

**AN HISTORIC BUILDING RECORD
CONCERNING THE EXISTING
COURTYARD RANGE OF BUILDINGS AT**

**THE LODGE FARM
MARKET BOSWORTH ROAD
DADLINGTON**

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on behalf of ULAS for
Savage Hayward Architects**

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TR Projects

For: University of Leicester Archaeological Services

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Grid Ref: SP 398 989

Planning Application No: 04/00265/FUL

INTRODUCTION

TR Projects were asked by the University of Leicester Archaeological Services to undertake an Historic Building Record of the courtyard farm complex known as **Lodge Farm, Dadlington**, on behalf of their clients Savage Hayward, (Architects), of Station Road, Hinckley.

The Lodge Farm, Dadlington, is an isolated farm site set within its own fields and lies approximately 1.2 kms north-north-west of the main village of Dadlington, close to the Sence Brook, (see Fig.3). The farm is a late example of the traditional courtyard plan and all the buildings grouped round the central courtyard appear to be of the same date, which is calculated to be c.1840 –1860.

SITE LOCATION

The West Leicestershire village of Dadlington is situated 5.2kms (3¼miles) north-west of Hinckley, which is the nearest historic market town and 6.5kms (4½miles) from Market Bosworth. The village lies 6.5kms (4½miles) from the A5, The Watling Street which forms the county boundary between Leicestershire and Warwickshire in this area and has well established communication lines with both Nuneaton, 8kms (5miles) to the west and Atherstone 9.7kms(6miles) to the north-west. The county town of Leicester lies 21kms (13miles) to the east. **Lodge Farm** lies in an isolated location, within its own, post-Enclosure fields, some 1.2kms (¾mile) north-north-west of Dadlington village and some 200metres south of the Sence Brook, (see Figs 1 and 2)

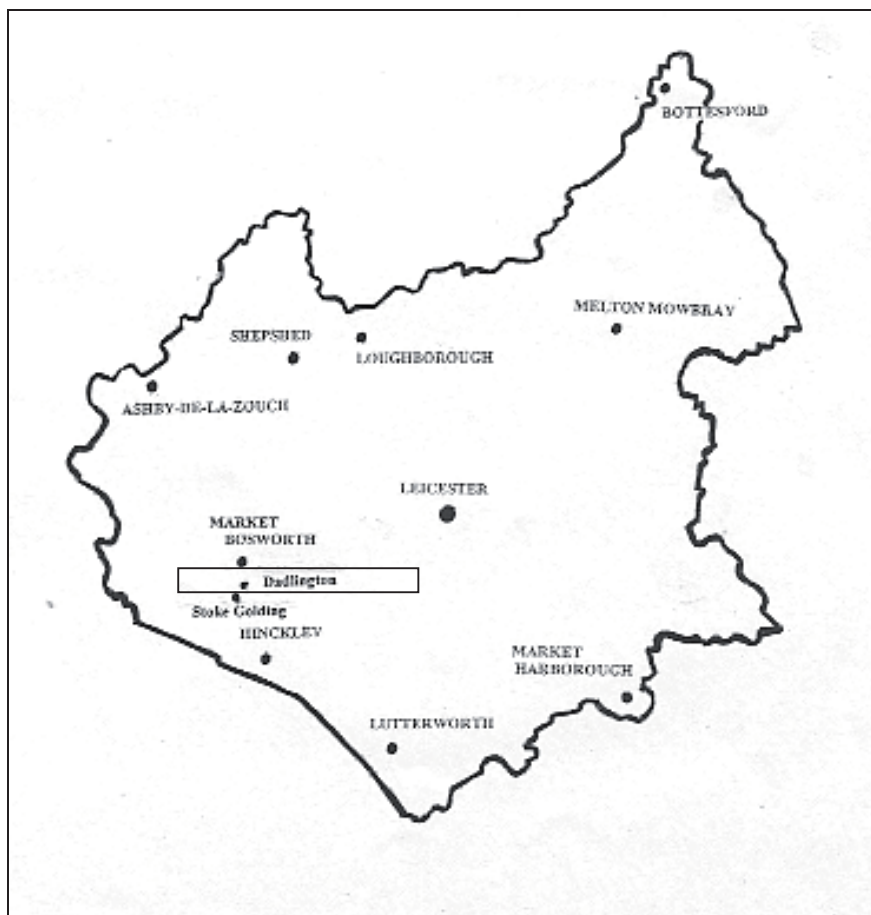


Figure 1: Site Location: Dadlington, Leicestershire.

