
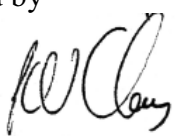


**An Historic Building Analytical Survey (Level 2)
of the Bothy; Walled Kitchen Garden,
Belvoir Castle, Belvoir, Leicestershire**

NGR: SK 8254 3377

Andrew Hyam

For: The Duchess of Rutland

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An Historic Building Analytical Survey (Level 2) of the Bothy; Walled Garden, Belvoir Castle, Belvoir, Leicestershire. SK 8254 3377

Andrew Hyam

Summary

A Level 2 Historic building Survey was undertaken by the University of Leicester Archaeological Services (ULAS) at the Bothy attached to the walled garden at Belvoir Castle, Belvoir, Leicestershire. The survey studied the 19th century gardeners' living quarters forming part of a continuous lean-to building attached to the north wall of a walled garden. It is proposed that the bothy is to be refurbished to provide modern living accommodation under planning application number 08/01002/LBC.

The bothy forms part of the north wall of a Grade II listed walled garden and is within Belvoir Castle's conservation area. As an integral part of the walled garden and as an early 19th century estate building the bothy contributes significantly to this area of the castle. In view of this Melton Borough Council have requested that the bothy be recorded before any conversion work takes place.

The survey took place on the 18th of February 2009 and was carried out by A.R.Hyam. The report and archive will be deposited with Leicestershire County Council under Accession Number XA 71.2009

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 an historic building analytical survey (level 2) on an early 19th century bothy which is to be refurbished to provide up-to-date living accommodation as part of the Belvoir Estate. The bothy is located at Belvoir Castle, Belvoir, Leicestershire (NGR: SK 8254 3377). The Duchess of Rutland has applied for planning permission under planning application number 08/01002/LBC: *Refurbishment of the Bothy; Walled kitchen garden, Belvoir Castle*. When considering the planning application the Senior Planning Archaeologist at Leicestershire County Council, as advisor to the planning authority, recommended that, being an integral part of the Grade II listed walled garden, the bothy should be subject to an analytical survey prior to refurbishment.

Belvoir Castle is located approximately 10km to the west of Grantham, Lincolnshire and 18km north-east of Melton Mowbray, Leicestershire (fig. 1). The Bothy is located within the castle estate at the northern end of a substantial walled garden that slopes down to the south. Around 400m to the west of the site is a large outcrop upon which sits the castle which dominates the surrounding landscape (fig. 2). The bothy is lies at a height of approximately 80m above OD over an underlying geology of mudstone.

2. Background

The bothy forms the eastern end of a continuous range of lean-to buildings forming the northern end of the listed walled garden (figs. 3 and 4). It is believed to have been constructed at the same time as the walled garden which is primarily constructed of red brick with Gothic style brick and limestone decoration and embellishments. The eastern end of the range was constructed as living accommodation for garden workers and was last used as such in the 1950s. The remaining parts of the building have served, and in part continue to serve, as potting sheds, tool stores, apple stores and other purposes associated with the garden. It is intended that the bothy will be refurbished to comply with current building regulations to enable it to return to its original use as a dwelling. To the north of the bothy range, across a narrow track, is a much grander later mid 19th century gardener's house which is also listed. Other associated garden buildings and glasshouses are within the immediate locality.

3. Objectives

The objectives of the historic building analytical survey as specified in the ULAS Design Specification were:

- The recording by photography, notes and drawings of the building that is to be analysed with specific attention given to those elements proposed for reuse, 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, The Duchess of Rutland, and David Todd Architecture 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, which were:

1. The Written Account:

- The precise location of the building, by name or street number, civil parish, town, etc, and National Grid reference and details of listing or scheduling.
- The date when the record was made, and the name(s) of the recorder(s).
- A statement describing the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners should be given if known.
- An account of the building's overall form (structure, materials, layout) and its successive phases of development, together with the evidence supporting this analysis.

- An account of past and present uses of the building and its parts, with the evidence for these interpretations. An analysis of any circulation pattern or decorative, iconographic or liturgical scheme.

