

**Historic Building Photographic Survey
Lodge Farm, Stathern Road,
Eastwell, Leicestershire.**

NGR: SK 774 295

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ULAS Report Number 2009-014

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X.A.70.2009

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An Historic Building Photographic Survey at Lodge Farm, Stathern Road, Eastwell, Leicestershire. SK 774 295

Summary

A photographic survey was undertaken by The University of Leicester Archaeological Services (ULAS) at Lodge Farm, Stathern Road, Eastwell, Leicestershire in the parish of Eaton. The survey studied a former barn, an extended farmhouse and a number of modern barns and outbuildings located within a larger farmyard complex. The barn and farmhouse are to be converted into offices associated with a new usage of the farm (planning application No: 08/00405/FUL).

Because the 19th century barn and greater part of the farmhouse are examples of traditional vernacular farm building within the region the Senior Planning Archaeologist requested that they be recorded before any conversion or demolition work takes place. The buildings also represent typical, but diminishing, examples of agricultural buildings to found within the locality.

The survey took place on the 29th of January 2009 and was carried out by A R Hyam. The report and archive will be deposited with Leicestershire County Council under Accession Number XA 70.2009

1. Introduction

In accordance with Planning Policy Guidelines 16 (PPG 16, Archaeology and Planning), para 30 and PPG 15 (Planning and the Historic Environment), this document forms the report for a historic building photographic survey on a c.19th century barn, farmhouse and associated later barns and outhouses which are to be variously converted or demolished. The buildings are located at Lodge Farm, Stathern Road, Eastwell, Leicestershire (NGR SK 774 295). Mr Shearstone has applied for planning permission under planning application number 08/00405/FUL: *Demolish and replace dwelling, convert barn to farm office, demolish redundant barns: Lodge Farm, Stathern Road, Eastwell.* When considering the planning application the Senior Planning Archaeologist at Leicestershire County Council recommended that, because the 19th century barn and house are a diminishing example of farm buildings from this period, and that since the work will alter the current appearance and affect its historic fabric a suitable level of historic building survey should be undertaken before any alterations take place.

Lodge Farm is located 1km north of the small village of Eastwell which is in turn approximately 10km north of Melton Mowbray (figs 1 and 2). The site is situated on the western side of Stathern Road with open and relatively level farmland to the north, east and south but with a steep escarpment dropping down 30m or more along the western and north western boundary of the farm. The site is at approximately 145m above OD over an underlying geology of boulder clay.

2. Background

Lodge Farm has been owned at various times by large local estates until it was sold into private hands in the 1920s. The main threshing barn and adjacent farmhouse are the oldest components of the complex which has had a number of additional buildings attached to it from the early 20th century onwards including an extension to the

western end of the farmhouse. Set around this complex, which is the subject of the survey, are a number of other mid to late 20th century barns and outbuildings. The threshing barn and farmhouse are shown on the First Edition Ordnance Survey map and are therefore of at least late 19th century date.

It is intended that the milking parlour on the south side of the complex (as discussed below) will be demolished as will a modified stable block nearby. In addition to this the extended western end of the farmhouse will also be demolished. The remaining barn and original portion of the farmhouse will then be converted to offices. A large shed running parallel to the current milking parlour will be retained as will two small outhouses attached to the western end of the farmhouse extension.

3. Objectives

The objectives of the historic building photographic survey were:

- The recording by photography of the building 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

Black and white 35mm photographs and digital colour photographs were taken throughout the survey. Notes and sketches were also made and scale drawings supplied by the client, Mr Shearstone, and Francis W Keyworth Architects were used and annotated where necessary. The specific levels of detail used in the survey followed the guidelines laid down in the RCHME (1996) and English Heritage (2006) specification for photography, which were:

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.

All work followed the Institute for Archaeologists (IfA) Code of Conduct and adhered 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* was followed.

