

**A photographic historic building survey at  
Saltersford Farm,  
Measham Road, Acresford  
Swadlincote,  
Leicestershire, DE12 8AH  
NGR: SK 30963 12466**



**Site Name:** Saltersford Farm, Measham Road, Acresford, Swadlincote, Leicestershire. DE12 8AH

**Grid Ref:** SK 30963 12466

**Author:** Andrew Hyam

**Client:** HCM Property Developments Ltd

**Planning Ref.** 17/01805/FUL

**Planning Authority:** North West Leicestershire District Council

**Accession Number:** X.A31.2021

**ULAS Report Number:** 2021-040

Filename/Version	Checked by	Date	Notes
2021-040 Draft	Vicki Score	12/03/2021	Issue to client
<b>2021-040</b>	Vicki Score	<b>02/06/2021</b>	<b>Final</b>

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## OASIS Information

<b>PROJECT DETAILS</b>	<b>Oasis No</b>	universi1- 416995		
	<b>Project Name</b>	A Level 2 Photographic Historic Building Survey at Saltersford Farm, Measham Rd, Acresford, Swadlincote, Leicestershire		
	<b>Start/end dates</b>	08-03-2021		
	<b>Previous/Future Work</b>	Not known		
	<b>Project Type</b>	Level 2 Photographic Historic Building survey		
	<b>Site Status</b>	None		
	<b>Current Land Use</b>	In use as a barn for commercial purposes		
	<b>Monument Type/Period</b>	Buildings. 19th and 20th century		
	<b>Significant Finds/Period</b>	None/19th/20th century		
	<b>Reason for Investigation</b>	NPPF		
	<b>Position in the Planning Process</b>	Planning condition		
<b>Planning Ref.</b>	17/01805/FUL			
<b>PROJECT LOCATION</b>	<b>County</b>	Leicestershire		
	<b>Site Address/Postcode</b>	Saltersford Farm, Measham Rd, Acresford, Swadlincote, Leicestershire. DE12 8AH		
	<b>Study Area</b>	1500m <sup>2</sup>		
	<b>Site Coordinates</b>	SK30963 12466		
	<b>Height OD</b>	175m aOD		
<b>PROJECT CREATORS</b>	<b>Organisation</b>	ULAS		
	<b>Project Brief Originator</b>	Leicestershire County Council		
	<b>Project Design Originator</b>	ULAS		
	<b>Project Manager</b>	Vicki Score		
	<b>Project Director/Supervisor</b>	Andrew Hyam		
<b>Sponsor/Funding Body</b>	HCM Property Developments Ltd			
<b>PROJECT ARCHIVE</b>		<b>Physical</b>	<b>Digital</b>	<b>Paper</b>
	<b>Recipient</b>	None	LCC Museum service	LCC Museum service
	<b>ID (Acc. No.)</b>	None	X.A31.2021	X.A31.2021
	<b>Contents</b>	None	Photographs	Report
<b>PROJECT BIBLIOGRAPHY</b>	<b>Type</b>	Grey Literature (unpublished)		
	<b>Description</b>	Developer Report A4 pdf		
	<b>Title</b>	A Level 2 Photographic Historic Building Survey at Saltersford Farm, Measham Rd, Acresford, Swadlincote, Leicestershire		
	<b>Author</b>	Hyam, A		
	<b>Other bibliographic details</b>	ULAS Report No 2021-040		
	<b>Date</b>	2021		
	<b>Publisher/Place</b>	University of Leicester Archaeological Services / University of Leicester		

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## **A photographic historic building survey at Saltersford Farm, Measham Road, Acresford, Swadlincote, Leicestershire (SK 30963 12466)**

### **Summary**

*A photographic historic building survey was carried out at Saltersford Farm, Measham Road, Acresford, Swadlincote, Leicestershire. The survey was commissioned by HCM Property Developments Ltd from University of Leicester Archaeological Services (ULAS) in advance of a proposed conversion of barns to two dwellings the erection of three new dwellings and the demolition of existing buildings.*

*Saltersford Farm consists of a range of agricultural buildings dating from the mid-19th century through to the early 20th century. The earliest part of the buildings appears to be a small two storey cottage which was extended to include a hayloft. The buildings developed to form a loose courtyard complex used as a dairy farm into the early part of the present century after which it has been used as a garage and car breakers.*

*The report and archive will be deposited under Accession Number X.A31.2021*

### **Introduction**

In accordance with National Planning Policy Framework (NPPF), Section 16 (Conserving and Enhancing the Historic Environment) this document forms the report for a level 2 historic building survey at Saltersford Farm, Measham Rd, Acresford, Swadlincote, Leicestershire (SK30963 12466).