2. Drawn Record:

- Shall comprise plans (to scale or full dimensioned) of all main floors as existing. Small buildings of well-known types, or buildings with a repetitive structure (e.g. many industrial buildings) may be planned on one floor only, but a note or a sketch plan should be made to show the arrangement of other floors. Plans should show the form and location of any structural features of historic significance (e.g. blocked doors and windows; former fireplace openings; masonry joints; changes in internal levels).
- As a minimum, in all cases, the drawn record will include a sketch plan roughly dimensioned (when no more thorough drawn record is required). Such a plan may not always include structural details (e.g. timber framing).
- In each of the above cases, use may be made of available plans (i.e. those prepared as part of a planning application). In all cases these shall be checked by the historic building specialist and supplemented or amended where necessary.

3. Photographic Record:

- General view of views of the exterior of the building.
- The overall appearance of principal rooms and circulation areas.
- Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.

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

The subject of this study forms the eastern end of an attractive range of lean-to buildings extending along the whole length of the northern wall of the garden (fig. 4). The whole range is uniformly constructed of red bricks measuring 215mm x 65mm x 105mm wide laid in an English bond. A thin skim of cement render has been applied to the outer face of the building although it is not clear if this is an original treatment or a later addition. In many places this skim is flaking quite badly to expose the brickwork beneath. A number of small brick sized cast iron vents pierce the wall at irregular intervals at ground level. The original cast iron gutter and downpipes survive. The roof is covered in grey slates laid with diminishing sized slates towards the ridge formed by the garden wall. Further west along the range the garden wall is raised to form a higher parapet. Set at intervals along the length of the building are a series of ashlar limestone chimneys rising from the back wall except for the easternmost chimney which is set part way down the roof.

The north face of the bothy

The bothy, which is the subject of this survey, has eight gothic style windows set within plain brick openings with a single row of brick headers forming the pointed arch head (figs. 5 and 6). The basic design of each window is of rectangles of leaded glass attached to narrow metal horizontal cross pieces giving the glass some stability. However the detail of each window is slightly different and warrants a brief description of each. Numbering each window from east to west they are as follows:

Window one - 4 panes wide by 6 panes high with a plain glass opening head set in the top arch.

Window two - 4 panes wide by 5 panes high with the opening head divided into 4 quadrants.

Window three – leaded panes removed at the base to create a single wide pane with 4 x 5 panes above and a single sheet of glass with a small opening pane set into the arched head.

Window four – as for window two.

Window five – as for window one.

Window six – as for window 1 although the arched head appears to be fixed.

Window seven – 4 x 5 panes with a larger plain glass opening head extending below the head of the arch.

Window eight – two wooden framed side opening windows with a plain glass opening head as in window seven.

Windows seven and eight are significantly higher than the others to allow for a raised floor which covers a coal store beneath. The coal store, which served a boiler, has a small rectangular wooden door set at ground level with a rectangular window to the east. The window has a limestone lintel and an unusually thick single pane of glass, presumably to avoid breakage from lumps of coal. The only door into the property is set between windows two and three. It has a flat headed gothic arch in a perpendicular style with a limestone doorstep and boarded wooden door.

The east face of the bothy

The eastern face of the bothy is of plain rendered brick and appears to join the garden wall as one continuous phase of construction (fig. 7). The garden wall bricks have the same dimensions as those used for the bothy range and are again laid in English bond courses. Access to the walled garden is through a small arched gateway to the east of the bothy.

The south face of the bothy

The south face of the bothy is the northern wall of the walled garden as mentioned above (fig. 8). A timber beam runs below the limestone parapet giving the impression that at one point a lean-to glasshouse was attached to this wall. A small brick arched opening has been bricked over at ground level in the eastern corner and two similar openings below the third chimney (from the east) have also been blocked with brickwork. The function of these openings is not clear and they cannot be seen from rooms five and six inside the building.

Inside the bothy

The bothy is divided into six rooms which, for this survey, have been numbered one to six from east to west. A single door gives access directly into room three from

which all of the other rooms are reached by passing through each consecutive room. Masonry walls of varying thickness (see fig. 3) divide the rooms. The only visible form of lighting is via a single suspended electric light fitting in each room with a small junction box in room one labelled 250V.AC. None of the internal roof detail is visible with the plaster continuing from the wall straight up to the sloping ceiling.

