



University of
Leicester

Archaeological Services

**An Historic Building
Photographic Survey at
Cophill Farm,
Launde Road, Loddington,
Leicestershire.
NGR: SK 798 031**

Andrew Hyam



ULAS Report No. 2009-146
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**An Historic Building
Photographic Survey at
Cophill Farm,
Launde Road, Loddington,
Leicestershire.**

NGR: SK798 031

Andrew Hyam

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An Historic Building Photographic Survey at Copthill Farm, Launde Road, Loddington, Leicestershire.

Andrew Hyam

Summary

A photographic survey was undertaken by The University of Leicester Archaeological Services (ULAS) at Copthill Farm, Launde Road, Loddington Leicestershire in the parish of Launde. The survey studied two barns, located within a larger farm complex. The barns are currently used as stables but were originally built to house a range of horses, cattle and implements. They are to be converted into one residential unit associated with a new usage of the farm (planning application No: 06/01425/FUL).

Because the mid to late 19th century barns and associated buildings 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 14th of October 2009 and was carried out by A R Hyam. The report and archive will be deposited with Leicestershire County Council under Accession Number XA196.2009

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 two c.19th century barns which are to be converted and joined via a short extension to form a single domestic dwelling. The buildings are located at Copthill Farm, Launde Road, Loddington, Leicestershire (NGR SK 798 031). The client has applied under planning application number 06/01425/FUL: *Demolition of agricultural buildings and barn conversion to create 1 residential unit (revised scheme of 06/01099/FUL), Copt Hill Farm, Launde Road, Loddington, Leicestershire.* When considering the planning application the Senior Planning Archaeologist at Leicestershire County Council recommended that, because the 19th century barns are diminishing examples 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.

Copthill Farm is located approximately 8km south-west of Oakham and 7km north-west of Uppingham which are the nearest centres of population. The farm is located on the eastern side of Launde Road and is approximately mid-way between Launde Abbey and the village of Loddington (fig. 1). The site is situated towards the top of a slope dropping down a valley leading towards Loddington. The farm lies on an

outcrop of Northampton Sand surrounded by Whitby Mudstone bedrock. The barns are at approximately 190m above OD.

Background

Presently the farm consists of a substantial farmhouse with a long barn/stable (Barn B) attached to its south-eastern end. A similar sized barn (Barn A) runs to the north of the first barn with a two-storey cottage at its western end. A large rectangular open-sided barn fills the former yard in between the two barns (figs. 2, 3, 4, 5, 6 and 7). A small range linking Barn A to Barn B will be constructed to allow the two barns to be converted into a single dwelling. This spur will be built on the same alignment as a small pig-pen extending from the north-eastern side of the farmhouse. Close to the north-eastern corner of Barn B is a large rectangular modern barn which it is planned to relocate during the proposed development work. To the north-east of these is a complex of barns grouped together to form a large unit. Most of the modern components of this barn will eventually be removed in order to restore and convert the original core building.

The First Edition Ordnance Survey County Series map published in 1892 shows the farmhouse, pig-pen, Barns A and B and the original portion of the north-eastern barn, which is a brick built cart shed, already in position. The same general layout continues with little change up to the final edition of the County Series in 1952. The National Grid 1:2500 map published in 1960 shows the new open-fronted barn inserted between Barns A and B but no changes to the original north-eastern barn. It is only by the 1987 edition that this barn appears to have been extended to create the complex seen today. The large barn close to the north-east corner of Barn B also appears to have been constructed around this time.

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.

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 Collie, and Fisher German Chartered Surveyors were used. 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.

Results

As mentioned the main subjects of the survey are two north-west to south-east single-storey barns constructed either side of a small courtyard (see figure 18). Measured drawings of the buildings have been produced by Fisher German Chartered Surveyors that show the key components of the buildings and have been used as the basis of this survey. Closely associated with the barns are the ironstone farmhouse at the north-western end of Barn B and a smaller cottage at the north-western end of Barn A (fig. 8). The farmhouse appears to be of early 19th date although most of it is rendered making detailed inspection difficult (fig. 9). A single storey ironstone outbuilding extends from the south-eastern gable end wall of the farmhouse. On the north-eastern wall of the farmhouse extension a small two-bay pig-pen has been constructed to form the north-western end of the yard using coursed ironstone rubble with doors facing south-east into the courtyard (fig. 10). The two storey cottage is constructed using coursed ironstone rubble for the ground floor south-west wall and handmade brick for the first floor and all other elevations. It has a brick-built extension with a catslide roof on the north-eastern side. It seems likely that this building has been created from the original west end of Barn A, or a similarly constructed building, by the addition of a second storey and extending northwards (fig. 11). It would appear that this change took place before 1892 as the present outline can be seen on the first Edition OS map.

