



**University of
Leicester**

Archaeological Services

**An Historic Building Assessment
at Billesdon Lodge Farm,
Tilton Road, Leicestershire.
(SK 728 037)**

Gavin Speed



Report No 2009-054.

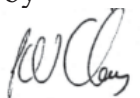
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**An Historic Building Assessment
at Billesdon Lodge Farm, Tilton Road, Leicestershire.
(SK 728 037)**

Gavin Speed


For: Dr J. Richards

Checked by

Signed: 
Name: Patrick Clay

....**Date:** 07.07.2009

Approved by

Signed: 
Name: Richard Buckley

...**Date:** 08.07.2009

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An Historic Building Assessment at Billesdon Lodge Farm, Tilton Road, Leicestershire

(SK 728 037)

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Summary

An historic building photographic survey was undertaken of two barns at Billesdon Lodge Farm, Tilton Road, Leicestershire in April 2009 by the University of Leicester Archaeological Services (ULAS) on behalf of Dr J Richards. The barns form part of the farm complex, dating to at least the 19th century. The survey follows recommendations from the Assistant 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/demolition. The archive will be held by Leicestershire County Council, Historic Environment Record under accession Number X.A193.2009.

1. Introduction

The site is situated to the west of Tilton Road, 1km north-east of the village of Billesdon (SK 728 037) at a height of c.217m above O.D. (Figure 1). The buildings proposed for demolition or conversion are part of a small complex consisting of barns and outbuildings forming Billesdon Lodge Farm. Under planning application number 09/00131/3 the proposed development is for demolition of the barn, and a new two storey extension added to the main property.

The farm buildings are shown on the 1886 1st edition of the Ordnance Survey map (Figure 4, Figure 5), and appear to have retained their original form to the present day. The farm buildings are of interest because of their age, and traditional farm buildings are a rapidly diminishing element of the historic environment. The Assistant Planning Archaeologist at Leicestershire County Council has advised the planning authority that an historic building assessment of the structures should be undertaken in their current state, prior to alteration (LCC advice letter of 08/05/08; Appendix 3). This has been undertaken to an English Heritage Level 2 survey (King 2006). 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.

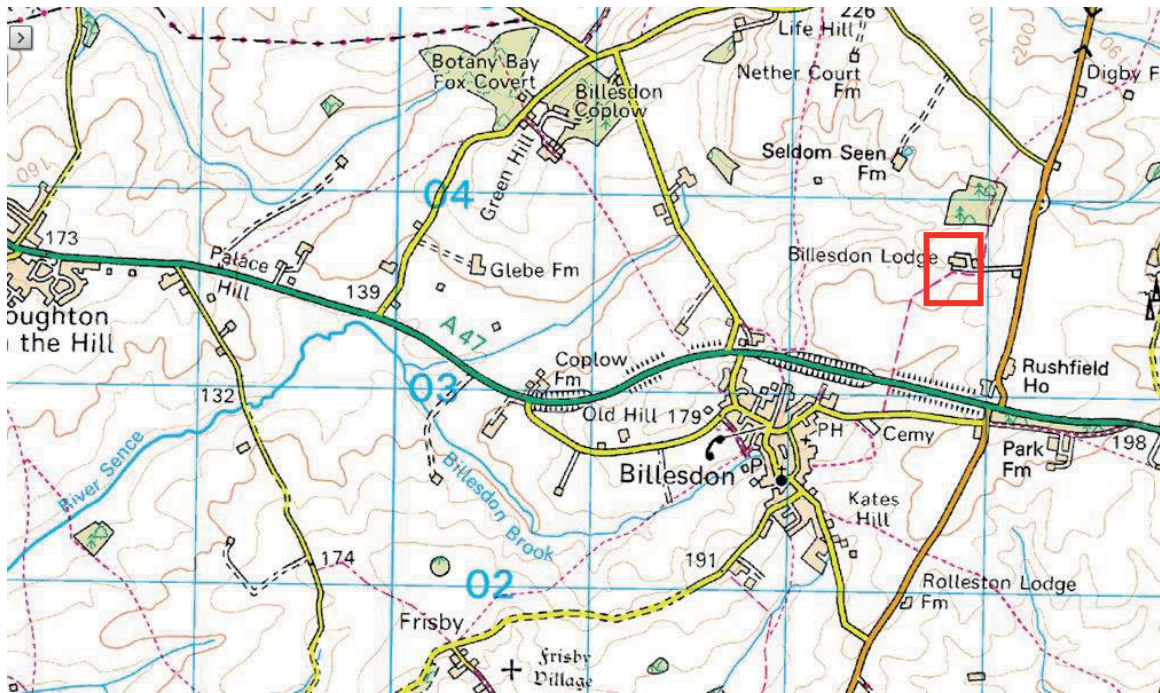


Figure 1: Site location. Scale 1:50000

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2. Aims and Objectives

The aim of the historic building assessment is to provide a brief descriptive record of the buildings in their current state, prior to alteration or demolition, to standards set down by English Heritage (King 2006). The Historic Building Assessment will provide information from which an informed decision regarding whether further survey and recording is necessary can be made.

