



**University of  
Leicester**

**Archaeological Services**

**A Level 2 Historic Building  
Survey of Church Farm, 10  
Melton Road, Waltham on  
the Wolds, Leicestershire  
NGR: SK 801 250**

Sophie Clarke



ULAS Report No 2010-137.  
©2010

**A Photographic Survey of Church Farm,  
10 Melton Road, Waltham on the Wolds,  
Leicestershire**

**NGR: SK 801 250**

**Sophie Clarke**

**For: Mr and Mrs Duffin**

Approved by

**Signed:**



**Date:** 27.07.2010.

**University of Leicester**

Archaeological Services

University Rd., Leicester, LE1 7RH

Tel: (0116) 2522848 Fax: (0116) 2522614

**ULAS Report Number 2010-137**

**©2010**

## Contents

Summary .....	1
1. Introduction.....	1
2. Site Location .....	2
3. Aims and Objectives .....	3
4. Methodology .....	3
5. Results.....	4
6. Archive .....	27
7. Publication .....	27
8. Acknowledgements.....	28
9. Bibliography .....	28
Appendix I: Index to photographs held in archive.....	29
Appendix II: Location plans for photographs held in archive .....	34

## Figures

Figure 1. Location of Waltham on the Wolds. Scale 1:50,000.....	1
Figure 2. Site Location, taken from plan supplied by HSSC Architects. Not shown to scale.....	2
Figure 3. Farmhouse, ground floor, with location of plates 1-13 and 17-19. ....	5
Figure 4. Farmhouse, first floor, with location of plates 14-16. ....	6
Figure 5. Block plan showing outbuildings, with location of plates 20-31 added.....	17
Figure 6. Block plan of stables and cow shed at western side of farmstead, with locations of plates 32-35 added.....	25
Figure 7. Farmhouse, ground floor, with location of archived photographs added.....	34
Figure 8. Farmhouse, first floor, with location of archived photographs added.....	35
Figure 9. Church Farm outbuildings with location of archived photographs added. ..	36
Figure 10. Church Farm outbuildings with location of archived photographs added. 37	

## Plates

Plate 1. Church Farm, Melton Road elevation, looking south-west .....	7
Plate 2. Farmyard elevation, looking east.....	7
Plate 3. As above, looking south-east. ....	8
Plate 4. Western range, farmyard elevation. Looking east. ....	8
Plate 5. Garden elevation, looking north-east. ....	9
Plate 6. Dairy. Looking south-east.....	9
Plate 7. Kitchen, with chimney stack and early built in cupboard. Looking south .....	10
Plate 8. Chamfered and stopped axial beam in kitchen. Looking north-east.....	10
Plate 9. Open-string staircase, with moulded handrail and decorative brackets. Looking west.....	11
Plate 10. Dog-gate, opening onto cellar steps. Looking west.....	12
Plate 11. Stone cellar, with vaulted brick ceiling and thrall. Looking south. ....	12
Plate 12. Stone cellar, with built-in cupboard. Looking west.....	13
Plate 13. Sitting room, with c. 1930s fireplace and built in cupboard. Looking north. ....	13
Plate 14. First floor bedroom, with sash windows, 1930s fireplace and built-in cupboard with panelled door.....	14

Plate 15. First floor bedroom, with panelled door to built-in cupboard and doorway leading on to store-room. ....	14
Plate 16. First floor store-room with lime ash floor. Looking north.....	15
Plate 17. Washhouse, with hob-grate fireplace and cast-iron ‘coppers’ removed. Looking north.....	15
Plate 18. Coal shed and storage. Looking east.....	16
Plate 19. Former workshop and woodstore, with modern boiler. Looking south-west. ....	16
Plate 20. Cowshed. Melton Road elevation, looking north. ....	17
Plate 21. Infill structure between cow-shed and barn. Looking west. ....	18
Plate 22. Stone and brick-built barn. Looking south east. ....	18
Plate 23. Open fronted cart-shed. Looking south. ....	19
Plate 24. Dutch-barn. Looking south-west. ....	19
Plate 25. Cart shed interior. Looking south-east towards barn. ....	20
Plate 26. Barn interior. Looking north. ....	21
Plate 27. Infill structure interior, looking west towards barn. ....	22
Plate 28. Infill structure interior, with brick feeding troughs and timber hayracks. Looking east.....	22
Plate 29. Cow-shed interior. Looking south. ....	23
Plate 30. King post roof truss and timber partition walls forming stabling for horses at southern end of cow-shed. Looking south. ....	24
Plate 31. Brick trough in stable (cast iron hayrack removed). Looking west. ....	24
Plate 32. Brick stables with central implement shed. Looking west. ....	25
Plate 33. Stable interior, with timber hayrack. Looking west.....	26
Plate 34. Brick cow-shed, located on western side of farmstead. Looking north.....	26
Plate 35. As above, interior. Looking east. ....	27