5. Results

As mentioned the main components of the survey are a threshing barn and a farmhouse laid out on an east to west alignment roughly perpendicular to the nearby Stathern Road. Measured drawings have been produced by Francis W Keyworth Architects which show the key components of the buildings. These drawings have been used as the basis of the survey and are shown in figures 4, 5 and 6. The farmhouse has been extended to the west with a full width extension which includes a new staircase and end room. Attached to the western wall of this is a small wash house and toilet block. Another gabled extension has been built on the south side of the farmhouse to accommodate a kitchen and an upstairs bathroom. To the south of this gabled extension a stable block has been added, part of which is presently used as a utility room. To the south of the threshing barn are two parallel barns one of which has been used as a milking parlour which is to be removed as part of this scheme. A number of brick outhouses and lean-to's are grouped around the northern and eastern corners of the threshing barn.

Eastern end of threshing barn

Three brick outhouses are attached to the eastern end and northern corner of the threshing barn (fig. 7). All are built of the same modern brick with Portland cement bonding the Flemish garden wall bonded courses. The south eastern lean-to building is the largest of the three structures and has a corrugated asbestos sheet roof. Internally it has a concrete floor and partially rendered walls associated with its former use as part of the dairy. Next to this, on the northern side and extending beyond the barn's north wall, is a lower but similarly shaped lean-to using the same type of bricks and corrugated asbestos roof. This is an open fronted structure with a wooden lintel and pins indicating the presence of a missing set of double doors. Filling in the gap between this lean-to and the north face of the threshing barn is a brick built shed with a blue pan tiled (locally produced Bottesford Blue pan tiles) roof. The outer corners of this structure have chamfered bricks.

The threshing barn

The threshing barn is chiefly constructed of locally quarried coursed ironstone rubble with brick detailing and a blue pan tiled roof (figs. 7 and 8). The eastern end is currently obscured at ground level by the buildings discussed above but these will be removed to reveal the stonework beneath. A rectangular window with brick stretchers forming a lintel is centrally located at eaves height on the eastern end whilst a smaller opening below this has been blocked by the addition of the lean-to structures. Two north and south facing small arrow slit openings at the eastern end of the barn have also been blocked by the addition of later buildings (figs. 5 and 9). Bricks are used at the eaves to create a small stepped decoration on all faces. The same 215mm x 63mm x 114mm wide bricks as in the eaves have been used to create pillars stepping out either side of the northern threshing doors. This large opening has been subsequently blocked to create a smaller doorway using 215mm x 57 x 108mm wide bricks. The opposing southern threshing door is also blocked with brick which is flush with the building line. A metal-framed 2 x 5 paned window pierces this brickwork as does a single, blocked, door (fig. 10). Another blocked doorway with a single arch of brick

headers is located in the south western corner of the barn. A large rectangular opening, roughly the size of a door is located at first floor height on the western end wall and which is now blocked by the farmhouse end wall (fig. 11). The barn floor is a mixture of brick and concrete patching which may overlie an earlier flooring material. A timber mezzanine floor, which is reached by a set of steep wooden steps, fills the eastern half of the barn beyond the doorway (fig.12). A single unshaped log that rests directly onto the brick floor forms the support for the mezzanine.

The trussed rafter king post roof has three similar trusses made from Elm (fig. 13). In each the tiebeam is slightly cambered exploiting the natural curve of the tree. The king post, which lacks joggles, is tenoned into the centre of the tiebeam and supports a narrow ridge board at the apex. The principals are notched into the king post well below the apex and tenoned into the tiebeam. Raking braces rise from the kingpost to the principals. Short outer raking struts rise from the tiebeam to the principals. Staggered purlins support the common rafters. Over the former threshing doors the purlins are reinforced and supported by nailed braces, rising from the tiebeam. No metalwork has been used for any of the joints within the roof. The south end of the easternmost truss is in a poor state of repair and is temporarily supported by a number of substantial logs.

The farmhouse

The outside walls of the barn and farmhouse give the impression of a single phase of construction with no apparent breaks or joins in the stone courses from one building to the next (figs. 14 and 15). The blue pan tiled roof is also continuous from one building to the other. The present owner reports that this building was originally constructed as a second barn.