3. Methodology

The building assessment will include documentary research to record and interpret the use of space within the building, the functions of the buildings, changes to the buildings, how buildings on the site relate to one another. The building will be examined and a written summary will be accompanied by phased sketch/measured plans with photographs. An assessment of the significance of any features of special interest or value will be made.

The buildings assessment will be undertaken following the Institute for 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 building will be examined under ULAS Health and Safety Policy (*ULAS Health and Safety Policy Statement and Health and Safety Manual*). The work followed the approved design specification (Appendix 4).

The Historic Building Assessment was undertaken by Gavin Speed on the 29th April 2009. Photographs were taken in 35mm monochrome negative and digital photos recorded in JPG and PEF formats, covering items 1-6 of the English Heritage guidelines (King 2006, 4; Appendix 4.1.2).

4. Description of the buildings

Two barns were subject to the building assessment (Barn 1 and 2 on Figure 2); they were joined to further buildings to the west and south forming an „L’ shape of buildings. These were connected to the main house that was built in the 1970s (Mrs Richards pers. comm.). A further range of farm buildings did lie to the east of surveyed barns that together formed Billesdon Lodge Farm.

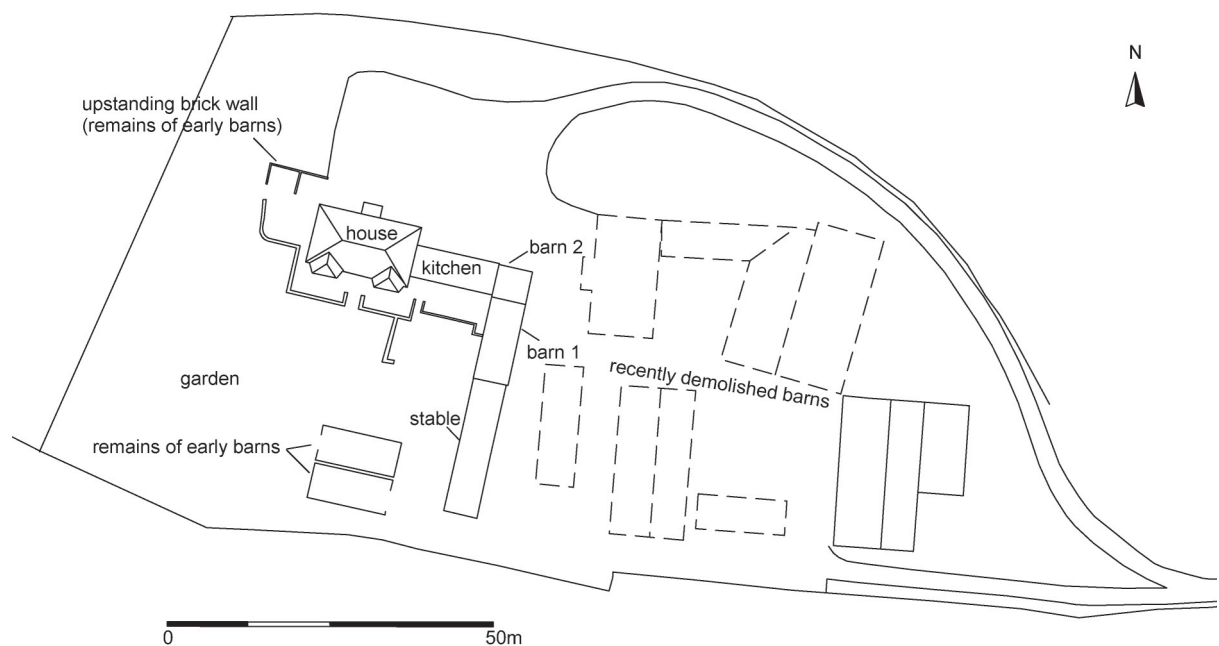


Figure 2: Site plan showing barn 1 and 2 in relation to surrounding buildings (adapted from plan supplied by BRP Architects)

Barn 1

Barn 1 consists of a rectangular, single-storey three-bay brick-built barn (Figure 3). The brickwork is in a mixed bond containing elements of English and English Common bond. This was visible in the interior and in part on the exterior west elevation (Figure 15, Figure 16), the remaining areas being rendered. The barn measures 12m in length and 5m in width. The roof is constructed with queen post trusses and back cleat purlins (Figure 17, Figure 18).