## A Photographic Survey of Church Farm, 10 Melton Road, Leicestershire SK 801 250

Sophie Clarke

### Summary

*This report presents the results of a photographic survey of Church Farm, Melton Road, Waltham on the Wolds, undertaken by University of Leicester Archaeological Services. The farmhouse and a number of the outbuildings are depicted on the first edition Ordnance Survey map of the late 19<sup>th</sup> century but may date to the 18<sup>th</sup> century, with subsequent additions and alterations to the buildings also apparent. The work was carried out in advance of the residential development of the site, which will include the demolition of a number of the agricultural buildings on the site.*

### 1. Introduction

This document presents the results of a photographic survey undertaken in accordance with conditions secured upon planning application 08/00551/FUL, demolition and alteration of various outbuildings associated with the residential development of Church Farm, 10 Melton Road, Waltham on the Wolds, Leicestershire NGR SK 801 250.

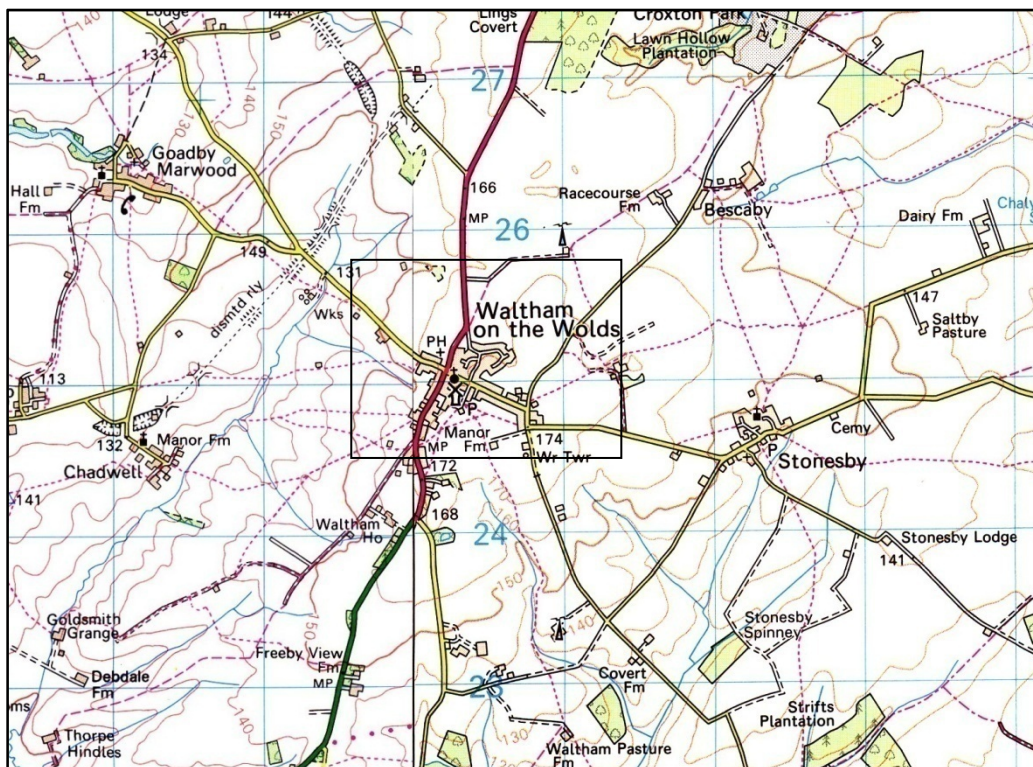


Figure 1. Location of Waltham on the Wolds. Scale 1:50,000

Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright 1996. All rights reserved. Licence number AL 10009495.

Church Farm has been identified as being of historic, architectural and potentially archaeological significance, from information held in the Leicestershire and Rutland Historic Environment Record (HER). The farmhouse and a number of its auxiliary buildings are

shown on the first edition Ordnance Survey map of the late 19<sup>th</sup> century, but may date to the 18<sup>th</sup> century. Traditional farm buildings have been identified as a rapidly diminishing archaeological resource.

In mitigation of the effects of the development therefore, and in accordance with PPS5 'Planning for the Historic Environment' (2010), it was recommended by the Principal Planning Archaeologist at Leicestershire County Council, in his capacity as advisor to the Planning Authority, that a Photographic Survey of the affected buildings should be undertaken prior to the commencement of works, as defined by English Heritage guidelines 'Understanding Historic Buildings: a guide to good recording practice' 2006.

The photographic survey was carried out on the 12<sup>th</sup> and 13<sup>th</sup> of July 2010 by University of Leicester Archaeological Services (ULAS), in accordance with the Brief and following procedure set out in the Design Specification for Photographic Survey (ULAS).

## 2. Site Location

Church Farm is located at National Grid Reference SK 8017 2502 at a height of c.161m above Ordnance Datum. The site is approximately 50m to the west of the parish church of St Mary Magdalene, close to the centre of the historic village core of Waltham on the Wolds and within the Local Conservation Area.