BUILDING DESCRIPTION

The buildings forming the farm complex represent a mid-19th century version of a traditional, courtyard farm plan with the farmhouse, which is not part of this Historic Building Record, set gable end to the yard at its south-east corner, (*see Plate 1 and Fig.3*). The north-west corner of the farm's west gable has been splayed and contains a window at first floor level, presumably providing the master bedroom of the house with a commanding view across the entire yard complex

South Range

The south outbuilding range consists of two bays of brick building that appear to have originally have been a single storey farm office and a stable probably serving as accommodation for a trap horse, (*see A on Plan - Fig 3, and Plate 1*). The farm office door was a standard, rectangular headed door; the adjacent stable door had a

segmental brick head and the half-door unit was set into a rebated opening formed of bull-nosed bricks. This latter form of door layout was repeated on several of the doors to buildings in the yard complex. Like all the buildings set round the yard the South range is built of brick and has a ceramic tiled roof. The brickwork is laid in a predominantly Flemish Garden Wall bond, at the eaves there is a dentil course of brick set between stressed, stretcher courses of brick.

The second building in the south range, (*see B on Plan – Fig 3*), is a two-bay unit, two storeys in height consisting of a loose box and stabling at Ground Floor with dry storage areas above. Three doors, all with segmental arched heads and two small windows lit the two ground floor units of this range. The door, situated close to the east gable wall gave access to a flight of brick stairs leading to the upper floor level. The central door gave access to what appeared to be a loose box area which contained a brick, storage bin in the area under the brick stairs. The third doorway, which was slightly larger than the other two, gave access to what appeared to have originally served as stabling for the farm horses.

The upper floor area was of lime ash laid over split laths, the underside of this floor could be seen in the loose-box area of the ground floor, (*see Plate 2*). The upper floor was lit by a single window on the north side of the building and two windows on the south side, all these windows were set a wall-plate, i.e. floor level. In addition there was a segmental arched window set in the east gable, this lit the brick stairs rising alongside the gable wall and the eastern bay. The presence of further, internal partitioning in the upper floor area and a door and doorway of domestic form might indicate this area had been used at some time as sleeping accommodation for a horse groom or outdoor farm servants. The unsafe nature of this floor prevented close inspection of the inner bay of building in this range.

The eaves of Unit **B** were similar to those described on Unit **A**, in addition the east gable of Unit **B** rose as a series of stepped, stressed header bricks, a feature that is repeated on Units **C** and **E** in this courtyard plan.

Lean-to 1

Situated on the south side of the south range and set against Building **B** was a substantial, brick privvy, (*see L1 on Plan - Fig.3, and Plate 3*). This building now had a mono-pitch roof covered with corrugated iron. Residual details in the brickwork indicated the building originally had a pitched roof. The brickwork of the south gable wall of this building had two, small, Gothic arched windows set either side an access door which had a similar Gothic arched head to it. Although the internal furnishings of this building were missing the hatch in the sidewall for removing the bucket through was still present.

Lean-to 2

A later, single storey, brick lean-to with a shallow, mono-pitch roof had been built at a considerably later date alongside part of the south side of Building **B** and across the lower section of the south gable of the Barn, (*see L2 on Plan – Fig.3, and Plate 4*).

West Range

The west gable of the south range of Buildings **B** also formed part of the sidewall of a large storage barn, (*see C on Plan – Fig.3*). At a later date much of this original sidewall separating the south range from the west range had been removed to provide access between the two buildings.

The original, opposed, wagon entrance doors, situated on the east and west sidewalls of Building **C** were now blocked in with brick. On the east side this blocked feature had a wide, rectangular headed entrance door and a window built into it at ground floor level, (*see Plate 1*). A second window, providing additional light into the internal area of the barn was set in the brickwork of the blocked doorway at a point level with the first floor window of Building **B**. On the west side, the entire opening was completely blocked in with a later brick, (*see Plate 5*). The barn was of three bays length, each bay was partly partitioned by short, brick walls that rose to a point just below the position of the upper series of purlins at a point where a horizontal beam formed a lintel and also supported seven courses of brickwork that carried the upper series of purlins. This simple arrangement removed the need for roof trusses and is noted by Marshall, (1789) as an “improving” practice in barn construction, (*see Plate 6*). The roof timbers appeared to include both original and replacement sections. Access to the west end of the barn was also obtained by a segmental arched doorway set in the side-wall overlooking the yard.

