

**A Photographic Survey and Watching Brief on a New Access Road at Wakeley
Farm, Lutterworth Road, North Kilworth, Leicestershire. NGR SP 584 843.**

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A Photographic Survey and Watching Brief on a New Access Road at Wakeley Farm, Lutterworth Road, North Kilworth, Leicestershire. NGR SP 584 843.

Summary

University of Leicester Archaeological Services were commissioned by Ames Developments Ltd to undertake a photographic survey and archaeological watching brief at Wakeley Farm, North Kilworth. The photographic survey recorded the farm buildings prior to their conversion to residential use; the buildings were mainly nineteenth century in date.

An archaeological watching brief was also requested as part of the planning application during the ground works due to the proximity of known archaeological remains. Two new access roads were excavated within the development area, nothing of archaeological significance was observed during these ground works.

1. Introduction

University of Leicester Archaeological Services were commissioned by Ames Developments Ltd to undertake a photographic survey and archaeological watching brief at Wakeley Farm, Lutterworth Road, North Kilworth, Leicestershire, (NGR SP 584 843; *Fig. 1*). Outline planning permission has been granted to demolish some of the buildings and convert the remainder to residential use (Planning Application 04/00946/FUL). The buildings have been identified as being of historical interest and represent a 'typical nineteenth century Midlands Farm complex of a type rapidly disappearing from the landscape' and, therefore, being of architectural interest. The Planning Archaeologist of Heritage Services Section of Leicestershire County Council as advisor to Harborough District Council recommended that a photographic survey be undertaken prior to conversion being carried out.

All work will follow the Institute of Field Archaeologists (IFA) Code of Conduct and adhere to their *Standard and Guidance for Archaeological Investigation and Recording of Standing buildings or Structures*. In addition, Leicestershire County Council's *Guidelines and Procedures for Archaeological Work in Leicestershire* will be adhered to. The Royal Commission on the Historical Monuments of England (RCHME) *Recording Historic Buildings: a Descriptive Specification* (3rd edition, 1996) has been used as a basis for defining levels of recording.

The farm itself consists mainly of mid to late nineteenth century brick and tile buildings built around a central yard, with the farmhouse itself away to the northwest and not affected by this development. There was a fourth barn; a field barn located approximately 500m to the northeast of the main farmyard.

Ground works were limited to the excavation of two new access roads for the proposed development both of which were monitored by an archaeologist.

All work followed the *Guidelines for Archaeological Work in Leicestershire and Rutland* (LMARS 1997), the Institute of Field Archaeologists' (IFA) *Code of Conduct* and

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adhered to their *Standard and Guidance for Archaeological watching briefs*. The watching brief followed the design specification for archaeological work 18.7.2003 (Appendix).

2. Methodology

The aim of the photographic survey was to record the building to a standard that will allow future interpretation of the building within its original context and any subsequent use, to Level 3 of the RCHME 'Recording Historic Buildings: A Descriptive Specification' (RCHME, *Third Edition*, 1996). All accessible areas of the building were photographed as well as general views of the exterior of the buildings.

Photographs were taken in 35mm format using both black and white print and colour transparency film.

The buildings were individually numbered and subdivided internally where necessary (*Fig 2*). Where used left and right directions are taken from the front of the building concerned.

The ground works were carried out by 7.5 tonne mini digger with ditching bucket and monitored by 2 watching brief visits on the 12th of September 2004 and the 8th of August 2005.