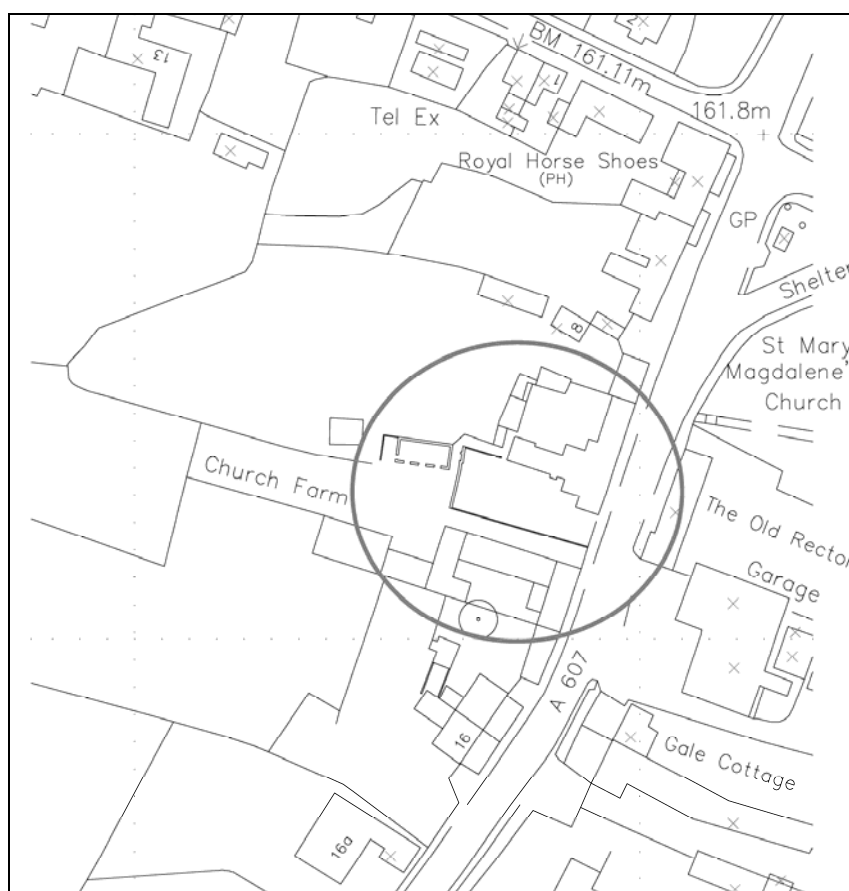


Figure 2. Site Location, taken from plan supplied by HSSC Architects. Not shown to scale.

Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright 1996. All rights reserved. Licence number AL 10009495.

### **3. Aims and Objectives**

In accordance with English Heritage Guidelines (2006), the objectives of the historic building survey can be summed up as follows:

To provide a full visual record of the buildings, paying specific attention to those elements where demolition/conversion and/ or alteration are proposed, which will enable the future interpretation of the buildings within the context for which they were originally designed and which subsequently evolved.

To produce an archive and report of the results.

### **4. Methodology**

The photographic survey was carried out on the 12<sup>th</sup> and 13<sup>th</sup> of July 2010, by Sophie Clarke of ULAS. The work was carried out in accordance with English Heritage guidelines (2006) and followed the Institution for Archaeologists' (IfA) *Code of Conduct*, adhering to their *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*.

A block location plan of the site was supplied by HSSP Architects, who have also carried out a full survey of the farmhouse. Plans were not verified for accuracy on site, but have been used to locate the photographs taken during the survey and are reproduced here as part of this report; these also form part of the site archive.

#### **4.1 Photographic Survey**

In accordance with the brief, the photographic survey of the building was designed to incorporate the following elements:

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).

Drawn Record:

- An annotated plan(s) of the development, showing the position and direction of key reference photographs.

Photographic Record:

- General view or views of the buildings in their wider settings or landscape.
- Those exterior elevations affected or likely to be affected by the development proposals. Typically a series of oblique views will show the relevant elevations of the structure and give an overall impression of size and shape. Where an individual elevation embodies

complex historical information or have been conceived as formal compositions, views at right angles to the plane of the elevation may also be appropriate.

- Further views may be desirable to indicate the original design intentions of the builder or architect.
- The overall appearance of principal rooms and circulation areas.
- Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs
- Any machinery or other plant, or evidence for its former existence.
- Any dates or inscriptions, signage, makers' plates or graffiti which contribute to an understanding of the building or its fixtures or contents.
- Any building contents or ephemera which have a significant bearing on the buildings' history.
- Copies of maps, drawings, views and photographs, present in the building and illustrating its development/use, or of that site.

An index to the photographs held in the site archive has been included here as Appendix I, located at the end of this report. The site archive will be deposited with the Leicestershire County Council Museum Service under the accession number X.A126.2010.

## **5. Results**

The following plates have been selected from digital colour photographs held in the site archive in order to illustrate this report. Location plans for the archived photographs appear are included here as appendix I.



