

**A Level 2 Historic Building Survey at
Winfrey Farm,
Dadlington Lane,
Stapleton,
Leicestershire
NGR: SP 4234 9844**



Site Name: Winfrey Farm, Dadlington Lane, Stapleton, Leicestershire.

Grid Ref: SP 4234 9844

Author: Andrew Hyam

Client: David Granger Architectural Design Limited

Planning Ref. 20/01288/FUL

Planning Authority: Hinckley and Bosworth Borough Council

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University of Leicester, Archaeological Services,
University Rd., Leicester, LE1 7RH
Tel: (0116) 2522848
www.le.ac.uk/ulas

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OASIS Information

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	Significant Finds/Period	19th century and later		
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	Position in the Planning Process	Planning condition		
Planning Ref.	20/01288/FUL			
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	Site Coordinates	SP 4234 9844		
	Height OD	110m aOD		
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	Project Brief Originator	Leicestershire County Council		
	Project Design Originator	ULAS		
	Project Manager	Gavin Speed		
	Project Director/Supervisor	Andrew Hyam		
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A Level 2 historic building survey at Winfrey Farm, Dadlington Lane, Stapleton, Leicestershire (SP 4234 9844)

Summary

A level 2 historic building survey of redundant farm buildings was carried out at Winfrey Farm, Dadlington Lane, Stapleton, Leicestershire. The work was commissioned by David Granger Architectural Design Limited from University of Leicester Archaeological Services (ULAS) in advance of proposals to redevelop the site to create four new dwellings.

The site consists of seven farm buildings including a cart shed, former threshing barn, loose boxes and stabling. Two modern buildings will be demolished whilst the older ones will be converted.

All of the buildings are brick-built and date from the early to later 19th century. The two barns which are to be demolished are from the late 1960s and 1970s.

The report and archive will be deposited under Accession Number X.A111.2021

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 seven barns on land at Winfrey Farm, Dadlington Lane, Stapleton, Leicestershire (SP 4234 9844).

Under planning application 20/01288/FUL approval has been granted for the conversion of five redundant farm buildings and the demolition of two modern barns. The conversion will create four new dwellings which will include extensions and garages.

The Planning Archaeologist at Leicestershire County Council, as advisor to Hinckley and Bosworth Borough Council planning authority, has requested a Level 2 Historic Building Survey of the barns located to the south of Dadlington Road on the site known as Winfrey Farm. The building survey is required to take place in advance of the proposed building conversion, in accordance with Condition 16 of the planning decision. The farmhouse and other buildings to the east of this site, known as Lodge Farm, do not form part of the historic building survey.

The University of Leicester Archaeological Services (ULAS) have been commissioned by David Granger Architectural Design Limited to carry out the archaeological work. A Building Condition Survey for the site has already been produced by David Granger Architectural Design (November 2020) with some information being used in this report.

Site Location, Geology and Topography

Winfrey Farm is located on land on the south side of Dadlington Lane close to the point where it changes its name to Stapleton Lane (Fig. 1). The site sits in open countryside approximately 1 mile to the west of the village of Stapleton. It is approximately 3 miles due north of Hinckley and 11 miles to the south-west of Leicester City centre. The site contains seven agricultural buildings set around a large open yard extending southwards away from Dadlington Lane. Lodge Farmhouse is located towards the north-east corner of the site and, as already noted, is not part of this redevelopment project.

The site lies on a gentle slope rising from north to south between c.110m and c.111m above Ordnance Datum (AOD). The surrounding area forms part of a larger plateau with views all around the site. The British Geological Survey of Great Britain indicates that the underlying geology of the locality on which the farm building stand is likely consist of superficial deposits of Oadby Member – clays and gravelly deposits. The bedrock of the area of the buildings consists of Gunthorpe Member – mudstone formation.

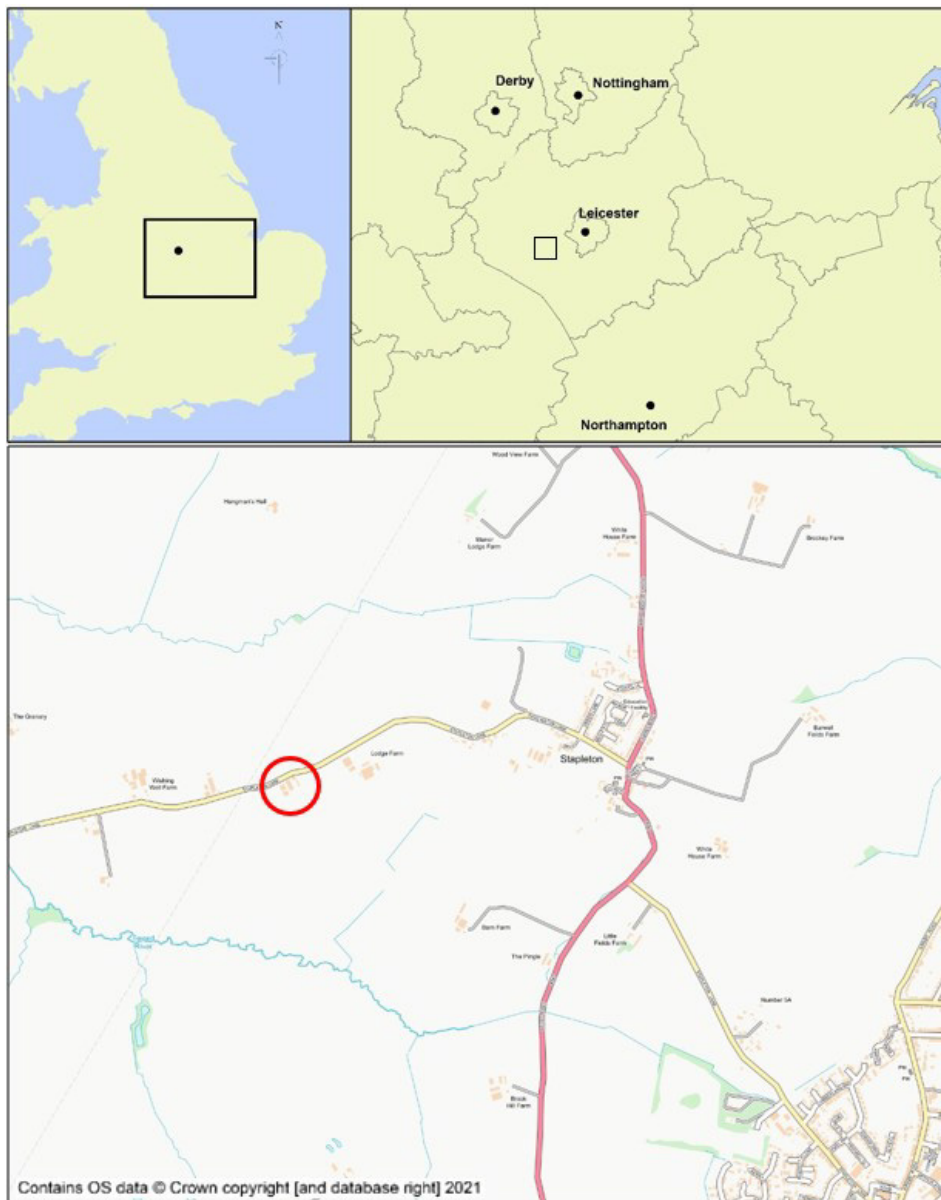


Figure 1 Site Location
Contains OS opendata © Crown copyright [and database right] 2021

