

**An Historic Building Photographic Survey
at Coplow Lane, Billesdon, Leicestershire.**

(SK 714 033)

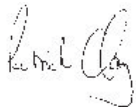
Gavin Speed

For: Mr Julian Kendrick

Checked by

Signed: ...  .Date: 02.05.2008
Name: Nicholas. J. Cooper

Approved by


Signed:Date: 02.05.2008
Name: .Patrick Clay

University of Leicester
Archaeological Services
University Rd., Leicester, LE1 7RH
Tel: (0116) 252 2848 Fax: (0116) 252 2614
<http://www.le.ac.uk/ulas/>

Contents

Summary	1
1. Introduction.....	1
2. Aims and Objectives	3
3. Methodology	3
4. Description of the building	4
5. Photograph survey	6
6. Discussion	9
7. Archive.....	9
8. Publication	9
9. Bibliography	9
10. Acknowledgements.....	10
Appendix 1: Survey photos.....	11
Appendix 2: Proposed alterations	16
Appendix 3: Advice letter	17
Appendix 4: Design Specification	19

List of Illustrations

Fig. 1. Site location. Scale 1:50000	2
Fig. 2. Site location, detail.	2
Fig. 3. Site location (shaded area) on Sheet 20SK 70SW, 1:10560, 1887.....	5
Fig. 4. Site location (shaded area) on sheet 20SK 7103, 1:2500, 1887.	5
Fig. 5. Site plan showing photo location and direction.....	8
Fig. 6. Barns, looking northeast.	11
Fig. 8. Cob wall, looking south.....	12
Fig. 9. Cob wall, looking west	12
Fig. 10. Cob wall, looking east	13
Fig. 12. Corrugated iron barn, looking northwest.....	14
Fig. 13. Barn, south elevation.	14
Fig. 14. Roof timbers of barn.....	15
Fig. 15. Dutch barn looking southeast.	15

An Historic Building Photographic Survey at Coplow Lane, Billesdon, Leicestershire

(SK 714 033)

Gavin Speed

Summary

An historic building photographic survey was undertaken of a barn off Coplow Lane, Billesdon, Leicestershire, in April 2007 by the University of Leicester Archaeological Services (ULAS) on behalf of Mr Julian Kendrick. The building appears on the first edition of the Ordnance Survey map, and has retained the same form since the late 19th century. The survey follows recommendations from the Senior Planning Archaeologist, as advisor to the planning authority, who had requested the preparation of a historic building record of the structures in their current state, prior to alteration. The archive will be held by Leicestershire County Council, Sites and Monuments Record, under accession number XA.71.2008.

1. Introduction

The site is situated south of Coplow Lane, north-west of the village of Billesdon (SK 714 033) at a height of *c.*160m above O.D. (figures 1 & 2). The buildings proposed for alteration and demolition are part of a small complex, consisting of a barn and outbuildings. Under planning permission 07/00589/3, the proposed development is for conversion of the brick barn to create residential accommodation, and the demolition of the corrugated iron (and part cob-walled) barn attached to the west side of the brick barn.

The farm buildings are shown on the 1st edition of the Ordnance Survey map (fig. 3 and 4), and appear to have retained their original form to the present day. The farm buildings are of interest because of their age, and because part of the structure is constructed of cob walling. The Senior Planning Archaeologist at Leicestershire County Council has advised the planning authority that an historic building record of the structures should be undertaken in their current state, prior to alteration, to the level of a photographic survey (LCC advice letter of 14/05/07; Appendix 3). No known archaeological work has previously been carried out on the buildings.

The requirement for the assessment was in accordance with PPG 16 “Archaeology and Planning” and PPG 15 “Planning and the Historic Environment”. The purpose of the work was to create an adequate record prior to alteration to allow future interpretation of the buildings within their current and original context.