All of the windows have replacement uPVC glazing units and the ground floor openings have some intrusive modern brick patching around them. The first floor windows retain their brick cheeks laid in a semi-decorative fashion. The current eastern end door leading into a small lobby appears to be an enlarged window which now has a concrete lintel and modern brick detailing. Immediately to the west of this door is the original doorway that has been partially bricked in to create a window. Westwards, beyond the line of the chimney, the walls have been rendered with cement stucco over brick showing where the 1920s extension begins. Some attempt has been made to continue the brick detail at eaves level and the blue pan tiled roof continues without interruption. A modern porch over a doorway partially covers the scar of a much larger porch or conservatory which has left its concrete base in the ground. Two small windows at the western end are fitted around the two small outhouses discussed below. The rendered walls of the extension continue round to the south face of the building. A small concrete porch is built into the angle of the end extension and the gable extension. The gable extension partially blocks the original rear doorway leaving only a small window within the blocked opening (fig. 10). A small ground floor window has a single row of headers forming an arch above it. The two upstairs windows appear to be later insertions and have no brick detail around them.

Entry into the house is through the inserted doorway on the north elevation into a small lobby which probably contained the original staircase. The main room of the house has a large chamfered timber beam running north to south across the room (fig.

16). The floor has 6" square quarry tiles, as has the lobby and adjacent hall. The fireplace is quite modern with a skin of brick which may mask an earlier construction beneath (fig. 17). A door to the east leads to a pantry which would formerly have been beneath the stairs. The door to the south leads out into the modern gable extension kitchen with little visible of historical value (fig. 18). This leads through into the stable, currently being used as a utility room and storeroom (fig. 19). The western extension is entered from an inserted doorway to the side of the chimney breast in the main room. The new stairs are immediately on the south side with the outside door, with the modern porch are to the north. Beyond this is a large sitting room with probable 1970s fittings masking anything earlier (fig. 20). The fireplace appears to be blocked as no chimney is visible outside at roof height.

Upstairs, the room in the western extension is completely underdrawn which hides any architectural details. The ceiling height is above the eaves level creating a small angle in the ceiling to the north and south to accommodate the slope of the roof (fig. 21). The door is wooden with four panels and the original lock mechanism (fig. 22) and is the same pattern as the other doors on this floor. A door to a cupboard over the stairs has three wide butted boards fitted together and what look like hand made strap hinges and latch mechanism (fig. 23). The remaining rooms are accessed from a landing running along the southern wall of the original part of the farmhouse. The bathroom in the gable extension is decorated and plastered to hide anything of interest (fig. 24). The largest room, over the main downstairs room, is fairly plain but has a cement floor hidden beneath the carpet (fig. 25). Bricks have been laid around the chimney breast which extends into this room although it is not clear if these are original or part of a patching of the cement floor, it is certainly not an old hearth (fig. 26). The walls of this room appear to be fairly insubstantial, possibly even stud walls. The eastern end room also has a cement floor but has a boarded section in the south eastern corner presumably where the stairs entered the room from below (fig. 27). A small hole has been made by the owner to inspect the roof structure hoping to find a similar structure to that seen in the barn. The hole reveals a relatively modern and lightweight roof with no trace of the original structure apart from sawn off purlins at the eastern end (fig. 28).

The outhouses at the western end of the farmhouse

Built of 230mm x 70mm x 108mm bricks to form a larger wash house and smaller outside toilet with red pan tiles the two outhouses are built against the western end of the farmhouse extension (fig. 29). The bricks are very weathered and may explain why the farmhouse extension has been rendered if the same bricks have been used. Little evidence of the original internal fittings survives inside the wash house.

The milking parlour

The milking parlour is attached to the southern wall of the threshing barn (fig.30). It is constructed of modern (mid-late 20th century) brick with a corrugated asbestos roof supported by narrow L-section steel trusses (fig. 31). The floor is of concrete with a long pit along the western side for milking purposes. Most of the milking equipment has recently been removed leaving a large open space.

Built along the eastern side of the milking parlour, and using the same central wall is another similarly constructed cattle shed. This is of the same length and height but is not as wide (figs. 32 and 33). Attached to the eastern wall are a series of cast iron

individual drinking troughs. A small internal store room has been constructed at the northern end of the building. As with the milking parlour the shed has a number of interesting concrete ventilator blocks set midway down the outside walls (fig. 32).

