



**A Level 2 Historic Building Survey at  
Limes Farmhouse Barns,  
22 Main Street,  
Breedon on the Hill,  
Leicestershire  
NGR: SK 40569 22848**



**ULAS Report No 2021-156  
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**Site Name:** Limes Farmhouse Barns, 22 Main Street, Breedon on the Hill, Leicestershire.

**Grid Ref:** SK 40569 22848

**Author:** Andrew Hyam

**Client:** Sally Dore and James Glunfield

**Planning Ref.** 19/01262/LBC

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

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## OASIS Information

<b>PROJECT DETAILS</b>	<b>Oasis No</b>	universi1-502579		
	<b>Project Name</b>	A Level 2 Historic Building Survey at Limes Farmhouse Barns, 22 Main Street, Breedon on the Hill, Leicestershire		
	<b>Start/end dates</b>	11-10-2021		
	<b>Previous/Future Work</b>	None/Not known		
	<b>Project Type</b>	Historic Building Recording		
	<b>Site Status</b>	Grade II in association with 18thC farmhouse		
	<b>Current Land Use</b>	Disused agricultural barns		
	<b>Monument Type/Period</b>	Buildings. 17th century with later rebuilds		
	<b>Significant Finds/Period</b>	17th to 20th century		
	<b>Reason for Investigation</b>	NPPF		
	<b>Position in the Planning Process</b>	Planning condition		
<b>Planning Ref.</b>	19/01262/LBC			
<b>PROJECT LOCATION</b>	<b>County</b>	Leicestershire		
	<b>Site Address/Postcode</b>	Limes Farmhouse Barns, 22 Main Street, Breedon on the Hill, Leicestershire. DA73 8AN		
	<b>Study Area</b>	200m <sup>2</sup>		
	<b>Site Coordinates</b>	SK 40569 22848		
	<b>Height OD</b>	70m 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>	Gavin Speed		
	<b>Project Director/Supervisor</b>	Andrew Hyam		
<b>Sponsor/Funding Body</b>	Sally Dore and James Glunfield			
<b>PROJECT ARCHIVE</b>		<b>Physical</b>	<b>Digital</b>	<b>Paper</b>
	<b>Recipient</b>	None	LCC Museum service	LCC Museum service
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## **A Level 2 historic building survey at Limes Farmhouse Barns, 22 Main Street, Breedon on the Hill, Leicestershire (SK40569 22848)**

### **Summary**

*A level 2 historic building survey was carried out at Limes Farmhouse Barns, 22 Main Street, Breedon on the Hill, Leicestershire. The work was commissioned by Sally Dore and James Glunfield from University of Leicester Archaeological Services (ULAS) in advance of their conversion from redundant agricultural buildings to a domestic residence.*

*The site consists of three barns forming an L-shaped layout to the side of Grade II Limes Farmhouse. The barn, which is attached to the farmhouse has a timber-framed outer wall and is likely to date to the 17th century although it has been extensively modified over the years. The other two barns are likely to be of mid-19th century date and have also been modified in the 20th century.*

*All of the barns are brick-built with some timber framing surviving on one wall of the northern barn. Surviving evidence suggests that they were used as stabling, loose boxes and milking parlour before falling out of use. The adjacent listed farmhouse does not form part of this redevelopment scheme.*

*The report and archive will be deposited under Accession Number X.A101.2021*

### **Introduction**

In accordance with National Planning Policy Framework (NPPF), Section 16 Conserving and Enhancing the Historic Environment, (MHCLG 2021) this document forms the report for a level 2 historic building survey of three barns formerly belonging to Limes Farmhouse, 22 Main Street, Breedon on the Hill, Leicestershire (SK 40569 22848). Under planning application 19/01262/LBC approval has been granted for the conversion of three barns to form a single dwelling. The Planning Archaeologist at Leicestershire County Council, as advisor to North West Leicestershire District Council planning authority, has requested a Level 2 Historic Building Survey of the affected buildings in order to satisfy Condition 4 of the planning approval. The barns are associated with the adjoining Grade II listed Limes Farmhouse although this building does not form part of the historic building survey and is not affected by the conversion work.

### **Site Location, Geology and Topography**

The site is located on land on the south side of Main Street, Breedon on the Hill, Leicestershire and is approximately 26km north-west of Leicester, in the district of North-West Leicestershire. (Fig. 1). The site encompasses the barns with a yard and grassed area to the south-west of them which formed part of a larger yard to the south of Limes Farmhouse. The site is bounded to the north by Main Street with a small brook running along the southern boundary. Beyond the brook is a modern housing

development which, at one time, formed part of the property accessed by a small bridge which is no longer present.

The site lies within Breedon on the Hill conservation area and historic settlement core (HER Refs: DLE651 and MLE9166). Although listed, the site does not contain any world heritage sites, registered parks and gardens, registered battlefields, or scheduled monuments.

The British Geological Survey of Great Britain, Sheet 155 (Coalville), indicates that the underlying geology likely consists of superficial deposits of alluvium along the northern edge of the site overlying bedrock deposits of Triassic siltstone and sandstone belonging to the Tarpoley Siltstone Formation. Bedrock deposits of Triassic mudstone and siltstone of the Radcliffe Formation are present across the southern half of the site, whilst Triassic mudstone of the Gunthorpe Formation is present immediately south of the site (BGS 2010). The site lies on a very gentle south facing slope around c.69m above Ordnance Datum (AOD).