A number of the bricks forming part of the original, transverse wall situated to the left of the rectangular headed access door, carried strike marks that were probably part of a counting process associated with loads being carried into the barn at various times.

The south gable and the east and west, side-walls of the barn had a series of diamond pattern, ventilator panels in their brickwork, (*see Plate 4*). This feature was not present on the north gable. The eaves and the gables of the barn carried the same brick detailing as recorded on Building **B**.

Stock accommodation

A single storey range of two bays was situated at the north end of the barn. Access to this block, which appeared to have served latterly as stock accommodation, was through a single doorway set close to the north, gable wall, (*see D on Plan – Fig 3*). The roof of this building was supported by a single industrially produced, bolted, deal, king-post truss with raked struts. This building also carried the stressed brickwork details at eaves and gable end recorded on the other buildings of the yard complex.

North Range - Milking Parlour

The entire north range of this courtyard plan consisted of a single-storey, brick, milking parlour, which ran the entire length of the north side of the courtyard, (*see E on Plan - Fig.3, and Plate 7*). The roof was supported by a series of industrially produced, bolted, king-post trusses with raked struts set against the swollen base of the king-post, (*see Plate 8*). The trusses carried a single, through purlin, which was supported by a wedge, nailed to the topside of the principal rafters of the king-post. The milking parlour was accessed by one double and two single width doorways. The doorways set on the yard, i.e., south side of the building; all had cambered arched heads with bull-nosed facings and were rebated. Interspersed between the doors were a series of windows, most of which were now boarded over. A single, three-over-three paned window of a similar pattern to that recorded in Unit A, was retained in the wall between the double-width doorway and a further, single width door which provided access to a separate part of this range of buildings currently being used as a farm office. The entire range also gained light from an early series of roof lights set into the ceramic tiled roof.

The eaves and gable detailing on this range of building was identical to that recorded on the other two ranges of buildings in this yard complex.

East Range - Pig/Rearing Pens

A short, single storey range of brick buildings with brick pens running from close to the milking parlour in the north-east corner of the yard to the access gate into the courtyard closed the north end of the yard, (*see F on Plan - Fig.3*). This range of buildings was currently being used as storage accommodation and was not readily accessible.

The Yard

The courtyard area of the farm contained substantial sections of ranged stone. The predominant stone used was granite trimmed cobbling and smaller, granite waster pieces, in some areas this appeared to have replaced earlier sections of water-worn round-stone cobbling. The granite sections of the yard showed some evidence of being laid out in graduated sizes of stone with small, pieces being used towards the central area of the yard where it appeared there was an un-cobbled area where the 'muck-hole' or midden was situated.

A further range of industrially produced units for stock rearing and accommodation were situated in reasonably close proximity to the north and west elevations of the courtyard complex. These later ranges of buildings were not part of this particular survey.

INTERPRETATION

The entire complex of farmhouse and outbuildings appear to have been built at the same time. The industrial quality of the brickwork and the few diagnostic details such as ventilator panels and decorative brickwork of the eaves and the Gothick privvy fragment suggest the group was erected sometime within a date span of 1830-1860, with preference being for the mid/late 1840s. The entire complex appears as a unit on the first edition of the large scale Ordnance Survey, *c.*1878. An oral tradition exists among sections of the Leicestershire farming community that the naming of a site as 'Lodge Farm' is commonly associated with an isolated location situated near the margins of the parish and is generally a late development. The extent of this truism has never been tested, though 'on the ground' evidence tends to confirm the site location association.

The absence of any earlier diagnostic details makes it difficult to suggest the present complex succeeded an earlier range of buildings. The only evidence of earlier building fabric relates to the purlins and other sections of timbers in the Barn roof, which are clearly re-used from earlier buildings. The early, post-Enclosure history of farm buildings in most areas of Leicestershire saw the raising of all-purpose buildings on a chosen site within the newly allocated lands of the Enclosure.* Such buildings were often contingency arrangements that enabled continuity of farming to be maintained as the newly allocated lands were brought into use in the new farming regimes. These buildings survived until the farming processes had been stabilised when attention could be turned to building a new farmhouse and associated outbuildings in the fields attached to the farm. For various social and economic reasons this transition occupied varying amounts of time and the presence of a post-Enclosure farmhouse and outbuilding complex of the mid-19th century is not at all unusual in this context.