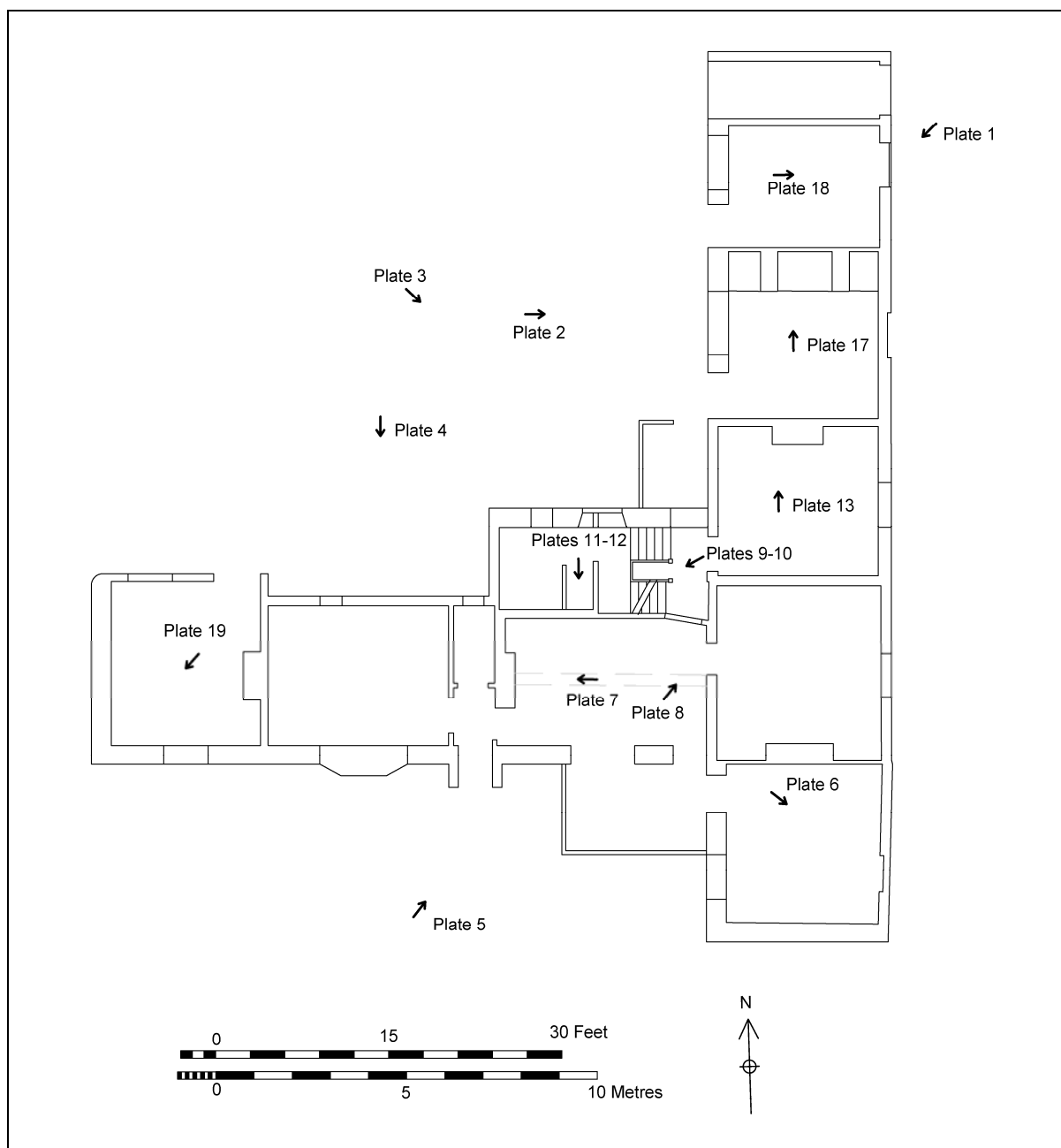


Figure 3. Farmhouse, ground floor, with location of plates 1-13 and 17-19.