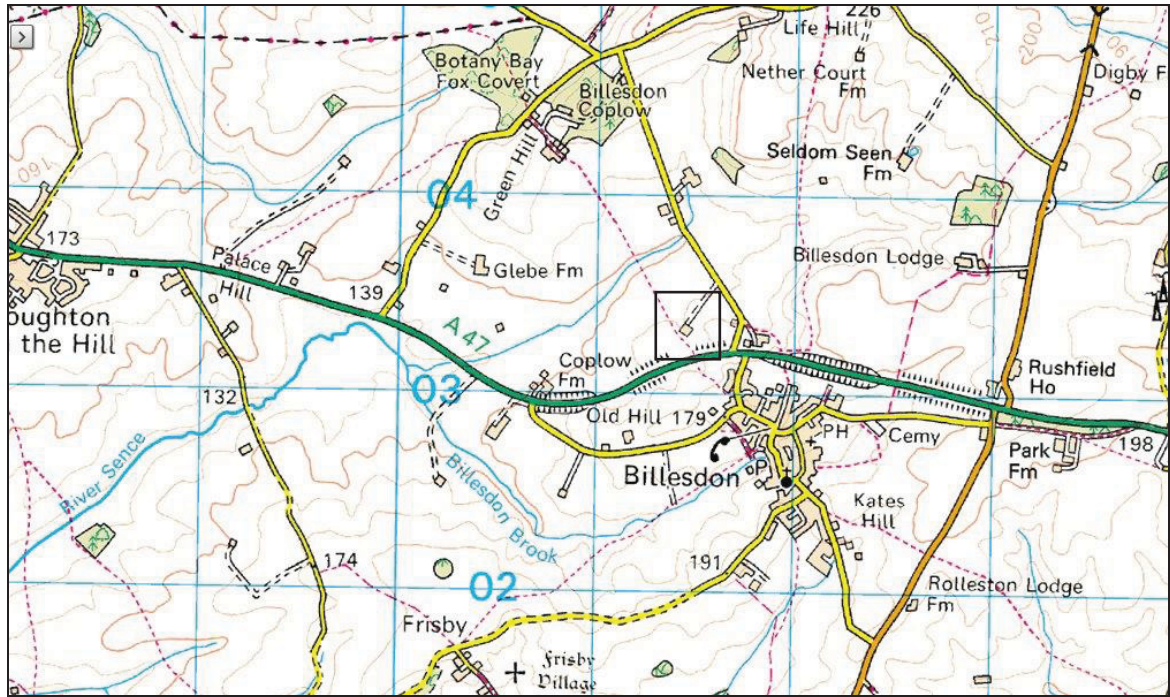


Fig. 1. Site location. Scale 1:50000

Reproduced from the Landranger series by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright 2007. All rights reserved. Licence number AL 100021187.



Fig. 2. Site location, detail.

2. Aims and Objectives

The aim of the photographic survey was to provide a permanent visual (photographic) record of the buildings in their current state, prior to alteration or demolition, to standards set down by English Heritage: „The recording by photography of the building that is to be with specific attention given to those elements proposed for demolition, conversion and/or alteration. This work to be undertaken to a standard that will allow the future interpretation of the building within the context for which it was originally designed and which subsequently evolved’ (King 2006).

3. Methodology

The photographic survey will provide a full visual record of the historically and/or architecturally significant structure(s) affected by the proposals. This will be accompanied by a brief written and drawn record in accordance with guidance offered in „Understanding Historic Buildings’ (King 2006).

The specific levels of detailed required include items 1-9 of the English Heritage specification for photography, 1-3 for the written record and a plan detailing the position and orientation of key reference photographs.

The written account should include:

- The precise location of the building, by name or street number, civil parish, town, etc, and National Grid reference.
- A note of any statutory (listing, scheduling or conservation area) and non-statutory (historic park and garden registration, etc.) designation(s).
- The date when the record was made, the name(s) of the recorder(s) and the archive content/character and location.

The photographic survey should include:

- General view or views of the building(s) in its wider setting or landscape.
- The building’s external appearance. Typically a series of oblique views will show all external elevations of the structure and give an overall impression of size and shape. Where an individual elevation embodies complex historical information or have been conceived as formal compositions, views at right angles to the plane of the elevation may also be appropriate.
- Further views may be desirable to indicate the original design intentions of the builder or architect.
- The overall appearance of principal rooms and circulation areas;
- Any external or internal detail, structural or decorative, which is relevant to the building’s design, development and use and which does not show adequately on general photographs;
- Any machinery or other plant, or evidence for its former existence;
- Any dates or other inscriptions, signage, makers’ plates or graffiti which contribute to an understanding of the building or its fixtures or contents.
- Any building contents or ephemera which have a significant bearing on the building’s history.
- Copies of maps, drawings, views and photographs, present in the building and illustrating its development/use, or that of its site.

The drawn record will include:

- An annotated plan(s) of the development showing the position and direction of key reference photographs.

All work will follow the Institute of Field Archaeologists (IFA) Code of Conduct and adhere to their *Standard and Guidance for Archaeological Investigation and Recording of Standing buildings or Structures*. In addition, Leicestershire County Council's *Guidelines and Procedures for Archaeological Work in Leicestershire* will be adhered to. The Royal Commission on the Historical Monuments of England (RCHME) *Recording Historic Buildings: a Descriptive Specification* (3rd edition, 1996) and English Heritage *Understanding Historic Buildings: A Guide to good recording practice* (King 2006) have been used as a basis for defining levels of recording. The work followed the approved design specification (Appendix 4).

The photographic survey was undertaken by Gavin Speed on the 25th April 2008. Photographs, in 35mm monochrome negative and colour transparency formats, as well as digital photos, covered items 1-6 of the English Heritage guidelines (King 2006, 4; Appendix 4.1.2).