Approval has been granted for the conversion of barns to create two dwellings, the erection of three detached dwellings, demolition of existing buildings and associated works (17/01805/FUL). Conditions 24 and 25 of the planning approval requires an appropriate programme of historic building recording in accordance with Historic England guidance.

The Senior Planning Archaeologist, acting as advisor to North West Leicestershire District Council, requested that a photographic historic building survey take place in advance of any significant work taking place related to the redevelopment work. University of Leicester Archaeological Services (ULAS) have been commissioned by HCM Property Developments Limited to carry out the building survey.

Saltersford Farm lies in the North West Leicestershire district, approximately 1.2 miles to the west of Acresford village. Measham lies approximately 2 miles to the west and Appleby Magna is around 2.7 miles to the north-west (Fig. 1). Saltersford Farm is located on the southern side of Measham Road which runs between Measham and Acresford. The site is reached via a trackway running down towards the group of farm buildings (Fig. 2). None of the buildings associated with Saltersford Farm are listed and the site lies outside the historic cores of Acresford and Measham.

At the time of this survey the former dairy farm was in use as a garage and car breakers. The complex consisted of a complex of former brick-built agricultural buildings set around an open-sided courtyard. A modern metal-framed barn also forms part of the complex. The farm house is on the same site but does not form part of the proposed redevelopment scheme.

## Objectives

The Written Scheme of Investigation (WSI) produced by ULAS (2021) defined the project and detailed the scope of the historic building project. Within the stated project objectives, the principal aim of the survey was to provide a photographic, written and drawn record of the historic building prior to the commencement of any significant redevelopment work.

## Methodology

The methodology and recording system employed for the photographic historic building survey was as stated in the ULAS WSI. In brief, the survey followed Historic England's guidelines *Understanding Historic Buildings: A guide to good recording practice* (2016).

All work followed the Chartered Institute for Archaeologists (CIfA) *Code of Conduct* (2014).

The fieldwork was undertaken on the 8th of March 2021.

