup>th</sup> century, altered and refronted in 1756. Smith (pers comm.) suggests that the northwest gable cross-bay lying at the northwest corner of the plot is built of fieldstone with sandstone quoining, a feature which appears to link with the adjacent north-facing rear wall of the house therefore the Listing description can be seen as a more reliable date. Therefore the 18<sup>th</sup> century dates quoted in both descriptions must refer to a substantial rebuilding of the farmhouse in brick which appears to have been started during the second quarter of the 18<sup>th</sup> century. This work on the farm house seems to correspond with some of the work on the adjacent farm buildings in particular raising the height of the original rubble stone barn and the construction of the Pigeon House (Smith, 2001).

There is little documentary evidence for the farm buildings at Old Hayes although there are a number of maps which do show their footprint. The earliest of these is the 1847 tithe map (figure 2). This illustrates all the buildings being considered in this report together with a northern range joining the east and west building groups which has since been demolished. A more accurate OS map from 1886 also shows essentially the information (figure 3). The layout and plan of these buildings seems to remain largely unaltered in subsequent OS maps from 1903 and 1930 respectively (figures 4 and 5) with the exception of a small northeast addition to building five of which there are now no standing remains. By 1959 the OS map shows perhaps the maximum extent of the agricultural buildings and at this time, the northern

range which links both the east and west group of buildings has been enlarged or rebuilt (figure 6).

## **8. Discussion**

It is clear from the fabric evidence that there are a number of alterations and additions to this group of buildings. It appears from the fabric evidence that the earliest of the group were the barn and Pigeon House and these will be considered separately.

The Pigeon House according to Smith (2001) is of a date between 1725-1735. This seems to be at a similar date at which the alterations to the farm house were being undertaken and illustrates the increasing use of brick in the area. The original Pigeon House would have had an east facing door at ground floor level and nesting boxes at both ground and first floor level. At first floor level there were also four openings, one on each elevation to allow for the pigeon's movements and for ventilation. At this time it is unlikely that this building had a first floor structure and would have had access to high level provided by a ladder, as a potence, or swivelling ladder is unlikely in a square building.

This structure was modified for use as a stable perhaps when the northern and southern additions were added. This involved the blocking up of the original entrance and a new door being installed to the left of it. Also a further door was added on the west elevation together with a small window. At first floor level a door was constructed and the upper openings for the pigeons appear to have been blocked up. At this time the floor is likely to have been added which means that the upper level was used for storage. The ground level had the nesting boxes removed, blocked up and then rendered to give a smooth wall surface suitable for use as a stable. At the time of Smith's survey in 2001 this building also had a blue brick floor laid in a saltire pattern further confirming this change of use.

The southern range (Building One) appears to have had little alteration since it was first constructed. The southern door on the east elevation appears to have had some structural repair which has removed the original segmented arch above it. The use of this building seems to have been a stable and the fragments of heel posts and sockets in the brickwork are an indication of the position of former stalls. Another indication is the recessed door openings which would have originally housed substantial stock doors.

The northern range (Building Three) appears to have been a cart shed as there are no indications of any doors having been present. The upper floor would have served as a storage area. This building was originally abutted on its eastern elevation by a northern range which has left evidence of a former roof line in the extant fabric. This northern range was removed sometime between 1930 and 1959 and replaced by a wider milking parlour which has left evidence of its presence by the remains of paintwork on the east elevation. Sometime during this later period the northern most arched opening was blocked, perhaps as a response to structural movement and a small door put in. According to Smith (2001) there was formerly a staircase adjacent this door rising to first floor level. At first floor level a door was formed into the pigeon house giving access to the first floor of the same building.

The barn (Building Seven) is again of a similar date to the pigeon house and displays a similar use of flared header brickwork. The barn however has undergone relatively recent sympathetic restoration work which appears to include the detailing just below eaves level, recovering the roof and some work on the internal walls as evidenced by the presence of modern wall ties and the different brick gauge. The barn seems to have developed on the footprint of an earlier building of stone rubble construction and still visible on the north and south gable elevations and the plinth detail on the east and west elevations.

Unfortunately the original floor of the barn has been removed although it was recorded by Smith (2001) as a slab floor of Swithland slate. The original floor and the threshing doors are evidence enough to suggest that threshing was undertaken in this barn, with the cross draft between the doors carrying away the chaff.

## **9. Conclusion**

This group of agricultural buildings are a good representation of the development of a farmstead from the early eighteenth century through to present day. They illustrate the changing use and additional buildings required by a farm in this area in response to population and economic changes in the landscape of rural Leicestershire. They not only illustrate the increasing use of brick but they also show the continued reliance on more traditional vernacular techniques using locally available materials.

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## **11. Sources**

OS maps: 1,50,000 OS map 140 Leicester, Coventry and Rugby area 1996, 1:2500 maps Leicestershire Sheet Nos XXX.6 (1886, 1903 and 1930).