These are supported on brick buttresses at 2.9m intervals. The roof is covered in Swithland slate.

The east elevation contains a large barn door opening (door no longer present), and a single three-pane window (Figure 9, Figure 10). Evidence for a building built-up against the east elevation could be seen, probably dating to the mid to late 20th-century. The west elevation contains a smaller barn door, there were no visible traces of the door having been reduced from a larger size (like that on the east elevation), though it is possible the rendering and paint may have obscured evidence for this. There is evidence for a small blocked ventilation slit, now bricked-up. The south gable-end again has evidence for an additional building added to it, subsequently removed and replaced with the current timber stables (Figure 14).

Internally the barn has a concrete floor. A semi-sunken door has been inserted into the south-west corner. At the north-end of the barn is a timber mezzanine floor supported on lower tie beams. This has wooden stairs. An opening on the mezzanine floor leads into the 1st floor of Barn 2.

Barn 2

Barn 2 consists of a square, two-storey brick-built barn (Figure 3). The brickwork is in an English Common bond. This was only visible in the interior (Figure 19), with the exterior being rendered. The barn measures 5m in length and width. The roof is covered only in temporary sheeting, the Swithland slate having been recently removed. On the ground floor access is through a door from the adjoining main house, external doors on the north and east elevations have been blocked in breeze blocks. There is a window on the east and north elevations. The ground floor has been sub-divided with a brick wall and has a concrete floor.

Other buildings

To the east of the barns were a series of further farm buildings, of breeze-blocks and corrugated iron, which had been demolished prior to the site visit. These were likely of early to mid 20th-century date and are illustrated on the 1960 Ordnance Survey map (Figure 6). Some photos of these building (supplied by the client) are included in the appendix: Figure 20, Figure 21)