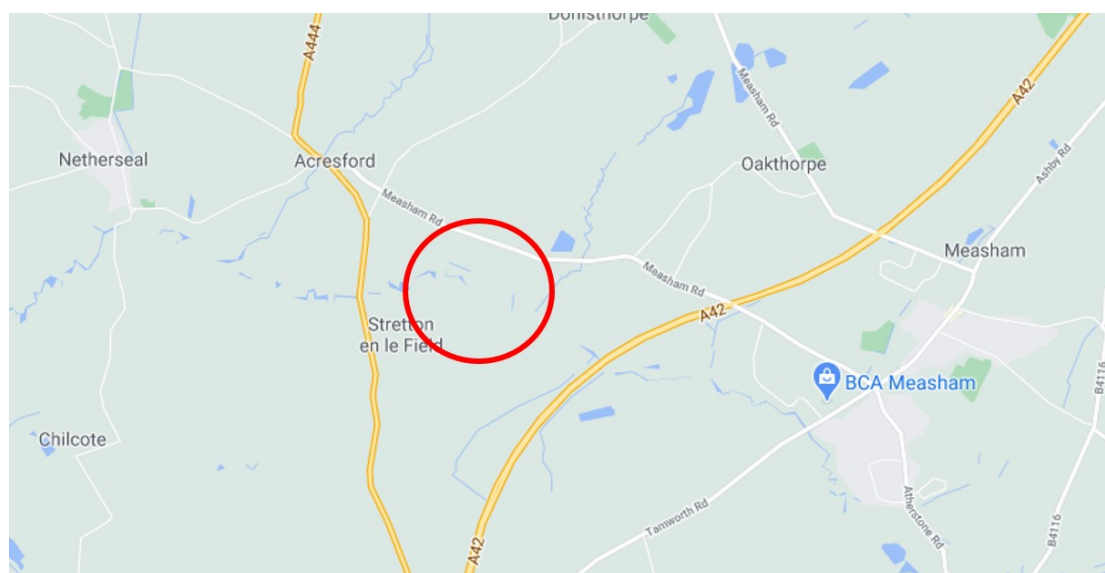


Figure 1 Site Location

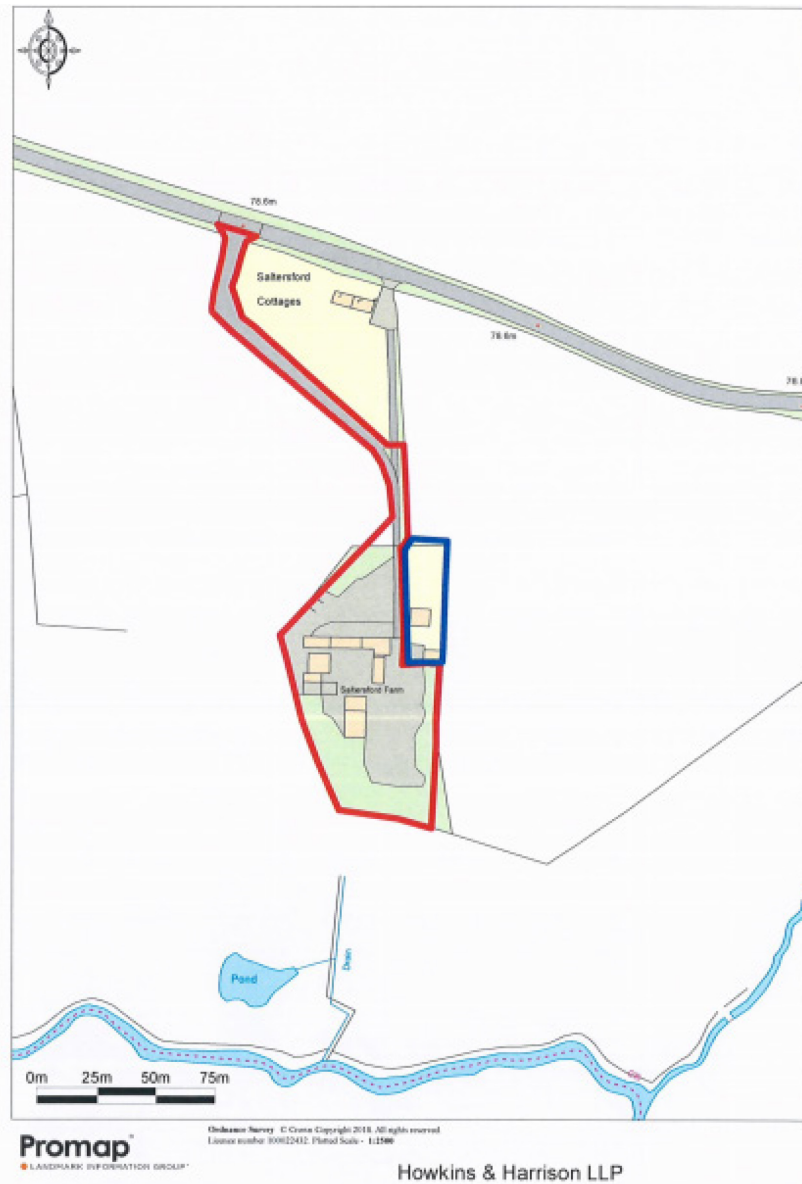


Figure 2 Red line site plan

The blue line shows the location of the farm house which is not included in the redevelopment proposals. Plan provided by client.

### Site Location, Geology and Topography

As noted, the site is located on the southern side of Measham Road to the rear of Saltersford Cottages which face northwards onto the road. The Measham Road is at a height of approximately 179m aOD with the ground dropping to the south where the River Mease flows. Saltersford Farm lies in open countryside approximately 175m from the road along a track which skirts around the rear of the Cottages (Figs 3 to 5).

The British Geological Survey of Great Britain website indicates that the underlying bedrock geology is likely to consist of Bromsgrove Sandstone Formation which is a type of mudstone. Superficial deposits of river terrace sands and gravels cover the bedrock with areas of alluvium.





