

An Historic Building Photographic Survey
Monckton House Barns, Main Street,
Thorpe by Water, Rutland

NGR: SP 8919 9633

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ULAS Report Number 2009-065

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Accession Number OAKRM: 2009.7

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An Historic Building Photographic Survey at Monckton House Barns, Main Street, Thorpe by Water, Rutland. NGR: SP 89199633

Summary

A photographic survey was undertaken by the University of Leicester Archaeological Services (ULAS) at Monckton House Barns, Main Street, Thorpe by Water, Rutland. The survey studied a small complex of 19th century barns and stables adjacent to the large farmhouse of probable 17th century date. The barns are to be converted from their current agricultural use to a domestic house under planning application number FUL/2008/0865.

Because the 19th century barns are good 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 23rd of April 2009 and was carried out by A R Hyam. The report and archive will be deposited with Rutland County Council under Accession Number OAKRM:2009.7

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 complex of c. 19th century barns which are to be converted into domestic accommodation. The barns are located at Monckton House on Main Street, Thorpe by Water, Rutland (NGR: SP8919 9633). The owners have applied for planning permission under planning application number FUL/2008/0865 to convert the buildings from their current agricultural use. When considering the planning application the Senior Planning Archaeologist at Leicestershire County Council recommended that, because the 19th century barns 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.

The barns are located at the southern end of Main Street in the hamlet of Thorpe by Water which is approximately 3km south east of Uppingham (figs. 1 and 2). Main Street finishes at the barns which are set at the edge of a slope which drops down to the south, west and east. The height of the land is approximately 50m above OD.

2. Background

The barns currently consist of three main blocks joined at their ends to create an inverted “s” shape in plan. The two main buildings front onto a yard to the south whilst a stable block runs north westwards (fig. 3). The drawings Ordnance Survey Drawing of 1814 appears to show Monckton House and a detached building to the west although the detail is not clear enough to confidently state what this building is.

The earliest available map of the barns with enough detail is the First Edition Ordnance Survey map of 1889 which shows the existing barns plus an east to west range and another small building which both effectively enclose the south side of the yard (fig. 4). A large building can also be seen to the north west of the barns. The 1958 OS map shows a similar layout and number of buildings, but by 1976 these additional buildings have disappeared leaving the ones existing today (figs. 5 and 6). From the architectural style it would seem that the adjacent house pre-dates the barns by some years and despite being of fairly grand proportions it is still quite clearly a farm house which would have had similar barns associated with it when first built.

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, A McIntosh and P Cox and from ADM Consultancy, 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* (2006) and adhered to their *Standard and Guidance for Archaeological Investigation and Recording of Standing buildings or Structures* (2001). In addition, Leicestershire County Council's *Guidelines and Procedures for Archaeological Work in Leicestershire* was followed.

5. Results

There are three main ranges of buildings which consist of a cattle shed orientated north-west to south-east with a lean-to machinery shed to the west, a south-west to north-east orientated barn and north-west to south-east oriented stables. Measured drawings have been produced by the ADM Consultancy working for the Client and are shown in figure 3. As mentioned above there have been a number of other buildings connected with the barns which appear to have been demolished between 1958 and 1976. It is not known if these were contemporary with the barns in this survey although as all are shown on the 1889 First Edition OS map this seems likely. Key photographs are shown in the main body of this report with a gazetteer and contact sheet of all photographs taken included as Appendices 2 and 3 of the report. The barns are described in a clockwise direction beginning with the north west to south east cattle shed.

The barns and adjacent house form the south western end of Main Street of the small hamlet (figs. 7, 8 and 9). The stockyard would have been enclosed by the buildings shown on the 1889 OS map but their demolition has left it open to the fields and road on the southern and eastern sides (fig. 10). The barns are constructed of coursed limestone and ironstone rubble with some attempt at polychrome banding along the lower courses on the yard elevations. Finer grain limestone, similar to that used in the house, is also used for the quoins, heads of arches and window lintels on the yard elevations indicating that a little more care and expense was taken in their construction. Welsh slate is used for the roofing material instead of the cheaper pan tiles which are often seen in East Leicestershire and Rutland.

North west to south east cattle shed

The cattle shed is a single storey building which was probably built as a cart shed as it has three wide arched openings on its eastern elevation (fig. 11). The northern gable end wall has been rebuilt using breeze blocks and an outer skin of stone whilst the southern gable is beginning to crack and slip down the hillside, possibly due to the demolition of the building to the south. Inside are traces of concrete and steel cattle pens and troughs which have recently been removed to leave an open space (fig. 12). A number of small alcoves are built into the south end of the east, west and south walls; the purpose of these is unknown (fig. 13). At the north end the ridgeline of the roof turns 90° to join the main barn which is on a south west to north east alignment (fig. 14). There is a wide stable door located in the north eastern corner of the building (fig. 15).

Running along the western side of the cattle shed is a narrow lean-to structure described in the architect's plans as a machinery shed (fig. 16). This is clearly a later addition to the cattle shed as the stonework between the two is not continuous and there is a break in the roofline (fig. 17). The northern gable end is open and there is a small doorway at the south western corner. Inside there is an earth floor and a very simple rafter and truss roof (fig. 18).

There is little evidence on the outside wall of the cattle shed of the demolished east to west range. It is possible that the entire gable end has been remodelled after

demolition although the presence of the small alcoves inside suggests that this is not the case. It is possible therefore that the demolished building was not actually attached to the cattle shed.