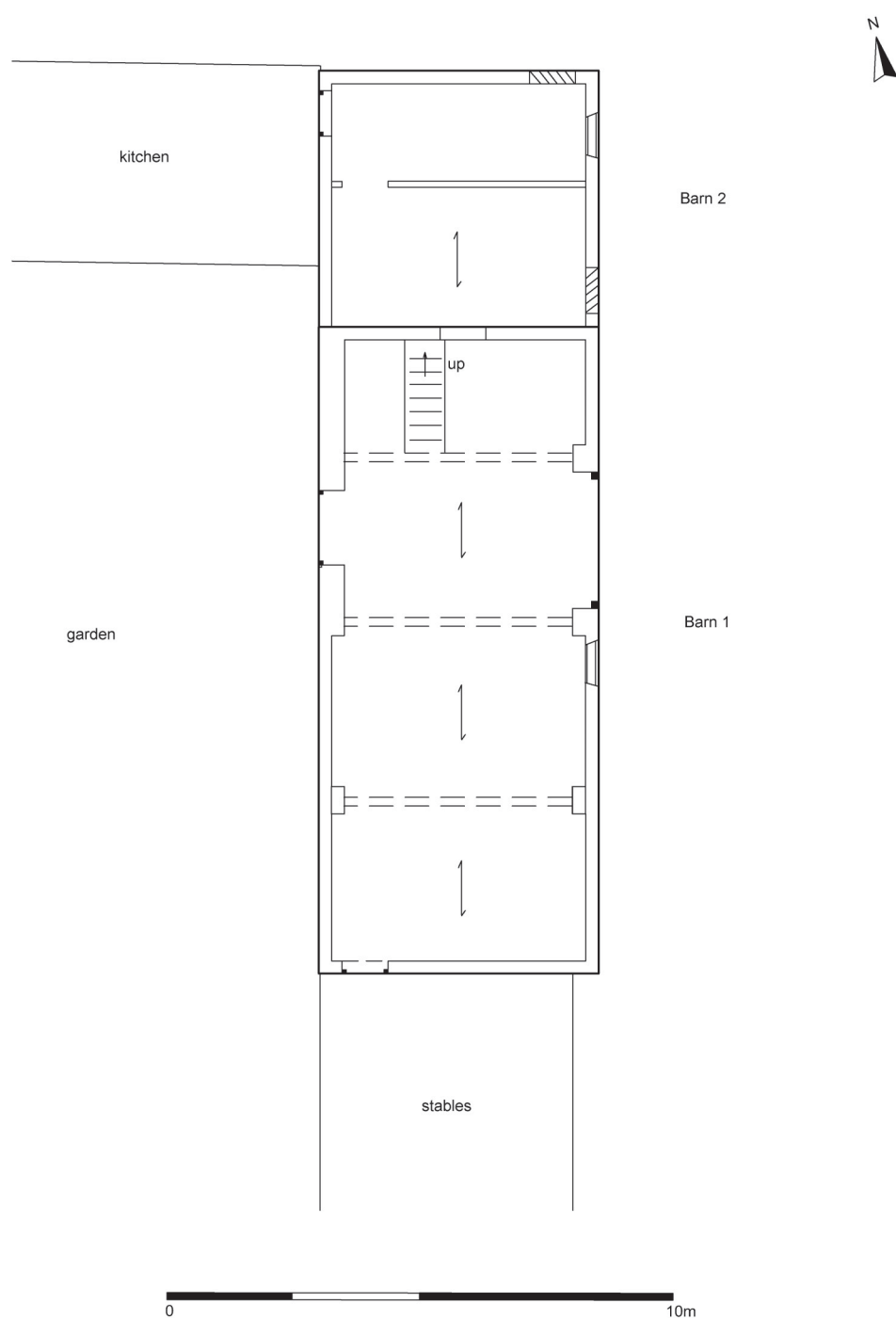


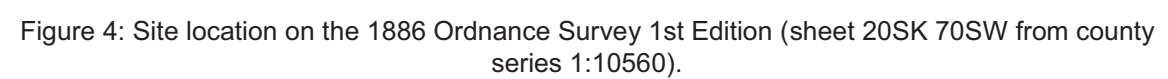
Figure 3: Measured sketch plan of Barns 1 and 2

6. Discussion

The barns at Billesdon Lodge Farm represent a typical group of 19th century agricultural buildings that were at one time common to this part of Leicestershire. The 1st edition Ordnance Survey map of 1886 describes the farm as „Billesdon Lodge South’ (there is a further farm a few miles north with the same name). The 1:10650 scale map shows the farm in its wider setting, just to the north-east of the village of Billesdon (Figure 4). The more detailed 1:2500 map shows the farm as an „L-plan’ of buildings (Figure 5). This type of farm is found throughout the region and can represent a type of small farm developing from a linear plan, or forming around a courtyard (HFPCS 2006: 41). The 1886 map indicates a detached building at the west-end; this may have been the original farmhouse, subsequently demolished when the current house was built in the 1970s. The barns were likely to have been built between the later 18th and early/mid 19th centuries, as additions to the growing farm.

Barn 1 has the characteristics of a large threshing barn. These structures were used for the storage of the unthreshed crop, and a threshing floor area for beating the grain from the chaff in a cross draught (HFPCS 2006, 45). Therefore, it is common to have large opposing doors on the side walls. This is not the case with this barn and the smaller door on the west elevation may be a later alteration, or the smaller door may have sufficed on a small farm. The barn may have had a combination of functions, including the housing of livestock. It is joined to Barn 2, and further buildings south.

The farm expanded greatly in the early – mid 20th century, mainly to the east. The 1960 Ordnance Survey map (Figure 6), shows the farm was now known simply as „Lodge Farm’. An additional building had been added onto the east elevation of Barn 1 (the remnants are visible on the east elevation, see Figure 9), and a range of further farm buildings to the east. Two buildings are listed on the map as a sheep dip and pump. The buildings at the west-end of the north range were subsequently demolished in the 1970s for construction of the current house. The building adjoining Barn 2 to the east („kitchen’ on Figure 2) is likely to be part of the original surviving 19th century barns.