Figure 3 Aerial view of site

Buildings to recorded highlighted. Imagery ©2021 Bluesky, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies. Map Data ©2021



Figure 4 Saltersford Farm viewed from Measham Road

Looking south-east. Saltersford Cottages on left. The curving driveway leads to the farm in the middle distance



Figure 5 Saltersford Farm  
Looking south-east. Farm house on left

### **Cartographic evidence**

A full assessment of available cartographic sources is not normally required for this level of building survey. It is useful however to give an outline of the dates and phases of the buildings within the site. The first available map is the First Edition Ordnance Survey County Series map published in 1885 which shows the farm buildings as an L-shaped structure with a rectangular building to the south-western corner. At this date the Saltersford Cottages along Measham Road had not been built nor had the farm house to the eastern edge of the property. The farm house is probably of 1920s date. The site is shown on the maps as Poynton's Barn which is a name which appears on all subsequent maps up to and including the 1955 edition.

The L-shaped barns continue throughout all issues of maps but the present full layout of the complex of brick buildings is only recorded from 1955. The first map to show the site as Saltersford Barn is the 1961 edition. Discussion with the owner suggests that the farm name probably changed in the mid to late 1950s.

### **Architect's Drawings**

No existing elevation drawings of the buildings were available at the time of the survey. A site plan was however available and is shown in Figure 6. The barns have already been numbered from 1 to 4 on earlier planning applications although this numbering system does not relate to individual elements or phases