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- Plan Sheet 4. Buildings Five, Six and Eight
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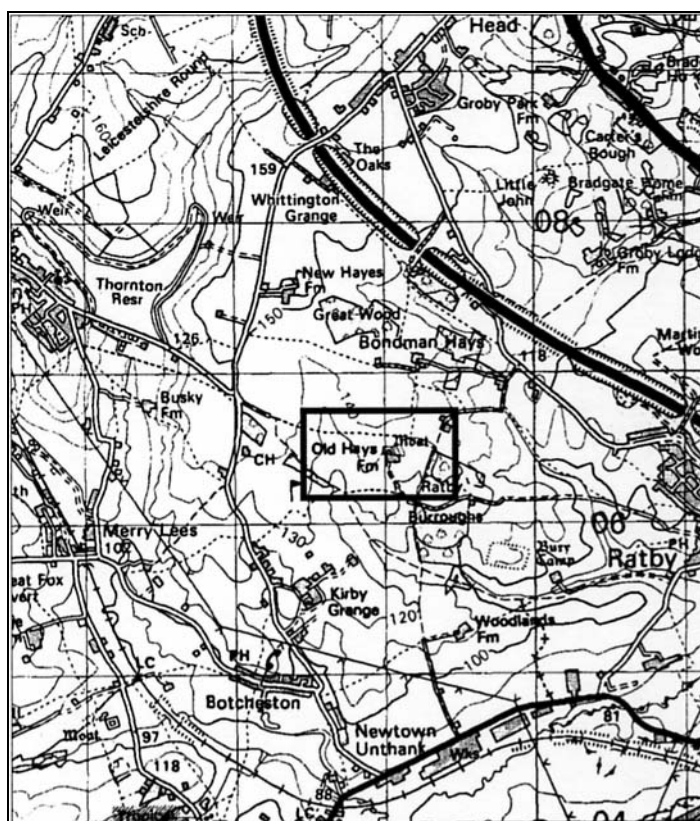


Figure 1 Site Location Scale 1:50000

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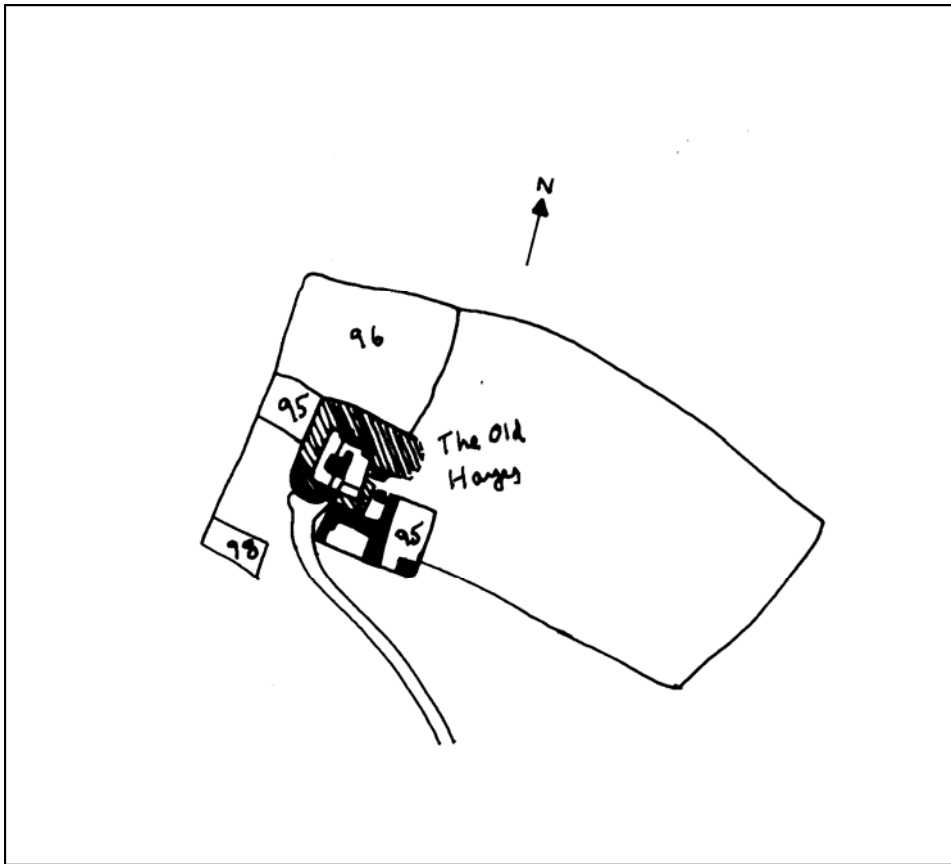


Figure 2 Sketch of Old Hays buildings based on Rathby Tithe Map of 1847 (P. Marsden)