Main barn

The main barn butts up against the north eastern corner of the cattle shed and appears to be contemporary with it. The main elevation with limestone detailing faces south-east onto the yard (fig. 19). All of the window and door openings appear to be original and no evidence can be seen for any blocked features. The double and single doors leading onto the yard appear to have their original fittings (figs. 20 and 21). Two narrow slit ventilators can be seen one on top of the other at the western end. The barn is divided into three ground floor rooms with a first floor, which appears to be original and may be a hayloft or possibly worker's accommodation, over the easternmost room. An external set of stone steps on the eastern gable end lead up to a doorway to the first floor room (fig. 22). The rear elevation, to the north, has a double and single door matching those on the south with the addition of a hayloft door in the western corner suggesting that a floor has been removed from this half of the building (fig. 23). A slit ventilator similar in style to those on the main elevation is located below the hayloft door. All openings on the northern elevation have limestone lintels. Inside, the westernmost room is open to the roof which has a simple rafter and truss structure (fig. 24). The eastern end of this room has a single height stone wall to create a smaller room within this main room which is accessed via the single doors on each elevation (fig. 25). At the eastern end of the barn is an open stable or cattle pen with brick built troughs and a single wooden partition (figs. 26 and 27).

The single upstairs room appears to have been recently refurbished to create a small studio (fig. 28). The roof structure is the same as in the rest of the barn but the eastern truss has evidence of being used elsewhere as there are a number of redundant mortice holes in it (fig. 29).

Stables

The southern gable end of the stables butts against the north-eastern corner of the main barn (fig. 30). The stonework between the two buildings does not quite match and there is an suggestion of a straight-line joint indicating that the stables are later in date. The western elevation of the stables is fairly plain although the southern half shows some evidence of repointing (fig. 31). The stables are divided into three main rooms with only the southern room retaining its wooden troughs and dividing partition (figs. 32 and 33). The remaining two rooms are currently used as a garage and store room (figs. 34 and 35).

Built onto the northern end of the stables is a smaller outbuilding which is also used as a garage (fig. 36). The gable end has had a rectangular window blocked with stone which can be seen both externally and internally (fig. 37).

6. Discussion

The barns at Monckton House form an interesting group of buildings typical of the better quality agricultural structures that were once common within the local area. Their layout, if taken with the now demolished buildings, would have taken a loose double courtyard form centred around the main barn. This is a fairly typical of a mid 19th century farm layout. Their proximity to the farmhouse and the use of ashlar limestone above the windows and doors indicates that the original builders possessed some wealth and intended to demonstrate this to a certain extent in the barns. The barns appear to have undergone little change during their lifetime although some surrounding structures have been removed within the last fifty or so years. The machinery shed on the west of the complex is clearly a later addition and the cattle shed has been modified from its original use as a cart shed. Of the stable block only the southern room retains the original troughs, fittings and doors whilst the remaining rooms have been modified for use as garages.

7. Archive

The archive consists of:

This report,

2 contact sheets of digital photographs,

1 CD of digital photographs in .jpeg and .tif format plus this report,

2 contact sheets of black and white 35mm photographs,

35mm negatives,

2 A5 handwritten notes taken during the survey.

3 photographic record sheets (digital + 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 V Score. Thanks are also due to the client for arranging access to all areas of the buildings and land.