4. Description of the building

The proposed development consists of a two bay brick-built barn, with brickwork in Flemish bond. The barn measures 11.8m in length, and 5.1m in width. The larger, central bay has an external plank and batten door on the north (fig.7) and south elevations, and a blocked door on the west elevation. There is a small blocked window on the south elevation (Fig.13). The floor consists of a mixed compacted earth and stone cobbles in the central and north area, and brick paving along the south elevation. A door on the east wall leads into the smaller second bay with brick floor. On the east elevation a decorative circular window part-survived. The roof is built with king beam trusses, roofed in slate (Fig.14).

Attached to the barn on the west side is a part timber and corrugated iron barn in a ruinous condition (Fig.12). The barn was walled in corrugated iron on the western and southern elevations, along with the roof (where it survived). In the north-east corner, part of the original earth 'cob' wall survived. The cob wall was set on three courses of rough stone foundations, and survived to a height of 1.9m to 2.2m; its length was 3.9m and 0.7m, while its thickness c.0.3 – 0.45m (Fig. 8-11).

A further brick-built barn was added to the east-end of the south elevation of the barn c.10 years ago (J. Kendrick pers. comm.), when the south wall of the second bay of the barn was entirely removed and replaced, along with part of the roof structure. This appears to have replaced an earlier barn in the same location. The courtyard area consisted of a compacted cobbled surface, while a natural spring in the adjacent field feeds a water trough to the south of the buildings.

The brick barn, and other attached barns appears on the Ordnance Survey map of 1887 (Fig. 3 and 4). A corrugated iron Dutch barn, located to the north of the brick barn, is a 20th century build (fig.15), which is to be demolished and used elsewhere.

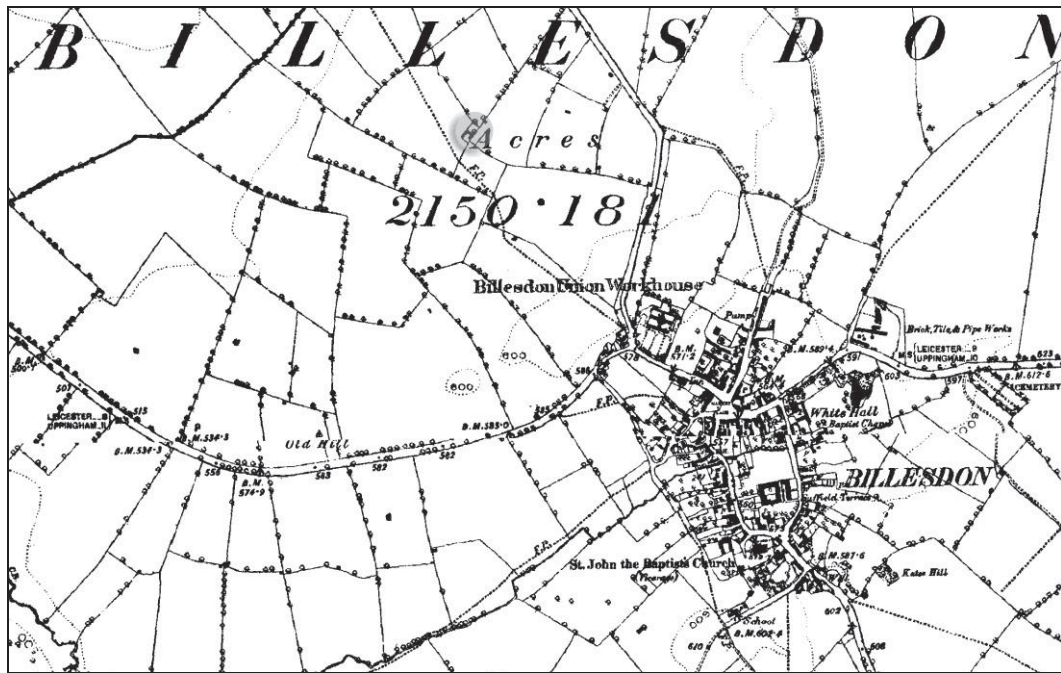


Fig. 3. Site location (shaded area) on Sheet 20SK 70SW from county Series 1:10560, 1887. Reproduced from the Landranger series by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright 2007. All rights reserved. Licence number AL 100021187