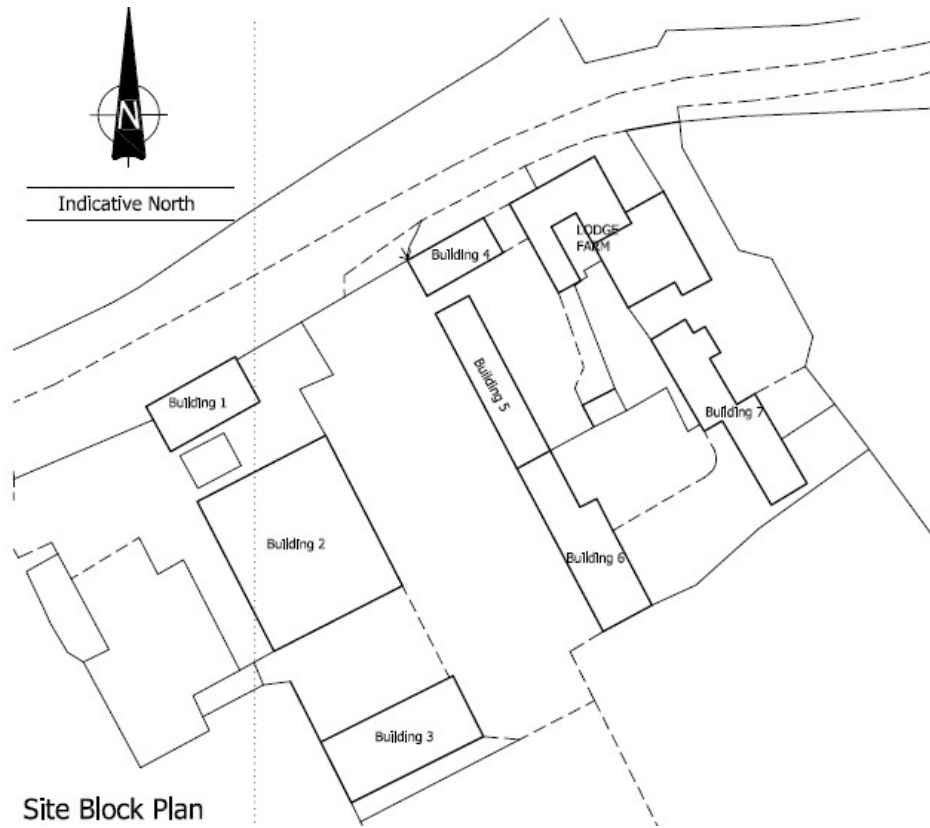


Figure 2 Site plan with existing buildings
Plan supplied by Client



Figure 3 Aerial view of site
Surveyed barns highlighted. Yellow = 19th century barns, red = late 20th century barns Imagery ©2021
Bluesky. Getmapping plc. Infoterra Ltd & Bluesky. Maxar Technologies. Map data ©2021

Historical and Archaeological Background

Stapleton appears to be a pre-Domesday settlement, within the Wapentake of Guthlaxton but later within the Hundred of Sparkenhoe. The Domesday Book records that three parties held lands in Stapleton. A carucate is a measure of land thought to be equivalent to 120 acres. Crowland Abbey of Lincolnshire owned 2 carucates, granted to them by Withlaf, King of Mercia in a charter of 833 AD (Nichols 1811, p487). In the reign of Edward the Confessor the Abbey's land had been worth 24 shillings but was valued at 20 shillings for the Domesday Book (ibid. p487). Hugh De Grandmesnil, who was a powerful Leicestershire landowner, also owned 1 carucate, while a further carucate of land was owned by the nearby village of Barwell. In 1640 the village of Stapleton appears to have belonged to the Dawes family. At that time Stapleton had a small chapel but all burials took place at the mother church at Barwell. Records suggest that the population of Stapleton was always fairly small and remained so throughout the period between the sixteenth and the nineteenth centuries. An ecclesiastical census of 1679 records 49 people, although the census returns of the 1800s suggest that the population had expanded slightly, recording 260 people in 1821 but only 199 in 1871 (Victoria County History Vol. III p182). In 1935 the hamlet of Stapleton was transferred to Peckleton parish (ibid. p.199).

None of the buildings on site are listed nor does the site lie within a conservation area. The site does not contain any world heritage sites, registered parks and gardens, registered battlefields, or scheduled monuments.

Cartographic Evidence

The first available map of the site is the First Edition Ordnance Survey map published in 1888 which shows the site as Stapleton Fields with most of the barns on the eastern side of the site being present. The second edition was published in 1903 and shows that a cart shed has been added facing onto the road on the western side of the site (Fig. 4). A number of changes can be seen to have taken place with buildings being added and removed up to the present edition map. The site remains as Stapleton Fields up to and including the 1955 edition and the names Winfrey Farm and Lodge Farm do not appear until the 1964 edition when the farmhouse and farm buildings appear to have been separated to become different properties. It is assumed however that until this date the two served as a single unit.

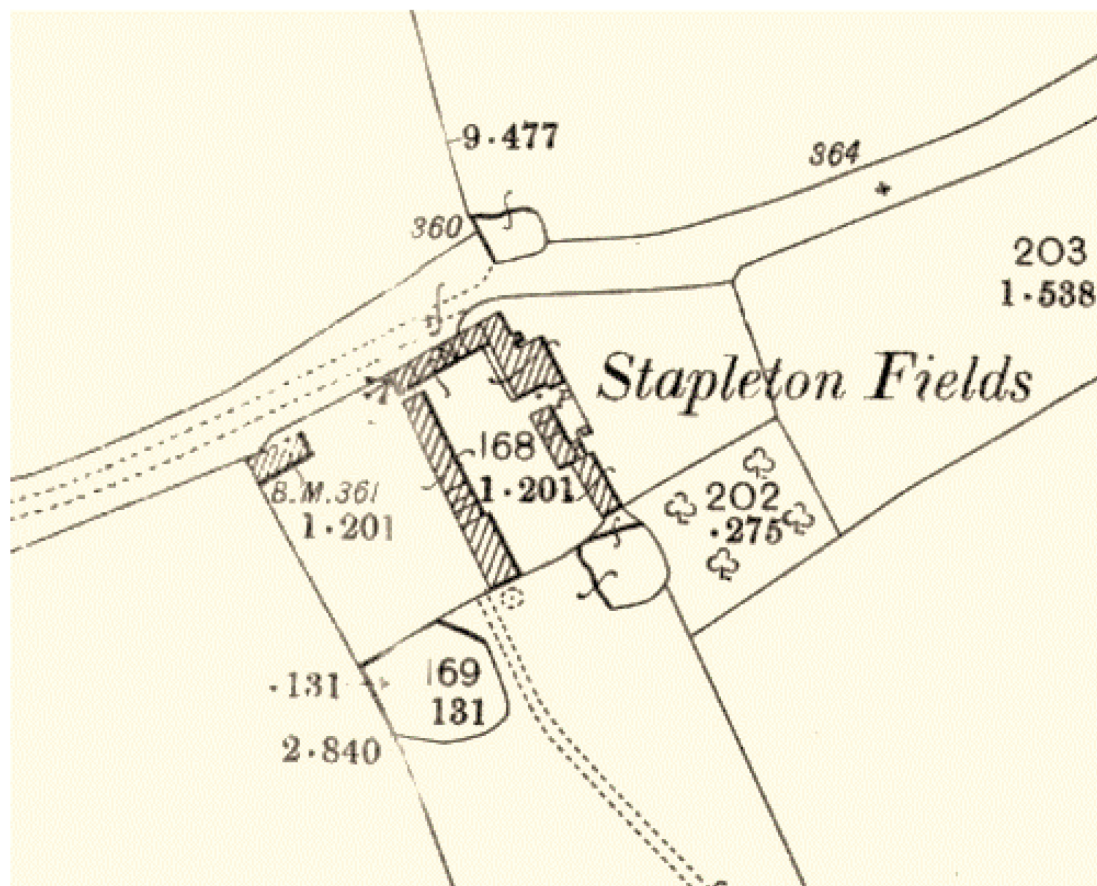


Figure 4 Detail from the 1903 Second Edition Ordnance Survey map

This map is the first OS map to show the cart shed in the north-western corner of the site. Note that the barn along Dadlington Lane appears to be joined to the farmhouse (see Figure 27 below)

Sheets: Leicestershire XXXV.II and XXXV.12. Original scale 25 miles to the inch

Objectives

A Written Scheme of Investigation (WSI, ULAS 2021) was produced by ULAS, and 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 parts of the historic farm buildings 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 brick barns to be converted (highlighted in Figure 3) were surveyed although a range of photographs of the modern barns and other buildings on the adjacent site were taken in order to place the barns into their context. The modern barns were photographed but not recorded in detail

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 (ULAS 2021). All work followed the Chartered Institute for Archaeologists (CIfA) *Code of Conduct* (2020). The fieldwork was undertaken on the 21st of October 2021.