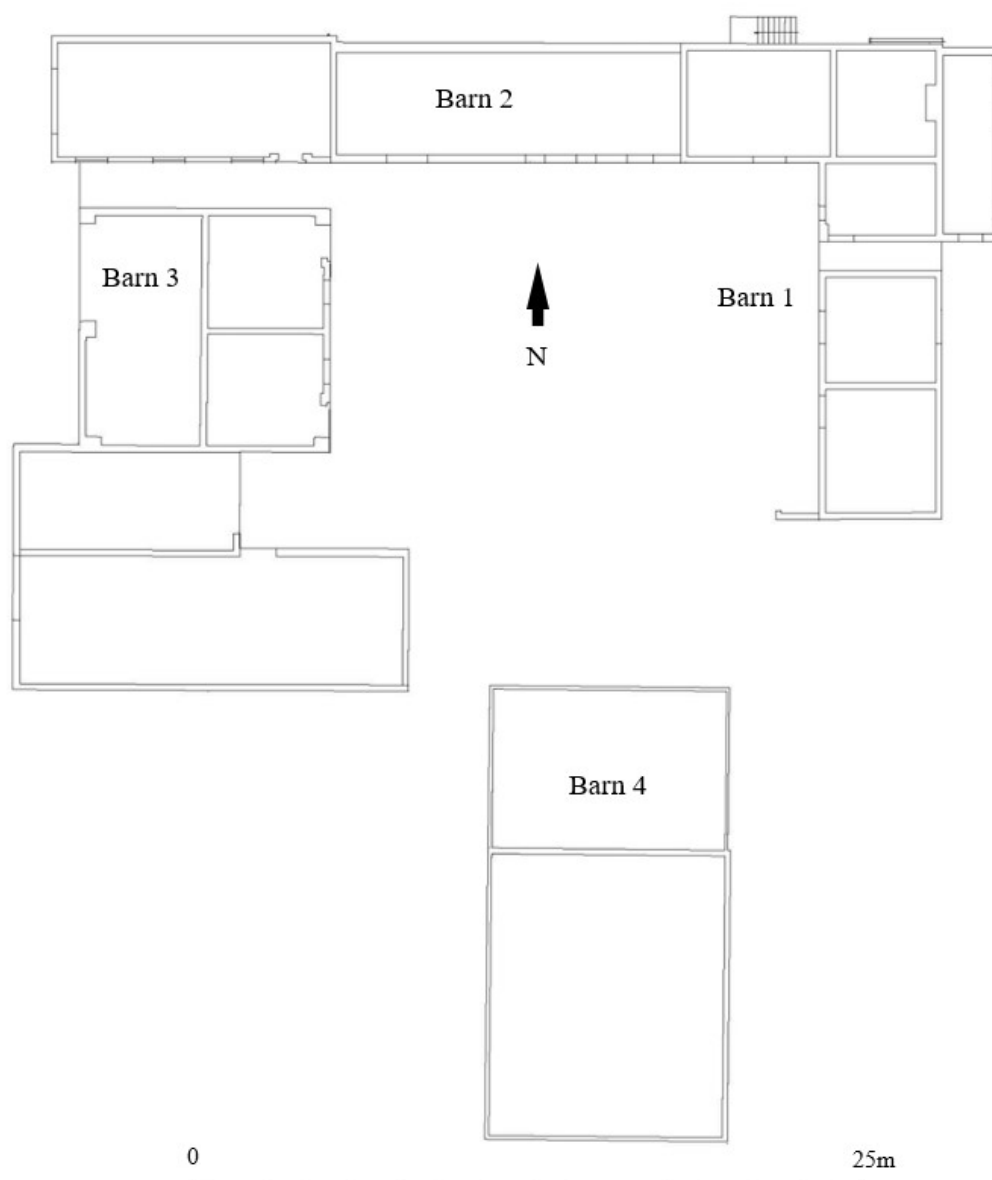


Figure 6 Barn plan  
Modified from client's plans

## Results

A site visit was undertaken on the 8th of March 2021. At the time of the visit the site was in use as a small garage and car breakers. The weather during the survey was overcast but dry. The barns were in a variety of states of repair,

The inverted L-shaped range of Barns 1 and 2 appear on the 1885 Ordnance Survey map with the building range identified as Barn 3 only appear in the 1901 and later maps. Steel-framed and clad Barn 4 is only present from the 1961 map and onwards. The oldest part of the barn complex is the north-eastern two storey part of the range which appears to have begun as a small house which was extended westwards to include a hayloft. This part of the complex has plastered internal walls, ceilings and a fire place on both the ground and first floors. Later additions extended the L-shaped range to the

south and west. The range forming Barn 2 has been partially rebuilt on the original building footprint with extensively repaired walls and roof.

Barn group 3 is formed of a large double-sided former cart shed with smaller barns and a (now) roofless milking parlour to the south of it. The partially enclosed yard is covered with concrete.



Figure 7 Saltersford Farm seen from the north  
Looking south-west. The two storey barn on the left is the oldest element



Figure 8 Saltersford Farm seen from the south-east  
Looking north-west towards the yard. Barn 4 on far left



Figure 9 Saltersford Farm seen from the south  
Looking north



Figure 10 Saltersford farmhouse  
Looking south-east. This 1920s building is not part of the proposed redevelopment  
scheme



Figure 11 North facing elevation of two storey former house  
Looking south. 1m scale. Note the extension to the right and raised eaves. There is a  
blocked ground floor window to the left of the scale. Lean-to extension on left is  
relatively modern



Figure 12 North facing elevation of two storey former house and hayloft  
Looking south-east. The buff-coloured bricks blocking the door to the right can be  
seen elsewhere on the farm



Figure 13 Single storey range of north facing barns (Barn 2)  
Looking south-west. 1m scale. The wall has been rebuilt and now has a blue-brick damp-proof course. The roof has also been re-covered and repaired



Figure 14 Western end of north facing Barn 2 range  
Looking south-east. The roof is new as is some of the brickwork



Figure 15 West facing gable end of Barn 2 range  
Looking north-east. 1m scale. The internal details of this single storey range are modern. Note concrete lintels. The edge of Barn 3 is on the far right



Figure 16 South facing elevation of Barn 2 range  
Looking west. 1m scale. Former cart shed Barn 3 on left





Figure 17 South facing elevation of Barn 2 range  
Looking north-east towards west facing elevation of Barn 1. 1m scale



Figure 18 South and west facing elevations of Barn 1  
Looking north-east. Barn 2 range on left



Figure 19 South facing elevation of hayloft  
Looking north. Note the brick joint to the right of the doorway



Figure 20 Detail of the joint between the former house and hayloft  
Looking north-east. 1m scale



Figure 21 West facing elevation of Barn 1 range  
Looking east. 1m scale



Figure 22 Northern end of west facing elevation of Barn 1 range  
Looking east. 1m scale



Figure 23 Southern end of west facing elevation of Barn 1 range  
Looking east. 1m scale



Figure 24 South facing gable end of Barn 1 range  
Looking north. 1m scale. Barn 2 range to left