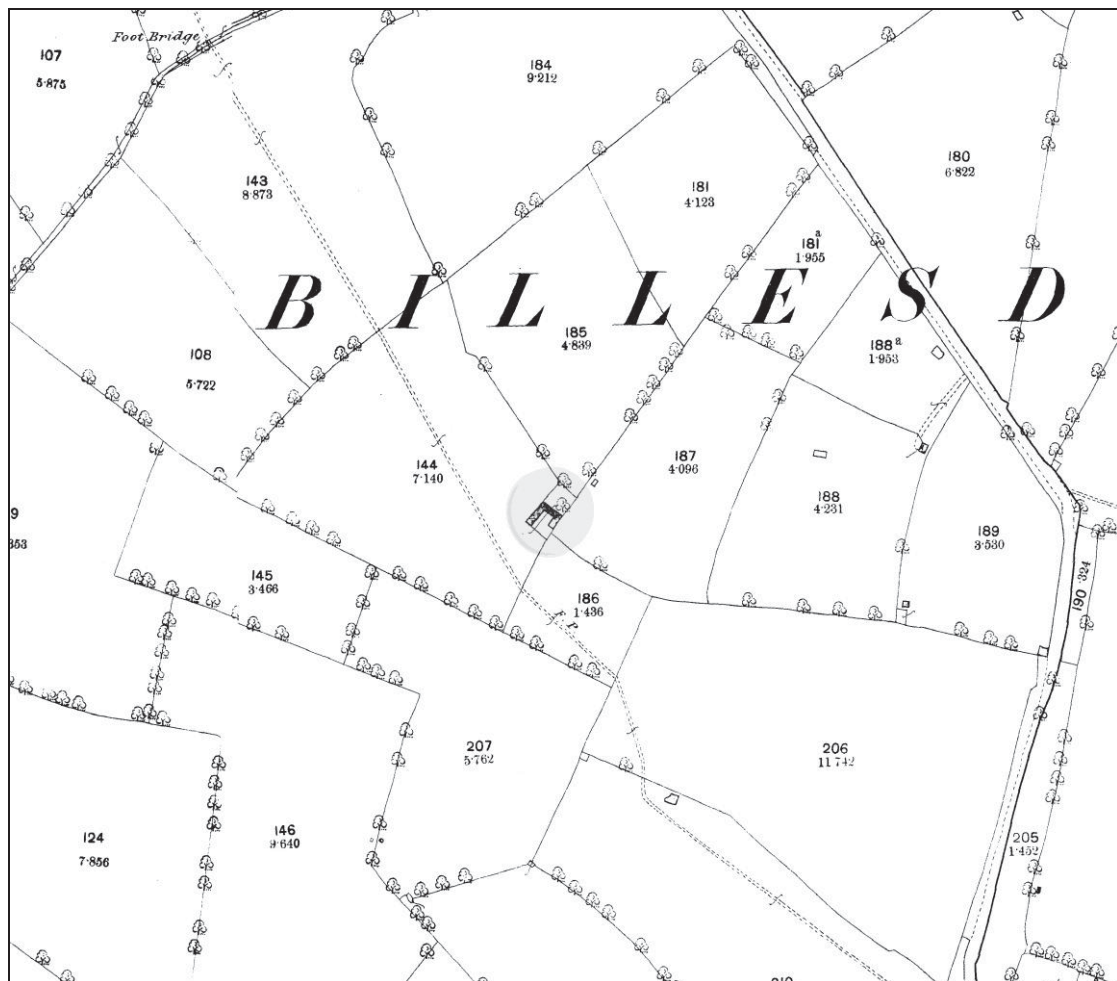


Fig. 4. Site location (shaded area) on sheet 20SK 7103 from county series 1:2500, 1887.

5. Photograph survey

The following contains the photograph index and a site plan showing location and direction of photos (fig 5.). A selection of the photos taken are included in the appendix. All photo numbers for colour slide, monochrome film, and digital image have been given the same archive number for ease of reference.

Photo number	Description
1	North elevation of brick barn
2	North elevation of brick barn, looking southeast
3	North elevation of brick barn (detail of door)
4	North elevation of brick barn detail
5	Cob wall / corrugated iron barn, looking south
6	Cob wall (interior)
7	Cob wall (interior)
8	Cob wall (interior)
9	Cob wall (exterior)
10	Cob wall (exterior)
11	Cob wall detail (exterior)
12	West elevation of corrugated iron barn
13	West elevation of corrugated iron barn
14	West elevation of corrugated iron barn
15	South elevation of corrugated iron barn
16	East elevation of corrugated iron barn
17	East elevation of corrugated iron barn
18	East elevation of corrugated iron barn
19	East elevation of corrugated iron barn
20	Corrugated iron barn (interior), looking south
21	Corrugated iron barn (interior, floor), looking south
22	West elevation of brick barn (detail showing blocked door)
23	South elevation of brick barn
24	South elevation of brick barn, detail showing window
25	South elevation of brick barn, detail showing door
26	South elevation of brick barn, detail showing end of barn
27	Newly built brick east range, west elevation
28	Yard area, looking south
29	Yard area, looking west
30	Yard area, looking west