Room one

This room has a raised wooden floor and is entered from room two through a 4-panelled door. A cast iron fireplace with a 0.52m wide opening is located on the eastern wall hence the offset chimney discussed above (fig. 9). There is a cement hearth let into the floor around the fireplace. Wooden panelling up to dado height is attached to the wall to the south of the chimney breast, whilst plain wooden boards form two shelves to the north. The window, in common with all the others, has a wooden sill and casements with a moulded bead decoration around the inside. Rudimentary roller blinds of indeterminate date act as curtains. The skirting board has some beading detail along its upper edge and is 0.18m high. The plasterwork has been affected by damp and is in a fairly poor state of repair and is flaking off in places to reveal the brickwork beneath. Elsewhere a number of layers of wallpaper survive, some with the border still present with "CROWN MADE IN ENGLAND" printed along it. There is no evidence of the blocked opening seen on the southern outside wall.

Room two

The door between rooms two and three is missing although the wooden doorframe is still in place. The floor has alternate red and black 6" quarry tiles set in a diamond pattern. All plasterwork is painted to waist height in a dark green with a pale blue-green above and on the ceiling. A large shallow sink resting on two brick piers is built into the north east corner (fig. 10). A brick wall divides this room into two along an east to west axis to create a substantial pantry with a wooden door and a small mesh window (fig. 11). Some of the pantry shelving remains although it is doubtful if this is original.

Room three

This room is the main entrance room for the building and appears to have been used as the kitchen (fig.12). Quarry tiles as seen in room two are used for the flooring. A 1950s style range with a raised hearth is located on the southern wall. A large four-door wooden cupboard with relatively fine moulded door and cornice detail is built in to the recess at the eastern side of the chimney breast (fig. 13). Apparent damp problems have caused extensive damage to the wall plaster and may also be responsible for the lack of skirting boards which only survive in places.

Room four

Room four is the largest room of the bothy having two outside windows and a large central hearth constructed from limestone (fig. 14). The fireplace has had its internal fitting removed to leave the bare stonework. A damaged cupboard similar to that seen in room three is located to the east of the chimney breast. There is also evidence in the plaster and paintwork to indicate that until recently there was another matching cupboard to the west of the chimney. The quarry tiles continue from room three into this room. Again damp has caused extensive damage to the plasterwork and skirting boards.

Room five

Room five has a wooden floor and serves as a bathroom with a wood and glass partition separating the bathroom from the corridor which leads up three steps to room six (fig. 15). The partition has patterned moulded glass with iron bars at the top reaching to the ceiling (fig. 16). A boarded over water tank is located high up on the southern wall next to an undecorated wooden cupboard with panelled doors. The ceiling over the corridor shows some evidence of water ingress causing some damage and collapse.

Room six

The wooden floor of room six has been deliberately raised to accommodate the coal store beneath which appears to be part of the original design. The wooden 4-panelled door with lock and brass door knob is still present as are the beaded skirting boards except on the south wall which has also been stripped of all plasterwork (fig. 17). The chimney breast in the south-east corner has no visible fireplace or evidence of a blocked fireplace. It does however have a straight line joint against a smaller buttress built into the wall which indicates that this may be a later addition (fig. 18).

6. Discussion

The bothy at Belvoir Castle represents an interesting example of 19th estate workers' housing where accommodation and workplace are side by side. Along with the walled garden, nearby gardeners' house and glasshouses it forms an integral part of the estate landscape. At present the bothy is still in a reasonable state of repair but problems with damp following the building lying disused for a number of years are beginning to take their toll.

The construction date of the bothy looks likely to be the same as that of the walled garden as the same bricks are used and there is no clear joint between the two. It is possible however that the northern end of the garden wall was partially demolished and rebuilt to incorporate the bothy although this seems unlikely. Once built, the bothy does not appear to have undergone much alteration during its lifetime, indeed it may have helped that it went out of use in the 1950s before it could be modernised. There is only evidence of a single main building phase although the windows, which probably started with the same pattern, have all undergone a certain amount of alteration over time. The purpose of the blocked openings on the south wall are unclear especially the south-east ground floor opening. The two blocked openings behind rooms five and six may be connected with the nearby boiler and with the alterations to the chimney seen with the straight line joint in room six.