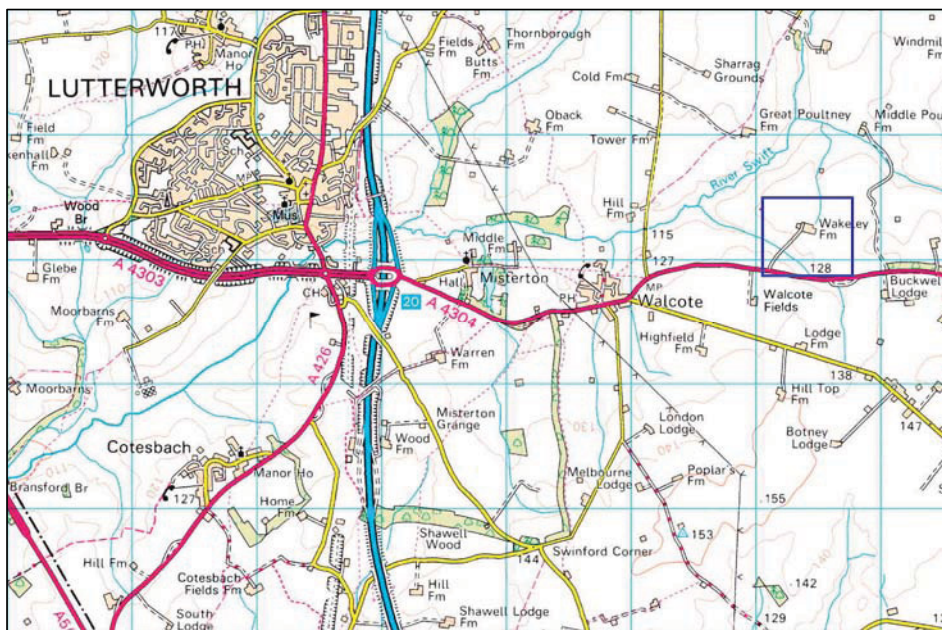


Figure 1: Site location. Scale 1:50000.

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3. Buildings

3.1 Barn 1

Barn 1 forms the southeastern range of the farmyard (*Fig. 2*). Originally the building appears to have been used as a milking parlour but has been greatly altered in more recent times and appears to have been last used as a store. Structurally the building is a five bay brick construction with decorative blue and red brick patterning on the front facing the yard (northwest facing elevation); there was also an original central doorway which has been blocked with modern breeze blocks. The building has been extended upward by fifteen courses and re-roofed with corrugated asbestos sheets and steel trusses. The lack of original roof structure makes dating the building difficult, however an examination of the brickwork, suggests a late nineteenth, - early twentieth century date.

Internally there has been much alteration, leaving virtually nothing original. There were downward facing ceramic vent pipes set into the rear wall, indicating the likely location of the stalls. The north easternmost gable has been taken down forming a large new entrance. A drain runs the length of the floor and is visible within the external concrete surface, suggesting the building was originally larger.

3.2 Barn 2

Barn 2 consists of two separate phases of buildings on the north-easternmost part of the farmyard; the easternmost barn (*Barn 2a/Fig 2*) is a large 3 bay threshing barn, which is probably the earlier of the two buildings. Barn 2a is constructed of handmade 2.5inch red bricks with a Blue Tile roof. The front is unchanged from the original build, with a large central threshing door and a smaller door to the left and two windows, one at ground floor level and the second at first floor level, possibly a modified pitching hole. The rear, however, is much altered, the threshing door and adjacent walls have been completely removed and replaced by an open ended extension of modern brick and corrugated tin roof, altering the roof line.

Internally the barn is largely unaltered. A modern mezzanine floor of timber and steel R.S.J has been built within the right hand bay and the left hand bay has been portioned off from the central bay by a recent brick built wall, leaving a single door at ground level and a large, rectangular pitching hole at first floor level. It is likely that this partition is contemporary with the removal of the centre bay's rearmost wall.

The roof appears to be original and is of timber and tile construction with the exception of the modern corrugated tin and timber within the central bay. The right hand bay is of raking strut construction, while the left hand bay is of suspended king post construction; both are roughly squared oak beams. The tiles are 7.25 by 11.75 inch Staffordshire Blue tiles and modern roofing felt has been used, indicating the recent renewal, however, the tiles are likely to be the re-used originals.

Both the easternmost gable end and the rear wall of the left hand bay have weathered white lime paint indicating additional building were at one stage attached to this barn, but have since been demolished.