The stable

The stable is constructed to the rear of the farmhouse gable extension creating a small yard between it and the milking parlour (fig. 34). It is constructed of modern concrete blocks with a corrugated pitched roof and concrete floor (fig. 35). Much of the northern end has been converted to use as a utility room for the farmhouse as already noted above. Only the southern end remains as a stable although this is currently in use as a wood store.

6. Discussion

The threshing barn and farmhouse at Lodge Farm represent an interesting set of agricultural buildings which were at one time relatively common across the region. Apart from the blocking of the two large doors it would appear that the threshing barn has undergone relatively few changes during its lifetime. The removal of the accumulated clutter of later buildings around it would open the presently blocked lower windows and reveal the outer walls as they were originally intended to be seen. The brick pillars around the doors and eaves appear to be hand made and may be of early 19th century date but, in the fashion of agricultural buildings, may have been re-used from elsewhere. Because of this it seems likely that the two main buildings date from the mid to late 19th century. It is interesting that there is a blocked opening from the barn into the farmhouse which is clearly of the same construction date. This opening may be evidence of the farmhouse being used as a barn with the opening giving access at mezzanine height from one barn to another. Certainly it would not be practical to have a doorway from the barn to first floor of a house.

The farmhouse, whilst of the same age as the barn, has undergone rather more changes and alterations. As discussed this may once have been built as a barn with further evidence of this being that the original roof structure has been removed to allow the inserted first floor to have a raised ceiling to create a useable space. Conversion from a barn to a house may have produced a simple building with a single large room upstairs and downstairs. When in use as a house, the stairs were placed to the east of the main room where the present front door is now located. The original front door, entering directly into the main room, has now been modified to create a window. From the style of building and choice of building materials it would appear that the main alterations and extensions took place in the 1920s, possibly coinciding with the change from estate ownership to private ownership. During these alterations the earlier stairs were removed and rebuilt against the original western wall of the farmhouse. Upstairs the stud walling was installed to create more rooms and the original stair access boarded over in the south eastern corner.

Probably at the same time as the extension the western end outhouses would have been built in an attempt to modernise the whole of the living facilities. The selection of outhouses at the eastern end of the threshing barn may also date to a similar period. Later still, the milking parlour and shed would be attached to the rear of the threshing barn necessitating the large doors to be bricked up. As a final, and fairly recent, phase the stable block was added to the complex.

7. Archive

The archive consists of:

This report,

2 contact sheets of digital photographs,

1 cd of digital photographs + this report,

2 cd's of digital photographs in .tif format

2 contact sheets of black and white 35mm photographs,

35mm negatives,

10 sheets of handwritten notes taken during the survey.

2 photographic record sheets (1 digital, 1 black and white).

8. Publication

A summary of the work will be submitted for publication in the *Transactions of the Leicestershire Archaeological and Historical Society* in due course. A record of the project will also be submitted to the OASIS project. Oasis is an online index to archaeological grey literature reports.

9. Acknowledgements

The fieldwork was undertaken by A R Hyam. The project was managed by N Finn. Thanks are also due to the client, Mr M Shearstone, for invaluable information supplied during the survey.