10. Bibliography

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

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Appendix 1. Figures

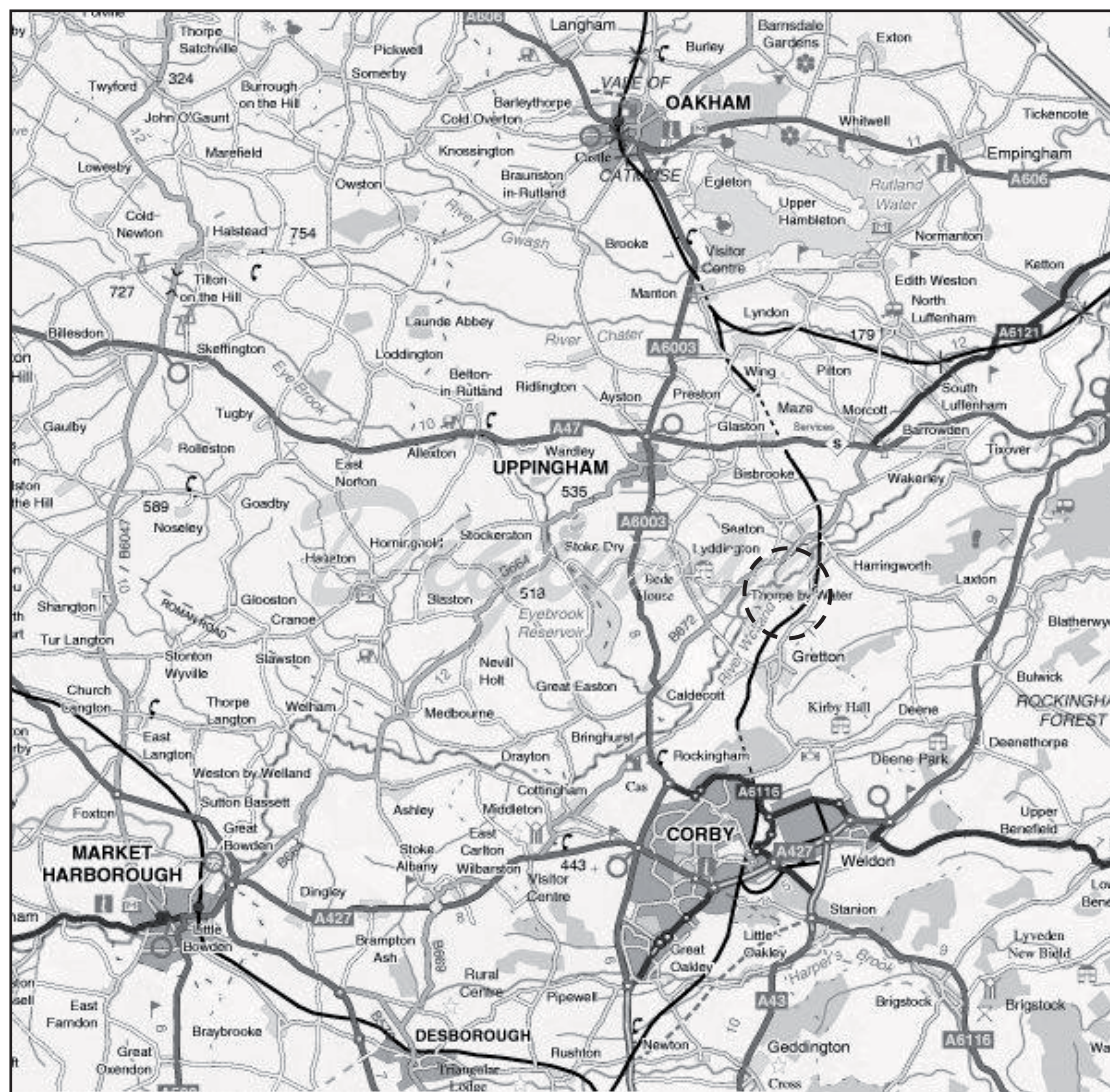


Figure 1: Thorpe by Water location

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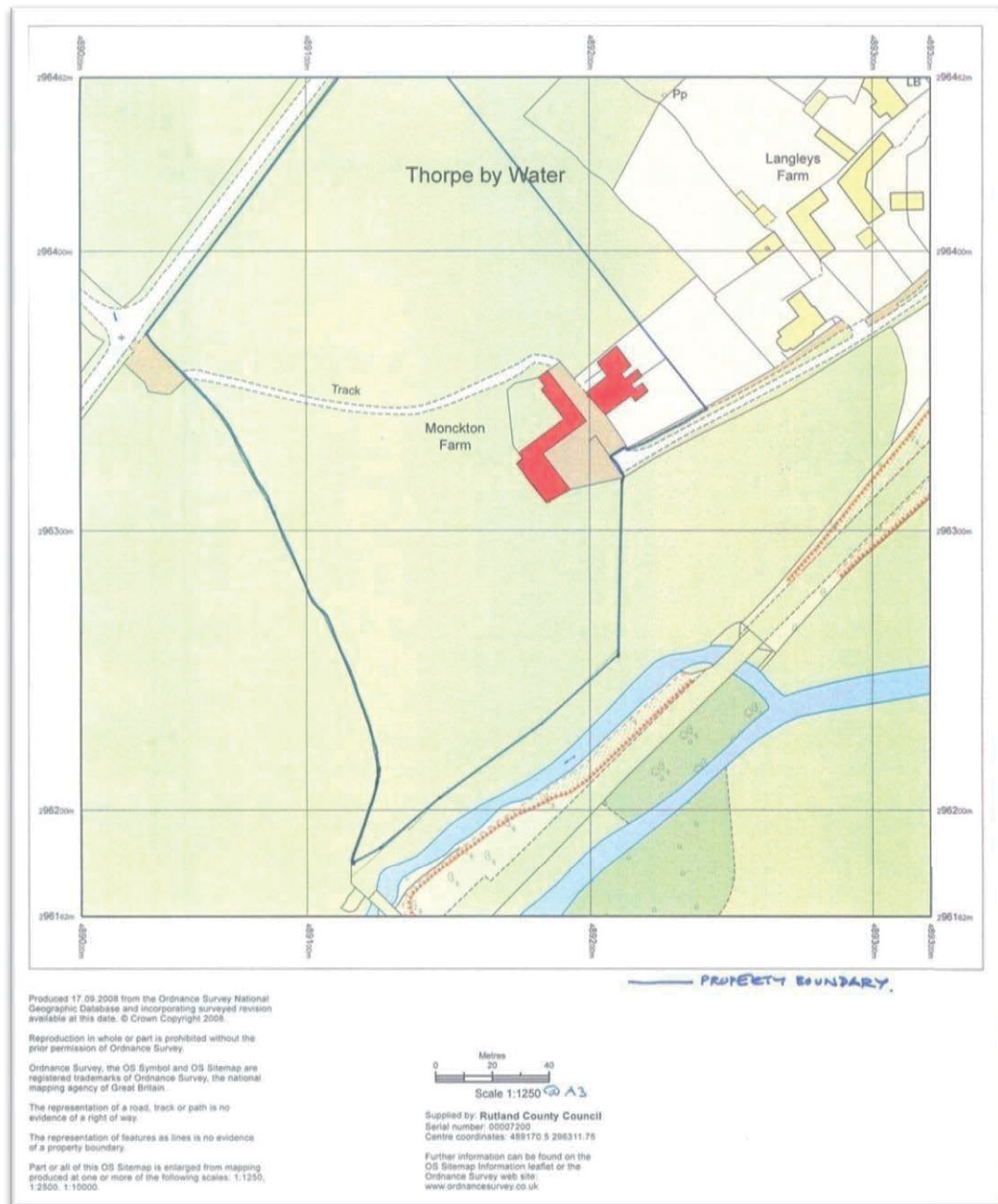