31	Yard area, looking east
32	Yard area, looking east
33	South elevation of newly built brick east range
34	South elevation of newly built brick east range
35	East elevation of newly built brick east range
36	East elevation of newly built brick east range
37	Detail showing join between brick barn and new east range
38	Newly built brick east range, interior looking north
39	Interior of east bay of brick barn
40	Interior of east bay of brick barn
41	Interior of east bay of brick barn
42	Interior of east bay of brick barn, roof detail
43	Interior of east bay of brick barn, floor detail
44	Interior of east bay of brick barn
45	Interior of east bay of brick barn
46	Interior of east bay of brick barn, roof detail
47	Interior of east bay of brick barn, roof detail
48	Interior of east bay of brick barn, roof detail
49	Interior of west bay of brick barn, looking west
50	Interior of west bay of brick barn, north elevation, door
51	Interior of west bay of brick barn, south elevation, door
52	Interior of west bay of brick barn, south elevation, window
53	Interior of west bay of brick barn, east elevation, door
54	Interior of west bay of brick barn, west elevation, detail showing blocked door
55	Interior of west bay of brick barn, floor
56	General exterior shot looking northeast
57	General exterior shot looking northwest
58	General exterior shot looking northwest
59	General landscape shot looking west
60	Dutch barn, looking southeast
61	General exterior shot northeast
62	Further detailed shot of cob wall



Fig. 5. Site plan showing photo location and direction.

6. Discussion

The barn and outbuildings at Coplow Lane are an interesting group of 19th century agricultural buildings that were at one time common to this part of Leicestershire. The part-survival of the mud-walled barn is a relatively rare occurrence, as many were probably demolished or replaced in brick in the 19th century (HFPCS 2006, 7).

7. Archive

The site archive consists of site notes, sketches, annotated building plans (supplied by client), black and white negative contact sheets, colour slide photos, digital photos (on CD), A4 photo index sheet, and an unbound copy of this report. It will be held by Leicestershire County Council under accession number XA.71.2008.

8. Publication

A summary of the work will be submitted for publication in the local archaeological journal *Transactions of the Leicestershire Archaeological and Historical Society* in due course. The report has been added to the Archaeology Data Service's (ADS) Online Access to the Index of Archaeological Investigations (OASIS) database.

9. Bibliography

- Alcock, N. W.,
Barley, M.W., &
Meeson, R.A. 1996 *Recoding Timber-Framed Buildings: An Illustrated Glossary.* Practical Handbook in archaeology 5.CBA.
- Alcock, N. W.,
Hall, L. 1994 *Fixtures and Fittings in dated houses 1567-1763.* Practical Handbook in archaeology 11.CBA.
- Brunskill. R.W.
1990. *Brick Building In Britain.* Victor Gollancz.
- HFPCS 2006 *Historic Farmsteads. Preliminary Character Statement: East Midlands Region.* English Heritage, University of Gloucestershire.
- King, J. (ed.) 2006 *Understanding Historic Buildings. A guide to good recording practice.* London: English Heritage
- MAP 2 1991 *The management of archaeological projects* (2nd edition). English Heritage.
- MGC 1992 *Standards in the Museum Care of Archaeological Collections 1992* (Museums and Galleries Commission)
- Morriss, R. 2000 *The Archaeology of Buildings.* Tempus: Stroud.
- RFG/FRG 1993 *Guidelines for the preparation of site archives.* Roman Finds Group and Finds Research Group AD 700-1700.
- SMA 1993 *Selection, retention and Dispersal of Archaeological Collections. Guidelines for use in England, Wales and Northern Ireland.* Society of Museum Archaeologists.

10. Acknowledgements

The fieldwork was undertaken by Gavin Speed. The project was managed by Patrick Clay.

Gavin Speed
Senior Supervisor
University of Leicester Archaeological Services

University of Leicester
University Road
Leicester LE1 7RH

Tel:0116 252 2848
Fax: 0116 252 2614
Email: gs50@le.ac.uk

Appendix 1: Survey photos



Fig. 6. Barns, looking north-east.



Fig. 7. North elevation of barn.



Fig. 8. Cob wall, looking south.



Fig. 9. Cob wall, looking west.



Fig. 10. Cob wall, looking east



Fig. 11. Cob wall, looking south-east.



Fig. 12. Corrugated iron barn, looking north-west.



Fig. 13. Barn, south elevation.