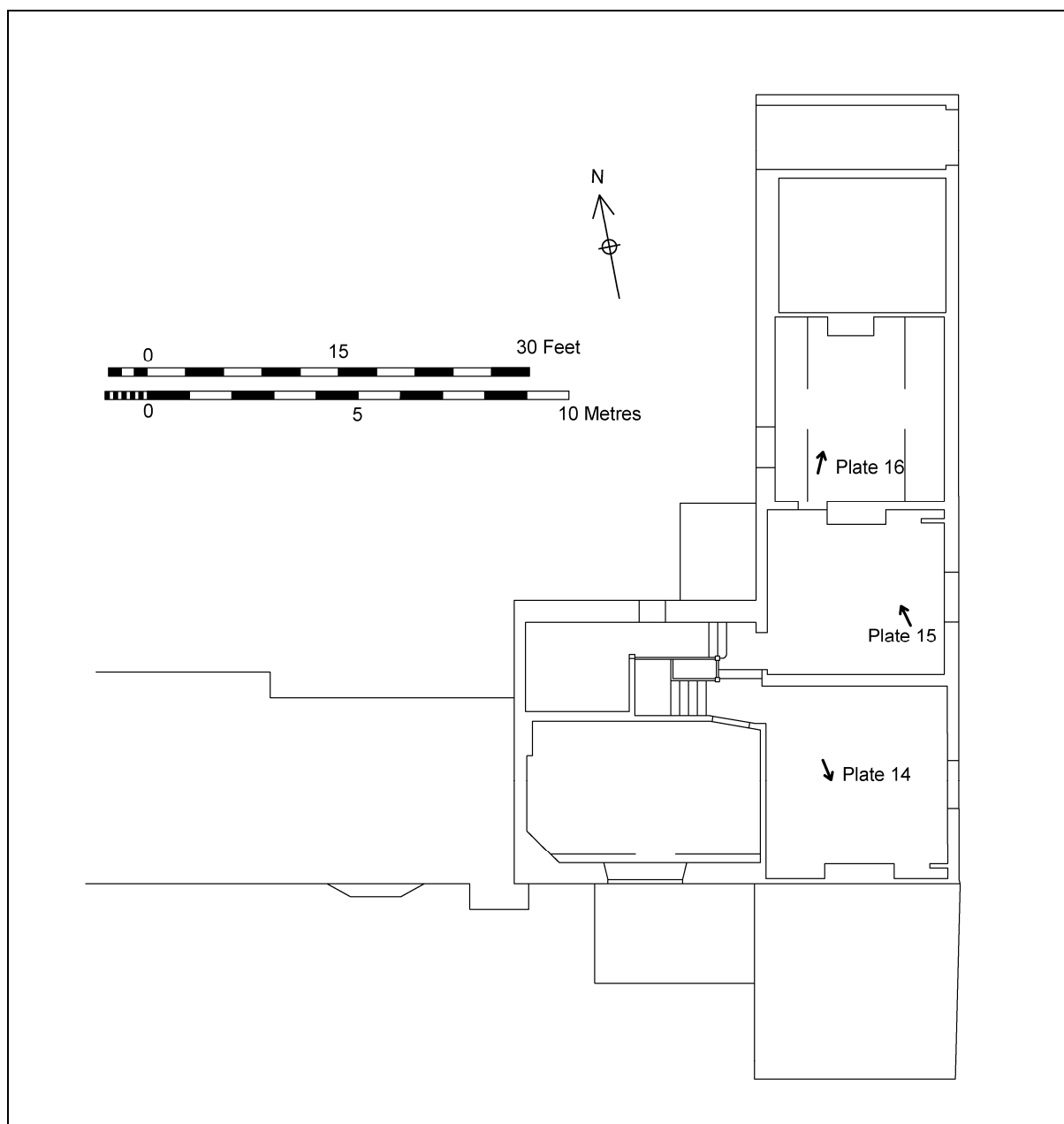


Figure 4. Farmhouse, first floor, with location of plates 14-16.



Plate 1. Church Farm, Melton Road elevation, looking south-west



Plate 2. Farmyard elevation, looking east





Plate 3. As above, looking south-east.



Plate 4. Western range, farmyard elevation. Looking east.





Plate 5. Garden elevation, looking north-east.



Plate 6. Dairy. Looking south-east.

A close-up photograph of a concrete ceiling corner. A large, jagged crack runs diagonally across the surface. The concrete is heavily covered with white, crystalline efflorescence, particularly along the crack and in the corner. Bundles of white-painted pipes or conduits are visible, running along the crack and secured with white ties. A yellow string is stretched across the lower part of the image to provide a sense of scale.

---

ULAS Report 2010-137 Accession No X.A126.2010 10





Plate 9. Open-string staircase, with moulded handrail and decorative brackets. Looking west.



Plate 10. Dog-gate, opening onto cellar steps. Looking west.



Plate 11. Stone cellar, with vaulted brick ceiling and thrall. Looking south.





Plate 12. Stone cellar, with built-in cupboard. Looking west.



Plate 13. Sitting room, with c. 1930s fireplace and built in cupboard. Looking north.



Plate 14. First floor bedroom, with sash windows, 1930s fireplace and built-in cupboard with panelled door.



Plate 15. First floor bedroom, with panelled door to built-in cupboard and doorway leading on to store-room.





Plate 16. First floor store-room with lime ash floor. Looking north.



Plate 17. Washhouse, with hob-grate fireplace and cast-iron 'coppers' removed. Looking north.



Plate 18. Coal shed and storage. Looking east.



Plate 19. Former workshop and woodstore, with modern boiler. Looking south-west.