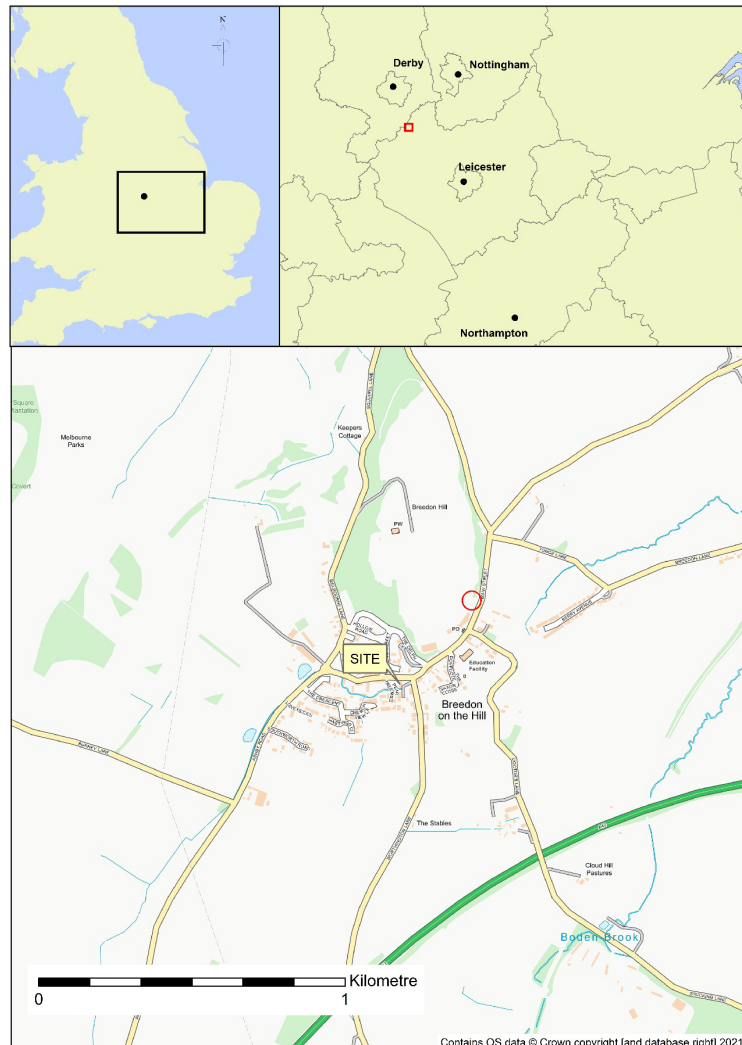


Figure 1 Site Location

Contains OS opendata © Crown copyright [and database right] 2021





and the village to the north. On Main Street, Limes Farm can be seen as a rectangular arrangement of buildings surrounding a central yard with garden to the west. On the side of the yard can be seen a distinct L-shaped range of buildings. By the time of the First Edition Ordnance Survey map, published in 1882, the site is clearly recognisable although the southern end of the barns is noticeably smaller than the present building and the wall line does not have a step along the western side as it does now. By the time of the 1903 Second Edition the southern barn appears to have been rebuilt and has been widened (Fig. 3). There is now a step in the wall lines to both east and west. A small lean-to can be seen against the west wall of the southern barn. The subsequent OS edition, published in 1920, shows that the step in the rear, east, wall has gone although it is not entirely clear if the middle barn wall has been re-aligned or if the southern barn has been rebuilt again. Subsequent editions show a similar arrangement of buildings with very little change in the outline.

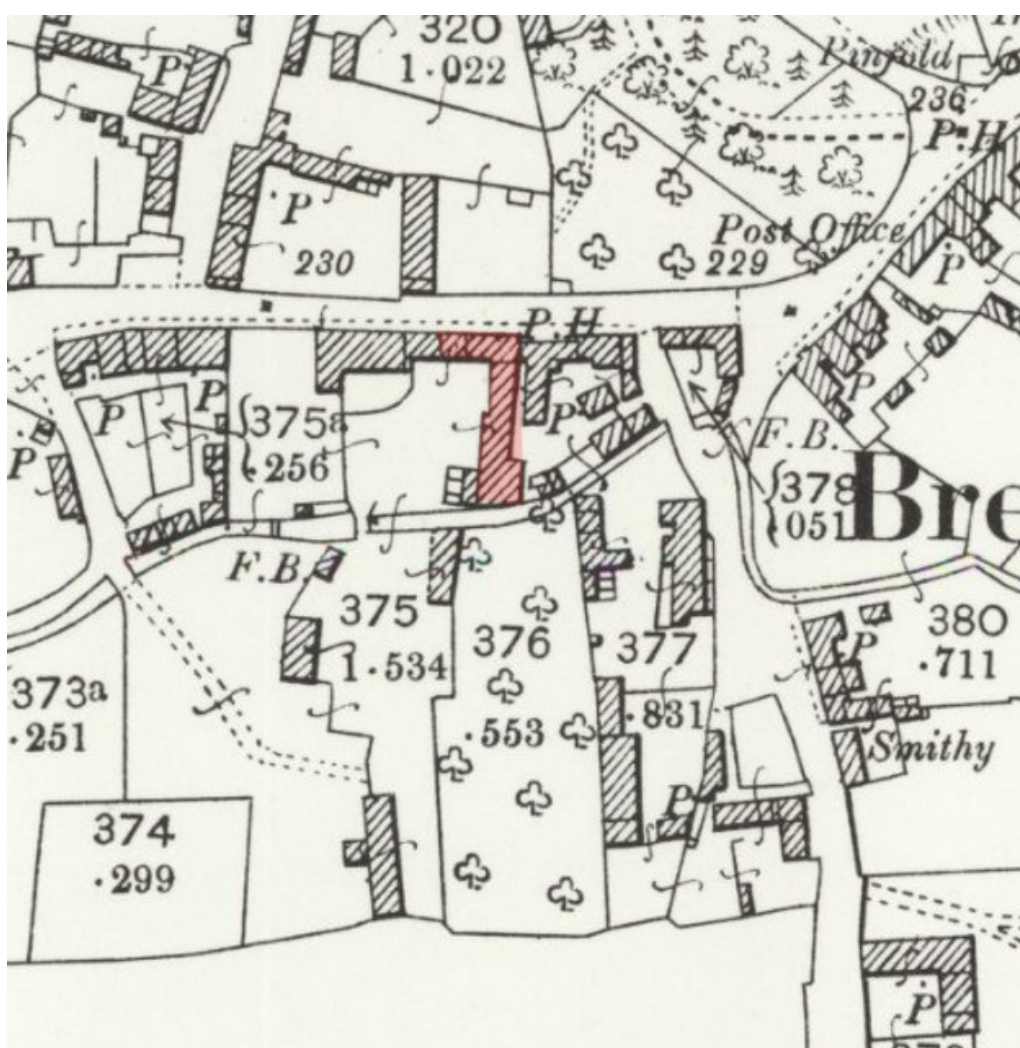


Figure 3 Detail from the Second Edition Ordnance Survey map of 1903  
 Present outline of buildings highlighted in red (note the step in the east wall at this date).  
 Original scale 25 inch to one mile  
 Sheet: Leicestershire IX.15

### *Conservation Area and listed buildings*

As noted, the site lies within the Breedon on the Hill Conservation Area. The adjacent Limes Farmhouse building is Grade II listed with the following listing details which make a brief reference to the barns:

*House, with attached barn. House has mid-late C18 front wing, incorporating some older structure but altered mid C19, and early C19 rear wing forming L-plan. Attached to end of rear wing is a lower range leading to cart entry and barn, C17 in origin but mostly rebuilt C19 and C20. HOUSE: front wing has rubble stone ground floor with later brick jambs, and red brick above with some glazed headers. Right gable rendered over rough brickwork. Plain tile roof with coped gable to left, and flanking brick chimneys, both part rebuilt at top. 2 storeys and attic, 3 bays. Corbelled dentil eaves. Remodelled mid C19, with large sash windows, 4-pane flanking 3-pane, the ground floor windows full-height. Flat brick arches rebuilt C20. Central C20 half-glazed door with semi-circular fanlight in brick header arch. Attic casement in gables, the left gable with dentil string. Rear wing, also of brick with tiled roof, has cogged eaves and is of 2 storeys with 2 bays of 3-light barred wooden casements. Cambered window heads. 2 doors to south. At far end is a lower outbuilding, of brick with one post exposed to road side, and then the carriage entry with barn beyond. INTERIOR of house has old oak board and panelled doors, and heavy spine beams and large blocked fireplace in rear wing. Front wing has straight splat balusters to upper flight of staircase, and 2 C18 board doors to attic, each labelled: 'Cheese Roome'. 1 curtilage building.*

### **Objectives**

A Written Scheme of Investigation (WSI) was produced by ULAS defines the project and details the scope of the historic building project. Within the stated project objectives, the principal aim of the building recording was to provide a photographic, written and drawn record of the historic building and associated structures prior to the commencement of any redevelopment or demolition work.