Although not part of this survey photographs were also taken of the cart shed to the north-east of the barns in order to complete the photographic archive. The results are not discussed in this report but the photographs are shown in the contact sheets in Appendix 2.

Barn A

Barn A is the northernmost of the two barns being surveyed. The two storey cottage is located at the north-eastern end of the barn as discussed (fig. 12). The single-storey Barn A made from coursed ironstone rubble butts up against the south-eastern side of

the cottage. The roof covering of the barn is of relatively modern corrugated asbestos sheet with blue ceramic ridge tiles. The first part of Barn A has already been converted into a bathroom and outhouse for the adjacent cottage and therefore does not form part of the proposed development work.

South-west elevation

This elevation faces what would originally have formed an elongated courtyard opening out onto fields at the south-eastern end (fig.13). A straight line joint between the barn and the ironstone cottage wall indicates that it is either of a later date or that an open-bay has been filled in that once extended as far as a second straight line joint 6m to the east (fig.14). Four doors pierce this elevation at irregular intervals. From west to east, the first door has a plank and batten door with handmade brick reinforcement around the jambs. The door has a plain wrought iron latch. The wall appears to be unmarked as far as the next door which is a $\frac{3}{4}$ height plank and batten door. The iron hinges have spearhead style decorative ends of the same pattern seen on the pig-pen doors which may indicate a similar construction date (fig. 15). A small window at eaves height between the second and third doors appears to be original and has a wooden frame and concrete sill. The third door is a modern replacement with modern fittings set within the original opening which has brick reinforced jambs. To the east of the third door is a second window at eaves height again with a wooden frame and concrete sill. The window extends almost as far as a straight line joint in the stonework. Beyond this joint is the fourth and easternmost door. The flat strap hinges have decorative incised fullers at their ends and the handmade latch has a Saltaire cross detail which is a commonly used apotropaic mark (fig. 16). Such decorative features went out of use in the 18th century, however the latch is attached to the door by Phillips screws and is therefore likely to be a reclaimed fitting from an earlier door. A pillar made of rounded bricks forms the eastern door jamb beyond which larger sized bricks infill what appears to have been a large opening extending to the stone built south-east corner of the barn (fig. 17).

South-east elevation

This end of the barn, facing out towards the open fields, is completely open with an ironstone pillar on the south-west corner and a brick and stone pillar to the north-east (fig. 18). Two substantial wooden posts either side of the opening help support the gable ended roof structure. The open nature of this end and the proximity to the fields suggests that this end of the barn was used as a small cart or implement shed.

North-east elevation

Most of the north-east elevation is obscured by the modern barn built up against the wall of Barn A (fig. 19). It is proposed that this later barn will be dismantled and moved to a position to the north-east of the present complex. Currently the ground level of the concrete yard is approximately half way up the wall of Barn A. However the presence of two doorways in the north-west elevation suggests that the ground was slightly lower and that it has been remodelled to create a level platform on which to build the later barn. The eastern doorway is completely blocked by the later barn and cannot be seen from the outside at all. The western door can still be seen but is currently unusable as the lower half has been blocked with concrete presumably to prevent rainwater washing down into the barn (fig. 20).

Internal details

The barn was originally constructed with seven bays but two of the roof trusses have been removed at some stage. At each roof truss low wooden fences divide each bay to create loose boxes presently used for horses and storage but likely to have been designed for cattle. The first bay, at the west end, has a brick wall to the west dividing the barn from the cottage outbuilding (figs. 21 and 22). The straight line joint seen on the south-west elevation can be seen on the inside and on the north wall although the purpose of this is not clear. A slit window on the north wall mirrors the one already noted on the south wall. The blocked doorway to the north-east can be seen on the north wall still with the wooden door in place. The floor is of red brick and is badly worn. The roof truss at this point is of a different pattern to the remaining three in this barn. Here raking queen struts from the truss support a collar onto which the purlins sit without the use of a principal rafter (fig. 23). The remaining trusses are of typical later 19th century agricultural design with a king post bolted to the truss. Raking struts joined to the king post support the principals with cleated purlins on their upper faces (fig. 24).

The second bay, from the west, has a straight line joint in the stonework directly opposite the doorway (fig. 25). There is no apparent reason for this and the later barn blocks the outside wall preventing further inspection. As with the first bay this bay has a brick floor (fig. 26).