The western part of Barn 2 (Barn 2b/*Fig 2*) appears to be a later addition and has been built slightly out of line with to Barn 2a. Barn 2a was located to maximise the through draft from the prevailing wind for threshing, Barn 2b was then added to complete the range around a central yard. Barn 2b is built of 9 by 3inch machine made red bricks and again with a Staffordshire Blue tile roof of two storeys. A single storied hipped roofed extension has been added at a right angle to the far left of the building.

The barn originally appears to have been a cowshed; access was originally through 3 double doors, since blocked and a single pedestrian door, still in use. The ground floor is much altered and with the exception of a number of tethering rings, nothing remains of its original use. There is small room to the right, acting as a cross passage with no internal access; there are front and rear doors. There is no evidence of the room's original use; debris would suggest it was used as a general store room, until recently.

The first floor is contemporary and is of plaster and reed construction, the room is open the full length of the building with a doorway at first floor level on the left hand gable end. Access is by external brick built stairway on the right hand side of the building. There are no internal features to indicate the original function, however, its proximity to the farmhouse and lack of internal stairs does suggest a granary. The probably original door has a small circular hole, approximately 400mm above the door jam, possibly a cat flap.

The roof construction is again suspended king post and as with the adjacent threshing barn the beams are roughly squared oak. Once again new roofing felt indicates the building has been re-roofed.

The extension was originally built as a three-stall stable, with the furthest on the left being a double stall. The interior remains unchanged and probably remained in use as a stable until very recently.

3.3 Barn 3

Barn 3 is located to the north of the main range of buildings (*Fig. 2*) and is a 6 bay open sided implement store, in a much-ruinous condition. Construction is of 9 by 2.75inch machine made red bricks and Staffordshire Blue tiles, the majority of which are missing. The front of the building is open and the wall plate is supported on three brick-built pillars and two timber uprights; the brick pillars appear to be modern and probably replaced original rotten timber uprights. There is a pitching hole in the right hand gable.

The interior is completely devoid of any identifiable features; the roof is of raking strut construction and once again the timbers are roughly squared oak beams, which appear to be in remarkable good condition considering their prolonged exposure to the elements.

3.4 Barn 4

The final barn, (Barn 4, *Fig. 2*), is located approximately 500m northeast of the main farm complex and conversion work had already begun prior to the site visit. The barn is a single storey field barn constructed of 9 by 2.75inch machine made bricks. The roof had already been stripped, but the few remaining tiles were again Staffordshire Blues. It appeared to originally have been of four bays with the two central bays being open at the front. There is a small window on the right hand gable and a pedestrian door and window to the right on the back wall.

Again the interior is devoid of any identifiable features; the right hand bay had been divided from the main space by a brick-built wall, approximately chest high. The roof timbers appeared to be modern replacements.

3.5 The Cottages

As well as the barn conversions a range of domestic cottages were also being modernised during the project. These are located on the southwestern edge of the central yard and consist of two two-storey cottages and a single storey stable block of six stalls to the left of the cottages (*Fig. 2*). Nearly all of the construction work had already been carried out and new plasterwork applied internally prior to the site visit; as a result nothing remained of the original interiors. The same also applies to the stables.

It was decided, therefore, only to take general shots of the largely unaltered exterior.

4. Photographic Index

Photo Number	Col	B & W	Building Number	Description
001		X	Barn 1	Southeast Facing Elevation.
002		X	Barn 1	Southeast Facing Elevation.
003	X	X	Barn 1	Northwest Facing Elevation.
004	X	X	Barn 1	Northwest Facing Elevation.
005	X	X	Barn 1	Detail of Decorative Brickwork.
006	X	X	Barn 1	Detail of Decorative Brickwork.
007	X	X	Cottages	Northeast Facing Elevation of South Easternmost Range.
008	X	X	Cottages	Northeast Facing Elevation of South Easternmost Range.
009	X	X	Barn 2 (a)	South Facing Elevation.
010	X	X	Barn 2 (a)	South Facing Elevation.
011	X	X	Barn 2 (a)	East Southeast Facing Gable.
012	X	X	Barn 2 (a)	East Southeast Facing Gable.
013	X	X	Barn 2 (a)	Northeast Facing Elevation.
014	X	X	Barn 2 (a)	Northeast Facing Elevation.
015	X	X	Barn 2 (a) & (b)	Northeast Facing Elevation of Join.
016	X	X	Barn 2 (a) & (b)	Northeast Facing Elevation of Join.
017	X	X	Barn 2 (b)	Northeast Facing Elevation.
018	X	X	Barn 2 (b)	Northeast Facing Elevation.
019	X	X	Barn 2 (b)	West Northwest Facing Gable.
020	X	X	Barn 2 (b)	West Northwest Facing Gable.