In brief, the objectives of the Level 2 historic building Survey were to:

- To provide a photographic, written and drawn record of all the affected buildings and historic fabric prior to the commencement of works.
- To ensure the long-term preservation of the information through deposition of the record and a summary written report with an appropriate depository.

### **Methodology**

The methodology and recording system employed for the Level 2 historic building recording was as stated in the ULAS WSI. The survey followed Historic England's guidelines *Understanding Historic Buildings: A guide to good recording practice* (2016). Only the three barns to be converted (highlighted in Figure 3) were surveyed although some photographs of other buildings on and around the site were taken in order to place the barns into their context.

Level 2 is a descriptive record, and will comprise an introductory description followed by a brief account of the building's origins, development and use. The record at this level also includes all readily available drawn and photographic records required to

illustrate the building’s appearance and structure and to support the analysis. The Historic Building Survey involves the preparation of written, drawn and photographic records as discussed in the WSI. All work followed the Chartered Institute for Archaeologists (CIfA) *Code of Conduct* (2021). The fieldwork was undertaken on the 11th of October 2021.

### Drawings

Plans and elevations have been produced by David Granger Architectural Design Ltd and provided by the client. These are shown below.

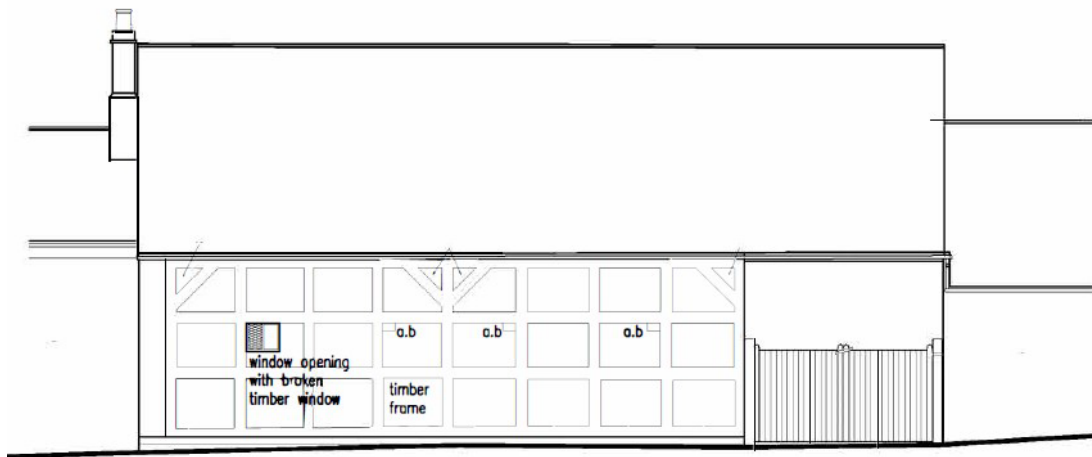


Figure 4 North facing elevation  
Original drawing by David Granger Architectural Design Ltd

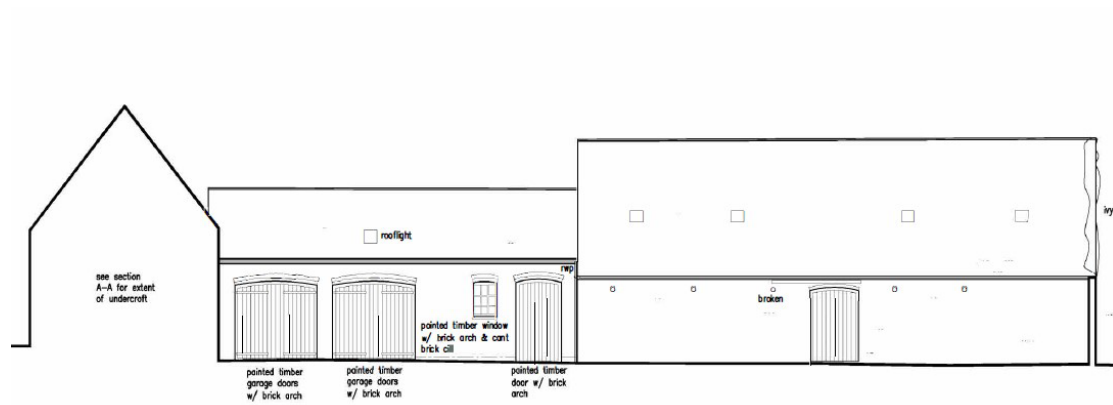


Figure 5 West facing elevation  
Original drawing by David Granger Architectural Design Ltd

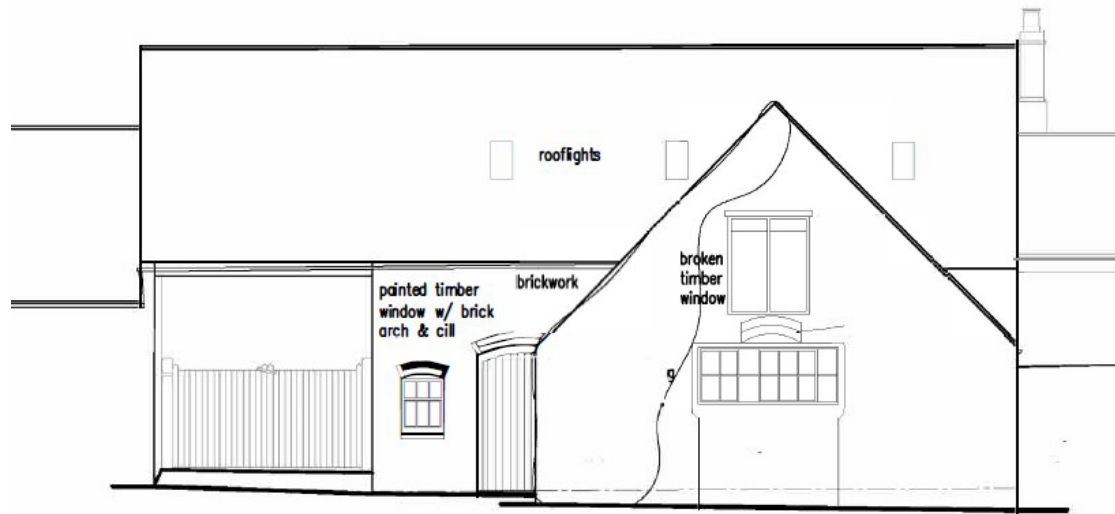


Figure 6 South facing elevation  
Original drawing by David Granger Architectural Design Ltd