Results

The site was visited on the 21st of October 2021. The weather was dry and sunny. The barns were in a variable state of repair due to not being regularly used for a number of years. Parts of the threshing barn (Building 6) were heavily overgrown and could not be seen or reached. The adjacent Lodge Farmhouse was still in use as were some buildings belonging to it. Each building was numbered from 1 to 7 according to the plan supplied by the client and shown in Figure 2 above. Plans and elevations were supplied by the client and adapted for the requirements of this report.

The Site

As noted the site lies on the south side of Dadlington Lane (Figs 5 to 7). The site is currently disused but once formed a single farm complex with the farmhouse to the north-east corner of an elongated yard. The former cart shed lies away from the rest of the buildings to the north-west of the site and faces out onto Dadlington Lane. The two modern steel-framed buildings are to the south of the cart shed. Large areas of concrete have been laid across the site for modern heavy farm equipment.



Figure 5 Winfrey Farm from Dadlington Lane
Looking east



Figure 6 Lodge Farm from Dadlington Lane
Looking west. Winfrey Farm buildings are behind Lodge Farm



Figure 7 Winfrey Farm site
Looking north. Building 6 in foreground. Modern building 3 on left

Building 1 – The Cart Shed

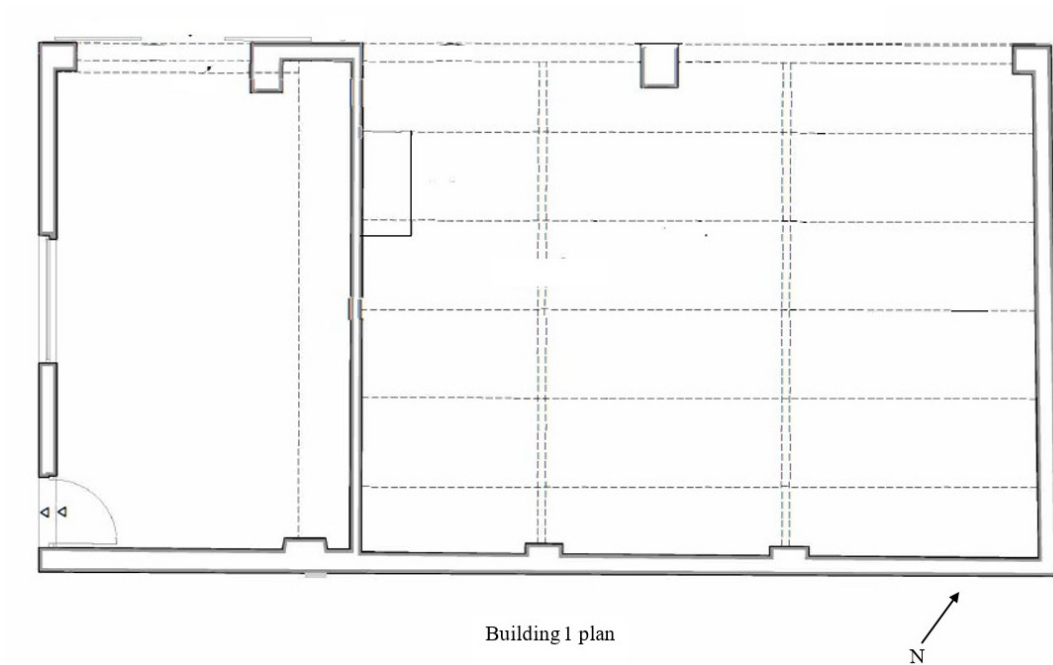


Figure 8 Building 1 plan
Modified from drawing supplied by Client

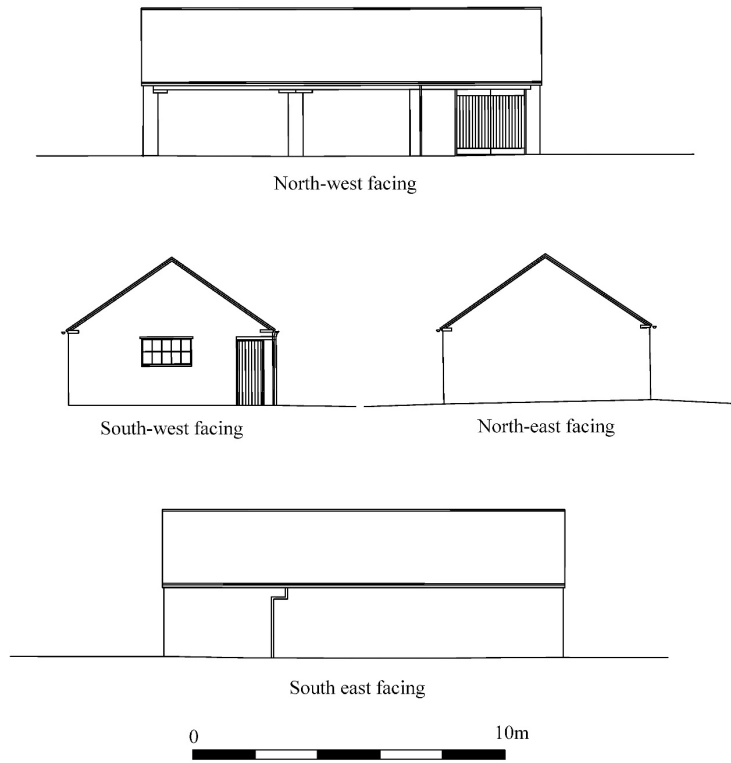


Figure 9 Building 1 elevations
Modified from drawing supplied by Client



Figure 10 Building 1 former cart shed
Looking south-east. 1m scale The right hand end forms a separate room



Figure 11 Enclosed western end of Building 1
Looking south-east. The concrete blockwork to the left of the 1m scale is modern and has extended the size of the end room



Figure 12 Western gable end of Building 1
Looking south-west. 1m scale



Figure 13 Building 1 south-east facing elevation
Looking north.



Figure 14 Building 1 south-west facing elevation
Looking north-east. 1m scale



Figure 15 Building 1, internal view
Looking north-west towards modern blockwork



Figure 16 Building 1 roof structure
Looking west. The bolted timbers are typical of late 19th century agricultural structures



Figure 17 Building 1 side room
Looking north-east. 1m scale. The room has been lined for dairy work



Figure 18 Building 1 side room, dairy certificates
Both certificates expired in 2011

Buildings 2 and 3 – Modern Barns

Both of these barns are metal-framed late 20th century structures designed to accommodate the large agricultural equipment which has caused the earlier buildings to become redundant. Drawings for these buildings are not included in this report.

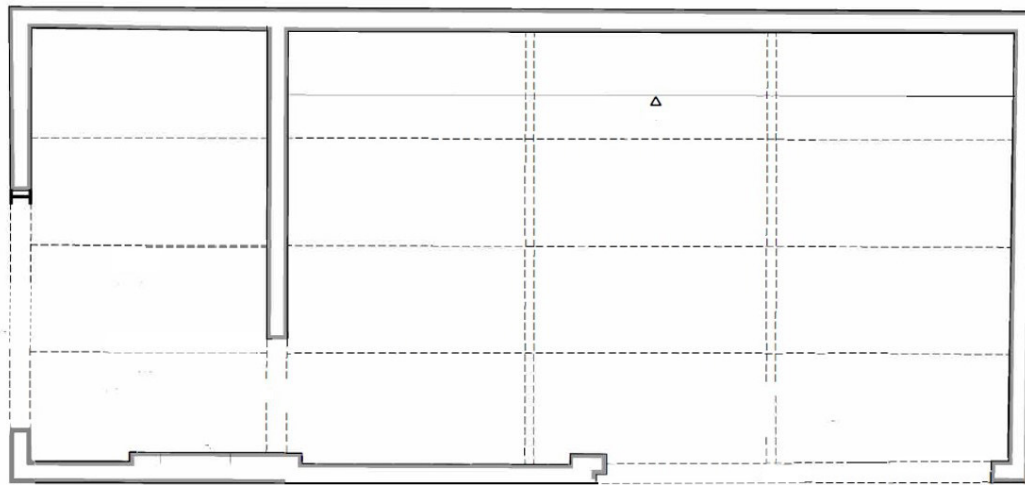


Figure 19 Buildings 2 and 3
Looking south. Building 2 on extreme right, Building 5 on left