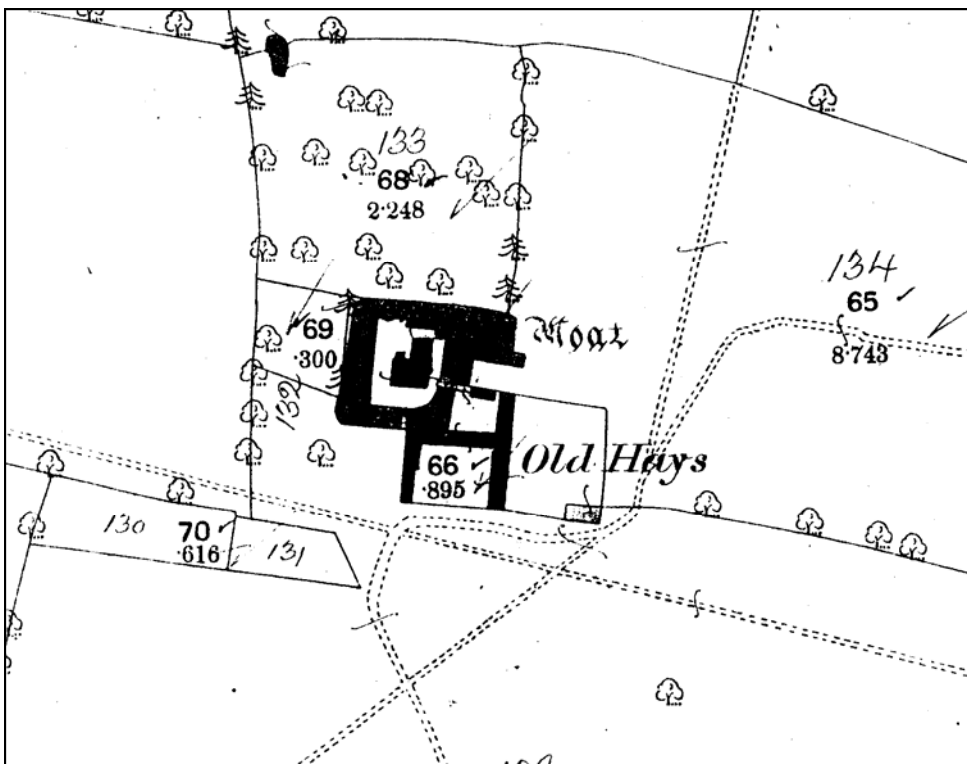


Figure 3 1886 Ordnance Survey map Leicestershire Sheet No. XXX.6

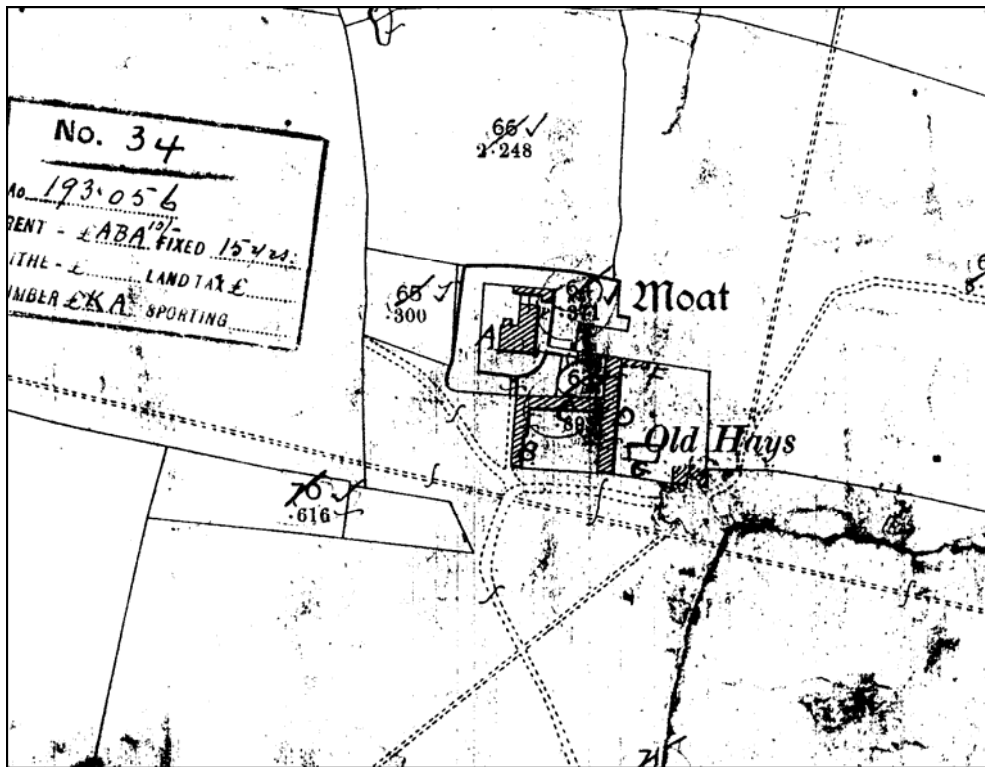


Figure 4 1903 Ordnance Survey map Leicestershire Sheet No. XXX.6