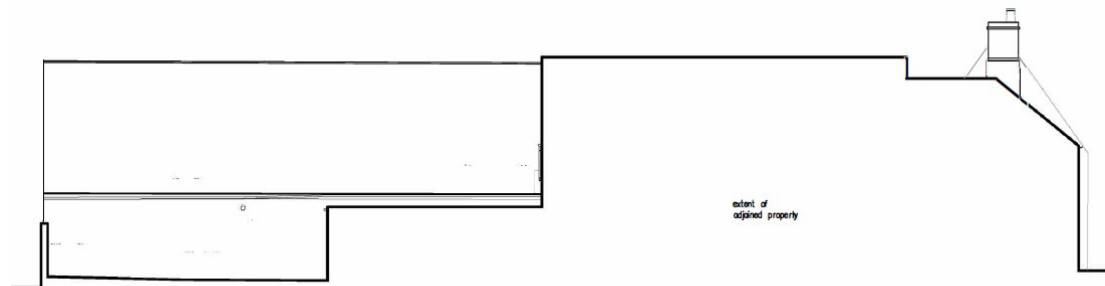
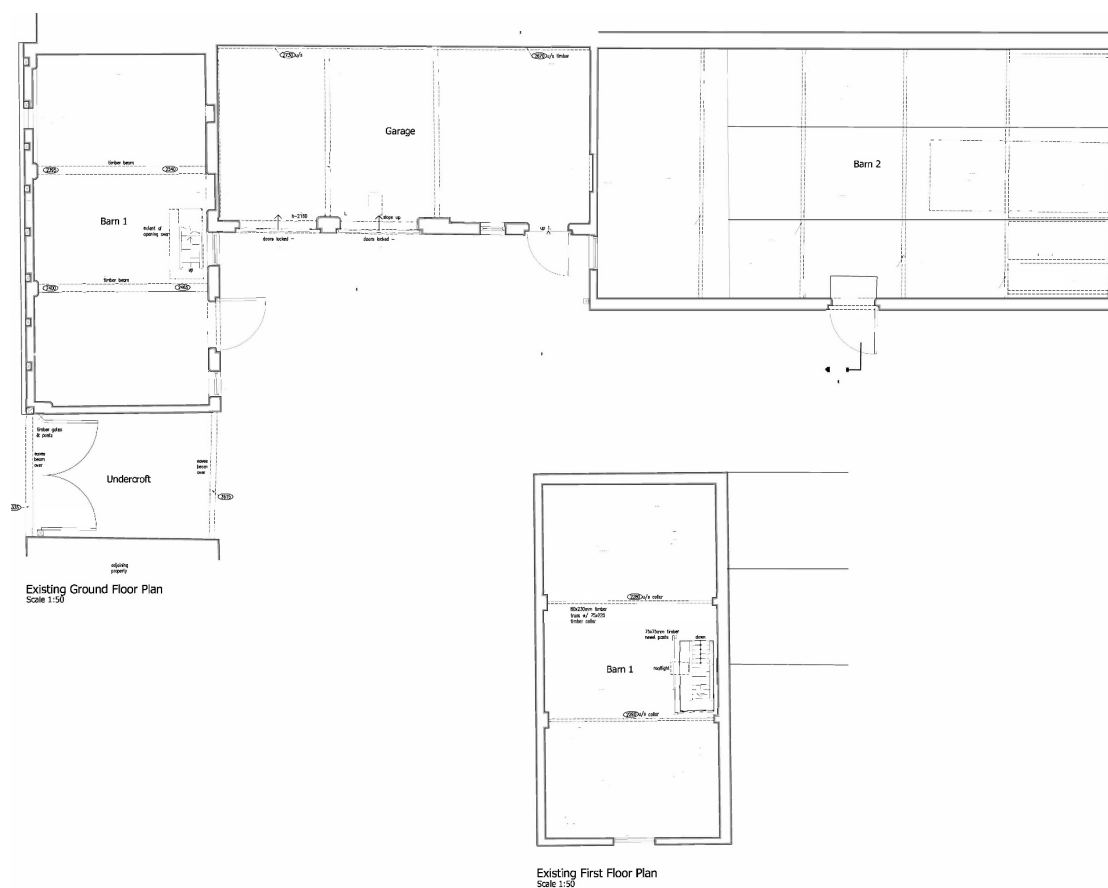


Figure 7 East facing elevation  
Original drawing by David Granger Architectural Design Ltd



**Figure 8 Barn plans**  
Original drawing by David Granger Architectural Design Ltd  
Note: North to left of plan

## Results

The site was visited on the 11th of October 2021. The weather was dry and cloudy. The barns, although generally good, were in a variable state of repair due to not being regularly used for a number of years. The middle barn appears to have had its western wall and roof structure reconstructed not long before the present owners purchased the site.

The main elevation of the barns faces northwards onto Main Street with the timber box-frame, with brick infill, being visible. To the east of the site most of the buildings are obscured by adjacent buildings, one of which, along Main Street, is the former Lime Kiln public house. To the south a new wall forms the boundary alongside the brook beyond which is a small modern housing estate.

The oldest component of the surveyed barns is the timber framed north wall of the north barn running from east to west along Main Street. This timberwork is likely to be of 17th century date. Most of the pegged joints have a carpenter's construction mark in the form of Roman numerals to the left of each joint (see Appendix 1). One joint has a scored X mark on it. The inner skin of this wall is formed by later brickwork which is probably contemporary with the south wall of this range. The roof of this building is mid to late 19th century as are most of the brick walls.

The middle barn, identified as a garage in Figure 8 above, has been partially rebuilt on the same footprint as shown on the OS maps. The roof structure is also modern and probably less than 10 years old. The southern barn appears to have been used as a cow shed or milking parlour with a, now blocked, doorway to the south.