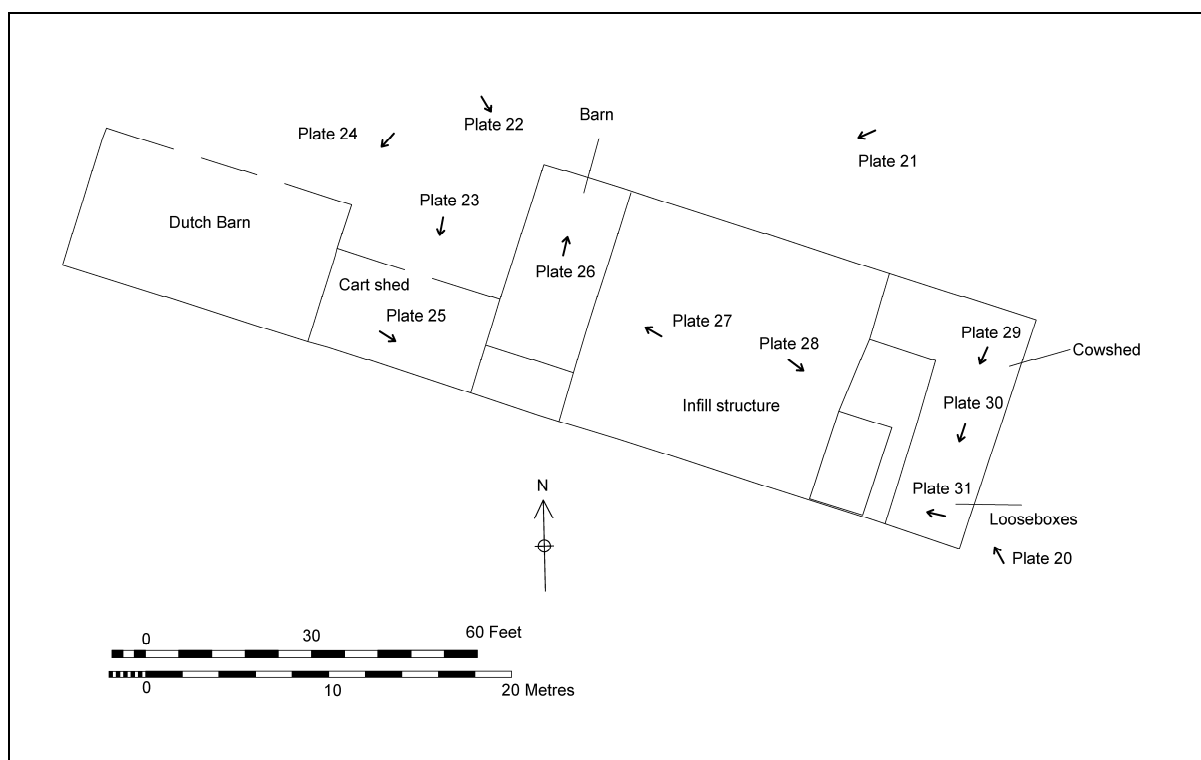


Figure 5. Block plan showing outbuildings, with location of plates 20-31 added.



Plate 20. Cowshed. Melton Road elevation, looking north.



Plate 21. Infill structure between cow-shed and barn. Looking west.



Plate 22. Stone and brick-built barn. Looking south east.





Plate 23. Open fronted cart-shed. Looking south.



Plate 24. Dutch-barn. Looking south-west.



Plate 25. Cart shed interior. Looking south-east towards barn.





Plate 26. Barn interior. Looking north.



Plate 27. Infill structure interior, looking west towards barn.



Plate 28. Infill structure interior, with brick feeding troughs and timber hayracks. Looking east.





Plate 29. Cow-shed interior. Looking south.



Plate 30. King post roof truss and timber partition walls forming stabling for horses at southern end of cow-shed. Looking south.



Plate 31. Brick trough in stable (cast iron hayrack removed). Looking west.