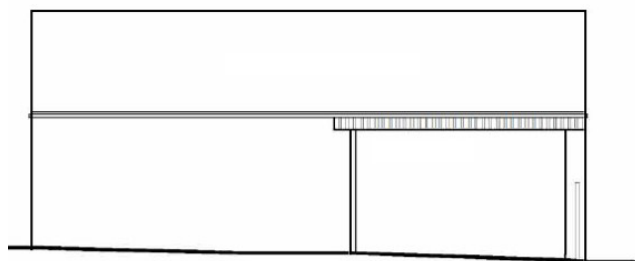
Figure 20 Buildings 2 and 3
Looking north-west. Building 3 on far left, Building 6 on right

Building 4

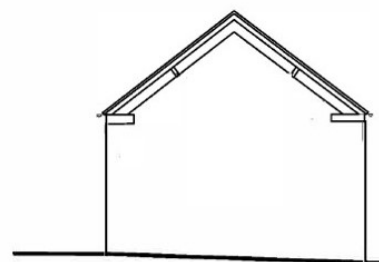


Building 4 plan

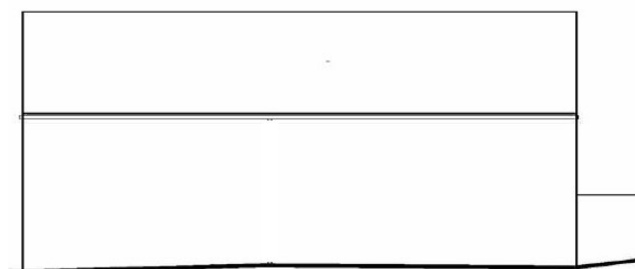
Figure 21 Building 4 plan
Modified from drawing supplied by Client



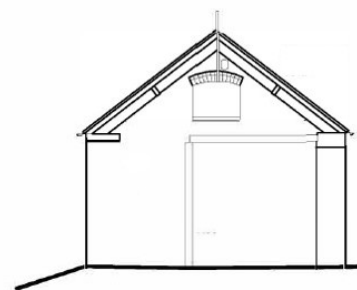
South-east facing elevation



North-east facing elevation



North-west facing elevation



South-west facing elevation

Figure 22 Building 4 elevations
Modified from drawing supplied by Client



Figure 23 Building 4 south-east facing elevation
Looking north-west. Building 5 on left. Lodge Farmhouse on right. Note how new boundary on right cuts the former yard in half



Figure 24 Building 4 south-east facing elevation and north-east gable end
Looking north-west. The purlins extend beyond the gable end showing where they continued across to the farmhouse. Dadlington Lane to right



Figure 25 Passageway between Buildings 4 and 5
Looking north-east. Noted bricked up doorway to left of 1m scale, this might suggest that Building 4 (on left) is earlier than building 5 (on right)



Figure 26 Building 4 south-west facing elevation
Looking north-east. The large opening to the left of the 1m scale is modern and has a steel lintel



Figure 27 Building 4 north-west facing elevation

Looking south-east across Dadlington Lane. Note the stone block at the top left hand corner. This may be a remnant of the covered area between this building and the farmhouse shown on the OS map in Figure 4 above.



Figure 28 Internal view of Building 4

Looking south-west across the main open space of this building. Note the later 19th century roof structure and modern RSJ lintel. 1m scale. Building 5 on left



Figure 29 Internal view of Building 4
Looking north-east. 1m scale



Figure 30 Lamp/candle niche in Building 4
Looking south-east. Main doorway to left



Figure 31 Building 4: western end room
Looking north-east. 1m scale



Figure 32 Building 4: western end room
Looking south-east. Blocked doorway (seen in Fig. 25) behind 1m scale. Note modern steel lintel on opening to right

Building 5

Building 5 is a long single storey building divided into a series of rooms and loose boxes. The east facing southern end is heavily overgrown and could not be seen easily. The southern end room could not be entered due to this undergrowth.

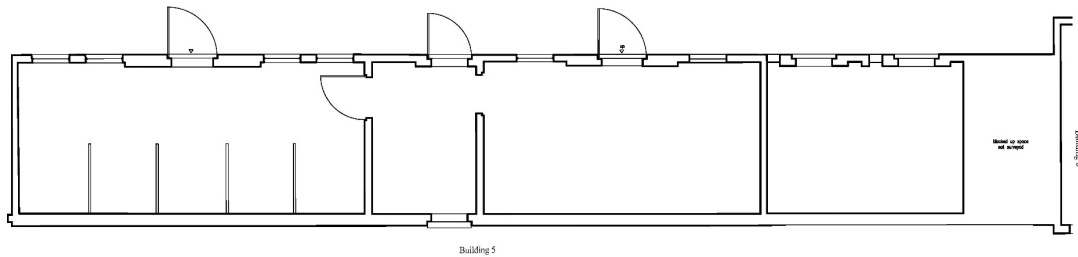
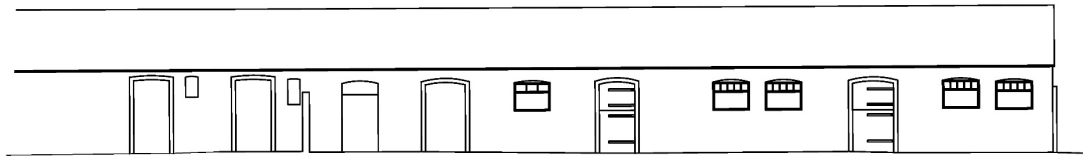
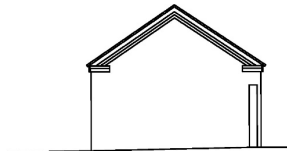


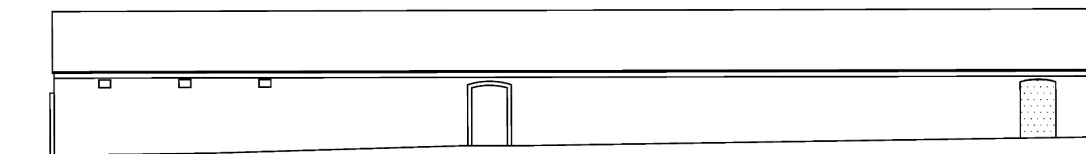
Figure 33 Building 5 plan
Modified from drawing provided by Client



North-east facing



North-west facing



South-west facing



Figure 34 Building 5 elevations
Modified from drawing provided by Client



Figure 35 Building 5 north-east facing elevation
Looking south-west. The gable end of Building 6 can be seen on the far left. 1m scale



Figure 36 Building 5 north-east facing elevation. Southern end
Looking south-east. 1m scale



Figure 37 Building 5 north-east facing elevation. Door detail
Looking south-east



Figure 38 Building 5 south-west facing elevation
Looking east



Figure 39 Building 5 south-west facing elevation
Looking north-east. Note blocked doorway to left of 1m scale, one of only two doors on this face



Figure 40 Building 5, northernmost room
Looking north-west. Note concrete stalls, later 19th century roof structure and enamel sign on beam
(see Fig. 41 below). 1m scale



Figure 41 Enamel sign in the northern room of Building 5
The sign notes that it is by appointment to HM The King so is pre-1952 at least. The milking reference also points to its use as a dairy farm (Gascoignes produced milking equipment)



Figure 42 Building 5, northernmost room
Looking south-east towards doorway with cross-passage



Figure 43 Building 5. Door detail at southern end of north room
Looking south-east. 1m scale. The lower part of the door has a modern covering but still shows the hand-made hinges and wooden latch (see Fig. 44 below)



Figure 44 Building 5. Door detail at southern end of north room
The latch and catch are both wood



Figure 45 Building 5. Cross-passage from the yard
Looking south-west. Note the bearing box top left. Building 2 can be seen through the doorway



Figure 46 Building 5 south wall of cross-passage
Looking south-east. Note bearing box in gable



Figure 47 Building 5. Centre room
Looking north towards the cross-passage doorway. The two arrows point towards the bearings



Figure 48 Building 5. Centre room
Looking south-east. The roof structure appears to be later 19th century

Building 6 – Threshing Barn

This building is a former threshing barn with mezzanine floors either side of a large central space. The two opposing doors have been partially blocked.