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

1 contact sheets of black and white 35mm photographs,

35mm negatives,

8 sheets of handwritten notes taken during the survey.

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

This will be deposited with Leicestershire County Council under Accession No. X.A71.2009.

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 Dr P Clay. Thanks are also due to the client, The Duchess of Rutland, and Mr Petchey for invaluable information supplied during the survey.

10. Bibliography

English Heritage 2006 *Understanding Historic Buildings. A guide to good recording practice*. London: English Heritage

Leicestershire County Council. *Design Brief for a Historic Building Recording (Level 2 Survey) at Walled Kitchen Garden, Belvoir, Leicestershire*. Historic and Natural Environment Team, Environment and Heritage Services Department Leicestershire County Council

RCHME 1996. *Recording Historic Buildings; A Descriptive Specification Third Edition*, Royal Commission on the Historical Monuments of England

University of Leicester Archaeological Services. *Design Specification for Archaeological Work. Site: Bothy and walled garden, Belvoir Castle, Belvoir, Leicestershire*.

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OASIS record summary:

INFORMATION	
Project Name	The Bothy, Belvoir Castle
Project Type	Building Survey (Level 2)
Project Manager	P Clay
Project Supervisor	A Hyam
Previous/Future work	No
Current Land Use	Disused domestic building
Development Type	Refurbishment
Reason for Investigation	PPG15, PPG 16
Position in the Planning Process	As a condition
Site Co ordinates	SK 8254 3377
Start/end dates of field work	18.02.2009
Archive Recipient	Leicestershire County Council
Study Area	Approx 65 square meters

Appendix I Figures

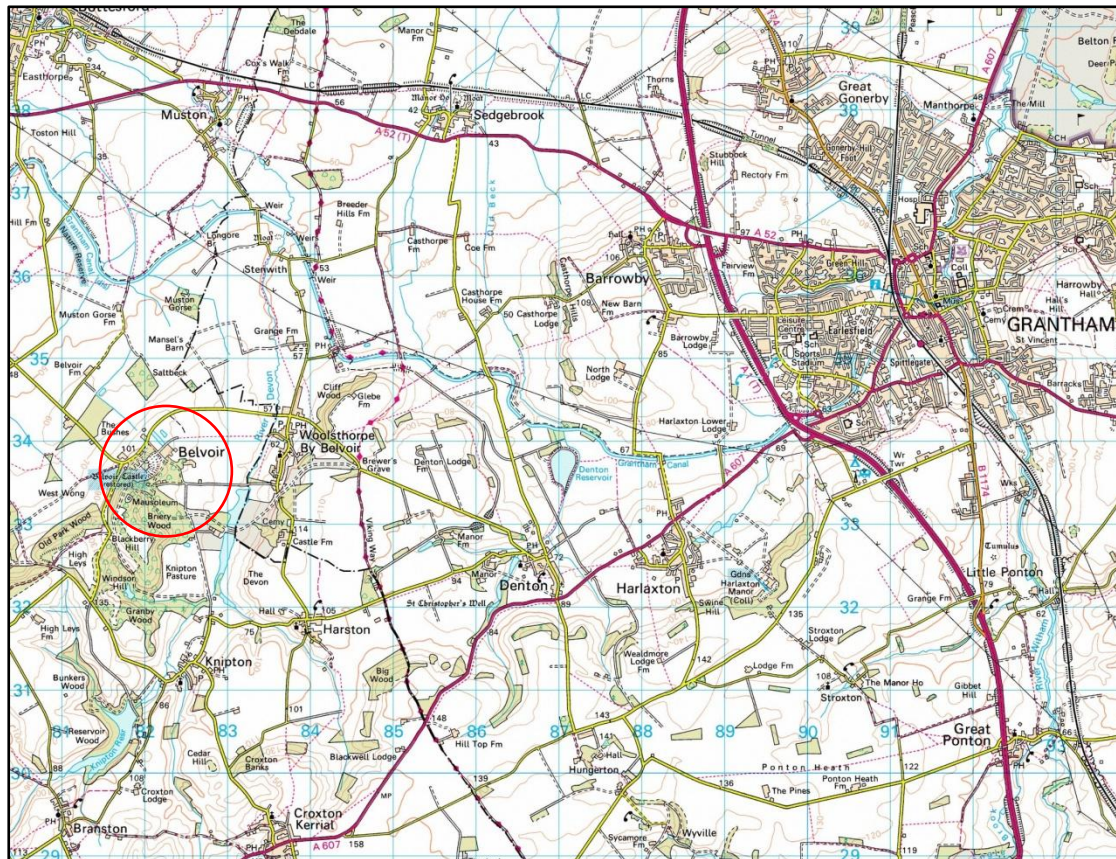


Figure 1 Location of Belvoir Castle.