### *The setting*



Figure 9 View of site from Main Street  
Looking south-west



Figure 10 View of site from Main Street  
Looking east. Limes Farmhouse on right



Figure 11 Rear, south, of the site seen from across the brook  
Looking west. Modern houses on left



Figure 12 General view of the barns  
Looking north-east



Figure 13 Limes Farmhouse seen from the south  
Looking north-west. Barns on right of picture

*The north barn:*



Figure 14 North facing elevation  
Looking south-west. Former Lime Kiln pub (with pub sign above the roof line still present) on left,  
Limes Farmhouse on right





Figure 15 North facing elevation and joint with former public house  
Looking south-west. The brickwork behind the 1m scale is late 19th or 20th century



Figure 16 Graffiti on modern brickwork forming NE corner of barn  
Former pub on left



Figure 17 General view of north facing elevation  
Looking south. 1m scale. See Appendix 1 for details of each joint



Figure 18 Close-up of timber frame and later inner brick skin  
Looking east along north facing elevation



**Figure 19 Close-up of brick infilling**  
Looking south at north facing elevation. Note the brick plinth supporting the sill-beam



**Figure 20 Covered entrance into yard**  
Looking south-east. 1m scale. Note re-used timber used as a lintel above the entrance



Figure 21 Hayloft door on west facing gable under covered entrance  
Looking east



Figure 22 West side of covered entrance  
Looking north-west towards the Limes Farmhouse buildings. 1m scale. Main Street through entrance



Figure 23 South facing elevation of northern barn  
Looking north. 1m scale. Main Street through entrance



Figure 24 Window on south facing elevation of northern barn  
Looking north. 0.4m scale. Note chamfered brick corner on left

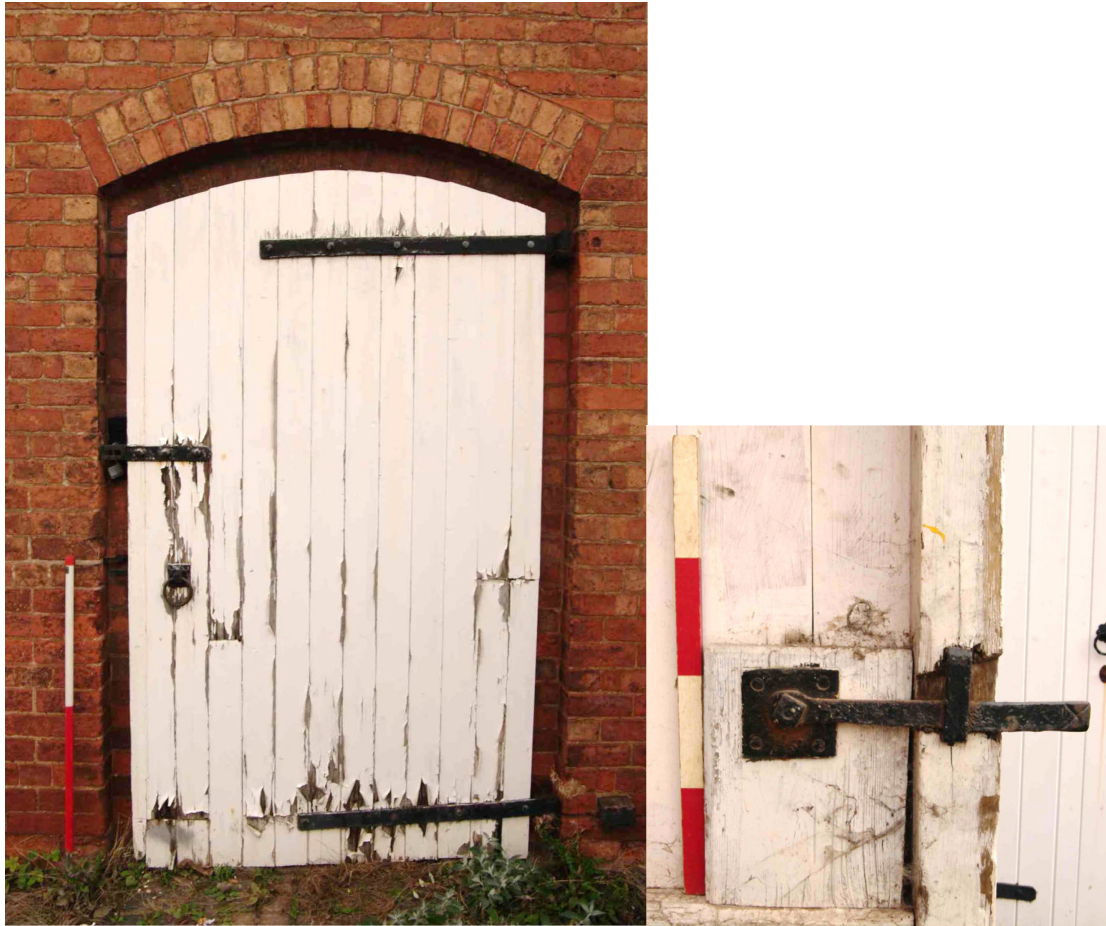


Figure 25 Door on south facing elevation of northern barn  
1m scale on left picture. Inner latch detail on right. Note the Saltire cross on the end of the latch, a feature normally seen on the outside rather than the inside, suggesting that it has been moved from an earlier position



Figure 26 Incised heart motif between door and window on south elevation  
There are a number of hearts scratched in this location at around chest height



Figure 27 Junction of north barn and middle barn  
Looking north-east. 1m scale. The location of the (rebuilt) wall and the closeness of the window suggests that the middle barn is a later phase



Figure 28 General view of north barn ground floor  
Looking south-west



Figure 29 General view of north barn ground floor  
Looking south-east. 1m scale. Note blocked door and window. Also the saddle trees and empty sockets in the far corner



Figure 30 North barn, ground floor. Window detail  
Looking south-west. Note saddle trees





Figure 31 North barn, ground floor. North wall  
Looking north at window shown in Figure 18. 1m scale The brickwork masks the outer timber frame



Figure 32 North barn, ground floor. Beam detail  
Looking north. Both beams are constructed using a ply of three narrow timbers



Figure 33 North barn, first floor  
Looking north-west towards hayloft door



Figure 34 North barn, first floor  
Looking east. The bolted roof structure suggests a mid to late 19th century date



**Figure 35 North barn first floor, stair hatch**  
Looking south-west. The hatch is made from a re-used door which retains its wooden lock case

*The middle barn:*



**Figure 36 Middle barn, west facing elevation**  
Looking east. 1m scale. This wall has recently been rebuilt but appears to follow the earlier wall line and has used old bricks. It is not known if the doors and windows follow an earlier layout. The woodwork is all modern



Figure 37 Junction of middle and south barns  
Looking south-east. 1m scale



Figure 38 Inside the middle barn  
Looking south-west. Only the west wall (on right) appears to have been rebuilt along with the roof structure. Note blocked door to south barn on end wall



Figure 39 Middle barn north end wall

Looking north-west. The blocked doorway to the left of the 1m scale is also shown in Figure 29