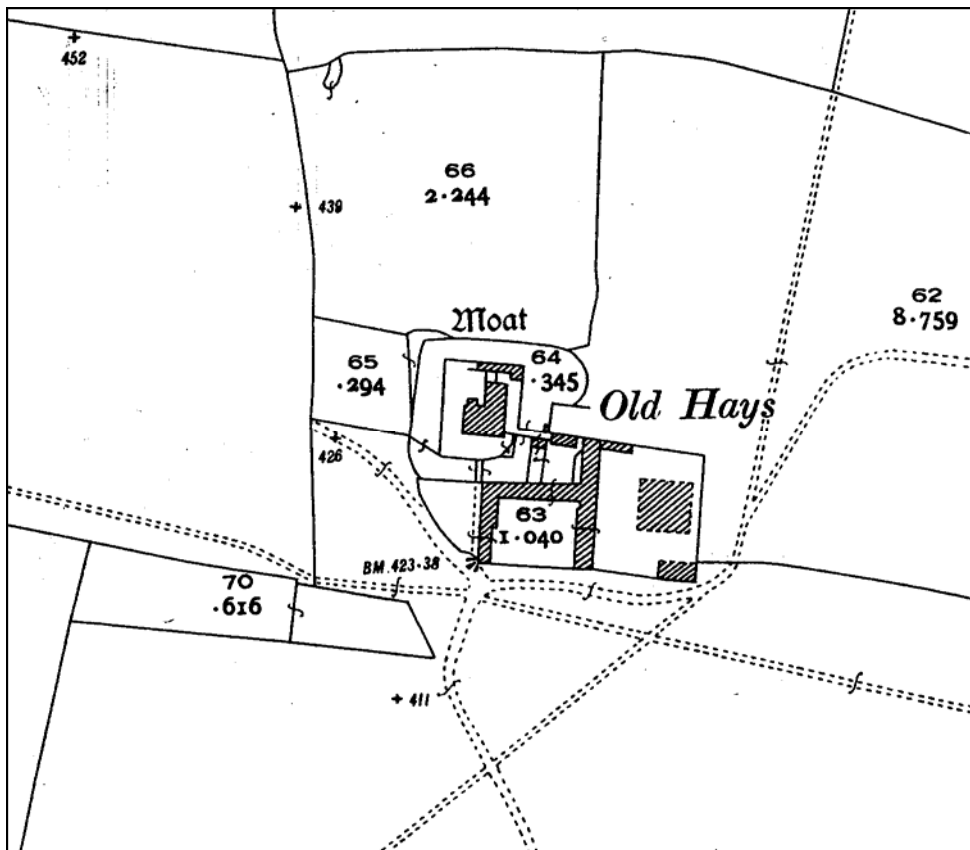


Figure 5 1930 Ordnance Survey map Leicestershire Sheet No. XXX.6

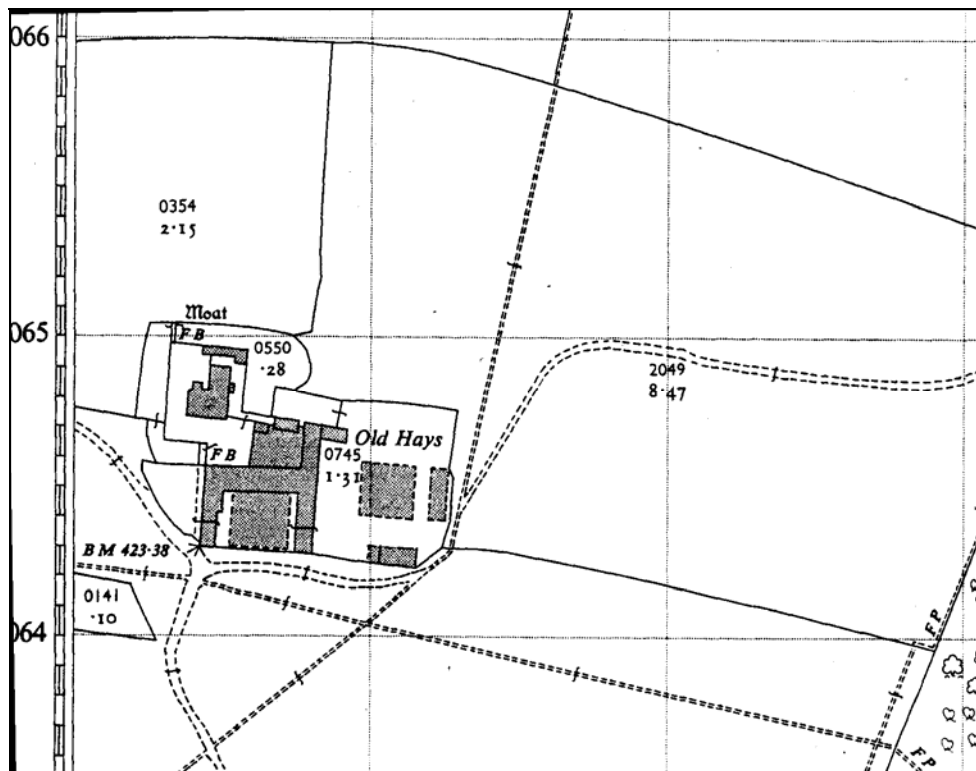


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Plate 13. South-western aspect of Pigeon House.