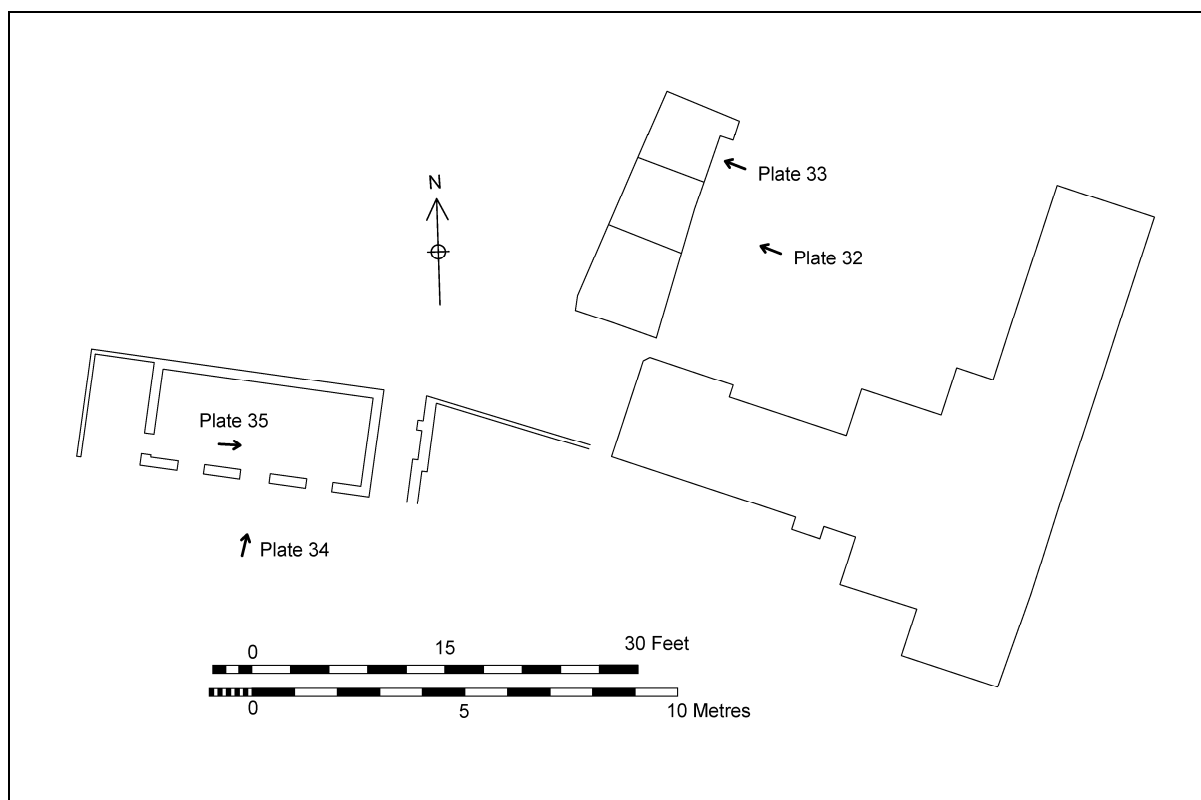


Figure 6. Block plan of stables and cow shed at western side of farmstead, with locations of plates 32-35 added.



Plate 32. Brick stables with central implement shed. Looking west.



Plate 33. Stable interior, with timber hayrack. Looking west.



Plate 34. Brick cow-shed, located on western side of farmstead. Looking north.





Plate 35. As above, interior. Looking east.

## 6. Archive

The archive consists of:

This report,

3 contact sheets of digital photographs,

1 cd of digital photographs in .jpeg and .tif format + this report,

3 contact sheets of black and white 35mm photographs,

35mm negatives,

3 sheets of handwritten notes taken during the survey.

4 photographic record sheets (digital and black and white).

This will be deposited with Leicestershire County Council Museums Service under Accession No. X.A126.2010

## 7. 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.

## **8. Acknowledgements**

The fieldwork was undertaken by Sophie Clarke and the project was managed by Richard Buckley. ULAS would like to thank HSSP Architects for the provision of their survey drawings for the purposes of this report.

## **9. 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 Photographic Survey and Archaeological Attendance: Church Farm, 10 Melton Road, Waltham on the Wolds*. Historic and Natural Environment Team, Environment and Heritage Services Department  
Leicestershire County Council

Sophie Clarke  
ULAS  
University of Leicester  
University Road,  
Leicester LE1 7RH

Tel: 0116 252 2848  
Fax: 0116 252 2614

[sic46@le.ac.uk](mailto:sic46@le.ac.uk)

26.07.2010



## Appendix I: Index to photographs held in archive

### Colour

Film/Frame No.	Floor	Description	Looking:
1/1	Ext.	General view from Melton Road	N
2	Ext.	Cow shed, Melton Road Elevation	N
3	Ext.	As above	W
4	Ext.	General view from Melton Road	SW
5	Ext.	North facing elevation, from farm yard	S
6	Ext.	Pair of stables with central implement shed	W
7	Ext.	Western farmhouse range, farmyard elevation	S
8	Ext.	Washhouse and coalshed, farmyard elevation	E
9	Ext.	Rear of farmhouse, taken from farmyard	SE
10	Ext.	As above	SE
11	Ext.	As 7, detail showing early blocked doorway in central bay	SE
12	G	As 6, interior of stable to north, with timber hayrack	W
13	G	As 6, interior of stable to south	W
14	G	Woodstore, workshop and boiler room	SW
15	G	Outside W.C.	N
16	G	As above, Belfast sink	N
17	G	Washhouse, with hob-grate fireplace and cast-iron 'coppers' removed	N
18	G	Washhouse, timber-framed casement window and 'copper' for heating water	NW
19	G	Coalshed and storage, with hatch leading onto Melton Road	E
20	G	As above	E
21	Ext.	As 11	S
22	Ext.	Farmhouse, taken from garden	NE
23	Ext.	As above	NE
24	Ext.	Western farmhouse range, garden elevation	N
25	Ext.	View towards stables from garden	N
26	Ext.	Brick infill structure linking cow shed to barn ( in background)	SW
27	Ext.	Western cowshed	N
28	Ext.	As above	N
29	Ext.	Brick and stone built barn, with pantile roof	SE
30	Ext.	Open fronted cart shed	S
31	Ext.	Dutch barn	SW
32	Ext.	Annex structure to cowshed (used for storage)	N
33	G	As 27, cowshed interior, with concrete stall divisions and timber king post roof trusses	E
34	G	As above	NE
35	G	As 27, roof truss detail	E