Figure 40 Middle barn east wall

Showing traces of loose box or similar dividing bays on the wall and floor



**Figure 41 Middle barn roof structure**

The roof structure is modern and added before the client became the owner

*The south barn:*



**Figure 42 West facing elevation of the south barn**

Looking south-east. 1m scale. Middle barn on left. The pale brickwork at the right hand end shows where a lean-to structure was located



**Figure 43 West facing elevation of the south barn**  
Looking north-east. 1m scale. The wall on the extreme right of the picture is a modern wall built along the edge of the brook



**Figure 44 West facing elevation of the south barn. Vent detail**  
The vents are made from ceramic drain sections and are likely to be mid to late 20th century replacements



Figure 45 South barn door detail  
Door located on the west facing elevation. 1m scale



Figure 46 Possible apotropaic marks to left of doorway





Figure 47 Possible apotropaic mark on west facing elevation  
Located approximately midway between the doorway and the north-west corner of the barn



Figure 48 North facing gable end of south barn  
Looking south-east. 1m scale. Middle barn on left. Modern houses on right beyond the brook



**Figure 49** South barn, south facing gable end and east elevation

Looking north-west from across the brook. Note that the ground floor window appears to have been opened up from a smaller arched doorway or window



**Figure 50** South barn, general view

Looking south-east towards south end wall. Note the slightly raised concrete floor around the edges of the barn for bays or loose box type structures



Figure 51 South barn, general view

Looking north-west. Note the blocked doorway on the north wall which is also shown in Figure 38



Figure 52 South barn roof structure

Looking south-east. The bolted joints with metal stirrups suggests a later 19th or early 20th century construction date. The modern timber box in the roof apex is a large modern bat roost



Figure 53 South barn, southern end wall

Looking south-east. 1m scale. Both windows appear to have undergone modification (see also Figure 49). The modern timberwork cutting across the upper window is the bat roost



Figure 54 South barn, west wall

Looking west. 1m scale. The location of dividing bays can be seen all around the barn walls



Figure 55 South barn, internal vent detail  
See also Figure 44

## Conclusion

Both physical inspection and cartographic analysis show that the barns have a number of phases. The earliest component is the north timber-framed wall belonging to the northern barn with the rest of this structure being of mid to later 19th century. The middle barn had its eastern wall rebuilt and realigned at some point between 1903 and 1920 and it would seem likely that the roof structure would have been rebuilt at this time too. The front (western) wall and the roof structure have been recently rebuilt and are late 20th or early 21st century. The large southern barn also appears to have undergone a number of rebuilds and alterations so that the majority of it is of early 20th century date with ongoing minor modifications taking place over the following century.

## Acknowledgements

The project was managed by Gavin Speed and the fieldwork was carried out and written up by Andrew Hyam.

## References and Sources

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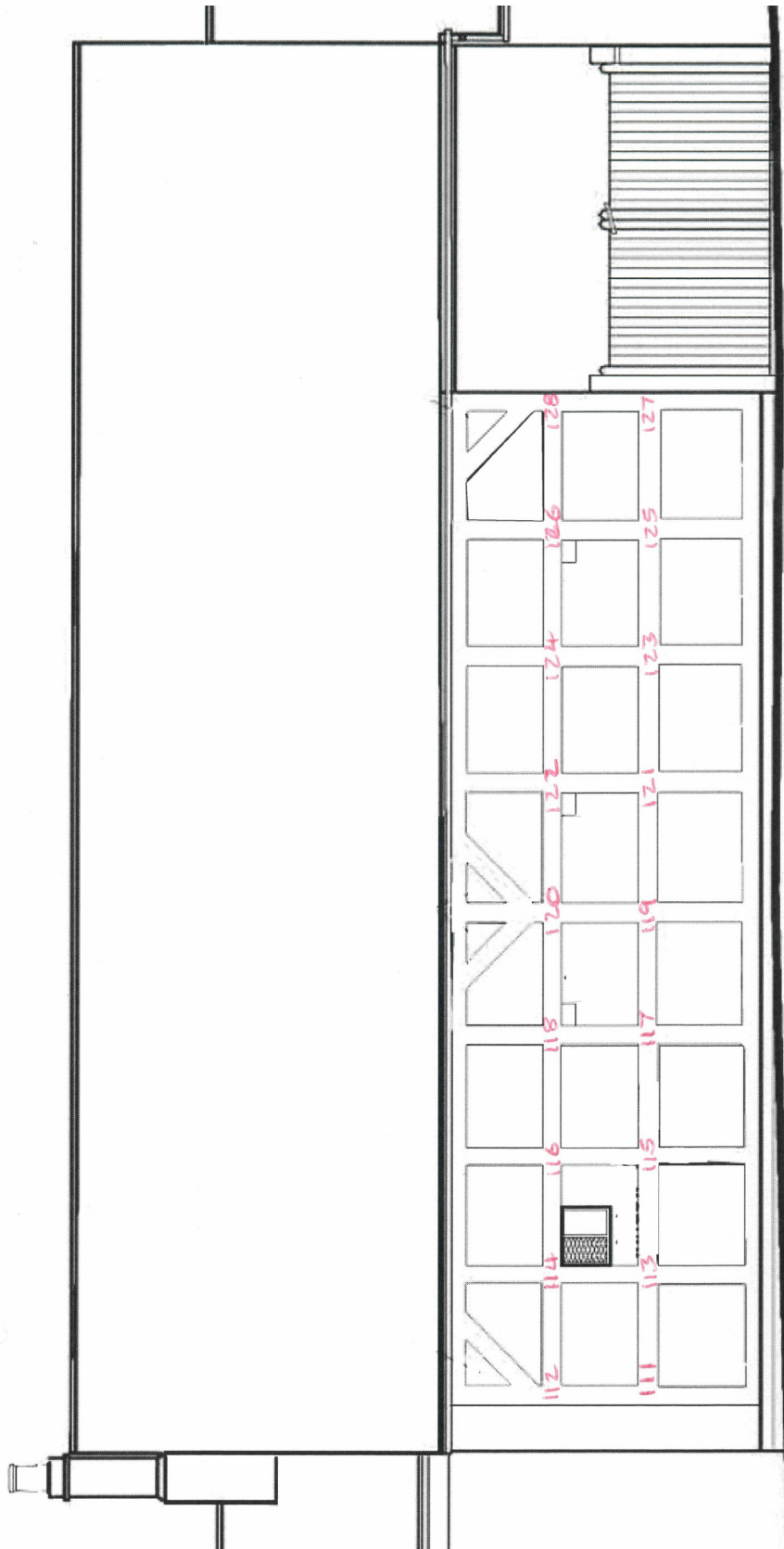
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October 2021