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021	X	X	Barn 2 (b)	Southwest Facing Elevation.
022	X	X	Barn 2 (b)	Southwest Facing Elevation.
023	X	X	Cottages	Northeast Facing Elevation of North Westernmost Range.
024	X	X	Cottages	Northeast Facing Elevation of North Westernmost Range.
025	X	X		Timber Beams Removed From Cottages.
026	X	X		Timber Beams Removed From Cottages.
027	X	X	Cottages	West Southwest Facing Gable.
028	X	X	Cottages	West Southwest Facing Gable.
029	X	X	Cottages	Southwest Facing Elevation.
030	X	X	Cottages	Southwest Facing Elevation.
031	X	X	Cottages	Southwest Facing Elevation.
032	X	X	Cottages	Southwest Facing Elevation.
033	X	X	Cottages	Southwest Facing Elevation.
034	X	X	Cottages	Southwest Facing Elevation.
035	X	X	Cottages	Southeast Facing Gable.
036	X	X	Cottages	Southeast Facing Gable.
037	X	X	Barn 3	Southeast Facing Elevation.
038	X	X	Barn 3	Southeast Facing Elevation.
039	X	X	Barn 3	Northwest Facing Elevation and Gable.
040	X	X	Barn 3	Northwest Facing Elevation and Gable.
041	X	X	Barn 3	Northwest Facing Elevation.
042	X	X	Barn 3	Northwest Facing Elevation.
043	X	X	Barn 3	Southwest Facing Elevation.
044	X	X	Barn 3	Southwest Facing Elevation.
045	X	X	Barn 3	Roof Timbers.
046	X	X	Barn 3	Roof Timbers.
047	X	X	Barn 3	Detail of Raking Struts Roof Construction.
048	X	X	Barn 3	Detail of Raking Struts Roof Construction.
049	X	X	Barn 3	Roof Timbers.
050	X		Barn 3	Roof Timbers.
051	X	X	Barn 2 (a) Room 1	First Floor, General View.
052	X	X	Barn 2 (a) Room 1	First Floor, General View.
053	X	X	Barn 2 (a) Room 1	Ground Floor, General View.
054	X	X	Barn 2 (a) Room 1	Ground Floor, General View.
055	X	X	Barn 2 (a) Room 3	General View.
056	X	X	Barn 2 (a) Room 3	General View.
057	X	X	Barn 2 (a) Room 2	General View.
058	X	X	Barn 2 (a) Room 2	General View.
059	X	X	Barn 2 (b) Room 1	General View.
060	X	X	Barn 2 (b) Room 1	General View.
061	X	X	Barn 2 (b) Room 1	General View.
062	X	X	Barn 2 (b) Room 1	General View.
063	X	X	Barn 2 (b)	Original Door Between Rooms 1 & 2.
064	X	X	Barn 2 (b)	Original Door Between Rooms 1 & 2.
065	X	X	Barn 2 (b) Room 2	Ground Floor General View.
066	X	X	Barn 2 (b) Room 2	Ground Floor General View.
067	X	X	Barn 2 (b) Room 2	Ground Floor General View.
068	X	X	Barn 2 (b) Room 2	Ground Floor General View.
069	X	X	Barn 2 (b) Room 2	First Floor General View.
070	X	X	Barn 2 (b) Room 2	First Floor General View.
071	X	X	Barn 2 (b) Room 2	First Floor General View.
072	X	X	Barn 2 (b) Room 2	First Floor General View.
073	X	X	Barn 2 (b) Room 2	Detail of King Post Roof Construction.
074	X	X	Barn 2 (b) Room 2	Detail of King Post Roof Construction.