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Plate 21. The partially blocked northern most bay.



Plate 22. The centre left bay arched opening showing rebuilt soldier.



Plate 23. Southwest corner butt joint to north wall of Pigeon house.



Plate 24. Interior showing northwest corner.



Plate 25. South wall of building three.



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Plate 28. General arrangement of roof structure.



Plate 29. The south elevation of building four.



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Plate 31. North elevation of building four.



Plate 32. Detail of north elevation showing blocked door. Plate 33. West elevation of building four.



Plate 34. Interior view looking west, building four.



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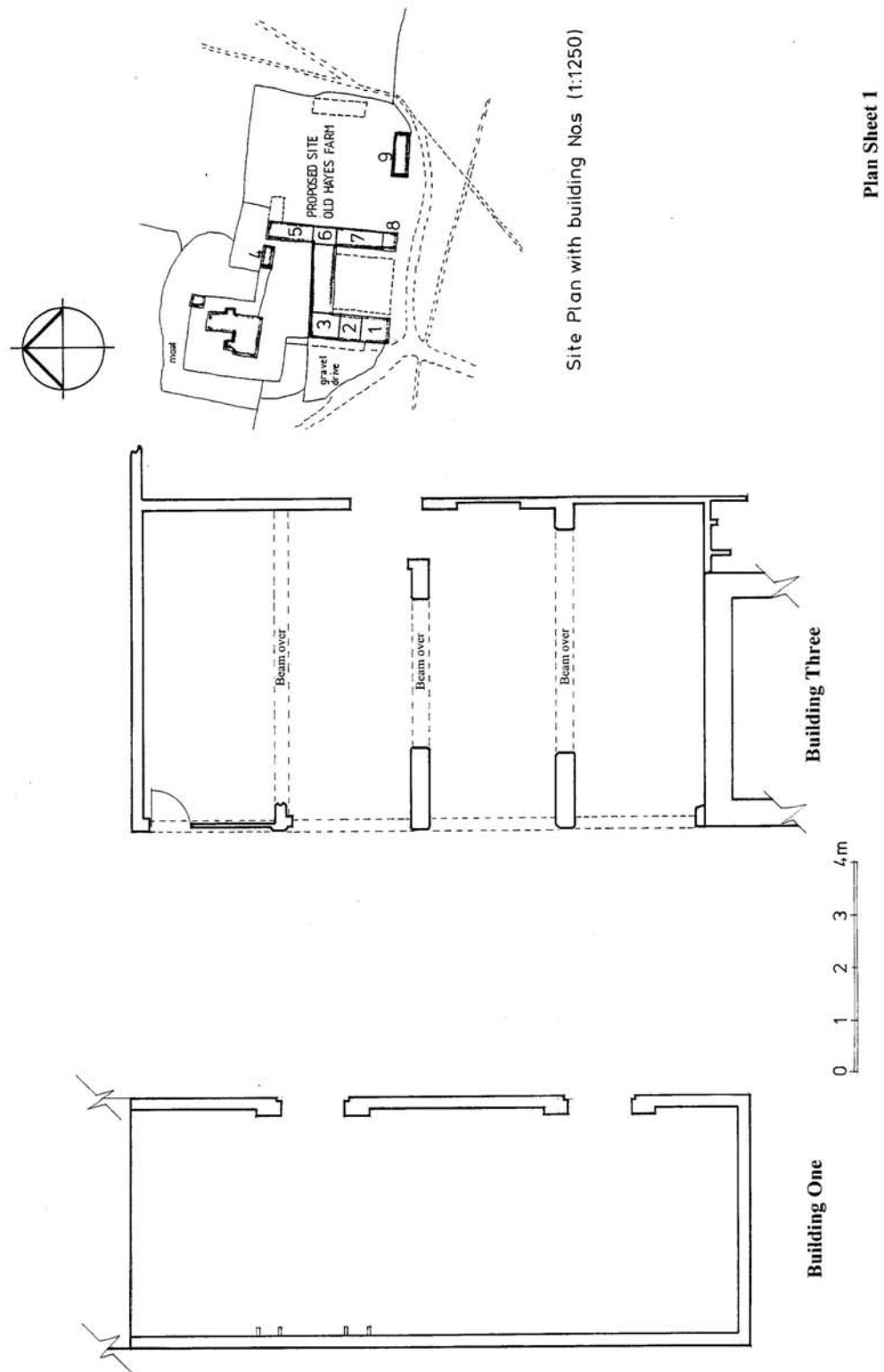


Plate 62. Southeast aspect of building nine.