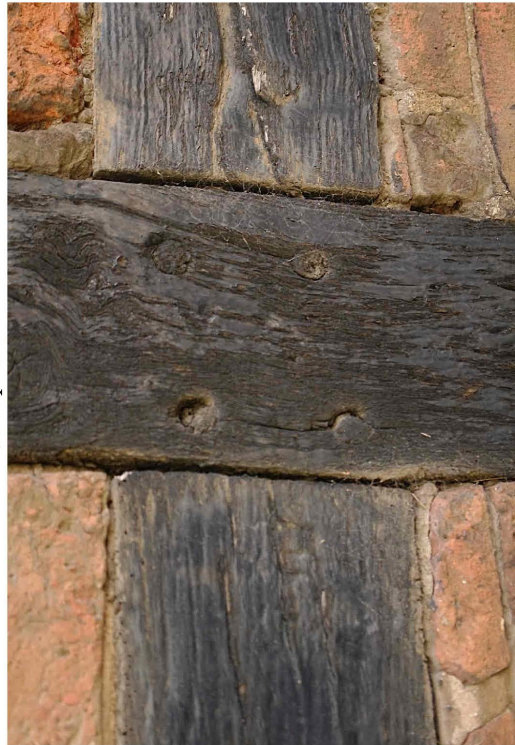
### Appendix 1 Photographs and locations of each timber frame joint



The red numbers at each joint refer to each photo number shown below



Joint photo 114



Joint photo 113

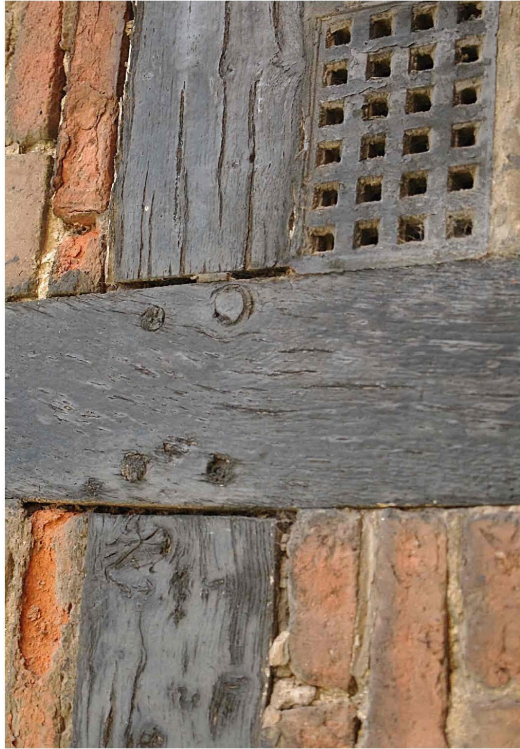


Joint photo 112

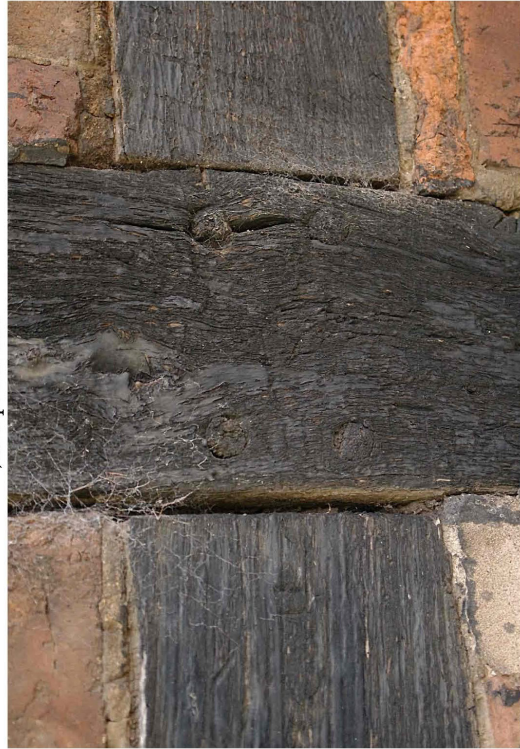


Joint photo 111





Joint photo 118



Joint photo 117



Joint photo 116



Joint photo 115



Joint photo 122



Joint photo 121



Joint photo 120



Joint photo 119



Joint photo 126



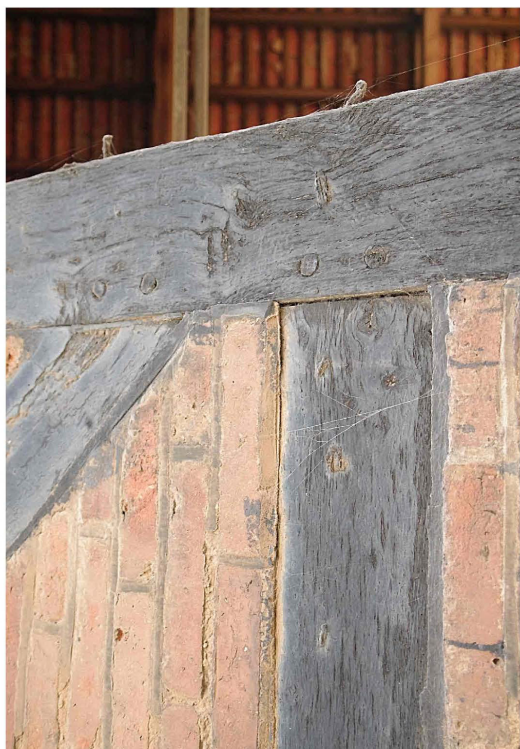
Joint photo 125



Joint photo 124



Joint photo 123



Joint photo 128



Joint photo 127

## Appendix 2 Digital Photographs taken during the survey



XA101 2021 (1)



XA101 2021 (2)



XA101 2021 (3)



XA101 2021 (4)



XA101 2021 (5)



XA101 2021 (6)



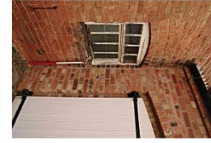
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XA101 2021 (10)



XA101 2021 (11)



XA101 2021 (12)



XA101 2021 (13)



XA101 2021 (14)



XA101 2021 (15)



XA101 2021 (16)



XA101 2021 (17)



XA101 2021 (18)



XA101 2021 (19)



XA101 2021 (20)



XA101 2021 (21)



XA101 2021 (22)



XA101 2021 (23)



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XA101 2021 (28)



XA101 2021 (29)



XA101 2021 (30)



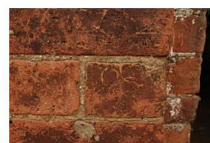
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XA101 2021 (37)



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XA101 2021 (39)



XA101 2021 (40)



XA101 2021 (41)



XA101 2021 (42)



XA101 2021 (43)



XA101 2021 (44)



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XA101 2021 (49)



XA101 2021 (50)