Sometimes the cobbling of a courtyard area can provide indications of an earlier building layout. At Lodge Farm, the cobbling, where it is intact, respects the present plan form in these areas the cobbling appears to be of granite wasters. There are other sections of the yard where the more commonly found roundstone cobbling form the yarding. This mixture of materials may indicate two distinct phases to the courtyard area's history, in its present overgrown state it was not possible to identify such detailing with any certainty.

Finally it should be recorded that internally the farmhouse, which was not included as part of this survey, may contain fragments of an earlier building that the external details of the building fail to reveal. This interpretation of the building's history

suggests the farm is a late, i.e. mid-19th century, development of a post-Enclosure allocation of lands.

David Smith: Rob Hayward

July 2004

** The history of Enclosure in the area around Market Bosworth is extremely complicated with some of the fields of Bosworth and adjacent villages being enclosed 'by agreement' during the late 16th or early 17th centuries and other fields in the same parish not being enclosed until the second half of the 18th century. Dadlington is understood to be one of the villages that had some of its grounds enclosed in the early 17th century and the remainder in the 18th century.*

It is conceivable that the site of Lodge Farm had contingency buildings serving its enclosed fields needs as an outlying unit, while the farmhouse did not remove from within the main body of the village until considerably later, i.e. the mid-19th century.