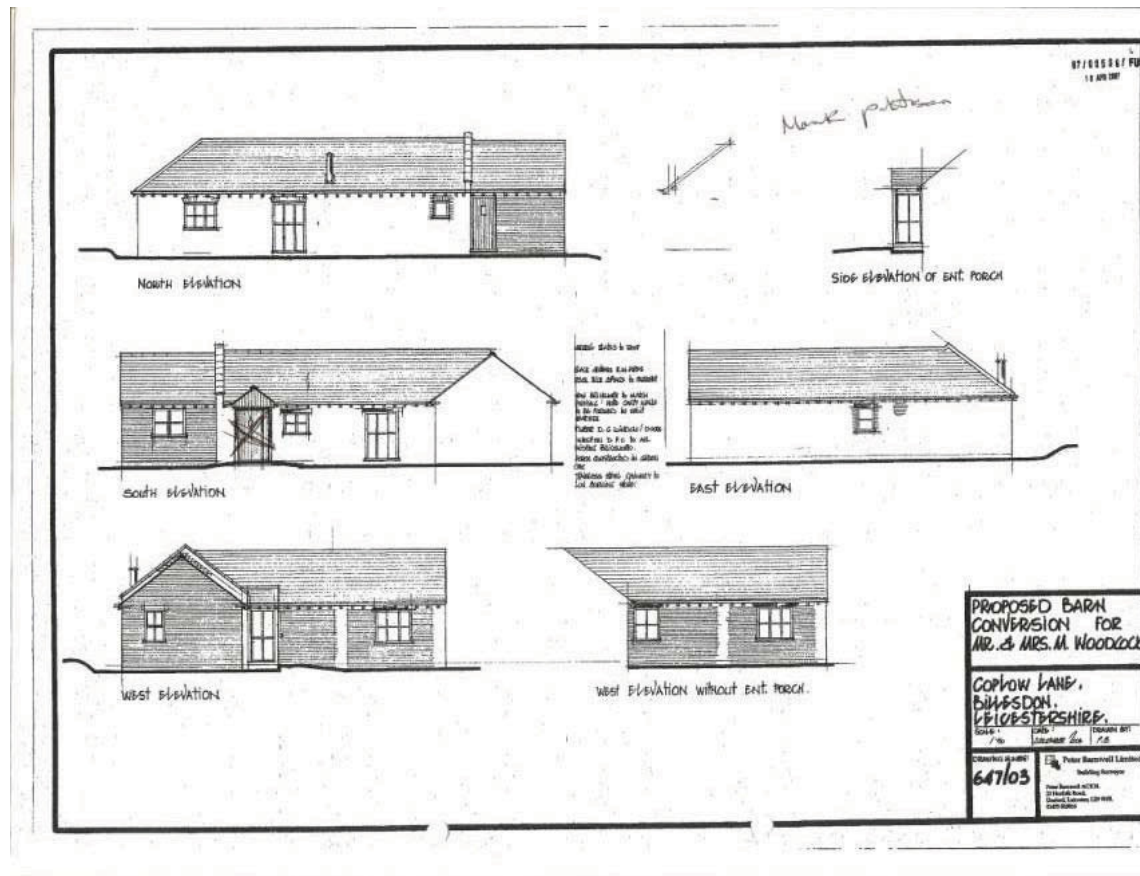
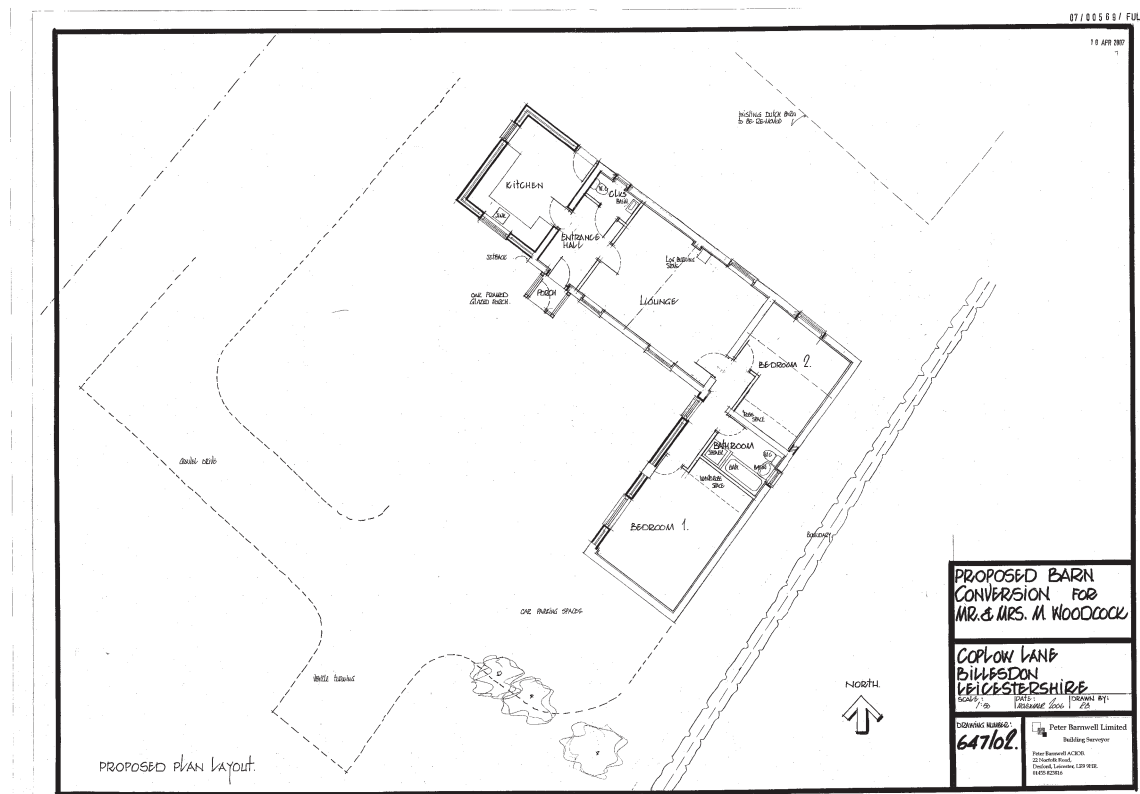


Fig. 14. Roof timbers of barn.