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075	X	X	Barn 2 (b) Room 2	Detail of King Post Roof Construction.
076	X	X	Barn 2 (b) Room 2	Detail of King Post Roof Construction.
077	X	X	Barn 2 (b) Room 2	Brick and Tile Stairway.
078	X	X	Barn 2 (b) Room 2	Brick and Tile Stairway.
079	X	X	Barn 2 (b) Room 2	Close Up of First Floor Entrance (Cat Flap?).
080	X	X	Barn 2 (b) Room 2	Close Up of First Floor Entrance (Cat Flap?).
081	X	X	Barn 3 (c)	General View, External.
082	X	X	Barn 3 (c)	General View, External.
083	X	X	Barn 1	General View, Internal.
084	X	X	Barn 1	General View, Internal.
085	X	X	Barn 4	East Facing Gable.
086	X	X	Barn 4	East Facing Gable.
087	X	X	Barn 4	North Facing Elevation.
088	X	X	Barn 4	North Facing Elevation.
089	X	X	Barn 4	South Facing Elevation.
090	X	X	Barn 4	South Facing Elevation.
091	X	X		Un-stratified Timbers.
092	X	X		Un-stratified Timbers.
093	X	X		Un-stratified Timbers.
094	X	X		Un-stratified Timbers.

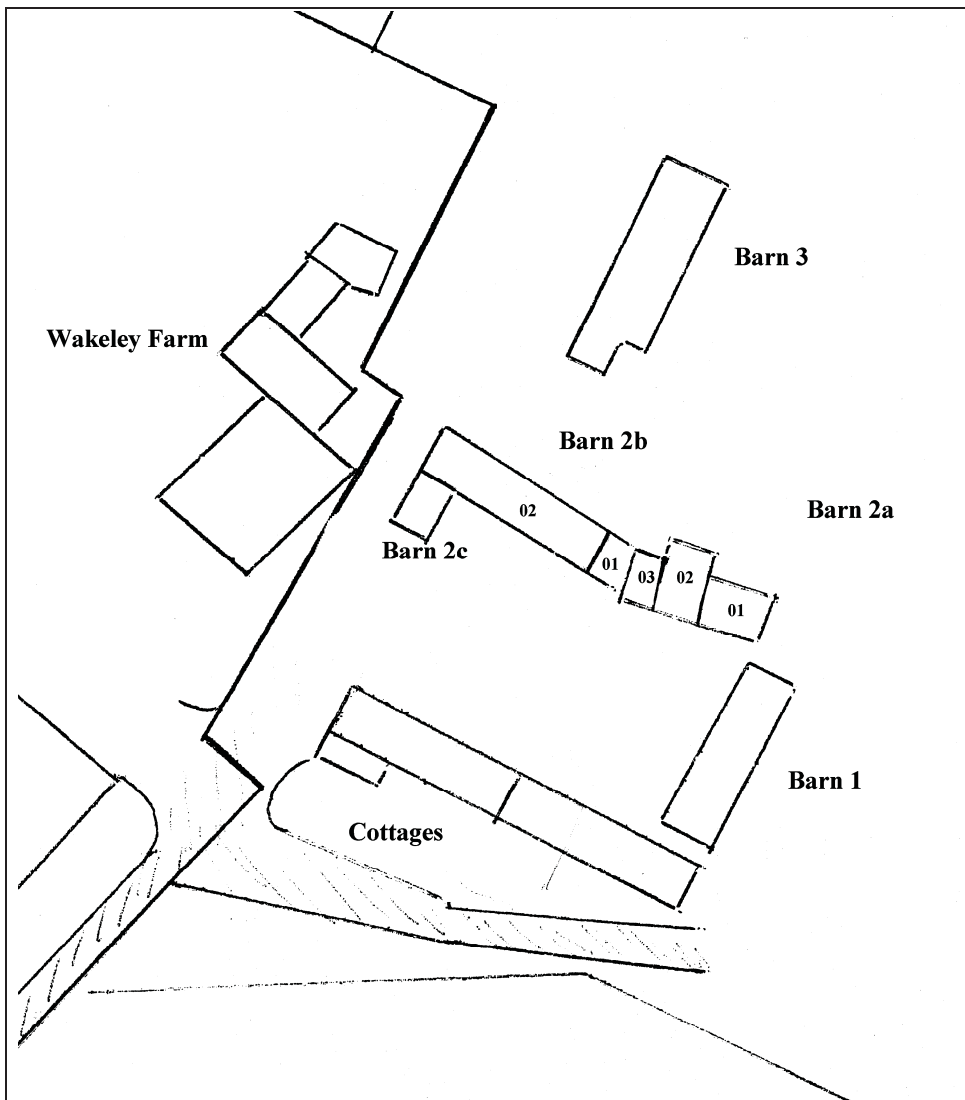


Figure 2 Building Identification & Internal Divisions

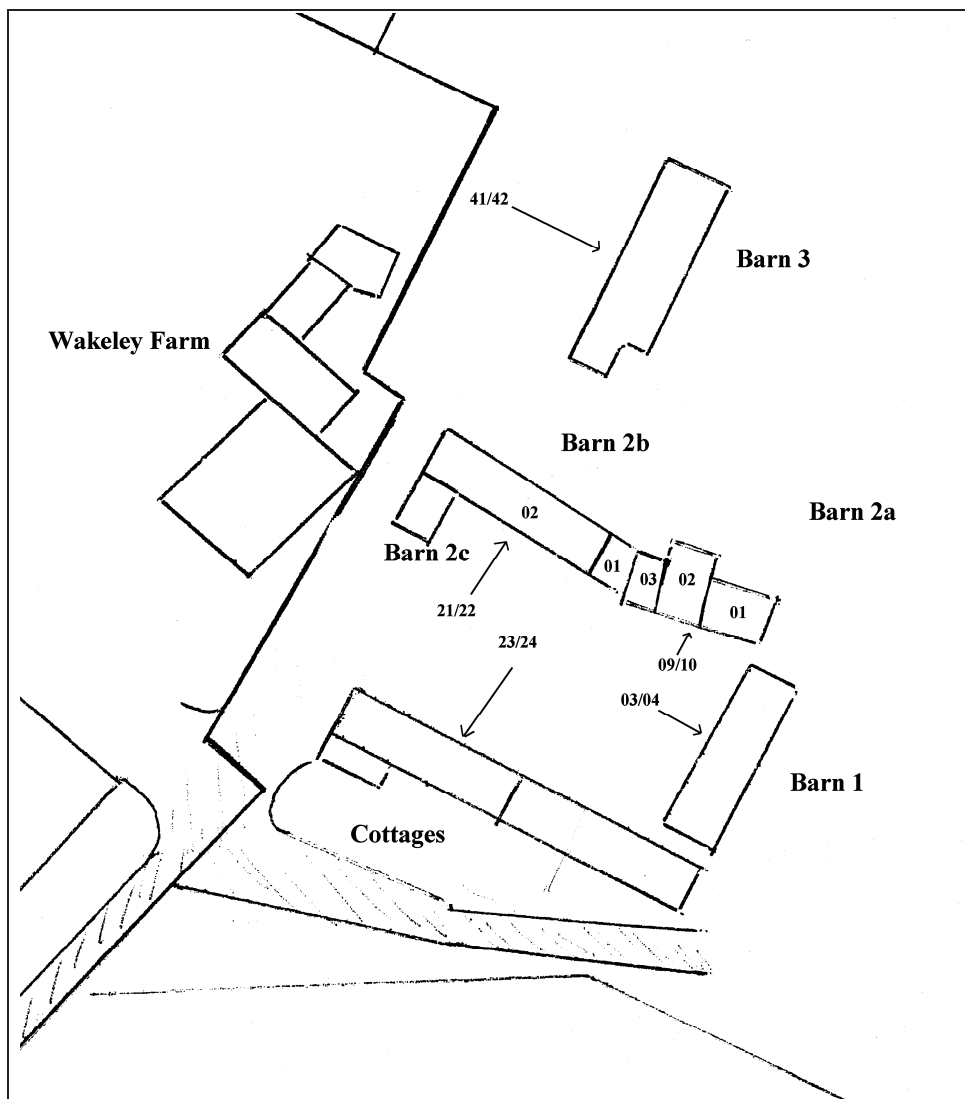


Figure 3 Locations of Selected Exterior Images

5. Ground Works

The project also involved the construction of two new access roads, which were the subject of archaeological watching brief. An examination of the Leicestershire and Rutland Sites and Monuments Record (SMR) shows that the application site lies in an area of pre-historic activity. Mesolithic and Neolithic flints have been found in the vicinity (SMR Ref. No's 58SE AY, AM, AS, AX, BF, and BG). Likely pre-historic crop marks are also recorded within the vicinity of the proposed development (58SE).