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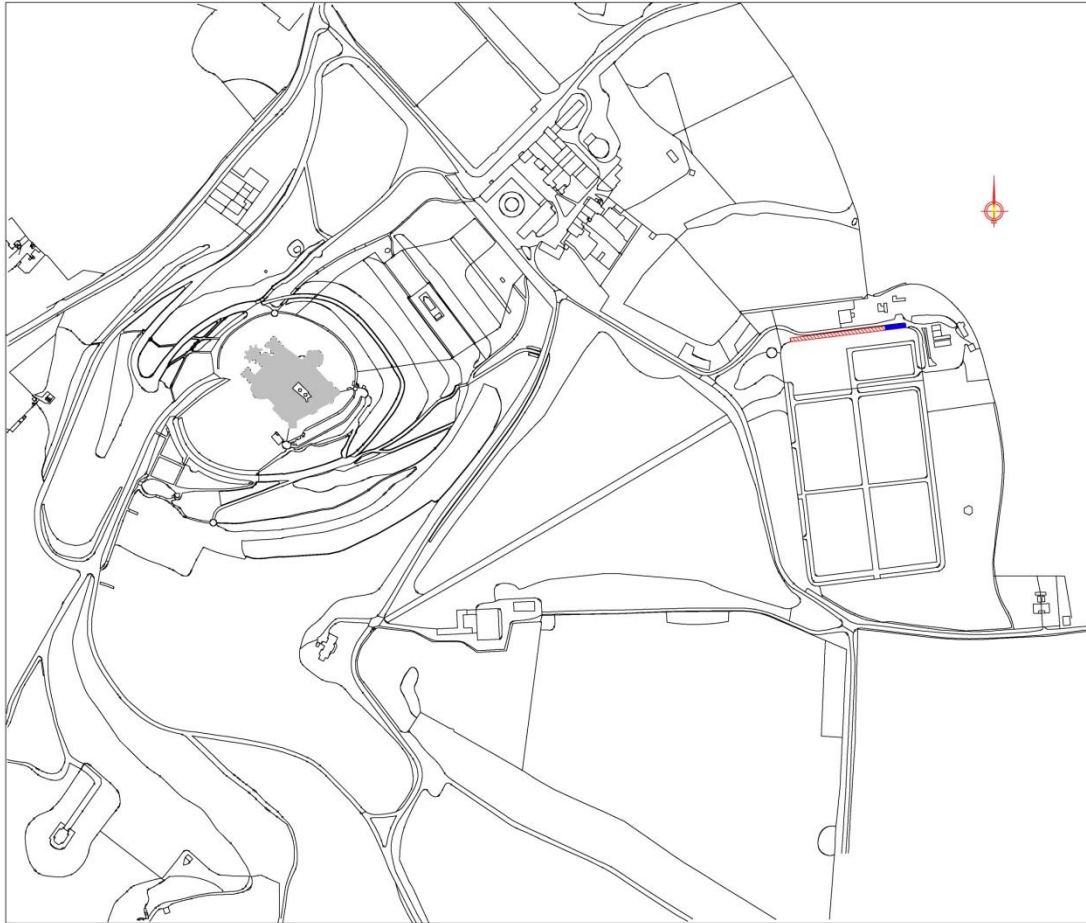


Figure 2 Bothy location.

Bothy highlighted in blue, remainder of range in red.
Modified from plans supplied by David Todd Architecture.