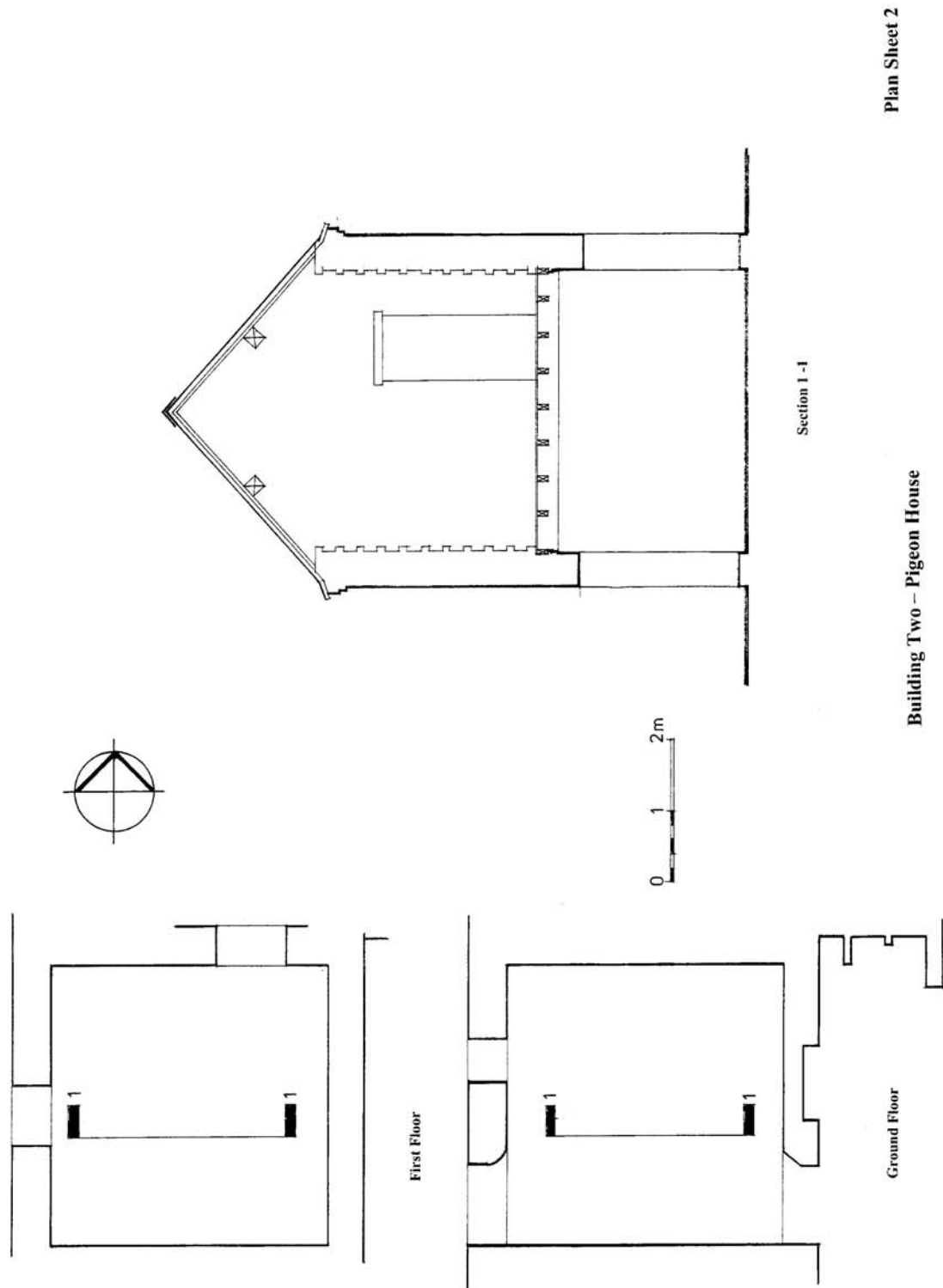


Plate 63. Northwest aspect of building nine.