10. Bibliography

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Appendix 1. Figures

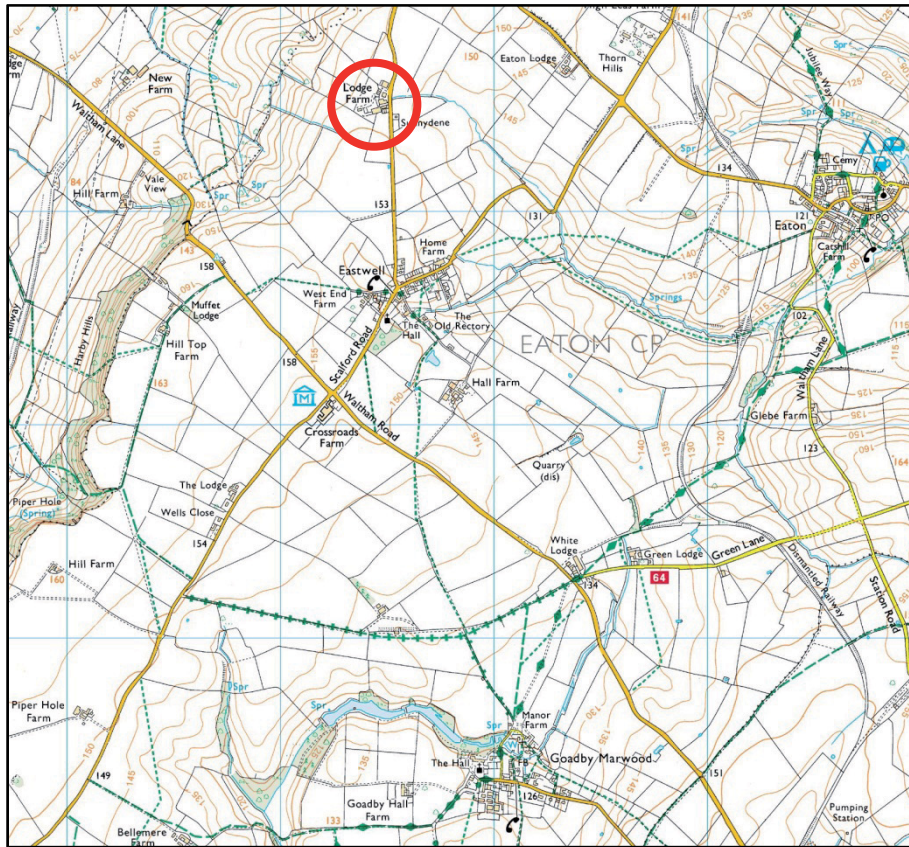


Figure 1 Location of Lodge Farm.

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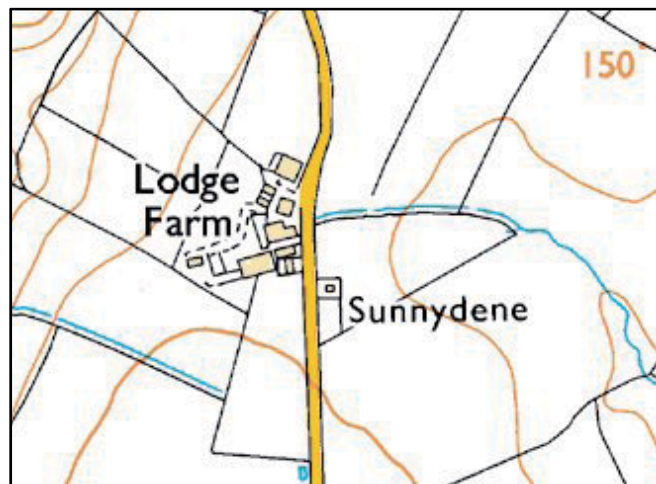


Figure 2 Lodge Farm, Stathern Road.