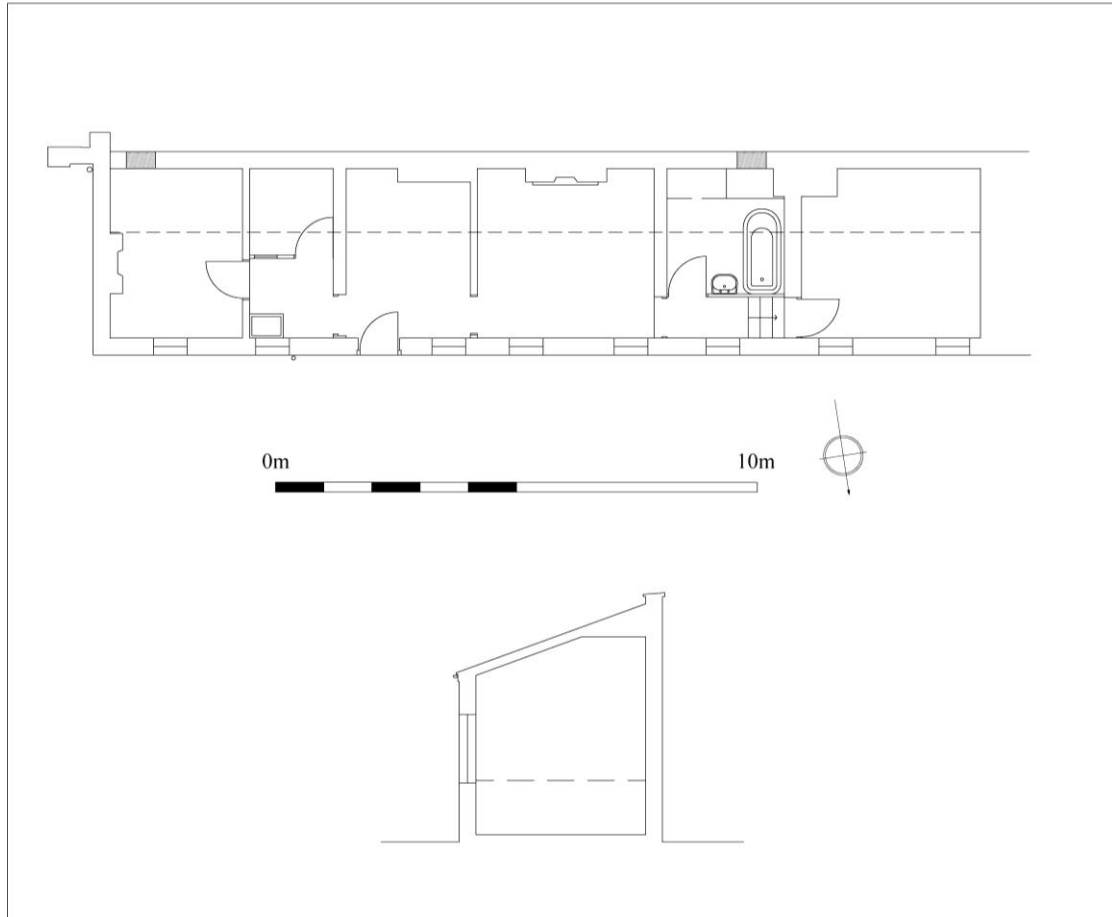


Figure 3 Plan and section of bothy.
Modified from plans supplied by David Todd Architecture.



Figure 4. Bothy range looking west.



Figure 5. Bothy.
Looking south.



Figure 6. Windows 1-3 and door detail.



Figure 7. Eastern wall and walled garden entrance.
Looking west.



Figure 8. South wall of bothy from walled garden.
Looking north west.



Figure 9. Room one.
Looking north-east.