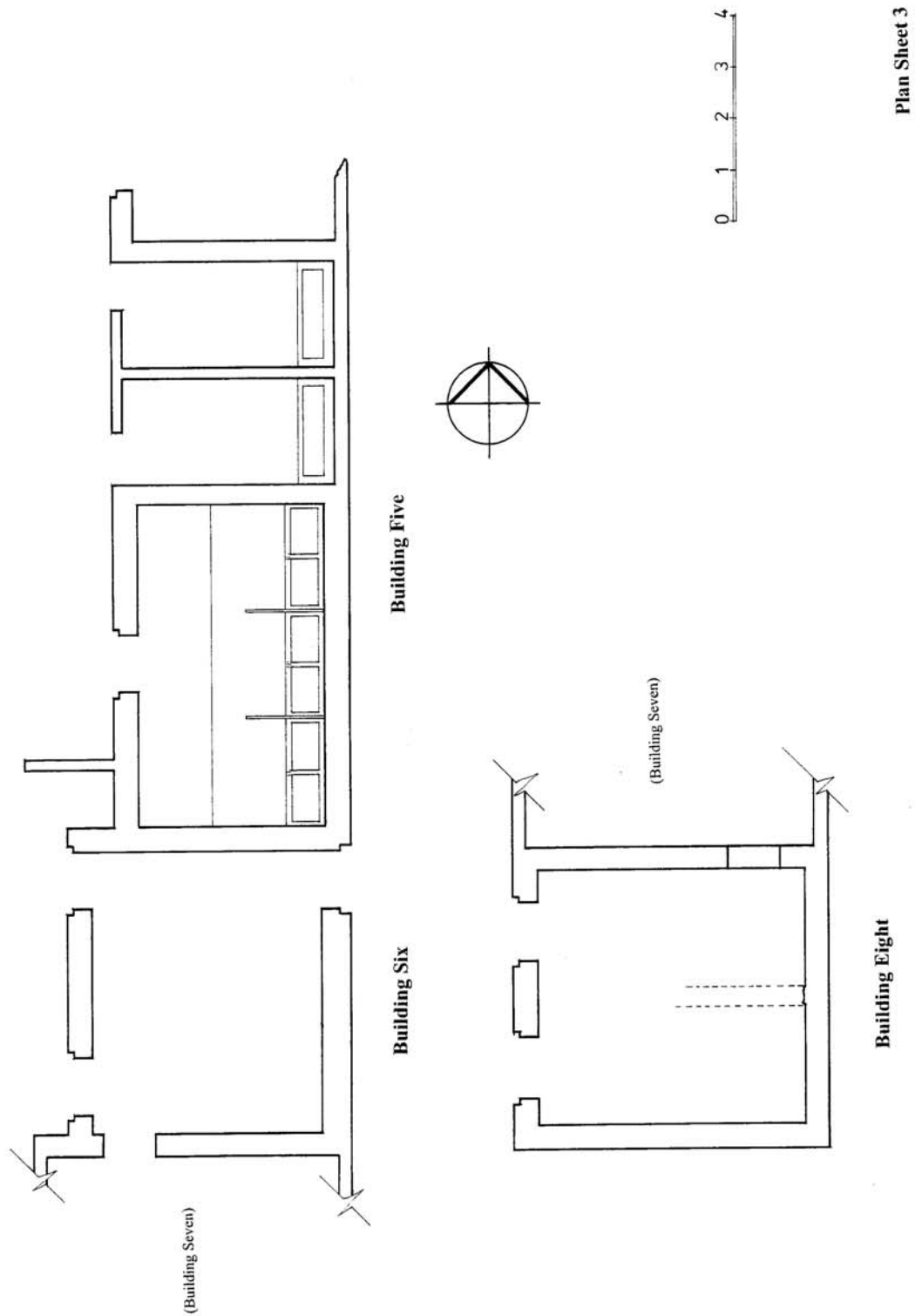
## Plans



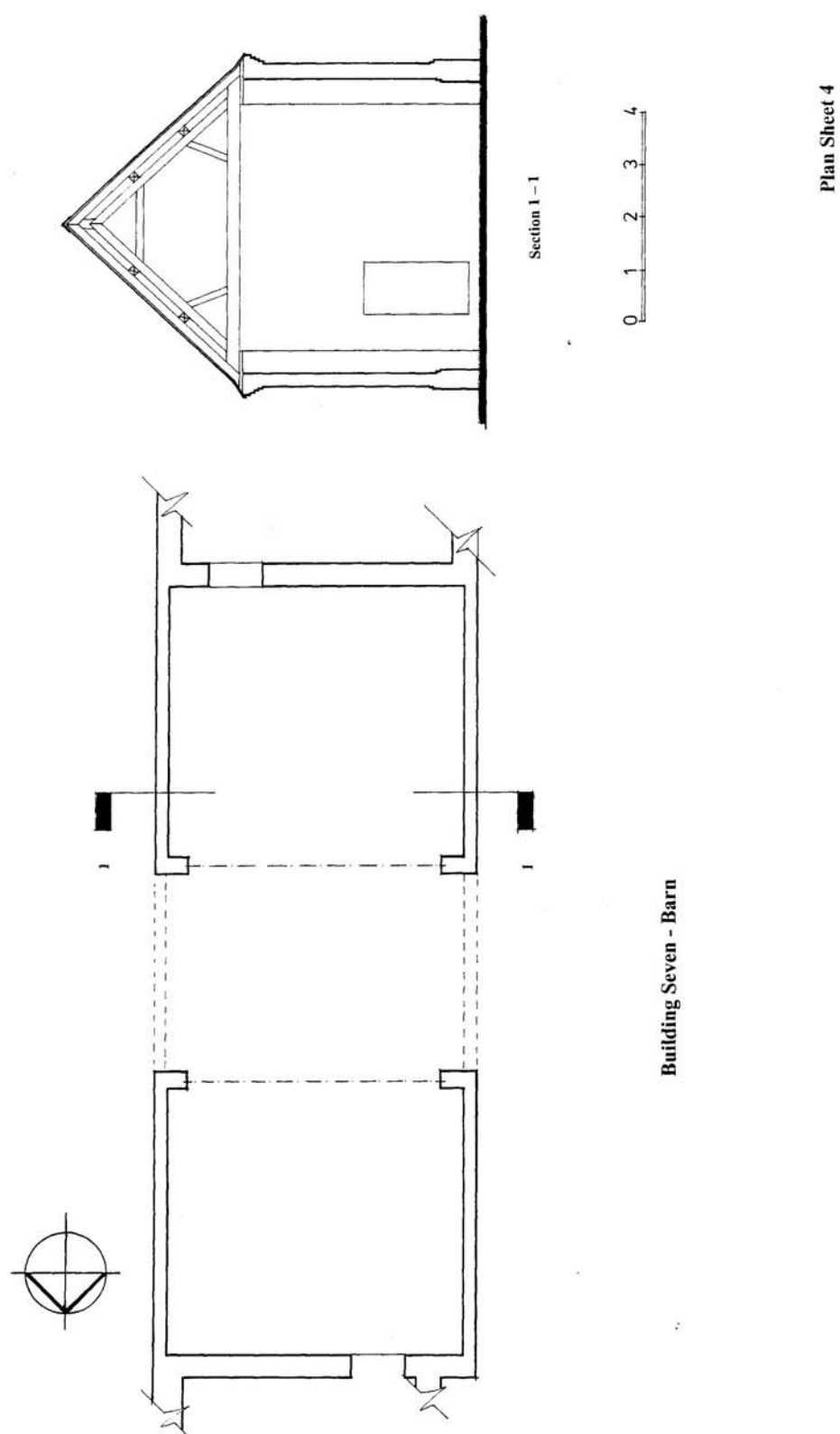
Plan 1: Buildings one and three and site plan with building numbers.