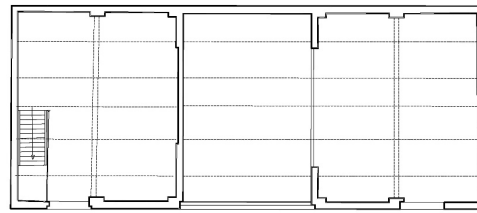
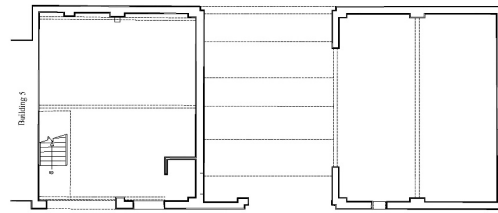
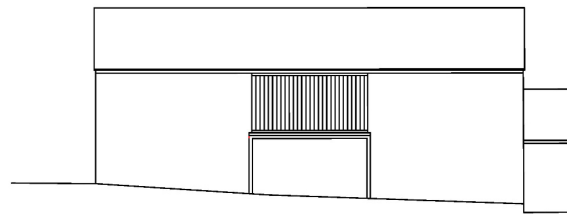
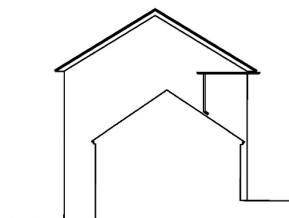


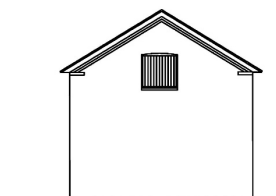
Figure 49 Building 6 plan
Modified from drawing supplied by Client



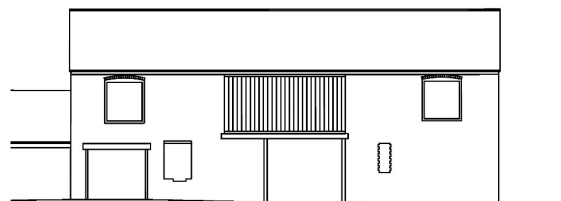
North-east facing



North-west facing



South east facing



South-west facing



Figure 50 Building 6 elevations
Modified from drawing supplied by Client



Figure 51 Building 6 south-west facing elevation

Looking north-east. The original full-height central threshing doors have been partially blocked with brick at ground floor level and timberwork at first floor. The two ground floor openings to the left are probably later modifications. 1m scale



Figure 52 Building 6 north-west facing gable

Building 5 to left. The same brick eaves detail is seen on Building 4 and 5 but not 1 or 7



Figure 53 Building 6 south-west and south-east facing elevations
Looking north. Building 7 on far right. 1m scale



Figure 54 Building 6 south-east facing gable end
Looking north-west. 1m scale



Figure 55 Building 6 north-east facing elevation
Looking north-west. Beneath the vegetation is another partially blocked central doorway and a blocked ground floor doorway to the north of the central opening



Figure 56 Building 6. Ground floor room on north side
Looking west. 1m scale



Figure 57 Building 6. Ground floor room on north side
Looking north-east towards blocked doorway on north-east facing elevation



Figure 58 Building 6. First floor room on north side
Looking south-west. Part of the wall on the left was open to the central area of the threshing barn but has been blocked with brickwork. Building 3 can be seen through the window



Figure 59 Building 6 roof structure
Looking south-east from first floor room



Figure 60 Building 6 rase marks on principal rafter and purlin
Looking south-east from first floor room



Figure 61 Building 6 Wall on northern side of central space
Looking north. Note the blocked ground floor doorway and partial blocking of the first floor hayloft area. Note also the timberwork either side which blocks the upper levels of the former threshing doors



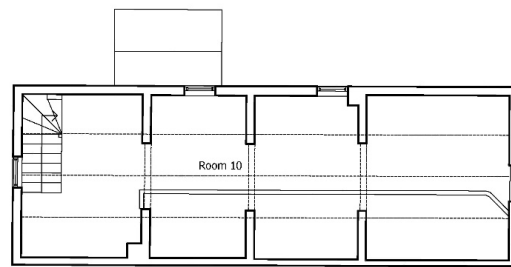
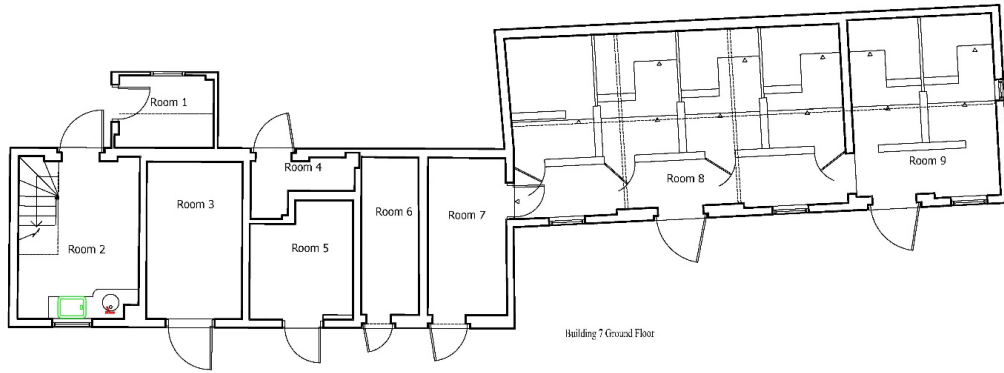
Figure 62 Building 6 central area and former full-height doorway
Looking south-west



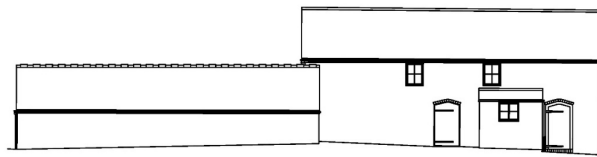
Figure 63 Building 6 ground floor area beneath mezzanine floor to south
Looking south-east

Building 7

Although this building has been given a single identification number on the Client's plan (Fig. 2) it is actually a single storey and a two storey building joined at one corner and on a slightly different alignment. The single storey part of the range, which is the southernmost building, appears to be slightly later in date and butts against the south-eastern corner of the two storey range.



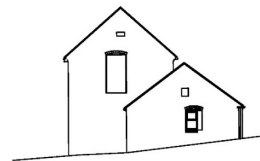
Building 7 First Floor
Figure 64 Building 7 plan
Modified from drawing supplied by Client



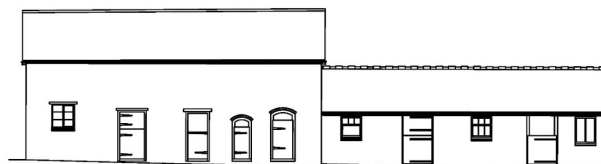
North-east facing



North-west facing



South east facing



South-west facing



Figure 65 Building 7 elevations
Modified from drawing supplied by Client



Figure 66 Building 7 south-west facing elevation
Looking north-east



Figure 67 Building 7 south-west facing elevation of two storey range
Looking north-east



Figure 68 Building 7 south-west facing elevation of two storey range
Looking north-east at ground floor window at northern end of building



Figure 69 Building 7. South-east facing gable end of two storey range
Looking north-west



Figure 70 Building 7 south-west facing elevation of single storey range
Looking north-east. 1m scale



Figure 71 Building 7 south-west facing elevation of single storey range
Door detail. Looking north-east. 1m scale



Figure 72 Building 7 south-east facing gable ends
Looking north-west



Figure 73 Building 7 north-east facing elevation of single storey range
Looking south-west. 1m scale



Figure 74 Building 7 north-west facing gable end of single storey range
Looking south-west. 1m scale. The brickwork shows evidence of a now removed lightweight lean-to
being fitted into the corner of the two ranges



Figure 75 Building 7 north-east facing elevation of two storey range
Looking north-west. 1m scale



Figure 76 Building 7 north-east facing elevation of two storey range. Northern end
Looking south-west. 1m scale

The rooms inside Building 7 have been numbered on the Client's drawings from 1 to 10 as shown in Figure 64 above.