The third bay is of double length as a roof truss has been removed leaving holes in the wall where it was seated in. The purlins have been rather crudely supported by two lengths of L-section iron being bolted to each side but are sagging quite badly. The doorway on the north wall that is obscured by the later barn has been bricked up leaving just the recess and step (figs. 27 and 28).

The fourth and fifth bays form an open space which has an earth and cement floor. Another roof truss has been removed leaving the purlins to be supported by more lengths of L-section iron (fig. 29). Large diameter circular pipes set at eaves height on the north wall form what appears to be a row of ventilation holes (fig. 30). The south-eastern gable end is open, as mentioned, and has a modern corrugated sheet metal gate set between the two wooden posts (fig. 31).

Barn B

The single-storey ironstone outbuilding attached to the south-eastern end of the farmhouse butts up against the north-western end of Barn B and follows the same building line along its south-western elevation. Barn B is stepped in slightly from the outbuilding along its north-eastern elevation. The barn is built from handmade bricks with a corrugated asbestos sheet roof covering. The western end bay of the barn forms a small annexe to the farmhouse outbuilding and therefore is not included within the proposed development work. The client extensively refurbished the interior of the barn in the 1980s to provide up to date stable accommodation.

South-west elevation

Five small wooden framed windows break the otherwise plain red brick wall (fig. 32). The ground level drops away quite steeply from the barn and would therefore make any doorways unusable (fig. 33). The handmade bricks, laid in an English Garden

Wall bond, are weathering quite badly in places showing that some have a hollow core possibly used for insulation properties (fig. 34). A wood and glass lean-to greenhouse was attached to the south-western corner but is in a state of disrepair.

South-east elevation

Most of this gable end has been rendered with only a few of the lower courses of brick showing (fig. 35).

North-east elevation

The elevation is divided into six bays with rounded brick pillars separating each bay except for the final eastern bay which appears to have been rebuilt (figs. 36 and 37). The rounded pillars are original but the brick infill between them in the first five bays was added by the client to create individual loose boxes with modern doors. Originally the barn would have had an open front to each bay.

Internal details

At the same time as the brick infill to the north-eastern elevation was added each bay was divided by a breeze block partition wall (fig. 38). Each partition wall has a rectangular window with bars and extends as high as the lower face of the roof trusses. The roof structure consists of two queen posts and a central collar. Cleated purlins sit on the outer face of two raking struts (fig. 39). All of the rooms are the same and have a modern concrete floor and a fixed glazed window on the south-west wall (fig. 40). A small rectangular window located in the gable of the south-east wall has been bricked up (fig. 41).

Discussion

The two barns at Copthill farm are an interesting example of what were once commonplace agricultural buildings within the region. As originally built it would appear that the two barns formed the main sides of a rectangular courtyard opening out to the fields in the south-east. The pig-pens formed the partial north-eastern end of the yard with a small open yard to the north of the farmhouse. The cart shed appears to have stood alone to the north-east of this group. Gradual infill, mostly during the latter half of the 20th century, has significantly changed the appearance of the farm complex.

Barn A has undergone a number of changes the most important of which was the alteration at the west end to create the two storey cottage. This change must have taken place shortly before the first edition Ordnance Survey map was produced as the style and choice of brick used point towards a later 19th century construction date. The roof structure of the barn suggests a mid to late 19th century construction date so it would appear that the barn was relatively new when the cottage was added. The earlier style of roof truss at the western end of the barn may be re-used from an earlier building. The changes in ground level to the north of Barn A are a clear attempt at producing a level surface for the modern barn and would have taken place within the last 50 years. The matching spear-headed door hinges on both Barn A and the pig-pens and the use of ironstone rubble suggests a contemporary date although care should be exercised as other door fittings within this range do seem to have been rescued from elsewhere. The corrugated asbestos roof is a relatively modern replacement and infers that the original covering was in a poor state of repair. A

leaking roof may rot the roof timbers which could account for the two missing trusses that would not need to be replaced if such a lightweight asbestos roof was added.

The brick built Barn B is of a completely different style to Barn A and the adjacent outbuildings and so suggests a different, probably later, construction date. The cart shed, to the north-east, is also built from brick and so may be of a similar date indicating a later phase of expansion to the farm. The later 19th century roof structure does however suggest that the building shown on the 1892 OS map is indeed Barn B. The corrugated asbestos roof is a later replacement and was probably added when Barn A was re-roofed.