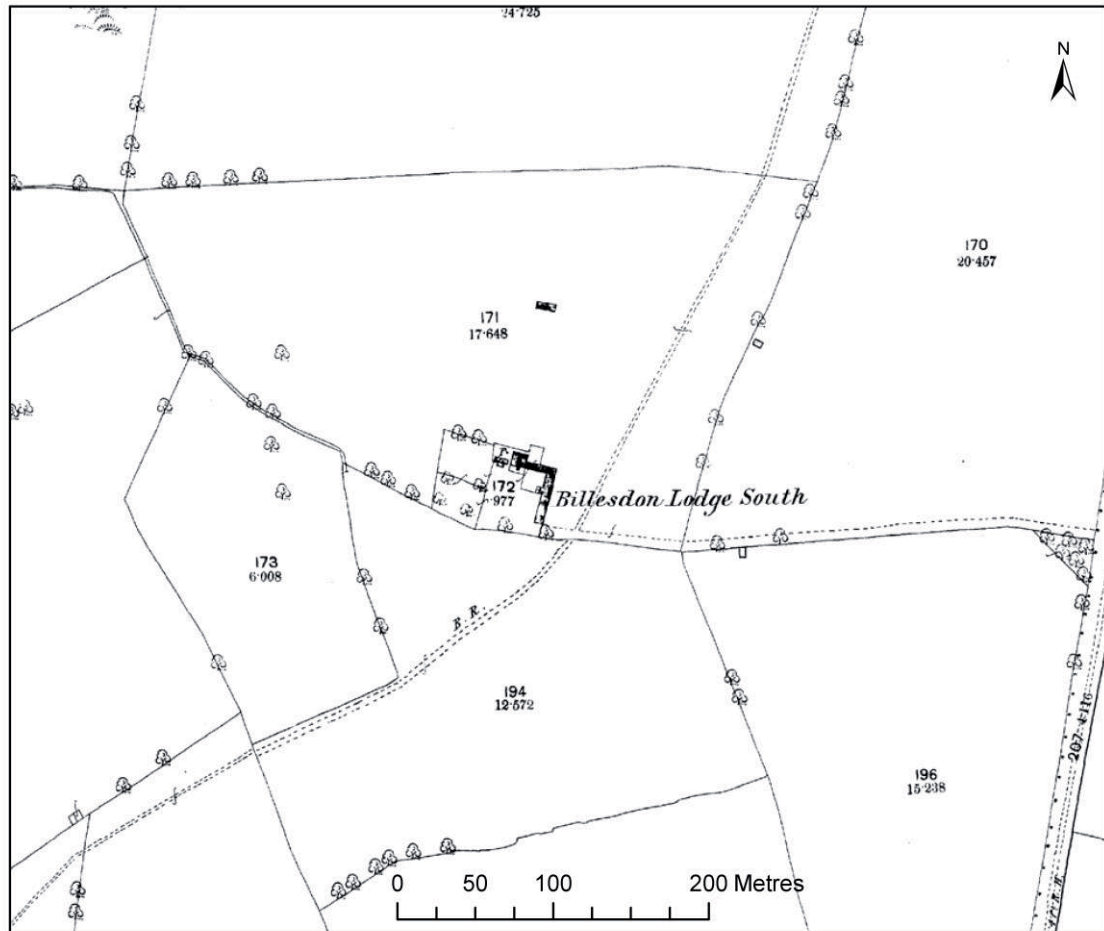


Figure 5: Billesdon Lodge on the 1886 Ordnance Survey 1st Edition (sheet 20SK 7103 from county series 1:2500).

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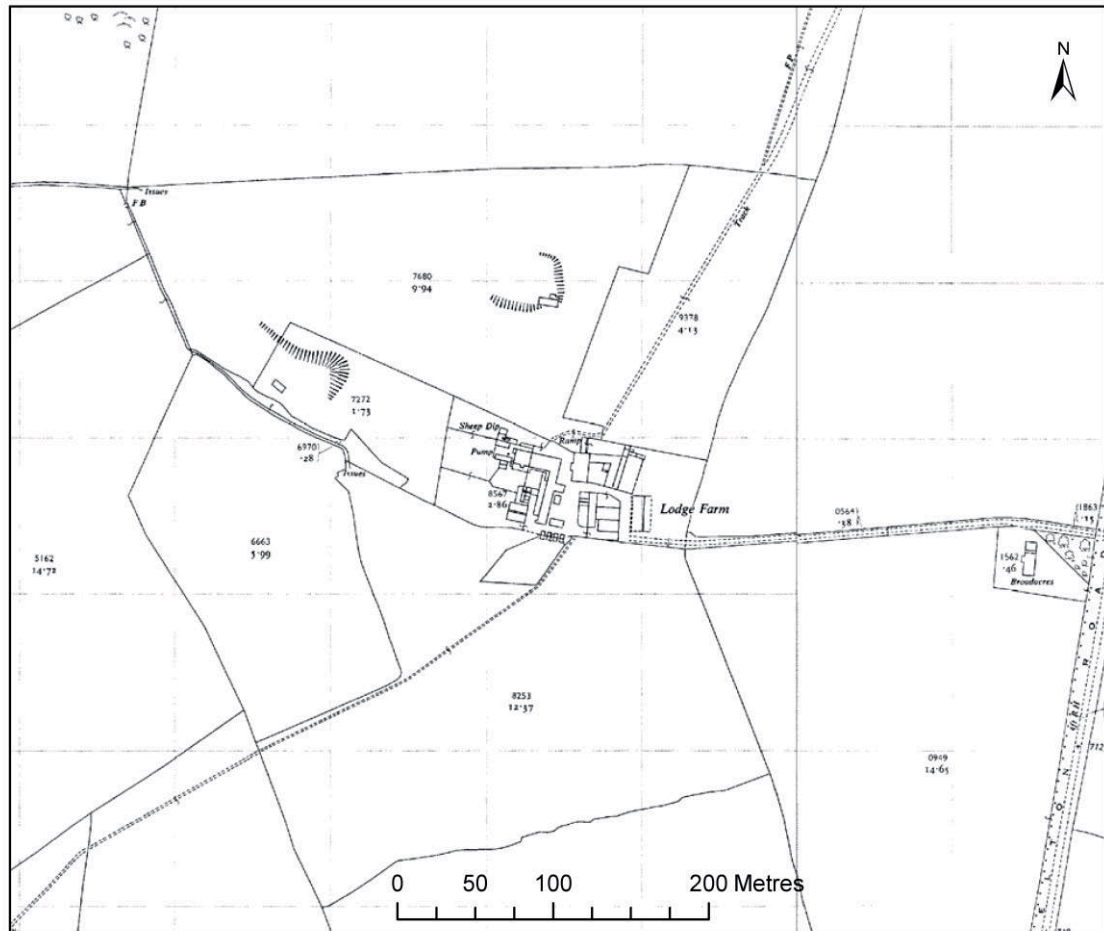