Figure 2: OS map of site
Supplied by client

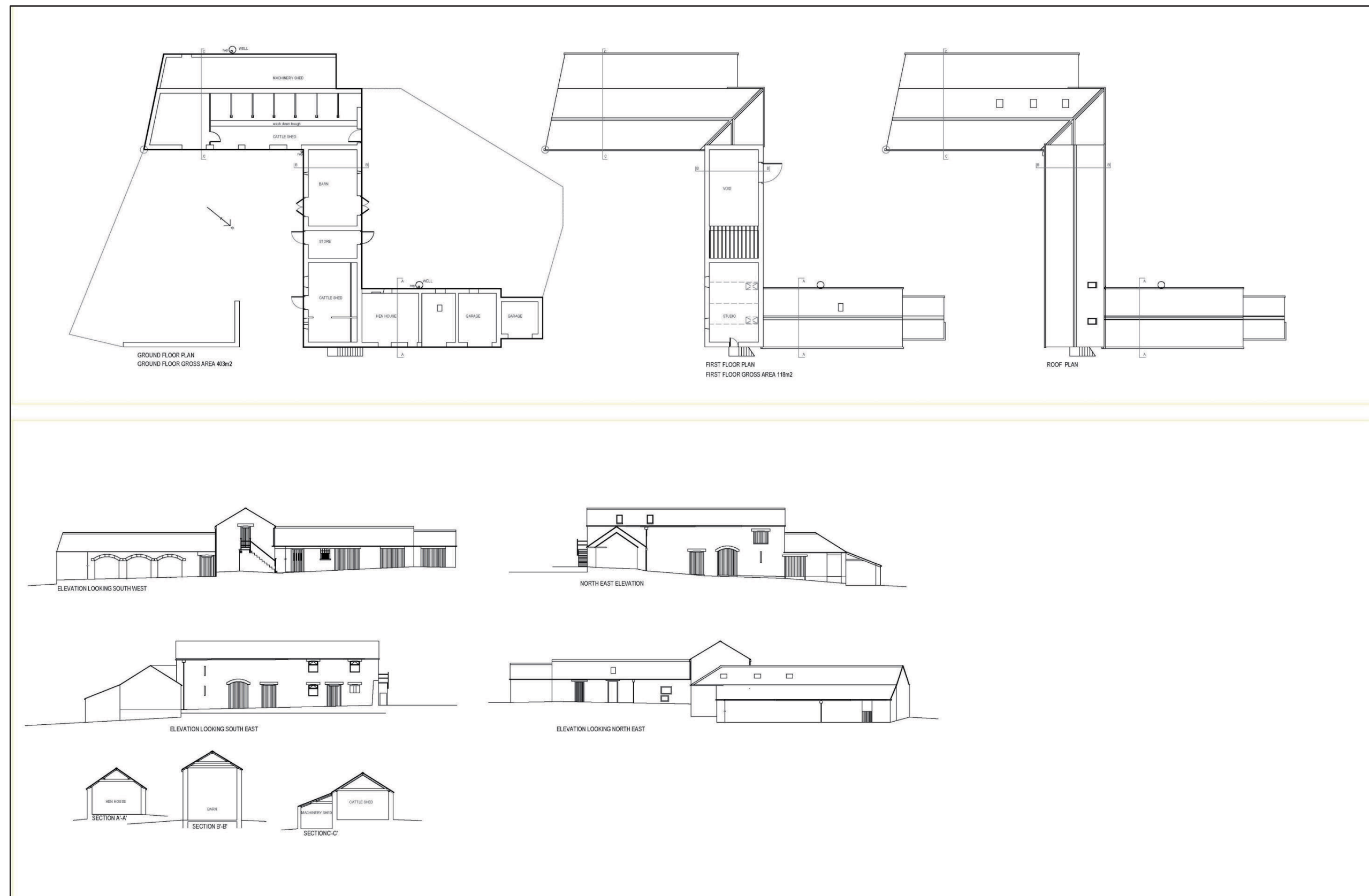


Figure 3: Plans and elevations of barns
Supplied by client



Figure 4: 1889 1st edition Ordnance Survey map

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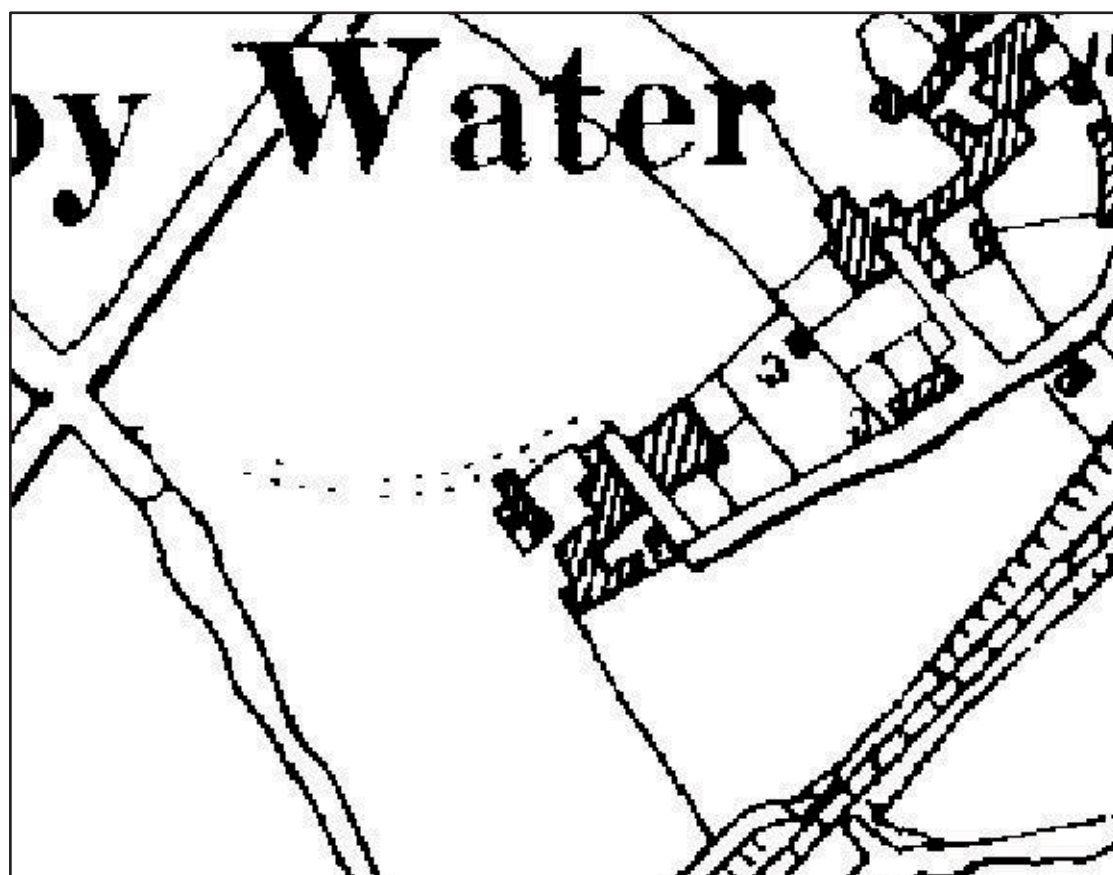