Because most of the internal fittings from both barns have been removed it is difficult to state exactly what the function of each would be. However, a typical arrangement would be for stables and looseboxes opening out onto the central yard. The eastern end of Barn A also appears to have been a small cart or implement shed which was soon replaced by the larger cart shed to the north-east.

The imposition of the large open barn into the courtyard has caused the original plan to be lost and removal of this would help to bring back the idea of a planned courtyard farm.

Archive

The archive consists of:

This report,

3 contact sheets of 78 digital photographs,

1 cd of 77 digital photographs and this report,

2 contact sheets of 68 black and white 35mm photographs,

35mm negatives,

6 A5 handwritten notes taken during the survey,

3 photographic record sheets.

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.

Acknowledgements

The project was managed by P Clay. The fieldwork was undertaken by A Hyam.

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Appendix 1 Figures

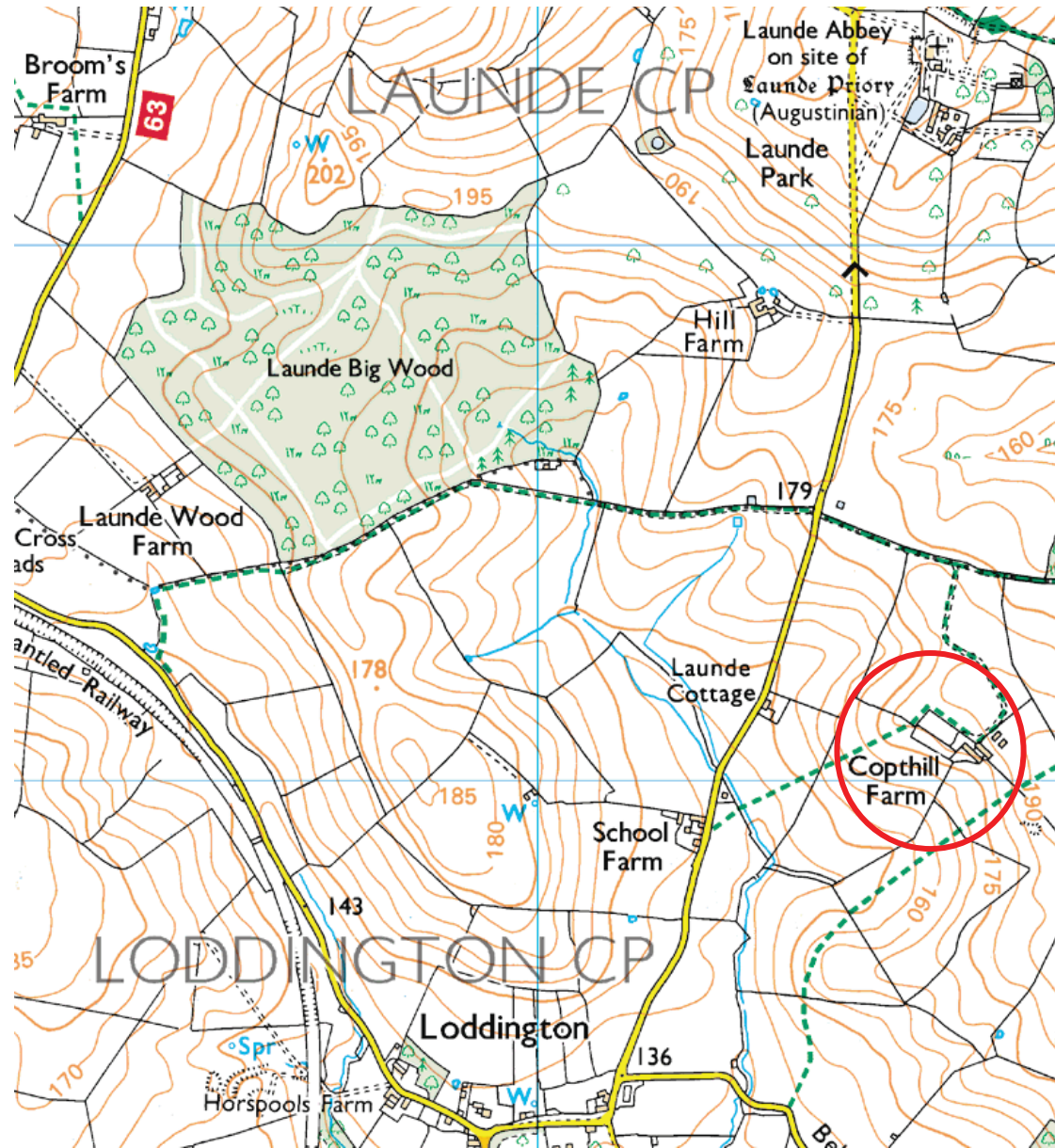


Figure 1 Location of Copthill Farm

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Figure 2 Site layout
Supplied by client