Figure 6: Billesdon Lodge on the 1960 Ordnance Survey map (sheet 20SK 7103 from county series 1:2500).

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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 X.A 193.2009.

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

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10. Acknowledgements

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

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01.07.2009

Appendix 1: Survey photos

The barns were recorded with both a Pentax digital camera, and standard black and white prints. The following is a list of all photographs taken to be held in the archive, a selection are presented within this report.

Archive photo number	Description
0001	East elevation of barn 1
0002	East elevation of barn 1
0003	Window on east elevation of barn 1
0004	Window on east elevation of barn 1
0005	Door on east elevation of barn 1
0006	on east elevation of barn 1
0007	East elevation of barn 2
0008	East elevation of barn 2
0009	North and east elevation of barns 1 and 2, looking SW
0010	North and east elevation of barns 1 and 2, looking SW
0011	North elevation of barn 2
0012	North elevation of barn 2
0013	General building complex with north elevation of barn 2 in background. Looking SE
0014	General building complex with north elevation of barn 2 in background. Looking SE
0015	General building complex with east elevation of barns in foreground. Looking SW
0016	General building complex with east elevation of barns in foreground. Looking SW
0017	Recently demolished farm buildings, east of barns, looking S
0018	Recently demolished farm buildings, east of barns, looking S
0019	South elevation of barn 1
0020	South elevation of barn 1
0021	Remaining upstanding barn to the east of surveyed barns, looking NE
0022	Remaining upstanding barn to the east of surveyed barns, looking NE
0023	Recently demolished farm buildings, east of barns, looking W
0024	Recently demolished farm buildings, east of barns, looking W
0025	West elevation of barn 1
0026	West elevation of barn 1
0027	West elevation of barn 1
0028	West elevation of barn 1
0029	West elevation of barn 1 - detail
0030	West elevation of barn 1 - detail

0031	West elevation of barn 1 - detail
0032	West elevation of barn 1 - detail
0033	West elevation of barn 1 - detail
0034	West elevation of barn 1 & 2
0035	West elevation of barn 1 & 2
0036	West and south elevation of barn 1
0037	West and south elevation of barn 1
0038	General view of main house and attached buildings, looking N
0039	General view of main house and attached buildings, looking N
0040	Barn 1, internal view looking S
0041	Barn 1, internal view looking S
0042	Barn 1 roof
0043	Stairs and assistant
0044	Barn 1 roof detail
0045	Barn 2, 1st floor, looking N
0046	Barn 2, 1st floor, looking N
0047	Barn 2, 1st floor, looking S
0048	Barn 2, 1st floor, looking S
0049	Barn 1, roof detail
0050	Barn 1, door in south elevation
0051	Barn 2, ground floor, looking E
0052	Barn 2, ground floor, looking E
0053	Barn 2, ground floor, looking SE
0054	Barn 2, ground floor, looking SE
0055	Standing brick wall, remains of earlier farm buildings, looking W
0056	Standing brick wall, remains of earlier farm buildings, looking E
0057	Standing brick wall, remains of earlier farm buildings, looking S



Figure 7: General building complex with east elevation of barns in foreground. Looking SW (archive no. 16)



Figure 8: General building complex with west elevation of barns on right (archive no. 38)



Figure 9: East elevation of Barns (archive no. 1)



Figure 10 Window on east elevation of barn 1 (archive no. 3)



Figure 11: Door on east elevation of barn 1 (archive no. 5)



Figure 12: East elevation of barn 2 (archive no. 7)



Figure 13: North elevation of Barn 2 (archive no. 11)



Figure 14: South elevation of barn 1 (archive no. 19)



Figure 15: West elevation of Barn 1 (archive photo 27)



Figure 16: Detail of west elevation of Barn 1 (archive photo 29)



Figure 17: Barn 1 interior, looking S (archive photo 40)