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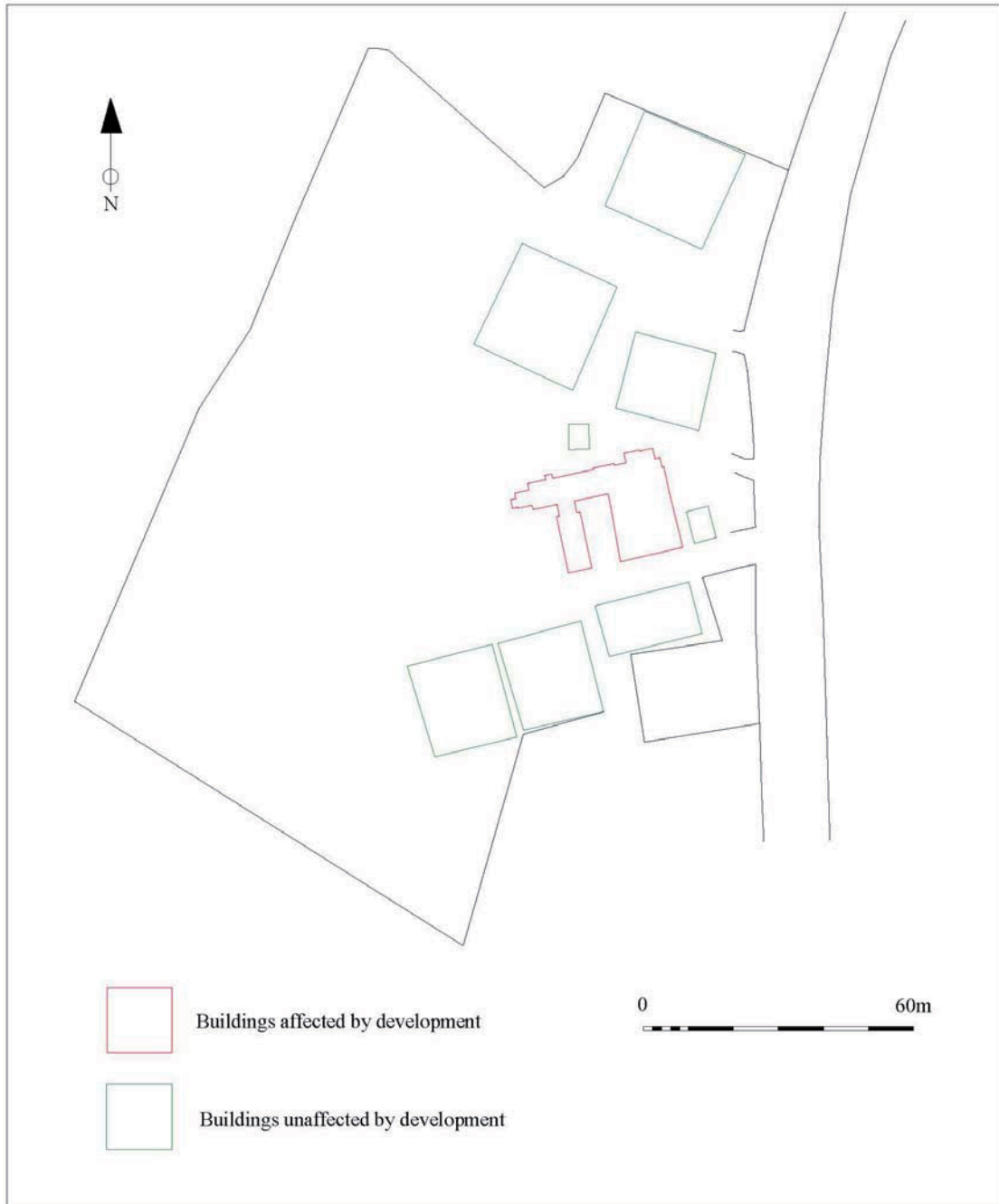


Figure 3 Layout of farm buildings.



Figure 4 North and South elevations.
Modified from F W Keyworth drawings.