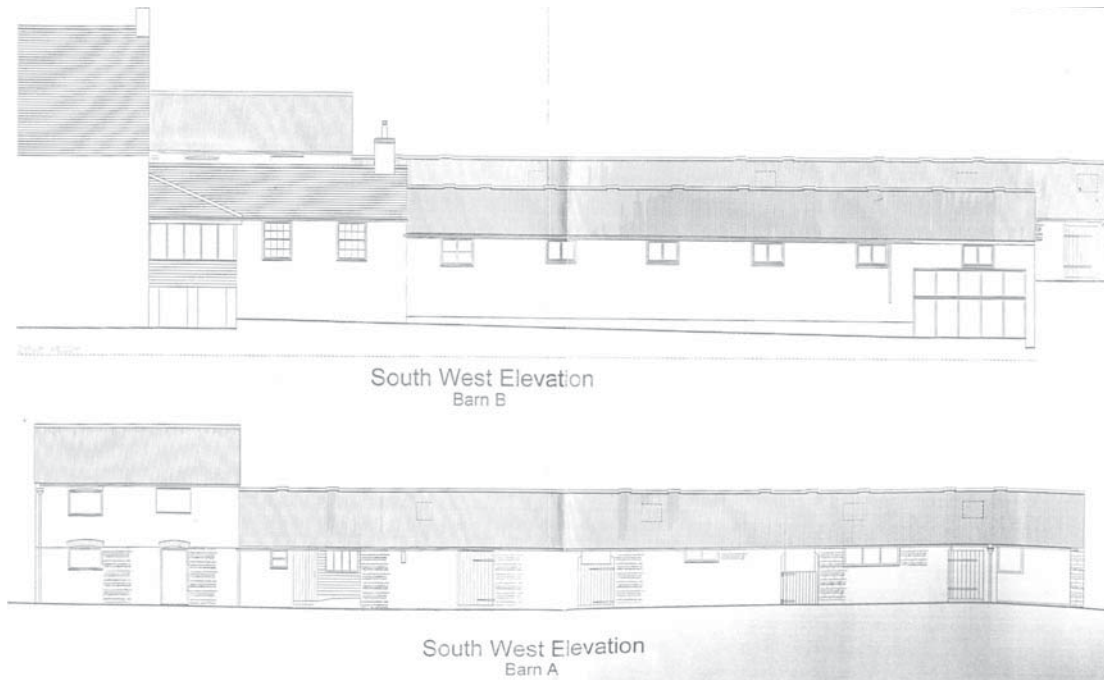


Figure 3 South-west elevations of Barns A and B
Supplied by client

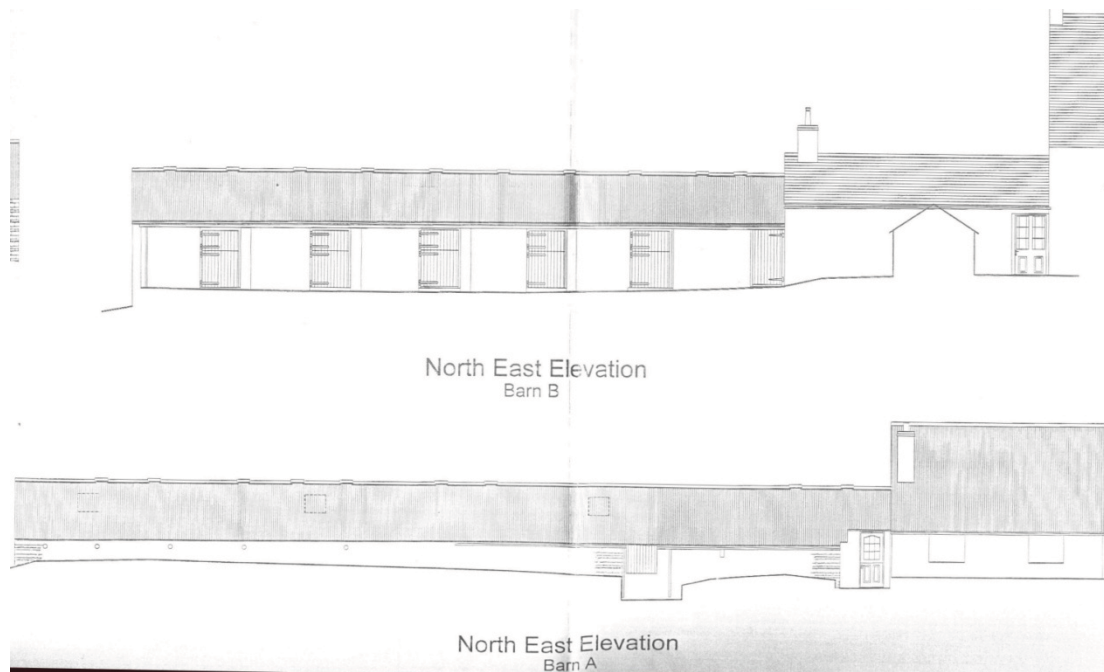


Figure 4 North-east elevations of Barns A and B