There was the possibility, therefore, that earth-fast archaeological remains might be encountered during the ground works. The site lies at approximately 130m OD and

the underlying geology consists of Boulder Clay (Ordnance Survey Geological Survey of Great Britain, Sheet 170).

5.1 Area 1

The first area covered by the watching brief was the excavation of the new access road between the main farmyard and barn 4, to the northeast, approximately 450-500m in length (*Fig 4*). Approximately 350mm of topsoil was excavated until weathered clay bedrock exposed, an examination of the exposed surface indicated considerable disturbance.

It appears that this area had been extensively used as a track way along the field boundary, causing deep rutting, which affected the underlying clay. Along with this the service trench to barn 4 had already been excavated, causing damage and up-cast from maintaining the adjacent stream had also been deposited in this area. As a result the likelihood of any significant archaeological remains being present were highly unlikely, it was decided therefore to discontinue the watching brief after 2 visits.

5.2 Area 2

The next area covered by the watching brief was the new access road, which runs in a general south, southwest direction (*Fig 4*) from the eastern edge of the development before rejoining the existing farm driveway approximately 200m from its junction with the A4304. The route was stripped of topsoil prior to arrival using back actor with ditching bucket, the exposed surface had dried but it was still possible to examine it.

Approximately 250mm to 300mm of topsoil had been excavated exposing an horizon of mid orange brown silty clay subsoil with occasional patches of exposed and weathered bedrock in places. The area closest to the farm buildings showed evidence of extensive modern truncation, probably as a result of the construction of the adjacent, modern buildings; this disturbance petered out as the route moved away from the farm buildings.

Once within the adjacent field, with the exception of several field drains and a larger pipe trench, there was no evidence of modern disturbance. There was, however, evidence of ploughed out medieval ridge and furrow ploughing aligned north-northwest - south southeast in the south-easternmost part of the route, which followed the contours of the slope. There was also evidence of a colluvial build up at the base of the slope; it is possible that this deposit may conceal deeper archaeological features, however, the nature of the ground works undertaken means that any deeper archaeological remains will be unaffected.

Nothing of archaeological significance was observed within Area 2. However, a single sherd of Medieval pottery was recovered. This is not considered unusual as Medieval pottery abounds around settlements as a result of manure spreading. The pottery was extremely abraded and dated from the Twelfth Century (Sawday, *D pers. com.*).

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Despite its promising location and the high potential for buried archaeological remains, nothing of archaeological significance was observed within either area during the course of the watching brief.