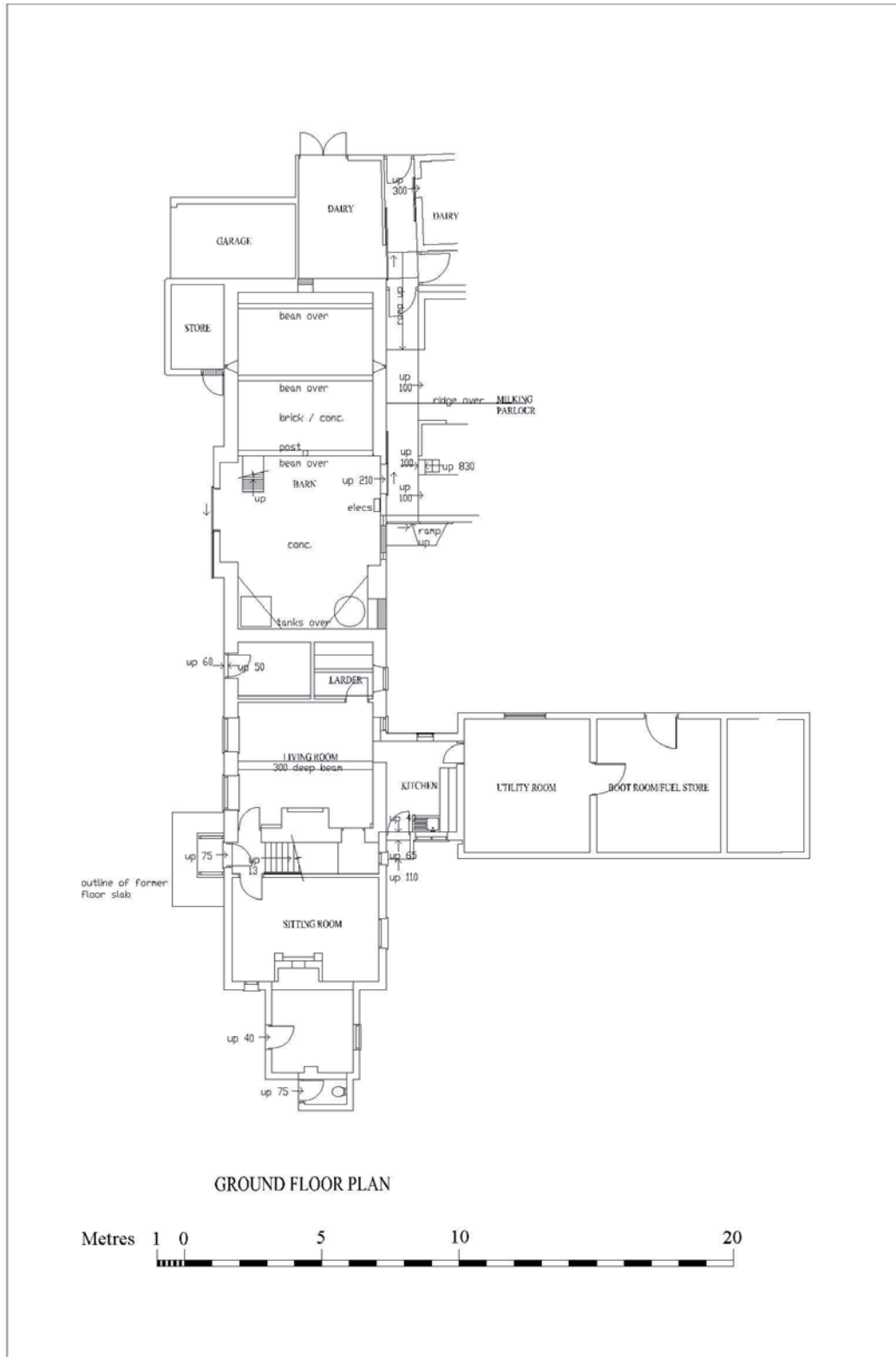


Figure 5 Ground floor plan (milking parlour omitted).
Modified from F W Keyworth drawings.