Supplied by client

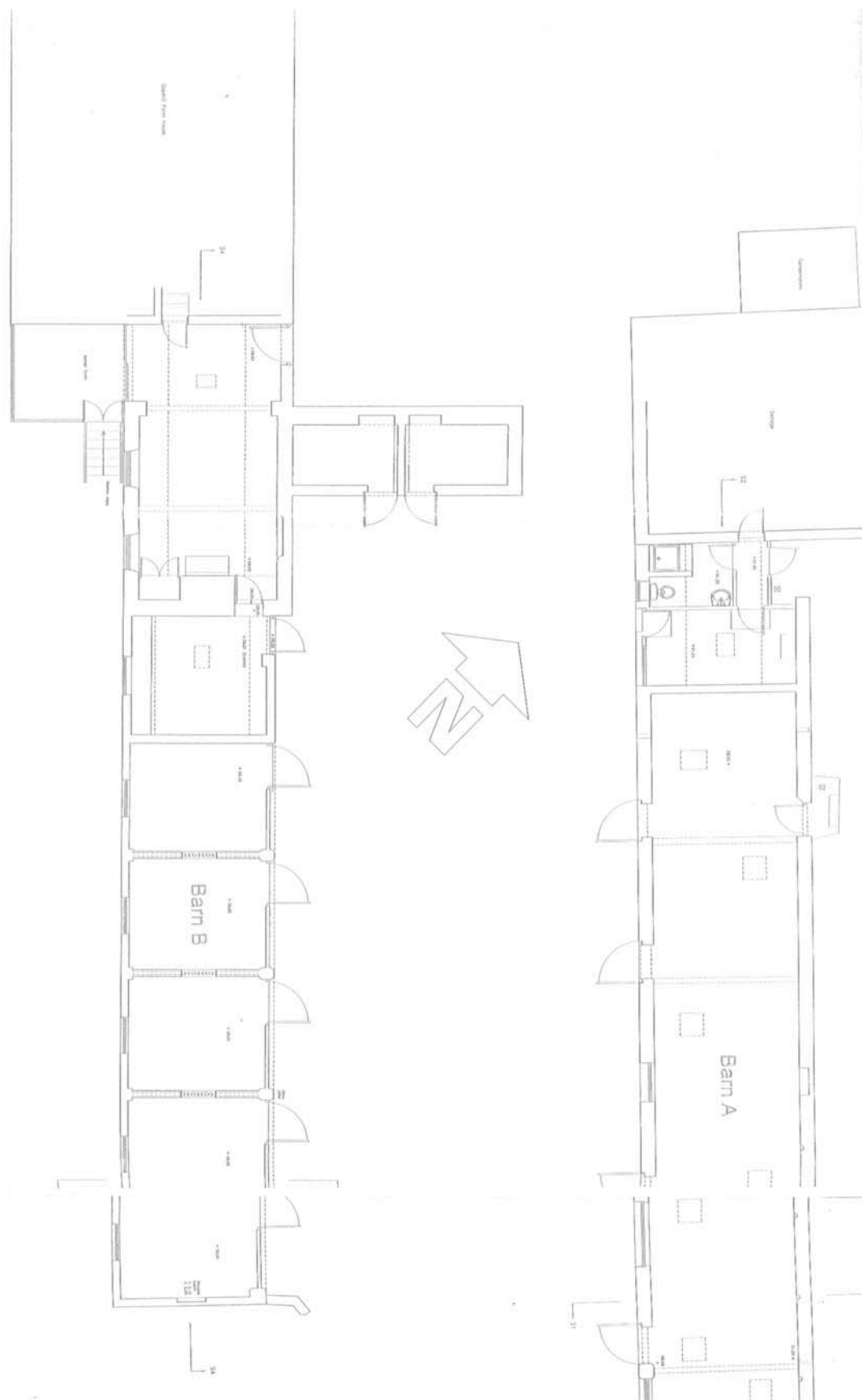


Figure 5 Plans of Barns A and B
Supplied by client



Figure 6 Copthill Farm
Looking NW. Farmhouse on extreme left of picture, cart shed on right.