Figure 77 Building 7. Room 1
Looking south-east. This room is a small added-on lean-to structure



Figure 78 Building 7. Room 2

Looking south-east. This room has a small water pump and copper water boiler in the SE corner



Figure 79 Building 7. Room 2 water pump

Looking north-west. The copper is to the left of the sink



Figure 80 Building 7. Room 2 stair detail
Looking north-east



Figure 81 Building 7. Room 3
Looking north-west. The small window has been blocked due to the addition of the outside lean-to Room 1 behind it



Figure 82 Building 7. Room 4

Looking south-east. This room appears to have been used as a coal store. Note reed and plaster ceiling for the floor above



Figure 83 Building 7. Room 5

Looking north-east. The far wall steps out to accommodate Room 4 behind it



Figure 84 Building 7. Room 6
Looking north-east. The byre suggests use for horses. Note brick floor



Figure 85 Building 7. Room 7
Looking north-east. The doorway leads into the single storey range



Figure 86 Building 7. Room 7 ceiling detail



Figure 87 Building 7. Room 8

Looking south-east from doorway seen in Figure 85. This room is in the single storey range. The low concrete block and wire pens are recent and appear to have been for dogs



Figure 88 Building 7. Room 8 roof structure
Looking north-west. The doorway to the far left leads into Room 7



Figure 89 Building 7. Room 9
Looking west. The door to the right leads into Room 8



Figure 90 Building 7. Room 9
Looking south-east



Figure 91 Building 7. Room 10
Looking south-east along the first floor of the two storey range



Figure 92 Building 7. Room 10 roof structure
Looking south-east



Figure 93 Building 7. Room 10
Looking south-west down the stairs to Room 2

Conclusion

Both cartographic and physical inspection show that the barns at Winfrey Farm are of a number of phases. All, except the metal-framed, barns appear to range from the mid to the late 19th century. The brick detailing at the eaves of Buildings 4, 5 and 6 suggest that these are from the same building phase. The northern, two storey, end of Building 7 is earlier than the single storey southern end. Building 1 is the latest of the brick-built structures and dates to between 1888 and 1903.

With the exception of the roof coverings, all of the barns appear to have undergone little in the way of alteration and modification during their life.

Acknowledgements

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

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ULAS
University of Leicester
University Road
Leicester LE1 7RH
Tel: 0116 252 2848
Fax: 0116 252 2614

November 2021

Appendix 1 Digital Photographs taken during the survey



XA111 2021 (1)



XA111 2021 (2)



XA111 2021 (3)



XA111 2021 (4)



XA111 2021 (5)



XA111 2021 (6)



XA111 2021 (7)



XA111 2021 (8)



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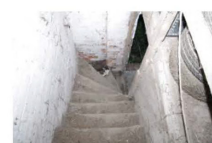
XA111 2021 (137)



XA111 2021 (138)