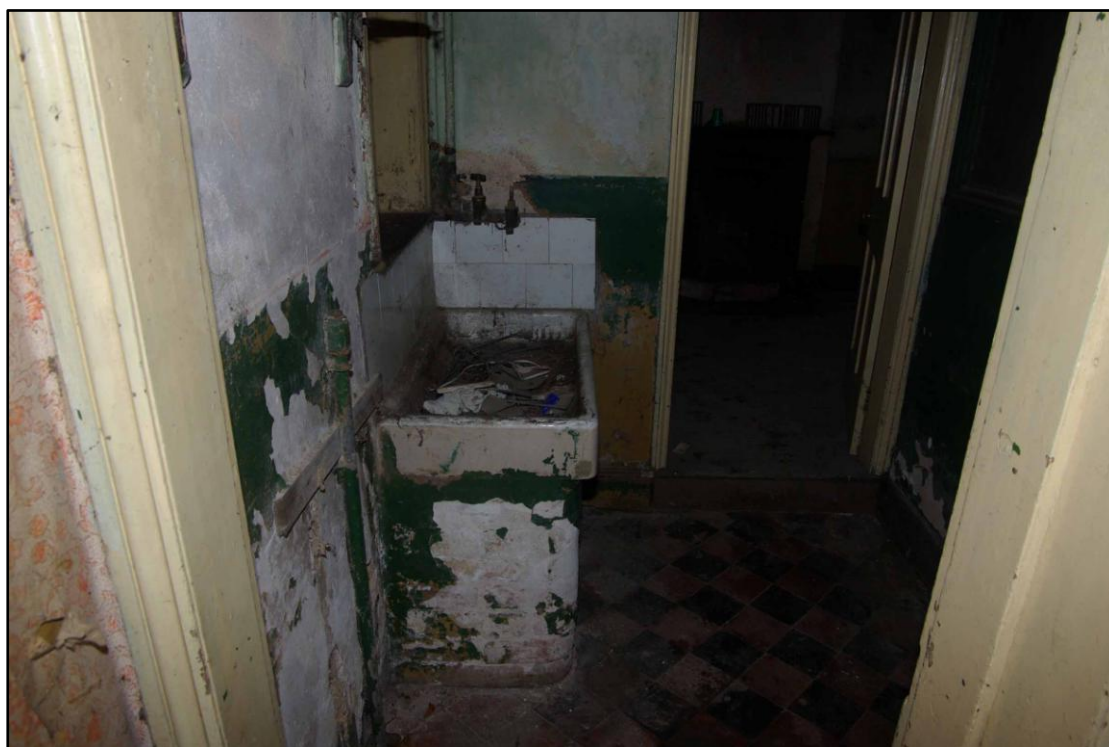


Figure 10. Room two.
Looking east.



Figure 11. Pantry door and window.
Looking south-east.



Figure 12. Room three and front door.
Looking north-east.



Figure 13. Room three range and cupboard.
Looking south-east.



Figure 14. Room four fireplace and cupboard.
Facing south east.



Figure 15. View from room four through room five and stairs to room six.
Looking west.



Figure 16. Room five bathroom partition.
Facing north.



Figure 17. Room six.
Facing north-east.



Figure 18. Room six. Straight line joint at chimney.
Looking east.

Appendix II ULAS Design Specification

UNIVERSITY OF LEICESTER ARCHAEOLOGICAL SERVICES

Design Specification for Archaeological Work

Site: Bothy and Walled garden, Belvoir Castle, Belvoir,

Leicestershire

NGR SK 8254 3377

Client: The Duchess of Rutland

Planning Authority: Melton Borough Council

Planning Permission: 08/01002/6

Non-Technical Summary

This document represents a design specification for archaeological building recording work for: The Bothy, Walled Garden, Belvoir Castle, Leicestershire. The design specification addresses the requirements of Leicestershire County Council as advisors to the planning authority as detailed in their 'Brief' of 05.02.2009) and follows the guidelines as laid out in the *Institute of Field Archaeologists Standards and Guidance for Standing Buildings or Structures (IFA S&G)*.

1. Site Location and condition

1.1 The bothy is located at the north end of the walled garden, approximately 400m east of Belvoir Castle, in Melton District, Leicestershire at NGR SK 8254 3377.

2. Planning Background

2.1 The requirement for archaeological work is in accordance with PPG 15 "Planning and the Historic Environment". The current proposals will affect the gardeners' bothy, forming part of the walled garden at Belvoir Castle. The walled garden has been listed by the Secretary of State (Department of Culture, Media & Sport) as being of special architectural or historic interest, in addition to being identified as of historic, architectural and/or archaeological interest from information held in the Leicestershire and Rutland Historic Environment Record (HER). In consequence, the Senior Planning Archaeologist (SPA) has recommended the need for an record of the building equivalent to a Level 2 survey, as defined by English Heritage (*Understanding Historic Buildings. A guide to good recording practice*. English Heritage 2006).