Figure 5: 1958 Ordnance Survey map

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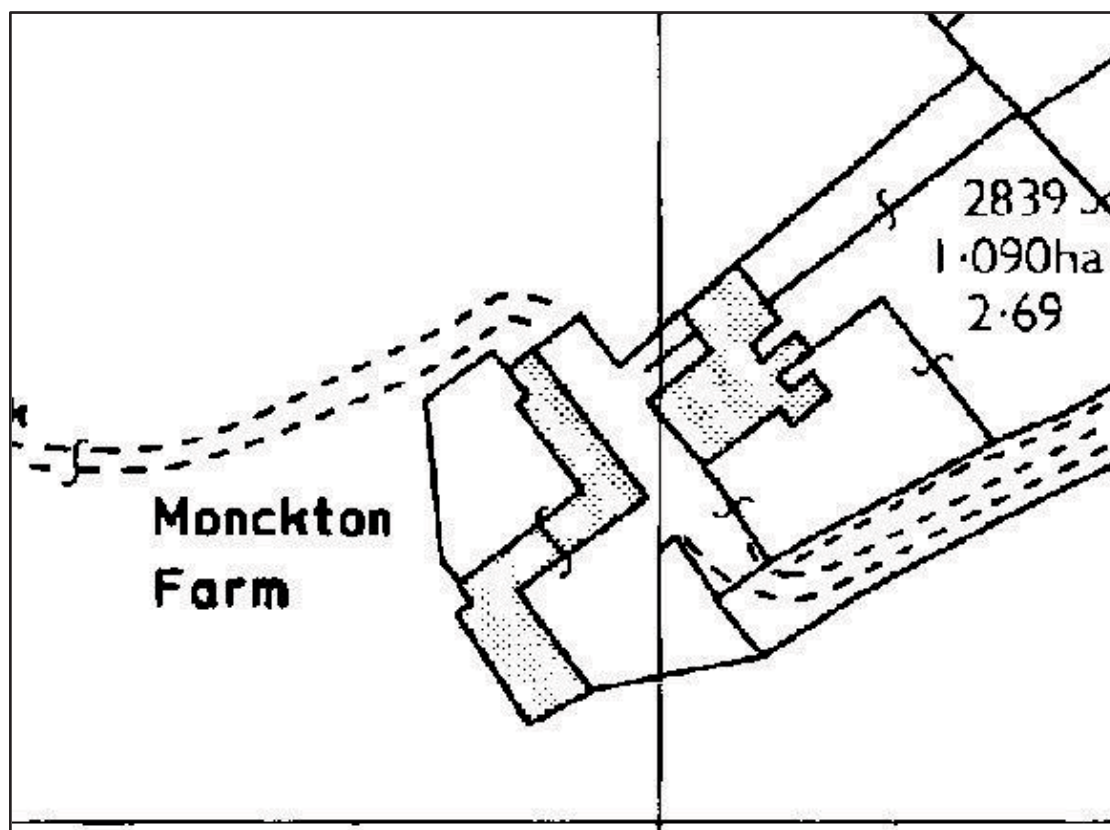


Figure 6: 1976 Ordnance Survey map

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Figure 7: General view of house and barns from Main Street
Looking west.