Fig. 15. Dutch barn looking south-east.

Appendix 2: Proposed alterations



Appendix 3: Advice letter

Mr M Patterson (Planning Officer)
Harborough District Council
Council Offices
Adam & Eve Street
Market Harborough
Leicestershire
LE16 7AG

Date: 14 May 2007
My ref: CLE 3023
Your ref: 07/00569/FUL
Contact: Lucy Griffin
Phone: (0116) 265 6217
Fax: (0116) 265 7965
Email: lgriffin@leics.gov.uk

Dear Mr Patterson,

Planning Application No: 07/00569/FUL: Conversion of a barn to create a residential dwelling; Barn conversion, Coplow Lane, Billesdon.

Archaeological considerations

Thank you for your consultation on this application. We recommend that you advise the applicant of the following archaeological requirements, which repeats our previous advice.

This proposal involves various works to historically interesting farm buildings at Coplow Lane, Billesdon. The barn that is to be converted, although in a poor state of repair, is of interest due to its apparent age (it features on the 1887 Ordnance Survey map of the area) and the material it is constructed of (cob walling). The applicant has offered to conduct a level of historic building recording; we feel that a photographic survey prior to any changes being made would provide an adequate level of record. This should be secured by condition on any approved planning application.

This will require provision by the applicant for:

1. Building recording (photographic survey) of the farm buildings at Coplow Lane, in accordance with guidance produced by the former RCHME.

The Archaeology Section, in conjunction with the Conservation Officer (Harborough District Council) will provide a formal Brief for the photographic survey at the applicant's request. The applicant shall, if planning permission is granted, obtain a suitable written Specification and costing for the historic building recording from an appropriately qualified organisation (e.g. an historic buildings specialist) acceptable to the planning authority. This should be submitted to this Archaeology Section, as archaeological advisors to your authority, for approval before the start of development.

The Specification should comply with the above mentioned Brief, with this Department's "Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland" and with relevant Institute of Field Archaeologists "Standards" and "Code of Practice". It should include a suitable indication of arrangements for the implementation of the historic building recording, and the proposed timetable for the development.

We therefore recommend that any planning permission be granted subject to the following planning condition:

1. Alterations shall not take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording. This work shall be conducted in accordance with a written scheme of investigation, which has been submitted and approved in writing by the planning authority.

Reason: To ensure satisfactory historic building recording.

The "Programme of Work" referred to in the recommended condition will in this case be historic building recording prior to development, in accordance with the Specification to be agreed.

Leicestershire Heritage Services Archaeology Section, as advisors to the planning authority, will monitor the archaeological work, to ensure that the necessary programme of historic building recording is undertaken to the satisfaction of the planning authority.

Please will you ensure a copy of the Decision Notice is sent to us in due course, to enable us to continue to monitor and safeguard the archaeology of this site. Should you or the applicant have any further queries please do not hesitate to contact us.

Yours sincerely,

Richard Clark
Senior Planning Archaeologist

c.c. Rosalind Willatts (Conservation Officer, Harborough District Council)
c.c. P Barnwell (Agent)

Appendix 4: Design Specification

UNIVERSITY OF LEICESTER ARCHAEOLOGICAL SERVICES

Design Specification for Photographic Survey

Coplow Lane, Billesdon, Leicestershire
(SP 714 033)

For
Mr Julian Kendrick

P.A 07/00589/3

Planning Authority: Harborough District Council

1 Introduction

1.1 *Definition and scope of the specification*

This document is a design specification for a photographic survey at the above site, in accordance with DOE Planning Policy Guidance note 16 (PPG15). The fieldwork specified below is intended to provide a record by photography of the existing structure on the site prior to demolition, at the request of the Planning Authority.

1.2 The document provides details of the work proposed by ULAS on behalf of the client.

2. Background

2.1 *Context of the Project*

2.1.1 Development proposals on the site consist of the conversion of the existing barn to create a residential dwelling (Planning Application Number 07/00589/FUL).

2.1.2 The proposed development site lies north west of the village of Billesdon, Market Harborough parish in Harborough District. The barn features on the 1887 Ordnance Survey map of the area and is constructed of cob-walling.