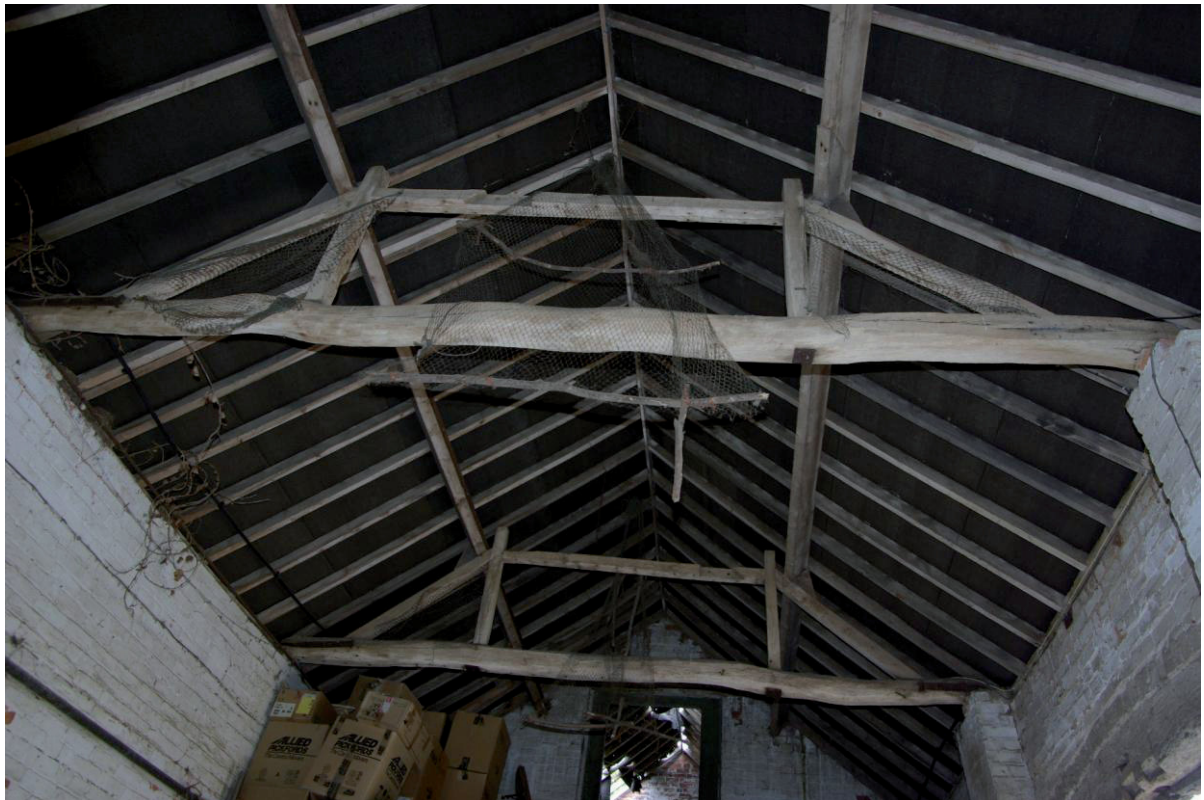


Figure 18: Barn 1 roof (archive no. 42)



Figure 19: Barn 2, 1st floor (archive no. 45)



Figure 20: General view of demolished buildings, the east elevation of Barn 1 can be seen in the background (supplied by client)



Figure 21: Demolished farm building to the east of surveyed barns (supplied by client)

Appendix 2: Advice letter

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

Date: 08 May 2008
My ref: CLE5238
Your ref: 09/00130/FUL
Contact: Lucy Griffin
Phone: (0116) 305 6217
Fax: (0116) 305 7965
Email: lgriffin@leics.gov.uk

Dear Mr Eastwood,

Planning Application No: 09/00130/FUL; Two storey residential extension with garage and swimming pool, stables/storage building, menage and general purpose barn (resubmission of 08/00627/FUL); Billesdon Lodge Farm, Tilton Road, Billesdon.

Thank you for your consultation on this application. We recommend that you advise the applicant of the following archaeological requirements.

The application proposes the demolition of a historic farm building. Traditional farm buildings are a rapidly diminishing element of the historic environment. As such an initial building appraisal should be carried out before any planning decision is made.

The preservation of archaeological remains and historic buildings is, of course, a "material consideration" in the determination of planning applications. The full implications cannot be adequately assessed on the basis of the currently available information, therefore we recommend that the planning authority defer determination of the application and request that the applicant complete an Historic Building Appraisal of the outbuilding.

This will require provision by the applicant for:

A building appraisal of Billesdon Lodge Farm, Tilton Road, Billesdon.

This information should be submitted to the planning authority before any decision on the planning application is taken, so that an informed decision can be made, and the application refused or modified in the light of the results as appropriate. Without the information that such an Assessment would provide, it would be difficult in our view for the planning authority to assess the archaeological impact of the proposals.