Figure 8: House and barns from the south
Looking north



Figure 9: House and barns from the west
Looking east



Figure 10: Cattle/cart shed and main barn
Looking west



Figure 11: Cattle/cart shed east elevation
Looking south west. 1.5m scale



Figure 12: Cattle/cart shed interior
Looking south east



Figure 13: South end of cattle/cart shed
Looking south east. 1m scale



Figure 14: Cattle/cart shed roof detail
Looking east



Figure 15: Cattle/cart shed yard door detail
Looking west. 1.5m scale



Figure 16: Machinery shed, west elevation
Looking east



Figure 17: South end of cattle/cart shed and machinery shed
Looking north west



Figure 18: Machinery shed interior
Looking north west



Figure 19: Main barn, south elevation
Looking north west. 1.5m scale



Figure 20: Main barn door detail
Looking north west. 1.5m scale



Figure 21: Main barn door detail
Looking north west. 1.5m scale



Figure 22: Main barn, steps to first floor
Looking west



Figure 23: Main barn, north elevation
Looking south east



Figure 24: Main barn interior, western end
Looking south east



Figure 25: Main barn interior, middle room
Looking north west



Figure 26: Main barn interior, eastern room
Looking west

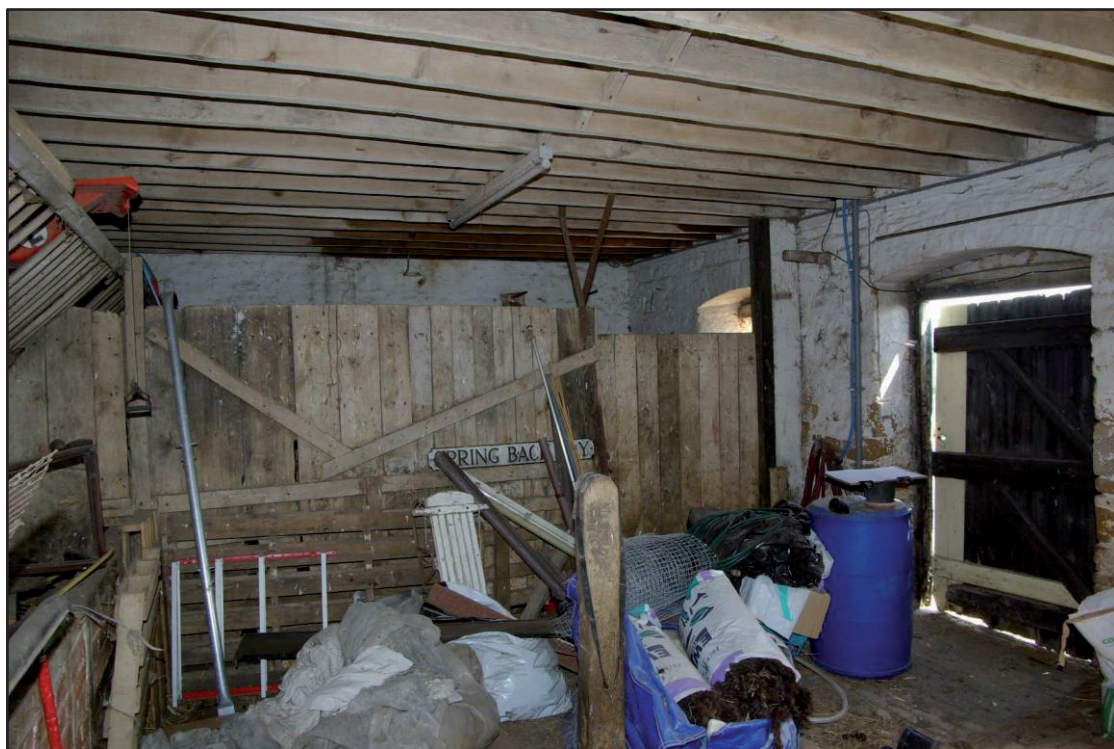


Figure 27: Main barn interior, eastern room
Looking east



Figure 28: Main barn, first floor
Looking east



Figure 29: Main barn first floor truss
Looking west. 1m scale



Figure 30: Stables, east elevation
Looking south west. 1.5m scale



Figure 31: Stables, west elevation
Looking north east

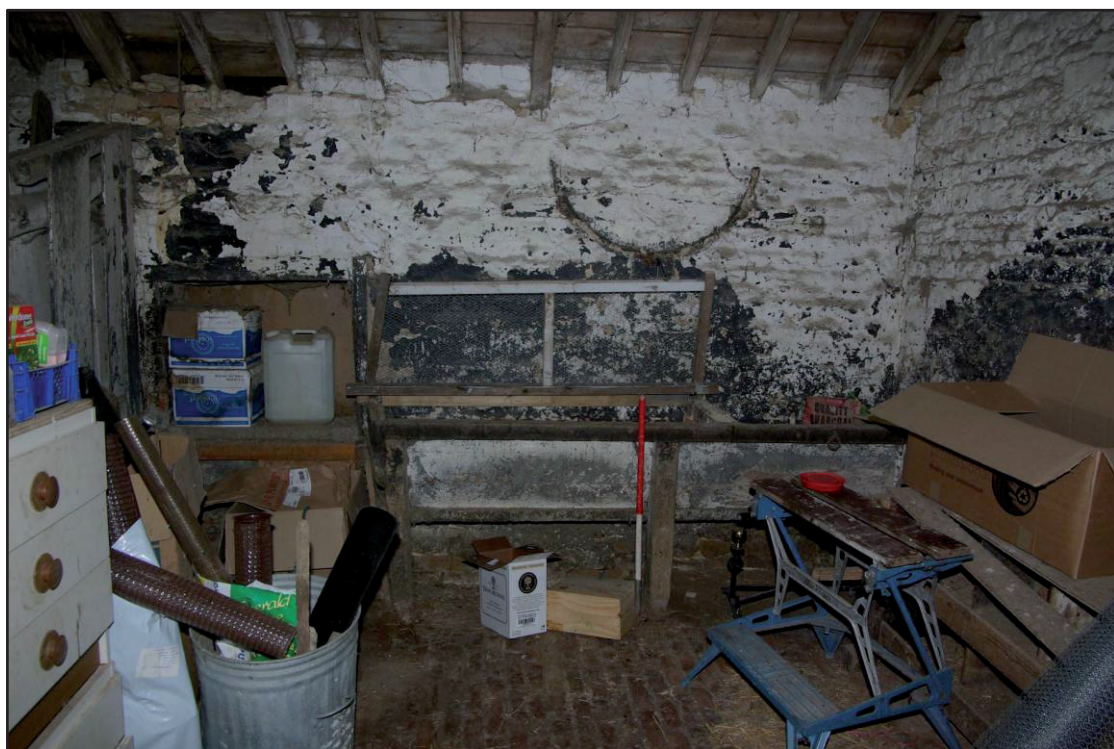


Figure 32: Stable interior
Looking south west. 1m scale



Figure 33: Stable interior
Looking north east



Figure 34: Stable interior, middle room
Looking south west



Figure 35: Stable interior, north room
Looking south west



Figure 36: North gable of stable range
Looking south east. 1m scale



Figure 37: Stable range, end outbuilding
Looking north west

Appendix 2. Gazetteer of all photographs**PHOTO RECORD SHEET OAKRM2009.7 Monckton House barns, Thorpe by Water**

35mm Black and white. Film Number ONE

photo no	description	scale	facing	initials	date
1	record shot			ARH	23.4.09
2	House and barns from Main Street		W	ARH	23.4.09
3	House and barns		N	ARH	23.4.09
4	House and barns		N	ARH	23.4.09
5	House and barns from rear		E	ARH	23.4.09
6	House and barns from rear		S	ARH	23.4.09
7	SW elevation (courtyard area)	1.5M	NE	ARH	23.4.09
8	N E elevation (courtyard area)	1.5M	SW	ARH	23.4.09