3. Archaeological Objectives

3.1 The purpose of the archaeological work may be summarized as follows:

- „The recording by photography of the buildings that is to be with specific attention given to those elements proposed for demolition, conversion and/or alteration. This work to be undertaken to a standard that will allow the future interpretation of the building within the context for which it was originally designed and which subsequently evolved.’
- To produce an archive and report of the results.

4. Methodology

4.1 *General Methodology and Standards*

4.1.1 The photographic record of all main, accessible, areas of the standing building on the site is required, and that as this entails total loss it should be made to „Photographic Survey’ level of the English Heritage „Understanding Historic Buildings’ (2006).

4.1.2 The specific levels of detailed required include items 1-6 of the English Heritage specification for photography.

Item 1: General view or views of the exterior of the building.

Item 2: The overall appearance of principal rooms and circulation areas.

Item 3: Detailed coverage of the building’s exterior appearance.

Item 4: Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.

Item 5: The building's relationship to its setting, to other buildings, or to a significant viewpoint.

Item 6: Internal detail, structural and decorative, which is relevant to the building's design, development and use, and which does not show adequately on general photographs.

4.1.3 Photographs will be taken in 35mm format using both black and white print, colour transparency film, supplemented by colour print film and digital images as appropriate.

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

4.1.5 Staffing, Recording systems, Health and Safety provisions and Insurance details are provided.

5. Report and Archive

5.1 The full report in A4 format will usually follow within eight weeks of the completion of the fieldwork and copies will be directed to the Conservation Officer at Charnwood Borough Council (1 copy), to Heritage Services at Leicestershire County Council (1 copy), and to the Leicestershire Sites and Monuments Record in the Heritage Services at the County Council (1 copies).

5.2 The report will include consideration of:

- The aims and methods adopted in the course of the work.
- The location, date, significance and quality of the building.
- Summary.
- The location and size of the archive.

6 Publication and Dissemination of Results

6.1 A summary of the work will be submitted to the local archaeological journal, the *Transactions of the Leicestershire Archaeological and Historical Society*. A larger report will be submitted for inclusion if the results of the evaluation warrant it.

7. Copyright

7.1 The copyright of all original finished documents shall remain vested in ULAS and ULAS will be entitled as of right to publish any material in any form produced as a result of its investigations.

8. Timetable

8.1 It is envisaged that the photographic survey will be able to be completed within one day. It is scheduled to be carried out during w.c 21.04.08.

9. Health and Safety

9.1 A Risks assessment form will be completed prior to work commencing on-site, and updated as necessary during the site works.

10 Insurance

10.1 All ULAS work is covered by the University of Leicester's Public Liability and Professional Indemnity Insurance. The Public Liability Insurance is with St Pauls Travellers Policy No. UCPOP3651237 while the Professional Indemnity Insurance is with Lloyds Underwriters (50%) and Brit Insurances (50%) Policy No. FUNK3605.

11. Monitoring arrangements

- 11.1 Unlimited access to monitor the project will be available to both the Client and his representatives and Planning Archaeologist subject to the health and safety requirements of the site. Notice will be given to the Leicestershire Planning Archaeologist before the commencement of the archaeological evaluation in order that monitoring arrangements can be made.
- 11.2 All monitoring shall be carried out in accordance with the IFA *Standard and Guidance for Archaeological Field Evaluations*.
- 11.3 Internal monitoring will be carried out by the ULAS project manager.

12. Contingencies and unforeseen circumstances

- 12.1 In the event that unforeseen archaeological discoveries are made during the project, ULAS shall inform the site agent/project manager, Client and the Planning Archaeologist and Planning Authority and prepare a short written statement with plan detailing the archaeological evidence. Following assessment of the archaeological remains by the Planning Archaeologist, ULAS shall, if required, implement an amended scheme of investigation on behalf of the client as appropriate.

13. Bibliography

English *Understanding Historic Buildings*, English Heritage
Heritage 2006

Patrick Clay
Director
ULAS, University of Leicester, University Road, Leicester LE1 7RH

Tel:0116 252 2848
Fax: 0116 252 2614
Email: pnc3@le.ac.uk

© ULAS 22.04.2008

Draft Project Health and Safety Policy Statement:

**Coplow Lane, Billesdon, Leicestershire
(SP 714 033)
For
Mr Julian Kendrick**

P.A 07/00589/3

Planning Authority: Harborough District Council

- A risks assessment will be produced by on-site staff, which will be updated and amended
1. **Nature of the work** during the course of the survey
- 1.1 The work will involve internal and external photographic record of the existing buildings.
- 2 **Risks Assessment**
- 2.1 *Working within a derelict building.*
- Precautions. University of Leicester Archaeological Services has been led to believe that it is safe to enter the majority of the building.
- The archaeological building recorder will only enter rooms that they feel are safe.
- 2.2 *Other risks*

Precautions. If unforeseen hazards being encountered e.g. pigeon guano or other contaminants or hazards are identified, such areas will not be entered, and the client will be informed of the risk.