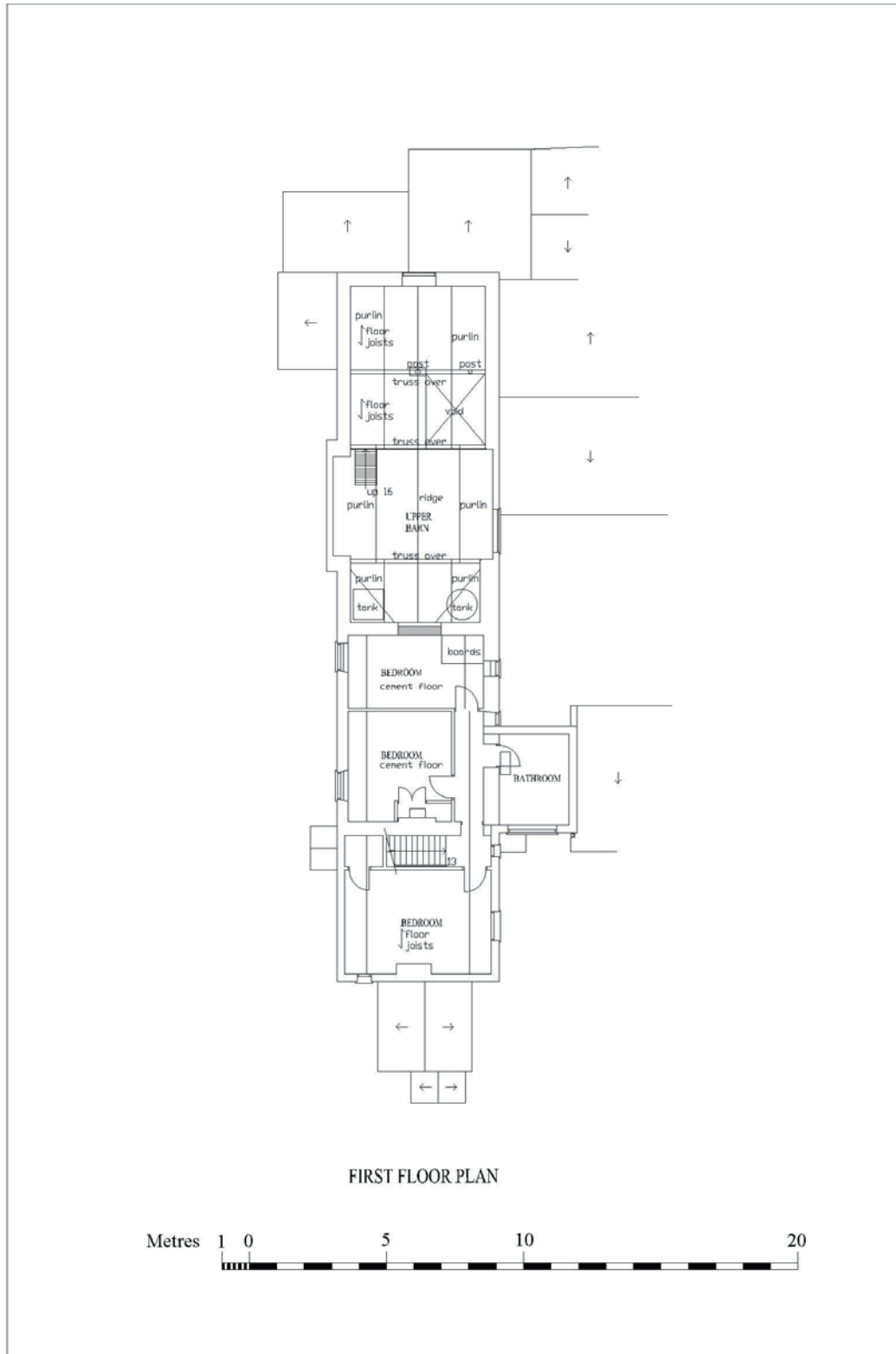


Figure 6 First floor plan (milking parlour and stable omitted).
Modified from F W Keyworth drawings.



Figure 7 North and east faces of barn, farmhouse and outbuildings. Facing south west.



Figure 8 Blocked door of threshing barn. Facing south.



Figure 9 Blocked splayed window. South side of barn.



Figure 10 South face of farmhouse and barn.



Figure 11 West end of threshing barn.



Figure 12 East end of threshing barn and mezzanine.



Figure 13 Roof structure of threshing barn. Facing west.



Figure 14 North face of farmhouse.



Figure 15 Original portion of farmhouse. Blocked doorway in centre.



Figure 16 Main ground floor room. Facing south east.



Figure 17 Main ground floor room. Facing north west.



Figure 18 Ground floor of gable extension. Facing south west



Figure 19 Stable converted to utility room. Facing south.



Figure 20 Extension, ground floor room. Facing south west.



Figure 21 Extension, first floor. Facing north west.



Figure 22 Extension, first floor door detail.



Figure 23 Extension, first floor cupboard door detail.



Figure 24 Gable extension, first floor bathroom.



Figure 25 First floor centre room. Facing north west.



Figure 26 First floor centre room. Bricks around chimney breast.



Figure 27 First floor, eastern room. Boarded hole in corner. Facing south west.



Figure 28 First floor, eastern room. Roof detail.



Figure 29 Outhouses at western end of farmhouse. Facing south east.



Figure 30 Milking parlour. Facing north east.



Figure 31 Inside milking parlour. Facing north east.



Figure 32 Shed attached to milking parlour. Facing north west.



Figure 33 Inside shed. Facing north.



Figure 34 Stable block. Facing north west.



Figure 35 Rear of stable, outhouse and farmhouse extension. Facing north east.