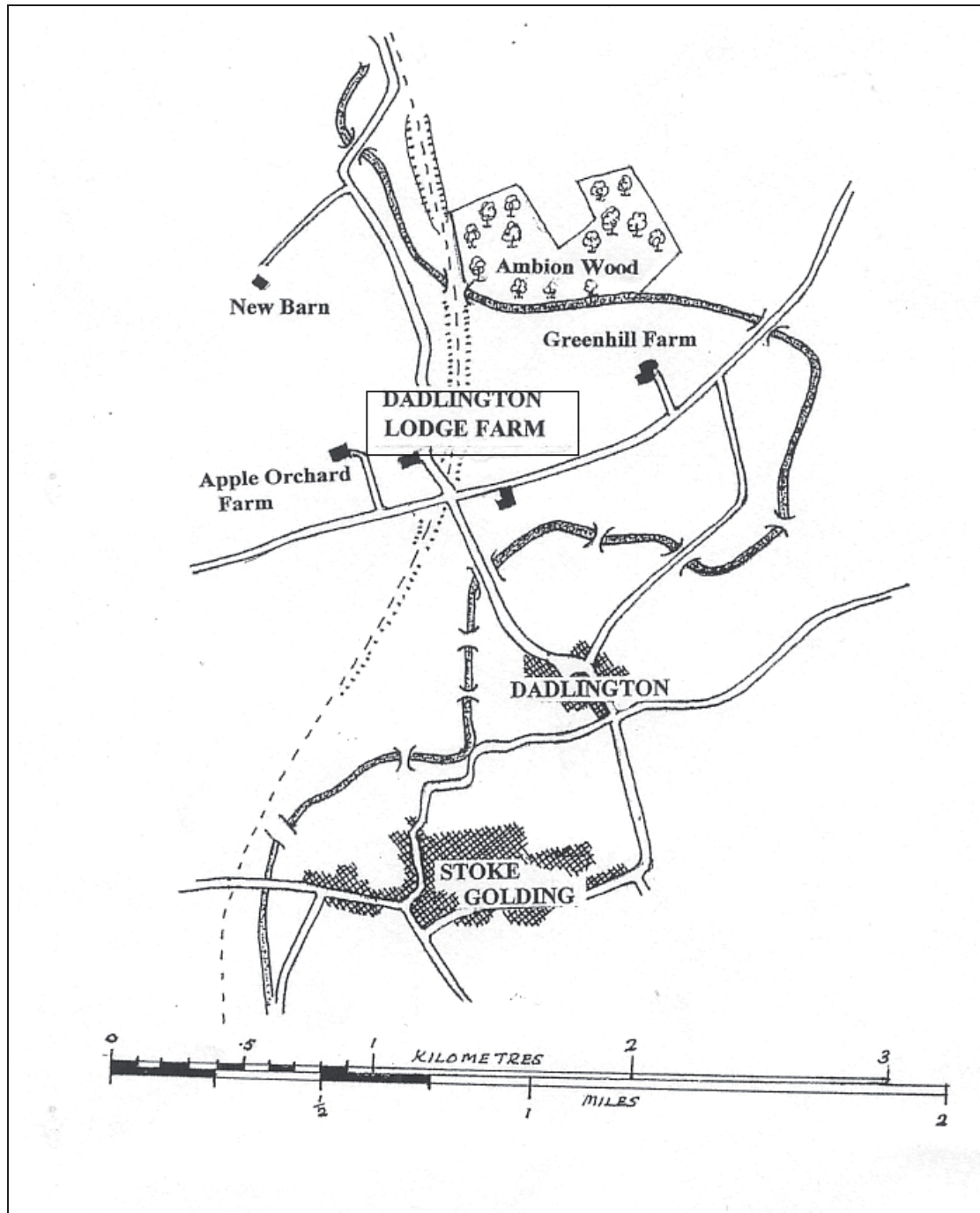


Figure 2: Site Location: Lodge Farm, Dadlington.

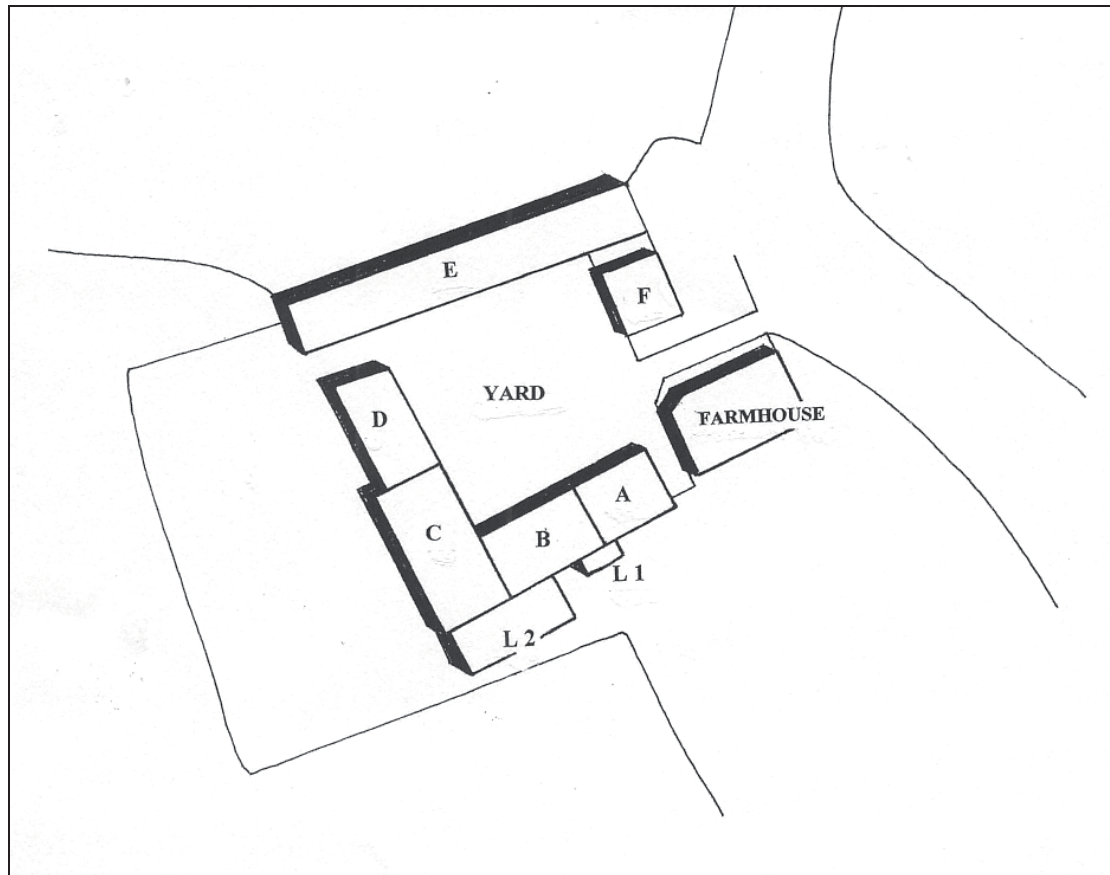


Figure 3: Layout of Outbuildings- Lodge Farm, Dadlington.