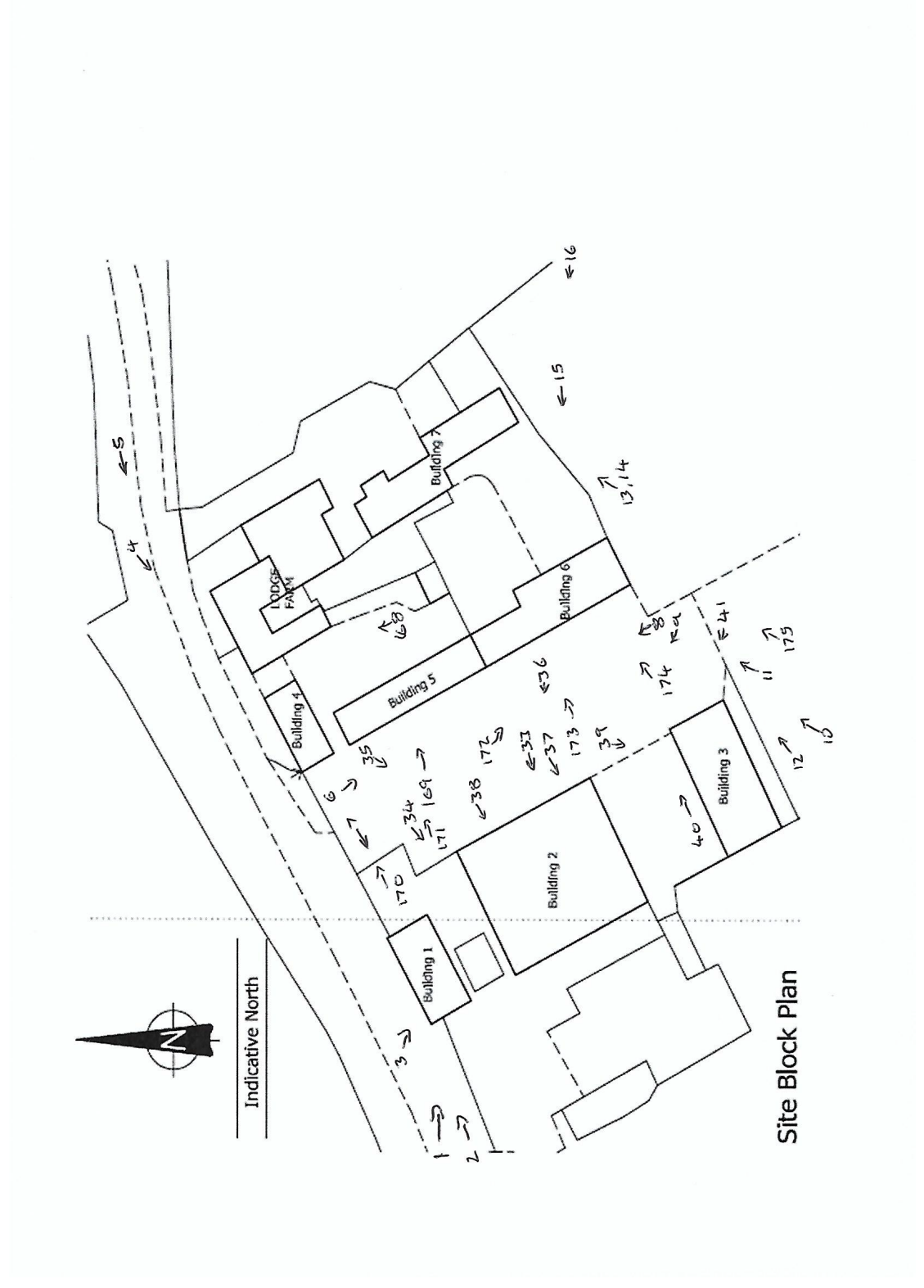


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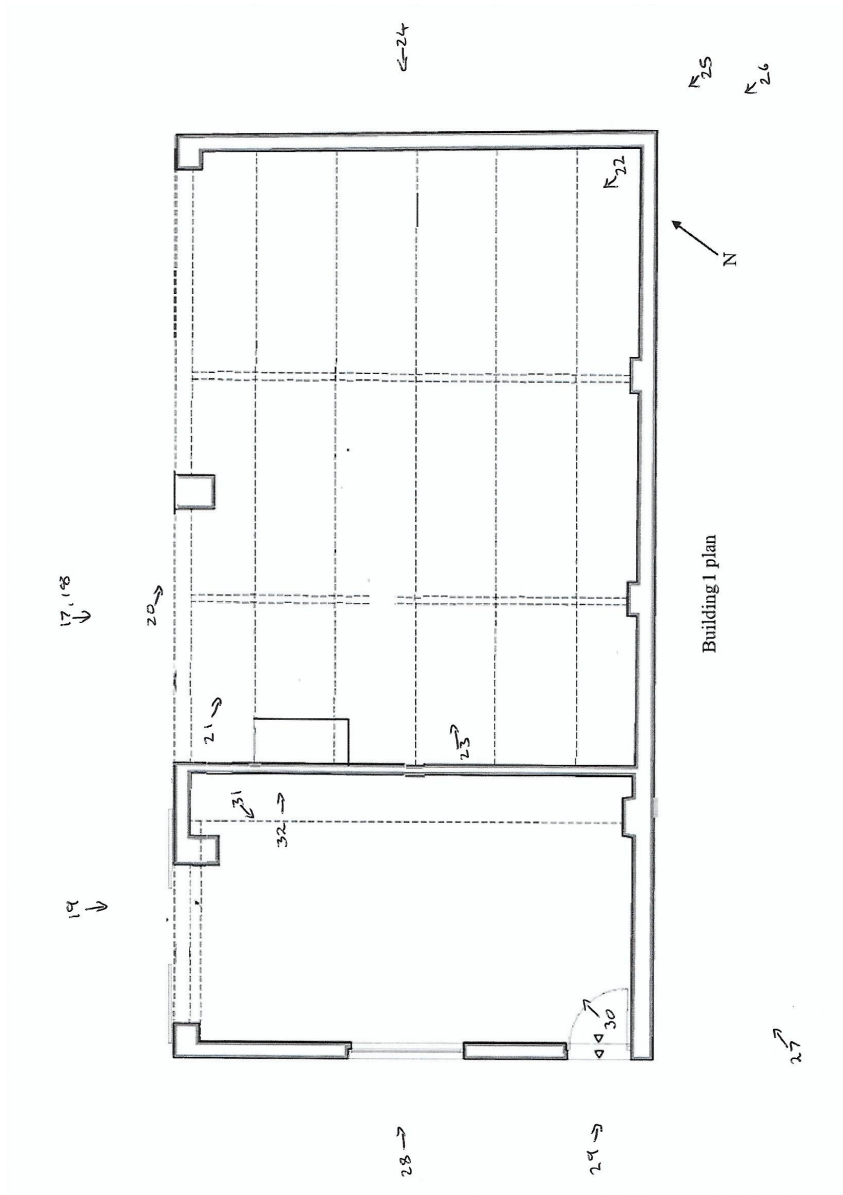


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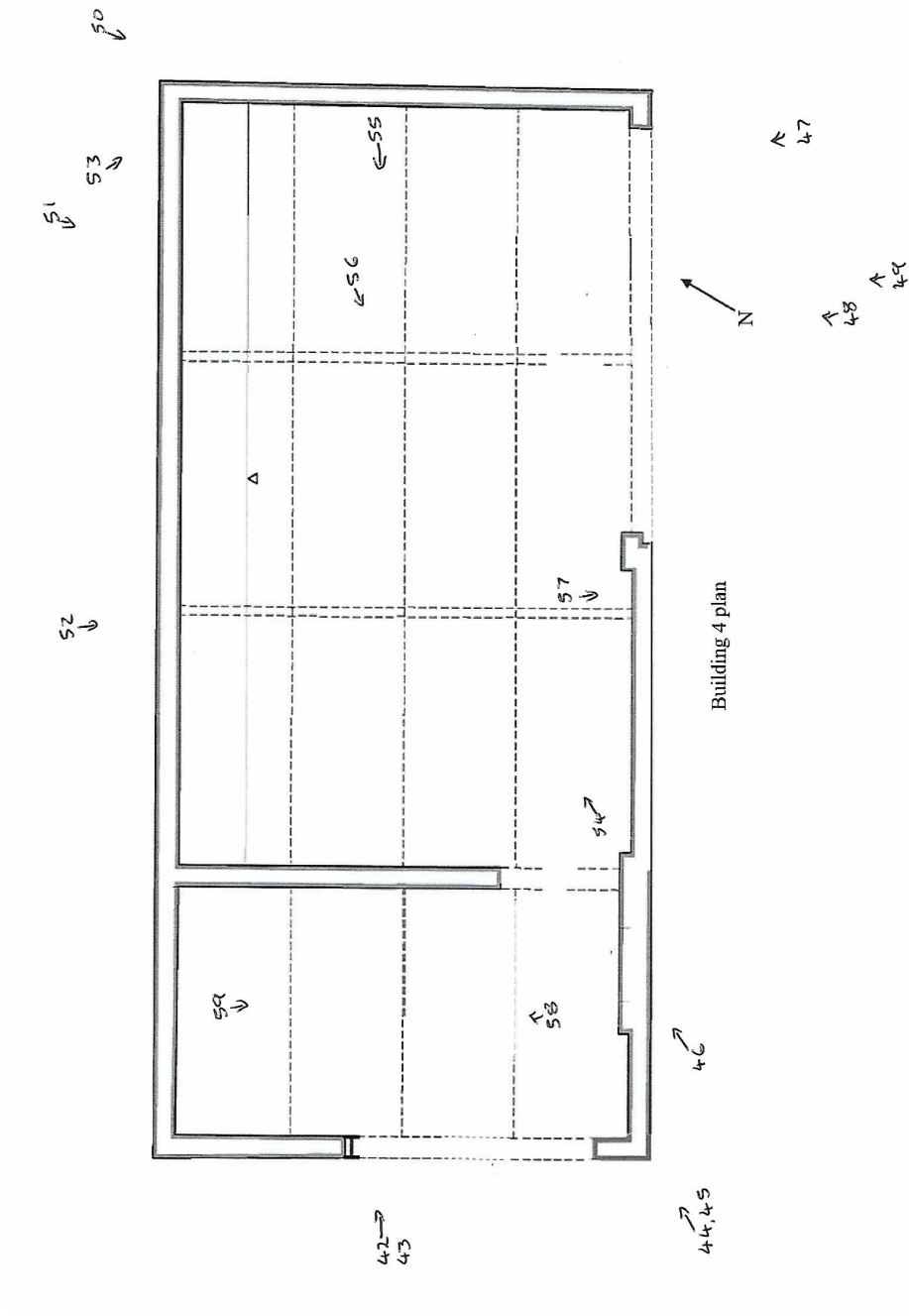
Appendix 2 Photograph locations taken during the survey