9	Courtyard elevations	1.5M	E	ARH	23.4.09
10	error			ARH	23.4.09
11	Stables to north		SW	ARH	23.4.09
12	Steps to 1st floor of main barn	1.5M	S	ARH	23.4.09
13	S gable end of cart shed		NW	ARH	23.4.09
14	W elevation of machine shed	1.5M	NE	ARH	23.4.09
15	N end of machine and cart sheds		SE	ARH	23.4.09
16	N elevation of main barn		SE	ARH	23.4.09
17	W elevation of stables		E	ARH	23.4.09
18	N gable end of stables	1M	SE	ARH	23.4.09
19	1st floor of main barn		W	ARH	23.4.09
20	1st floor of main barn		E	ARH	23.4.09
21	1st floor of main barn (E truss with mortice holes)	1M	W	ARH	23.4.09
22	South end of stable block		W	ARH	23.4.09
23	South end of stable block		E	ARH	23.4.09
24	South end of stable block (feed trough)		W	ARH	23.4.09
25	Middle room of stable block (now a garage)		W	ARH	23.4.09
26	N end of stable block (now a garage)		SW	ARH	23.4.09
27	Outhouse at end of stable block		NW	ARH	23.4.09
28	Outhouse at end of stable block		SW	ARH	23.4.09
29	Machine shed		S	ARH	23.4.09
30	Machine shed		N	ARH	23.4.09
31	Niches in SE corner of cart shed	1M	E	ARH	23.4.09
32	S gable end of cart shed	1M	SE	ARH	23.4.09
33	Cart shed		NW	ARH	23.4.09
34	Cart shed		SE	ARH	23.4.09
35	Internal junction of cart shed and main barn roofs		E	ARH	23.4.09
36	Main barn W half (full height room)		W	ARH	23.4.09

PHOTO RECORD SHEET OAKRM2009.7 Monckton House barns, Thorpe by Water

35mm Black and white. Film Number TWO

photo no	description	scale	facing	initials	date
1	Record shot			ARH	23.4.09
2	Main barn W half (full height room)		S	ARH	23.4.09
3	Main barn W half (full height room)		NE	ARH	23.4.09
4	Central store room in main barn		NW	ARH	23.4.09
5	Central store room in main barn		SE	ARH	23.4.09
6	East end of main barn (ground floor)		E	ARH	23.4.09
7	East end of main barn (ground floor) (troughs)	1M	E	ARH	23.4.09
8	East end of main barn (ground floor)		SE	ARH	23.4.09
9	East end of main barn (ground floor)		N	ARH	23.4.09
10	East end of main barn (ground floor)		S	ARH	23.4.09
11	N elevation of stables	1M	S	ARH	23.4.09
12	N elevation of main barn		S	ARH	23.4.09
13	N elevation of main barn		S	ARH	23.4.09
14	Courtyard		SW	ARH	23.4.10
15	Up driveway from Main St		NW	ARH	23.4.11
16	Main barn. Courtyard centre door detail	1.5M	NW	ARH	23.4.12
17	Main barn. Courtyard West door detail	1.5M	NW	ARH	23.4.13
18	Cart shed. Courtyard North door detail	1.5M	W	ARH	23.4.14
19	House and barns from West		E	ARH	23.4.15
20	E side of stables, wall detail	1.5M	W	ARH	23.4.16