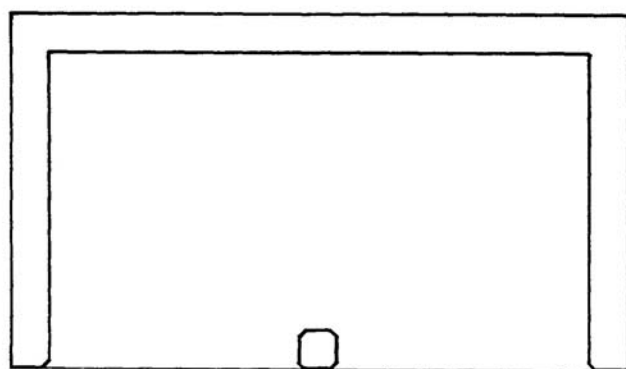
Plan 2: Building number two.



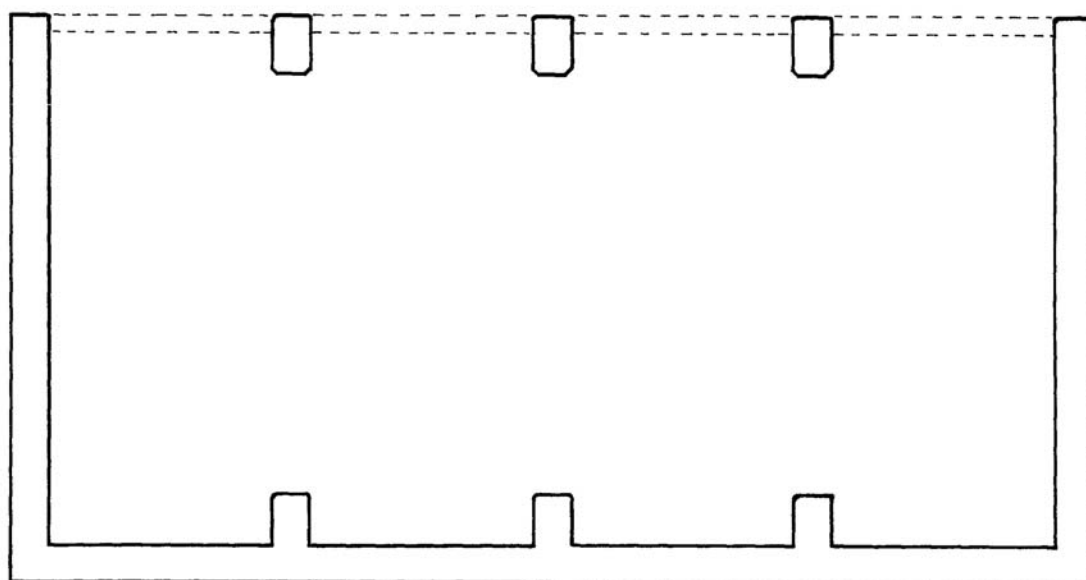
Plan 3: Buildings five, six and eight.



Plan 4: Building number seven.



**Building Four**



**Building Nine**

**Plan Sheet 5**

Plan 5: Buildings four and nine.