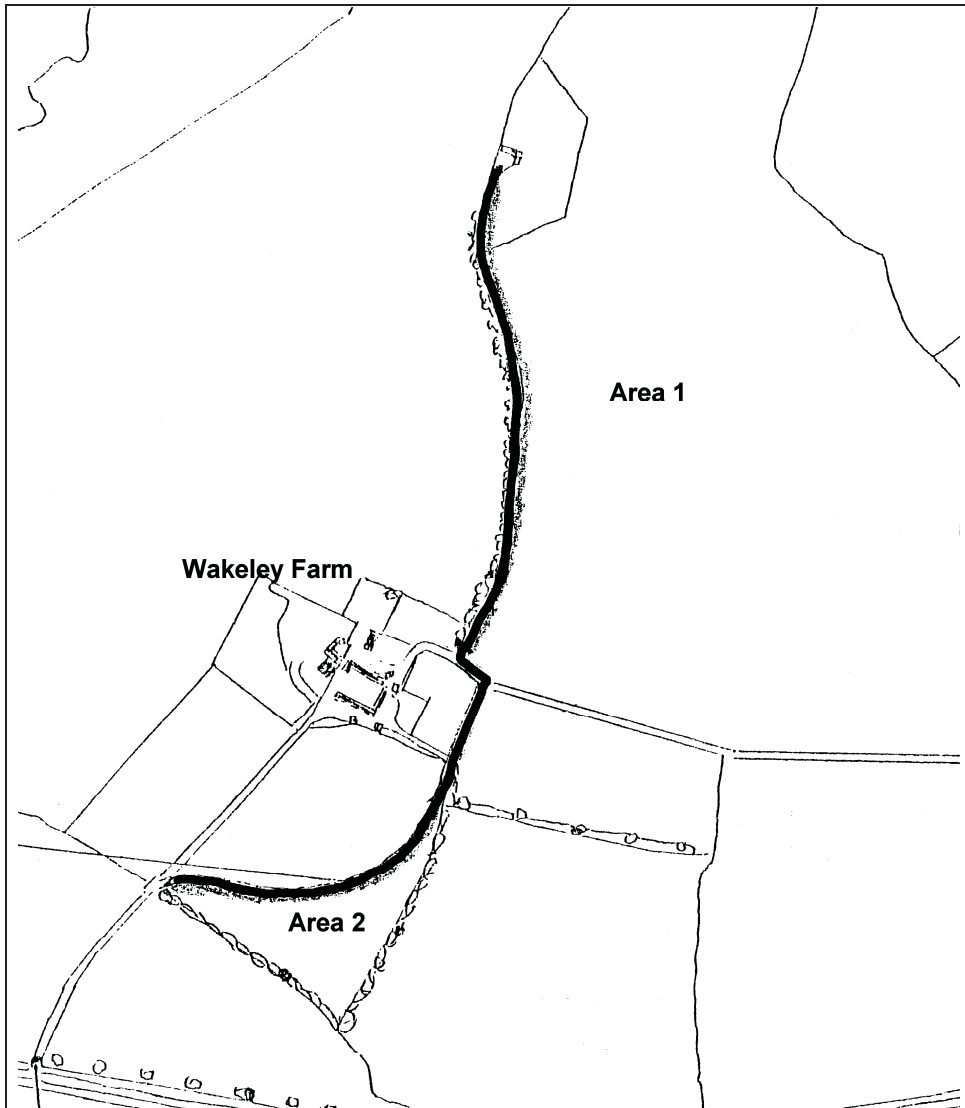


Figure 4 Location of Groundworks

6. Archive and Publication

The site archive comprises:

- 92 colour slides
- 94 monochrome negative and contact prints
- photographic index
- field notes
- a copy of this report

This will be deposited with Leicestershire County Council's Historic and Natural Environment Team with Accession Number X.A 190.2004.

A summary of the results of this report will be submitted to the editor of Transactions of the Leicestershire Archaeological and Historical Society for inclusion in the annual summary of archaeology in Leicestershire and Rutland.

6. Bibliography

Campbell, J.W.P., 2000. 'Naming the Parts of Post-medieval Roof Structures' in *Vernacular Architecture* Vol. 31, 45-51.

RCHME, 1996. *Recording Historic Buildings: A Descriptive Specification* (third edition). London: HMSO.

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Colour Plate 1 Barn 1 Northwest Facing Elevation.

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Colour Plate 2 Barn 3 Northwest Facing Elevation.



Colour Plate 3 Barn 3 Detail of Roof Construction



Colour Plate 4 Barn 4 Southwest Facing Elevation.

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Colour Plate 5 Barn 2a Southwest Facing Elevation.



Colour Plate 6 Barn 2b Southwest Facing Elevation.