PHOTO RECORD SHEET OAKRM2009.7 Monckton House barns, Thorpe by Water

Digital colour photographs.

photo no	description	scale	facing	initials	date
1	record shot			ARH	23.4.09
2	House and barns from Main Street		W	ARH	23.4.09
3	House and barns		N	ARH	23.4.09
4	House and barns		N	ARH	23.4.09
5	House and barns from rear		E	ARH	23.4.09
6	House and barns from rear		S	ARH	23.4.09
7	SW elevation (courtyard area)	1.5M	NE	ARH	23.4.09
8	N E elevation (courtyard area)	1.5M	SW	ARH	23.4.09
9	Courtyard elevations	1.5M	E	ARH	23.4.09
10	Stables to north		E	ARH	23.4.09
11	Stables to north		SW	ARH	23.4.09
12	Steps to 1st floor of main barn	1.5M	S	ARH	23.4.09
13	S gable end of cart shed		NW	ARH	23.4.09
14	W elevation of machine shed	1.5M	NE	ARH	23.4.09
15	N end of machine and cart sheds		SE	ARH	23.4.09
16	N elevation of main barn		SE	ARH	23.4.09

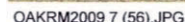
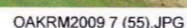
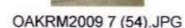
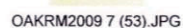
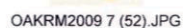
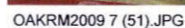
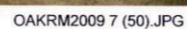
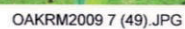
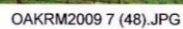
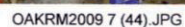
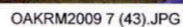
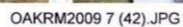
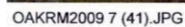
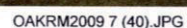
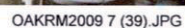
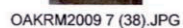
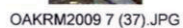
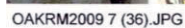
PHOTO RECORD SHEET OAKRM2009.7 Monckton House barns, Thorpe by Water

Digital colour photographs continued.

17	W elevation of stables		E	ARH	23.4.09
18	N gable end of stables	1M	SE	ARH	23.4.09
19	1st floor of main barn		W	ARH	23.4.09
20	1st floor of main barn		E	ARH	23.4.09
21	1st floor of main barn (E truss with mortice holes)	1M	W	ARH	23.4.09
22	South end of stable block		W	ARH	23.4.09
23	South end of stable block		E	ARH	23.4.09
24	South end of stable block (feed trough)		W	ARH	23.4.09
25	Middle room of stable block (now a garage)		W	ARH	23.4.09
26	N end of stable block (now a garage)		SW	ARH	23.4.09
27	Outhouse at end of stable block		NW	ARH	23.4.09
28	Outhouse at end of stable block		SW	ARH	23.4.09
29	Machine shed		S	ARH	23.4.09
30	Machine shed		N	ARH	23.4.09
31	Niches in SE corner of cart shed	1M	E	ARH	23.4.09
32	S gable end of cart shed	1M	SE	ARH	23.4.09
33	Cart shed		NW	ARH	23.4.09
34	Cart shed		SE	ARH	23.4.09
35	Internal junction of cart shed and main barn roofs		E	ARH	23.4.09
36	Main barn W half (full height room)		W	ARH	23.4.09
37	Main barn W half (full height room)		S	ARH	23.4.09
38	Main barn W half (full height room)		NE	ARH	23.4.09
39	Central store room in main barn		NW	ARH	23.4.09
40	Central store room in main barn		SE	ARH	23.4.09
41	East end of main barn (ground floor)		E	ARH	23.4.09
42	East end of main barn (ground floor) (troughs)	1M	E	ARH	23.4.09
43	East end of main barn (ground floor)		SE	ARH	23.4.09
44	East end of main barn (ground floor)		N	ARH	23.4.09
45	East end of main barn (ground floor)		S	ARH	23.4.09
46	N end of stables		S	ARH	23.4.09
47	N elevation of main barn	1M	S	ARH	23.4.09
49	N elevation of main barn		S	ARH	23.4.09
50	Courtyard		SW	ARH	23.4.10
51	Up driveway from Main St		NW	ARH	23.4.11
52	Main barn. Courtyard centre door detail	1.5M	NW	ARH	23.4.12
53	Main barn. Courtyard West door detail	1.5M	NW	ARH	23.4.13
54	Cart shed. Courtyard North door detail	1.5M	W	ARH	23.4.14
55	House and barns from West		E	ARH	23.4.15
56	E side of stables, wall detail	1.5M	W	ARH	23.4.16

Appendix 3. Contact sheet of all photographs





Appendix 4. OASIS Information

INFORMATION REQUIRED	
Project Name	Monckton House Barns
Project Type	Photographic Survey
Project Manager	A Hyam
Project Supervisor	V Score
Previous/Future work	None
Current Land Use	Agricultural buildings
Development Type	Residential
Reason for Investigation	PPG15, 16
Position in the Planning Process	As a condition
Site Co ordinates	SP8919 9633
Start/end dates of field work	23.04.2009
Archive Recipient	Rutland County Council
Study Area	200m ²