3. Archaeological and Historical Background

3.1 The gardeners' bothy lies to the east of an extensive range of buildings located at the northern end of the listed walled kitchen garden to Belvoir Castle (HER Ref. No. MLE12434). The boundary of the walled garden forms the rear wall of the bothy and consequently confers curtilage listed status upon the structure (pers. com. R Spooner). The building is believed to have been built as early 19th century gardeners' accommodation and is proposed for refurbishment as a house. The form and gothic detailing of the bothy range, coupled with its relationship to the walled garden, suggests that the bothy range and walled garden were built at the same time. A later mid C19th gardener's house stands to the north (MLE12433) and is also listed. The bothy is within Belvoir Castle's conservation area and the 'registered park and garden'. As an early C19th estate building, it contributes to both of these designated areas.

3.2 The listing entry describes the walled garden as follows:

Walled kitchen garden to Belvoir Castle, immediately south of the garden house (Formerly listed as walls enclosing kitchen garden), ref.: 1835/32/15/197. Grade: II.

Walled garden. Early C19. Brick with limestone embellishments. Rectangular brick garden with brick cross walls. At intervals are brick piers capped with limestone ogee finials. Many of these finials missing. 4 main entrances marked by a limestone arch between polygonal turrets, the turrets with ogee finials. Thin Gothick decoration on entrance arches and piers.

4 Aims and objectives

4.1 The aim of the work is to complete an appropriate level of historic building recording of the affected structures and their setting. This will pay specific attention to those elements where demolition/conversion and/or alteration are proposed. The work should be undertaken to a standard

that will allow the future interpretation of the buildings within the context for which they were originally designed as well as later uses

5. Methodology

5.1 Building Recording

The building recording will produce a record of all areas of fabric that are to be removed, irreversibly altered or demolished to English Heritage level 2 (2006) prior to the commencement of demolition. The building recording written account will be in accordance with level 2 items 1-7 (4-7 in summary form specifically as they relate to the areas being removed or altered). Sufficient details of physical evidence will be provided to validate interpretations.

The building recording drawn records will be in accordance with level 2 items 2-6 specifically as they relate to the areas of fabric being removed; item 2 will be a general ground floor plan at a scale of 1:50 or 1:100. Unusual constructional features will be recorded in greater detail at specified scales of between 1:1 to 1:50 where appropriate.

The building recording photographic records will be in accordance with level 2 items 1-6 and should cover all general areas specifically the areas of fabric being removed. Items 1-4 and 6 will be as appropriate to the areas of loss and alteration. All areas will be placed within the visual context of the site as a whole and a record will be provided of the interior and exterior of the building within the parameters of Health and Safety, to demonstrate its current form. The primary record will be in Black and white print and colour transparency format supplemented with digital and colour prints as appropriate.

5.1.5 The buildings assessment will be undertaken following the Institute of Field Archaeologist's Code of Conduct and will adhere to their *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*. (IFA S&G). 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 during the visit. Unlimited access to monitor the project will be available to the Client and his representatives, the Conservation Officer, Melton Borough Council, the Team Leader of the Heritage and Resources Team, Leicestershire County Council subject to the health and safety requirements of the site. At least one week's notice will be given prior to commencement of the recording work in order that monitoring arrangements can be made. All monitoring shall be carried out in accordance with the IfA *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*.

7. Report Preparation

7.1 The reports will contain as a minimum:

- non-technical summary
- introductory statements
- aims and purpose of the survey
- methodology
- an objective summary statement of results
- supporting illustrations at appropriate scales
- supporting data, tabulated or in appendices

7.2 The report will be in A4 format and copies will be sent to the Client, LCC HNET, HER and Conservation Officer for Melton Borough council.

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 (2007) and FAME (SCAUM) Health and Safety manual 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 Bibliography

Department of the Environment/Department of National Heritage, 1994. *Planning policy guidance 15: planning and the historic environment*

English Heritage, 2006. *Understanding Historic Buildings*.

Institute of Field Archaeologists, 1999. *By-laws, standards and policy statements of the Institute of Field Archaeologists*

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