Figure 25 East facing elevation of Barn 1 range  
Looking west. 1m scale. The lean-to structure on the right is relatively modern



Figure 26 Ground floor room of former house  
Looking south-east. Fire place is behind the coal bunker and wood pile



Figure 27 Ground floor room of former house  
Looking south-west. Note straw and plaster ceiling



Figure 28 First floor room of former house  
Looking north-east. Note presence of ceiling and plaster floor



Figure 29 First floor room of former house  
Looking north. Note change in bricks indication raised wall height



Figure 30 Ground floor room at northern end of Barn 1 range  
Looking south-east. 1m scale



Figure 31 Ground floor room at northern end of Barn 1 range  
Looking west towards door leading to the yard. 1m scale



Figure 32 Ground floor room at southern end of Barn 1 range  
Looking south-east





Figure 33 First floor room at southern end of Barn 1 range  
Looking south



Figure 34 First floor room at northern end of Barn 1 range  
Looking north from the top of the stairs seen in Figs 30 and 31



Figure 35 Roof detail in first floor room at northern end of Barn 1 range  
Looking north



Figure 36 First floor room at north end of Barn 1  
Looking north-west. The doorway leads into the rooms seen in Figs 28 and 29. Note that this room was plastered and had a ceiling and may have been part of the former house



Figure 37 Ground floor of extended hayloft section of Barn 2 range  
Looking north-east. The change in floor joists at the far right may indicate where the former staircase was located



Figure 38 East facing elevation of Barn 3 range  
Looking north-east. The roofless milking parlour is on the left, extension building and cart shed to the right of this. Barn 2 range on right behind the caravan



Figure 39 East facing elevation of Barn 3 range  
Looking north-west. 1m scale. The open-fronted cart shed building with a central red-brick pillar has been infilled with pale bricks. Note the large timber lintel



Figure 40 Barn 3 range, former double-sided cart shed  
Looking south-west



Figure 41 West facing elevation of former cart shed, Barn 3 range  
Looking south-east. 1m scale. The lower wide building to the right is later than the  
cart shed



Figure 42 Inside Barn 3 range, the former cart shed  
Looking north-west in the south-eastern room. Internal brick walls, which are  
original, sub-divide the space into three



Figure 43 Inside Barn 3 range, the former cart shed  
Looking south-west in the north-eastern room



Figure 44 Inside Barn 3 range, the former cart shed  
Looking south-east in the western room



Figure 45 Extension to southern end of cart shed, Barn 3 range  
Looking south-east. 1m scale



Figure 46 Inside the milking parlour, Barn 3 range  
Looking east in the roofless building. 1m scale. The gable end of the extension seen in  
Fig. 45 is on the left



Figure 47 Inside the milking parlour, Barn 3 range  
Looking north-west. 1m scale. Extension and cart shed on right



Figure 48 Metal-clad and framed Barn 4  
Looking west





Figure 49 South and west facing elevations of Barn 4  
Looking north-east

### **Conclusion**

Saltersford Farm is an interesting example of a courtyard style farm which has evolved rather than being purpose-built as a single entity as a number of later 19th century model farms were.

The earliest element is the two storey former house which was in use as a residence until the present farmhouse was built in the 1920s. The former house has been increased in size to include the hayloft and the barn range to the south. The roof appears to have been raised prior to the extensions and may have been thatched although there is no surviving evidence of this. Barn range 2 was extensively rebuilt in the relatively recent past due to its very poor condition.

The double-sided cart shed, Barn 3, is a late 19th century structure and is not commonly seen in Leicestershire. It may have been an experimental building as it would appear that the east facing open front, which looks across the yard, was filled in to hold animals quite early on in its life. Barn 4 is a modern metal building often seen in farms and built to accommodate the ever increasing size of farm vehicles and equipment.

## Acknowledgements

Thanks are due to the owners for their interest in the buildings and useful background information. The project was managed by Vicki Score and the fieldwork was carried out and written up by Andrew Hyam.

## References and Sources

All websites accessed March 2021

British Geological Survey website

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ULAS. 2021. *Written Scheme of Investigation for A Photographic, Historic Building Survey: Saltersford Farm, Measham Road, Acresford, Swadlincote, Leicestershire*.