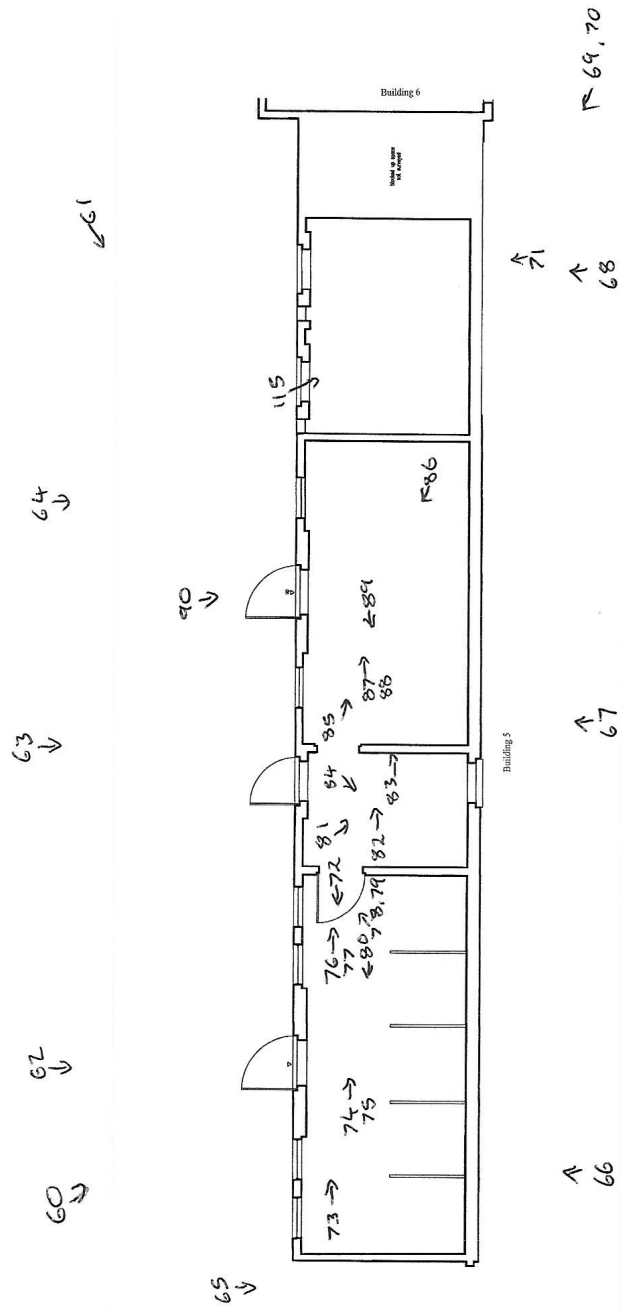
Photographs taken around the site



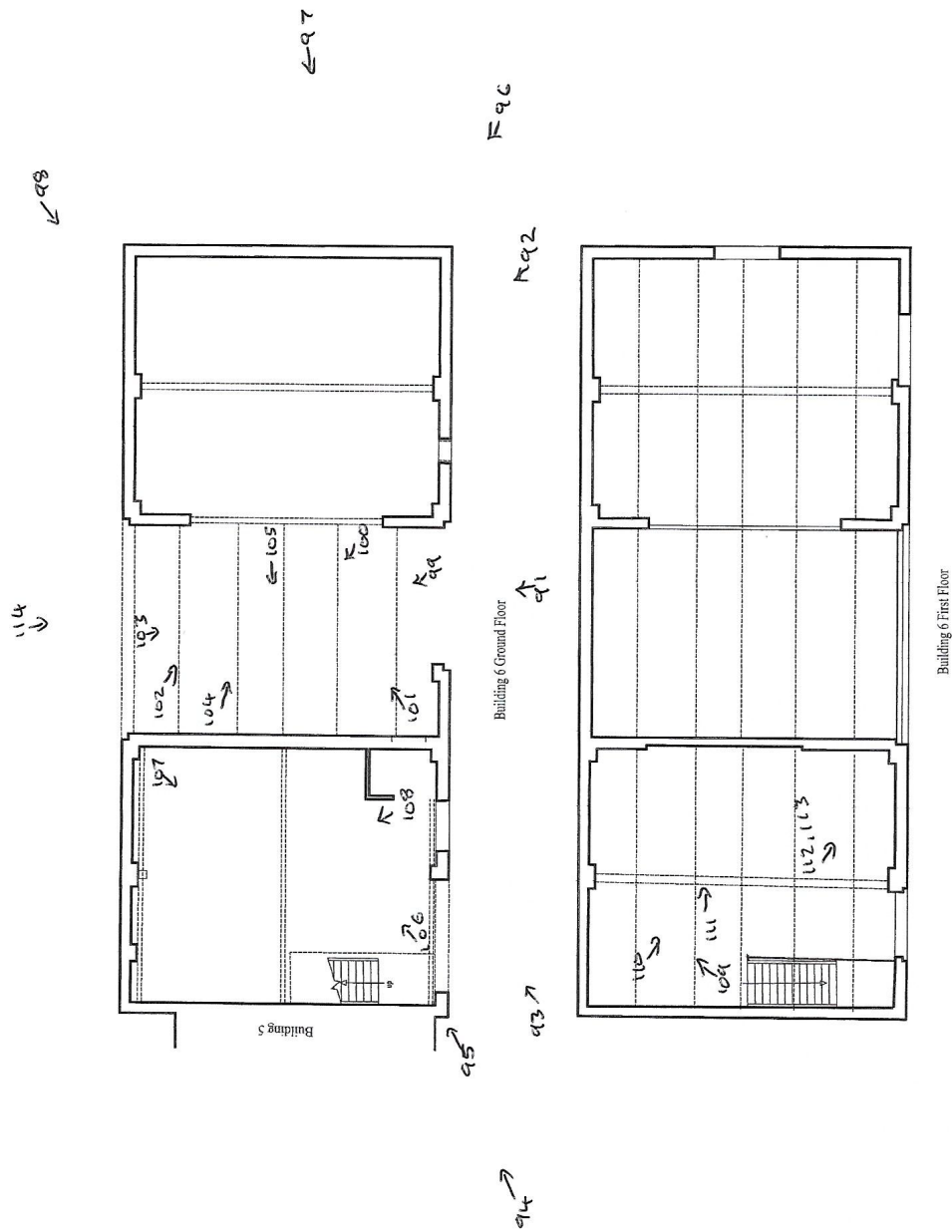
Photographs in and around Building 1



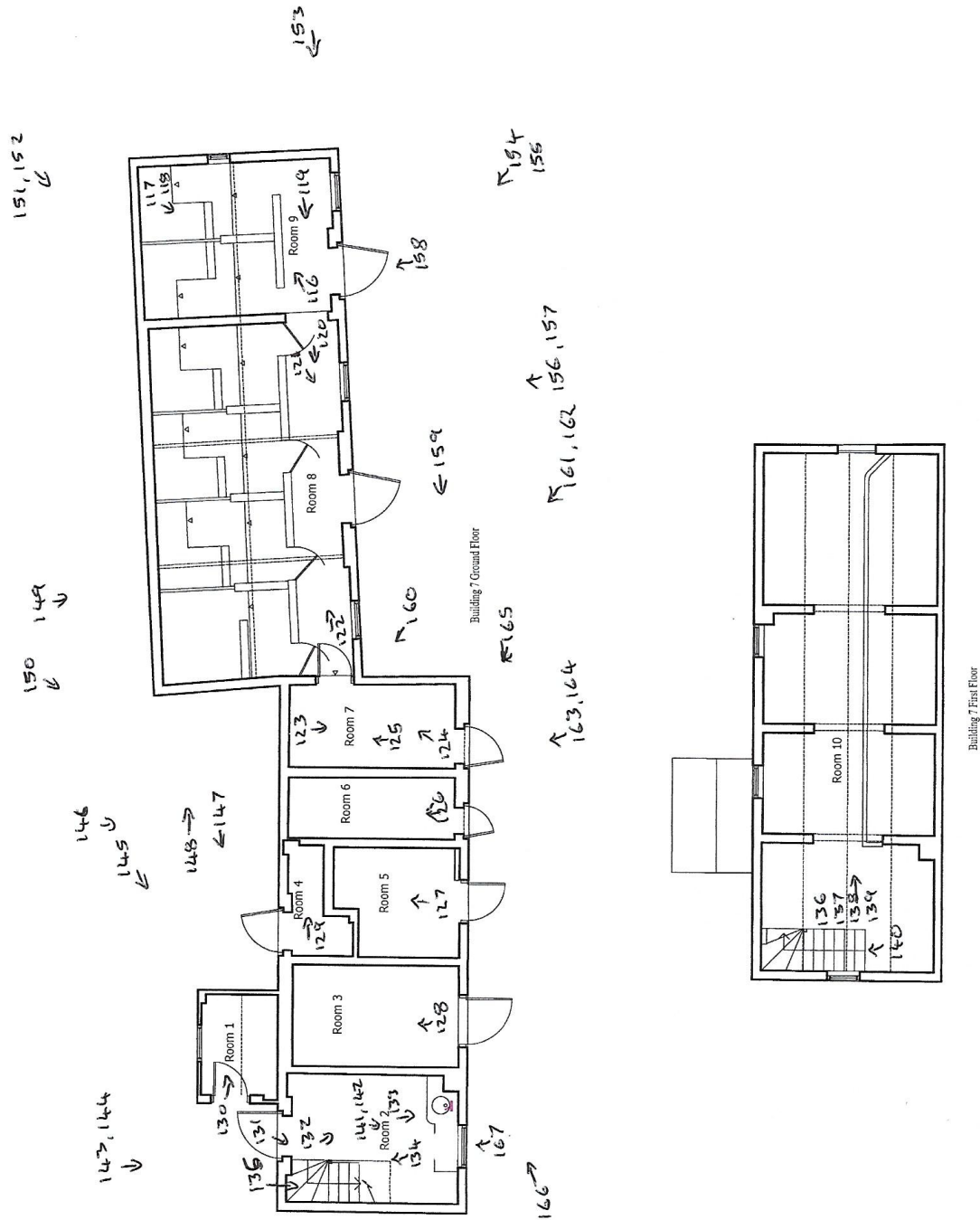
Photographs in and around Building 4



Photographs in and around Building 5



Photographs in and around Building 6



Photographs in and around Building 7



UNIVERSITY OF
LEICESTER

Archaeological Services

University of Leicester
University Road
Leicester LE1 7RH
UK

t: +44 (0)116 252 2848

f: +44 (0)116 252 2614

e: ulas@le.ac.uk