XA101 2021 (51)



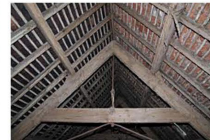
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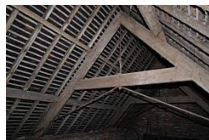
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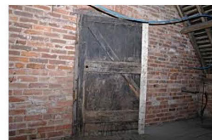
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XA101 2021 (60)



XA101 2021 (61)



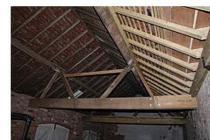
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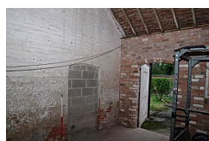
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XA101 2021 (71)



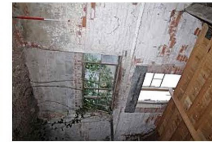
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XA101 2021 (121)



XA101 2021 (122)



XA101 2021 (123)



XA101 2021 (124)



XA101 2021 (125)



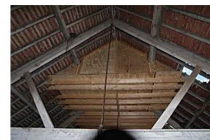
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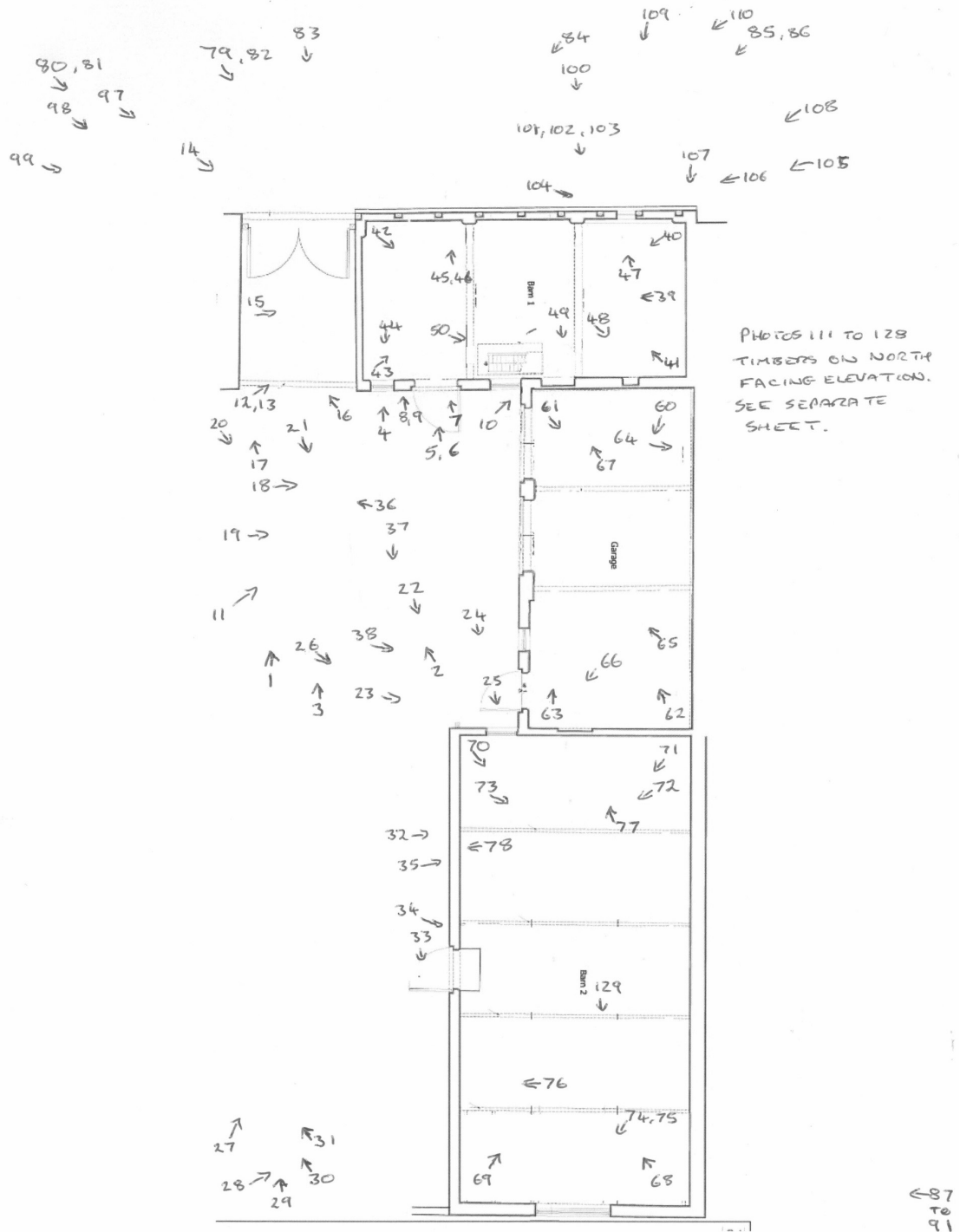
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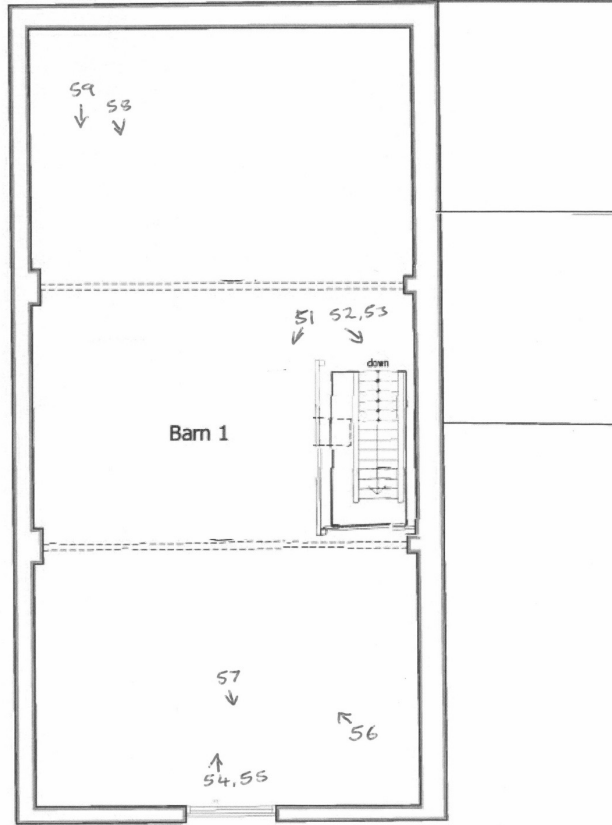
XA101 2021 (129)



**Appendix 3 Photograph locations taken during the survey**



Ground floor and external photograph locations  
North to top of plan



First floor of north barn photograph locations  
North to right of plan



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