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March 2021

### Appendix 1 Digital Photographs taken during the survey



XA31 2021 (1)



XA31 2021 (2)



XA31 2021 (3)



XA31 2021 (4)



XA31 2021 (5)



XA31 2021 (6)



XA31 2021 (7)



XA31 2021 (8)



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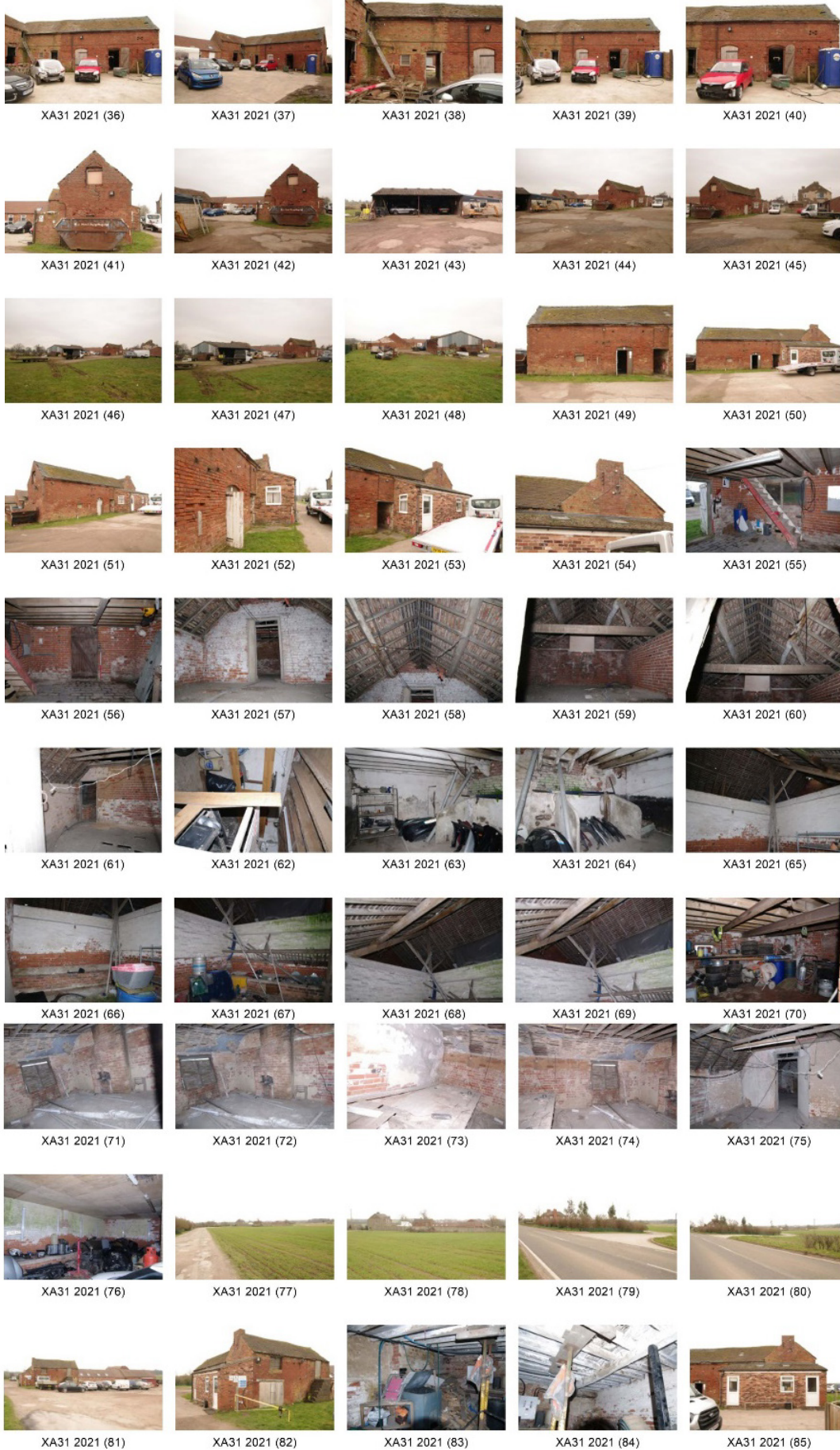