Should the applicant be unwilling to supply this information as part of the application, it may be appropriate to consider directing the applicant to supply the information under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, or to refuse the application. These recommendations conform with the advice provided in DoE PPG16 "Archaeology and Planning" and PPG15 "Planning and the Historic Environment".

Should you be minded to refuse this application on other grounds, the lack of archaeological information should be an additional reason for refusal, to ensure the archaeological potential is given future consideration.

The Archaeology Section, as advisors to the planning authority, will provide a formal Brief for the work and approve a Specification for the Assessment at the request of the applicant. This will ensure that the necessary programme of archaeological work is undertaken to the satisfaction of the planning authority, in a cost-effective manner and with minimum disturbance to the archaeological resource. The Specification should comply with this Department's "Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland" and relevant Institute of Field Archaeologists "Standards" and "Code of Practice", and should include a suitable indication of arrangements for the implementation of the historic building assessment, and the proposed timetable.

Information on suitable archaeological organisations to carry out this work can be obtained from the Historic and Natural Environment Team. Should you have any further queries please do not hesitate to contact us.

Yours sincerely,

Lucy Griffin
Assistant Planning Archaeologist

c.c. B R P Architects

Appendix 3: Design Specification

UNIVERSITY OF LEICESTER ARCHAEOLOGICAL SERVICES

Design Specification for Historic Building Assessment

Site: Billesdon Lodge Farm, Tilton Road, Leicestershire.

NGR: SK 728 037

Client: Dr J Richards

Planning Authority: Harborough District Council

Planning Application Number: 09/00131/3

Non-Technical Summary

This document represents a design specification for the undertaking of an Historic Building Assessment for an historic barn at Billesdon Lodge Farm, Tilton Road, Billesdon, Leicestershire. The design specification addresses the requirements of Harborough District Council (Condition 7) as detailed in the advice letter from LCC HNET (08.05.2008) and follows the guidelines laid out in the *Institute for Archaeologists Standards and Guidance for Standing building surveys (IfA S&G)*.

1. *Site Location and Geology*

- 1.1 The proposed development site is located west of Tilton Road, Billesdon (fig.1). It consists of an area of c.0.72 ha., centred on SK 728 037.
- 1.2 The Ordnance Survey Geological Survey of Great Britain Sheet 156 indicates that the underlying geology is likely to consist of Upper Lias. The site lies at a height of c.200 m O.D.

2. *Planning Background*

- 2.1 The application is for a two storey residential extension with garage and swimming pool, stables/storage building, menage and general purpose barn.

3. *Archaeological and Historical Background*

- 3.1 The application proposes the demolition of a historic farm building. Traditional farm buildings are a rapidly diminishing element of the historic environment. As such an initial building assessment should be carried out before any planning decision is made.

4 *Methodology*

4.1 Building Assessment

- 5.1.1 The building assessment will include documentary research to record and interpret the use of space within the building, the functions of the buildings, changes to the buildings, how buildings on the site relate to one another.
- 5.1.2 The building will be examined and a written summary will be accompanied by phased sketch/measured plans with photographs.
- 5.1.3 An assessment of the significance of any features of special interest or value will be made.

The buildings assessment will be undertaken following English Heritage guidelines (2006) and will adhere to the Institute of Field Archaeologist's Code of Conduct and their *Standard and Guidance for Standing Building Surveys* (IFA S&G).
- 5.1.6 The building will be examined under ULAS Health and Safety Policy (*ULAS Health and Safety Policy Statement and Health and Safety Manual*). A risks assessment form will be completed prior to and updated, if necessary, during the visit.

7. *Report Preparation*

7.1 The report will contain as a minimum:

- non-technical summary
- introductory statements
- aims and purpose of the assessment
- methodology
- an objective summary statement of results
- conclusion, including a confidence rating
- supporting illustrations at appropriate scales
- supporting data, tabulated or in appendices

7.2 The report will be in A4 format and pdf and/or paper copies will be sent to the Client, Planning Archaeologist, HER and relevant Planning Authority.

8. Copyright

8.1 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.

9. Health and Safety

9.1 ULAS is covered by and adheres to the University of Leicester Archaeological Services Health and Safety Policy and Health and Safety manual (2001) with appropriate risks assessments for all archaeological work. The relevant Health and Safety Executive guidelines will be adhered to as appropriate. The HSE has determined that archaeological investigations are exempt from CDM regulations.

9.2 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 The production of the assessments will be monitored by the ULAS project manager.

11.2 All monitoring shall be carried out in accordance with the *IFA S&G: DBA* (section 3.5).

12. Staffing

12.1 The Building Assessment will be compiled by Gavin Speed.

12.2 The project will be managed by Patrick Clay

13. Bibliography

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Patrick Clay

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