Figure 7 Barns A and B
Looking N. Barn B in foreground.



Figure 8 Farmhouse and cottage
Looking south



Figure 9 SW elevation of farmhouse and Barn B
Looking east.



Figure 10 Farmhouse, extension and pig-pen
Looking west. 1.5m scale.



Figure 11 Cottage and SW elevation of Barn A
Looking east. Modern courtyard barn on right of picture.



Figure 12 SW elevation of Barn A
Looking east.



Figure 13 SW elevation of Barn A
Looking north-west.



Figure 14 Barn A. Straight line joint
Looking east. 1.5m scale



Figure 15 Barn A door hinge detail
0.3m scale.



Figure 16 Barn A hinge and latch detail
0.3m scale.



Figure 17 Barn A east end
Looking north-east. 1.5m scale.



Figure 18 Barn A SE elevation
Looking north-west. Barn B to left of picture.



Figure 19 Barn A NE elevation
Looking south.



Figure 20 Barn A NE blocked doorway
Looking south-west. 1.5m scale.



Figure 21 Barn A western end bay
Looking north. 1.5m scale.



Figure 22 Barn A western end bay
Looking south.



Figure 23 Barn A western bay roof structure
Looking south-east.



Figure 24 Barn A roof structure
Looking south-east.



Figure 25 Barn A second bay and straight line joint
Looking north-east. 1.5m scale.



Figure 26 Barn A second bay
Looking south.



Figure 27 Barn A blocked doorway and missing roof truss
Looking north. 1.5m scale.



Figure 28 Barn A third bay
Looking south. 1.5m scale.



Figure 29 Barn A fourth and fifth bays and missing roof truss
Looking south-east.



Figure 30 Barn A east end bay
Looking north-east. 1.5m scale.



Figure 31 Barn A east end bay
Looking west.



Figure 32 Barn B SW elevation
Looking north-east.



Figure 33 Barn B and farmhouse
Looking north



Figure 34 Barn B example of hollow brick



Figure 35 Barn B SE gable end
Looking north-west.



Figure 36 Barn B NE elevation
Looking west. 1.5m scale.



Figure 37 Barn B NE elevation
Looking south-east.



Figure 38 Barn B eastern bay
Looking north. 1.5m scale.