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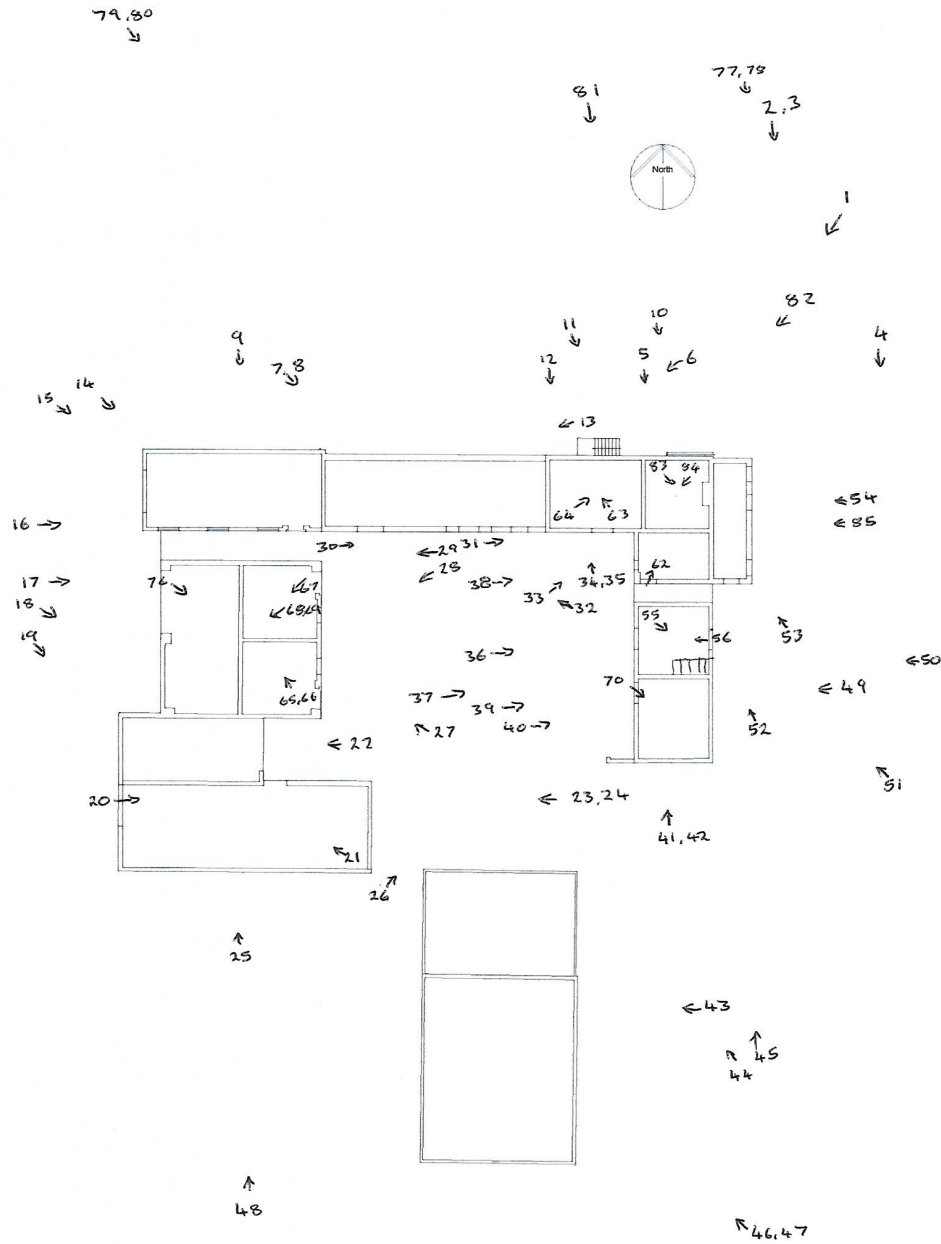
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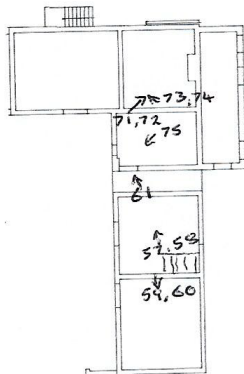
XA31 2021 (35)



## Appendix 2 Photograph locations taken during the survey



First floor:





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