KEY:

A- Single storey range including stable B-Two storey building, ground floor stable, first floor hay store or hinds accommodation C- Barn D-Single storey cattle byre. E- Milking parlour F- Rearing/pig pens L1- Privvy L2- Cattle accommodation.



Plate 1 *South range (left) showing trap pony stable door, other doors and window in range and decorative eaves work. Also shows West range (ahead) with original wagon entrance door, now blocked and later doors and windows.*



Plate 2 *Underside of lath and lime-ash plaster floor to upper storey. South range.*



Plate 3 *South range-upper floor area showing domestic doorway and inner of this range.*



Plate 4 *Lean to I, privy on south elevation of south range, shows Gothic window detail and part of doorway arch.*



Plate 5 *Lean-to II, adjacent to southwest corner of south range and south gable of west range. Also shows diamond ventilator panels and stepped brickwork of the south gable.*



Plate 6 *West range, west elevation of brick barn with original wagon entrance doors blocked and Lean-to II at gable end of barn. A single diamond ventilator panel survives in west elevation sidewall.*

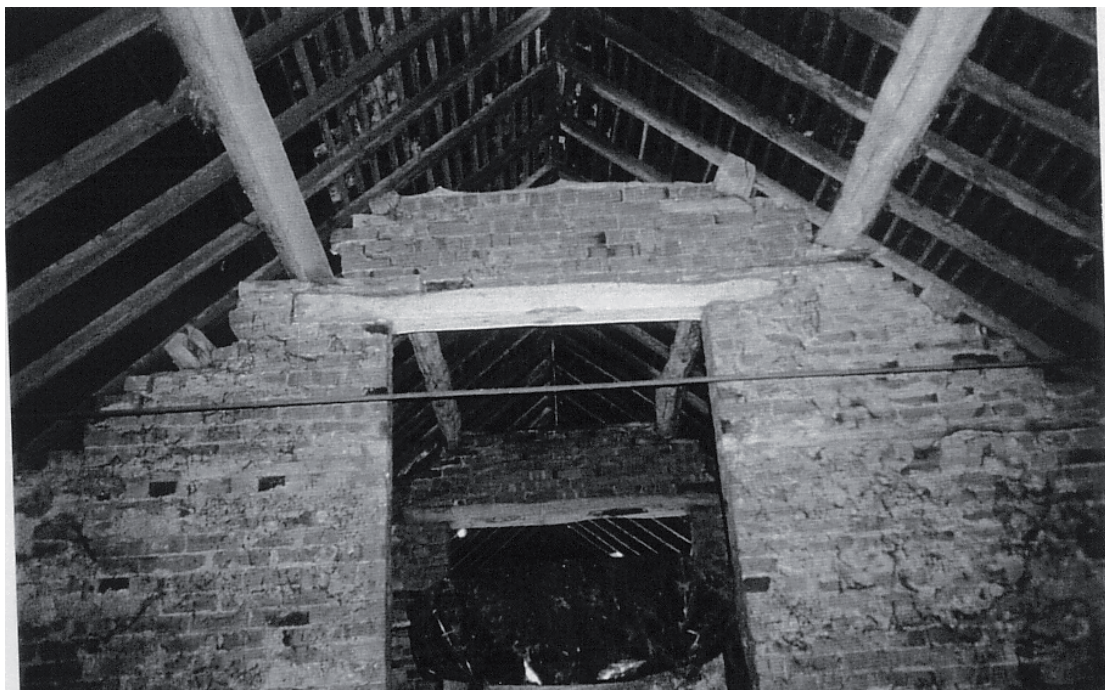


Plate 7 *Interior Detail-West Range- Barn, showing brick walls as supports for purlins and some re-used fabric serving as purlins on the inner bay.*



Plate 8 *North Range- Milking Parlour- shows earlier form of roof lights set into tiled roof. Original window surviving on right-hand side of view all doorways are rebated with bull-nosed bricks.*



Plate 9 Milking Parlour-North Range-truss detail. A similar Truss is used in the single storey building of the West range.



Plate 10 Detail of ranged cobbling partly using granite wasters with some dressed cobbles in Courtyard area. Areas of concrete appear to cover the traditional roundstone cobbles.