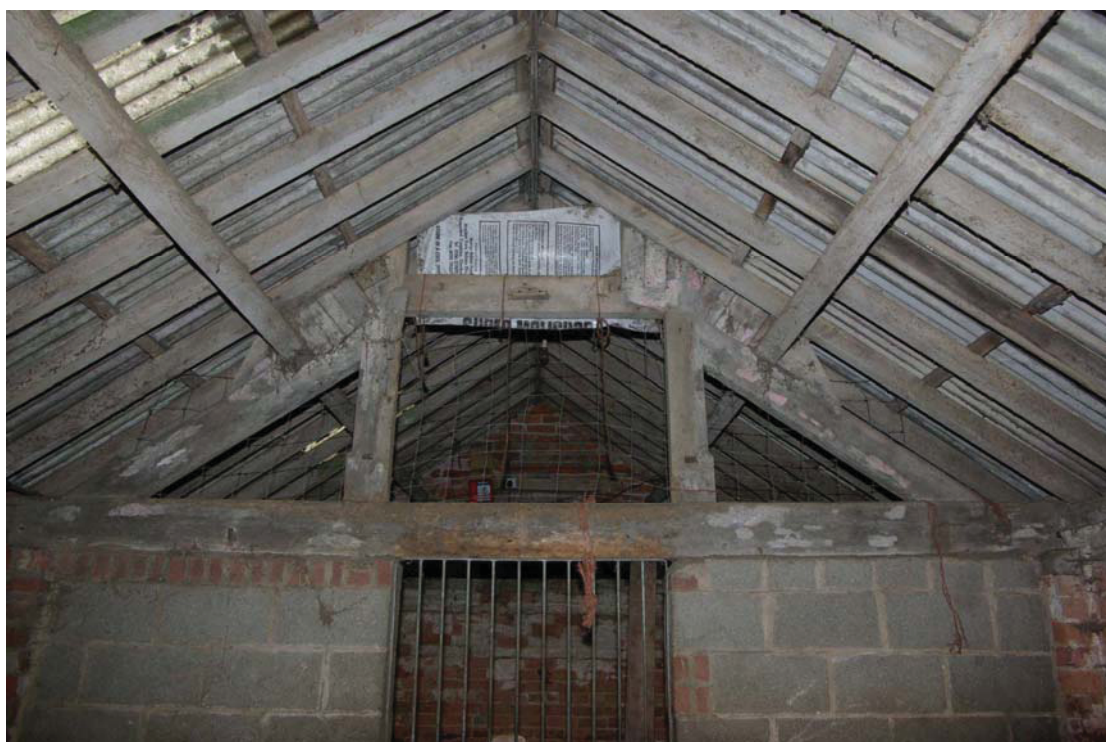


Figure 39 Barn B roof structure
Looking south-east.



Figure 40 Barn B east end room
Looking south. 1.5m scale.



Figure 41 Barn B east end gable blocked window
Looking south-east.

Appendix 2. Digital photograph contact sheets



XA196 2009 (1).jpg



XA196 2009 (2).jpg



XA196 2009 (3).jpg



XA196 2009 (4).jpg



XA196 2009 (5).jpg



XA196 2009 (6).jpg



XA196 2009 (7).jpg



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XA196 2009 (26).jpg



XA196 2009 (27).jpg



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XA196 2009 (72).jpg



XA196 2009 (73).jpg



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XA196 2009 (75).jpg



XA196 2009 (76).jpg



XA196 2009 (77).jpg



XA196 2009 (78).jpg

Appendix 3. ULAS Design Specification

UNIVERSITY OF LEICESTER ARCHAEOLOGICAL SERVICES

Design Specification for Photographic Survey Copthill Farm, Launde Road, Loddington, Leicestershire (SK 797 031)

**For
Mr Andrew Collie**

P.A 06/01425/3

Planning Authority: Leicestershire County Council

1 Introduction

1.1 *Definition and scope of the specification*

This document is a design specification for a photographic survey at the above site, in accordance with DOE Planning Policy Guidance note 16 (PPG16). The fieldwork specified below is intended to provide a record by photography of the existing structures on the site prior to demolition, at the request of the Planning Authority and detailed in their email (LCC 08.10.2009).

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

2. Background

2.1 *Context of the Project*

2.1.1 Development proposals on the site consist of the demolition of agricultural buildings and barn conversion to create one residential unit (revised scheme of 06/01099/FUL)

3. Archaeological Objectives

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

- 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

4.1 *General Methodology and Standards*

4.1.1 The photographic record of all main, accessible, areas of the standing building on the site is required, and that as this entails total loss it should be made to Level 2 of the English Heritage 'Understanding Historic Buildings' (2006).

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

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

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

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

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

Item 5: The building's relationship to its setting, to other buildings, or to a significant viewpoint. The survey will aim to identify the functions of the various buildings and how the complex worked

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

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

4.1.4 All work will follow 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 and Rutland* will be adhered to.

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

5. Report and Archive

5.1 The full report in pdf and A4 format will usually follow within eight weeks of the completion of the fieldwork and copies will be directed to the client, the Planning Archaeologist for Leicestershire County Council (1 copy) and to the Leicestershire and Rutland Historic Environment Record (1 copy).

5.2 The report will include consideration of:

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

6 Publication and Dissemination of Results

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

7. Copyright

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

8. Timetable

8.1 It is envisaged that the photographic survey will be able to be completed within one day. It is scheduled to be carried out during w.c 12.10.2009.

9. Health and Safety

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

10 Insurance

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

11. Monitoring arrangements

11.1 Unlimited access to monitor the project will be available to both the Client and his representatives and Planning Archaeologist subject to the health and safety requirements of the site. Notice will be given to the Leicestershire County Council, Planning Archaeologist before the commencement of the archaeological survey in order that monitoring arrangements can be made.

11.3 Internal monitoring will be carried out by the ULAS project manager.

12. Bibliography

English *Understanding Historic Buildings*, English Heritage
Heritage 2006

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Appendix 4. OASIS information

INFORMATION REQUIRED	EXAMPLE
Project Name	Copthill Farm
Project Type	Photographic Survey
Project Manager	P Clay
Project Supervisor	A Hyam
Previous/Future work	None
Current Land Use	Agricultural
Development Type	Domestic
Reason for Investigation	Change of use
Position in the Planning Process	As a condition
Site Co ordinates	SK 798 031
Start/end dates of field work	14.10.09
Archive Recipient	Leics CC
Study Area	

ULAS Contact Details

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