36	G	As 27	W
37	G	Cartshed interior, looking towards barn	E
38	G	As above	E
39	G	As above, with implement sharpening tools	E
40	G	Interior of barn, with remains of timber hayloft, towards doorway through to lean-to structure	S
41	G	As above	N
42	G	Brick infill structure linking barn to cowshed, with modern steel and corrugated iron roof.	E
43	G	As above, timber hayracks against brick wall	N
44	G	As 42, timber ledged and braced doors	N
45	G	Dairy, with brick thrall and stone sink	SE
46	G	As above, with shelving and timber casement window	SW
47	G	Kitchen, with solid fuel Aga built into chimney stack and early built-in cupboard	W
48	G	Kitchen, chamfered and stopped axial beam	N
49	G	As above	NE
50	G	As above	E
51	G	As above	SE
52	G	Sitting room, modern fireplace and timber sash window	SE
53	G	Sitting room within western range, modern conversion of former outhouse	W
54	G	Parlour, with 1930s fireplace and built-in cupboard	N
55	G	As above, early 6 panel timber door	W
56	G	Vaulted archway leading to cellar steps	S
57	B	Built-in cupboard in cellar	W
58	B	Brick and stone thrall, window ventilation	S
59	B	As above	SE
60	B	As 57	SW
61	B	Brick vault, doors to built-in cupboard resting on thrall	E
62	G	Storage beneath stairs to first floor	NE
63	G	As above	NE
64	1st	First floor bedroom, above kitchen	NW
65	1st	First floor bedroom, above sitting room, with 1930s fireplace and built-in cupboard with early panelled door	NE
66	1st	First floor bedroom, above parlour, with built-in cupboard.	NW
67	1 <sup>st</sup>	Store room, with lime ash floor, above washhouse	N
68	1st	Store room, leading to roof space	W
69	G	Open-string staircase, with ramped handrail, stick balusters and decorative brackets	SW
70	G	As above	SW
71	G	As above	SW

72	G	As above	SW
73	G	As above	SW
74	G	As above	SW
75	G	As above, with dog-gated access to cellar	W
76	G	Timber and glazed front door, leading to farmyard (no access through)	N
77	G	Staircase detail, plain newel post	W
78	1st	Top of staircase, looking towards front bedrooms	E
79	1st	Loft ladder	S
80	R	General shot taken through roof hatch	E
81	G/1st	Bathroom located in space located to rear of stairwell between ground and first floor levels	W
82	G	Interior of cowshed located along Melton Road	SE
83	G	As above	S
84	G	As above	NE
85	G	Loosebox for horse located at southern end of cowshed	SE
86	G	As above, detail of timber kingpost roof truss	S
87	G	As above, timber loosebox partition	S
88	G	Second loosebox, with brick trough	W
89	G	As above	W
90	G	As 43, timber hayracks in infill structure between cowshed and barn	N
91	G	East facing elevation of barn	W
92	G	As above	W
93	G	As 90	NE
94	G	Barn, west facing side wall, with arch-headed doorway opening housing ledged and braced timber door	E
95	G	Interior of barn	N
96	G	Stone and brick-built lean-to structure against barn	NW
97	G	As above	W

## Monochrome

Film/Frame No.	Floor	Description	Looking:
1/2	G	Brick infill structure linking cowshed to barn, showing east facing barn elevation	W
3		As above	
4		Brick infill structure linking barn to cowshed, with modern steel and corrugated iron roof	E
5		Brick infill structure linking cowshed to barn, showing east facing barn elevation	SW
6		As above, detail	SW
7		Timber hayracks in linking structure	N
8		Timber ledged and braced doors in linking structure	N
9		As above	

10		Interior of barn	N
11		As above, with remains of timber hayloft, towards doorway through to lean-to structure.	S
12		As above	S
13		As above	SE
14	Ext.	General view of Church Farm, from Melton Road	N
15		As above	N
16		Cow shed, Melton Road	N
17		As above	N
18		SW facing gable end of cow shed, with remains of demolished farm building	NE
19		General view of Church Farm, from Melton Road	W
20		As above	W
21		North facing elevation, taken from farm yard.	S
22		As above	S
23		Western farmhouse range, farmyard elevation	S
24		Pair of stables with central implement shed	W
25		As above	SW
26		Rear of farmhouse, taken from farmyard	SE
27		Washhouse and coal shed, farmyard elevation	E
28	G	As 24, interior of stable to north, with timber hayrack	W
29		Woodstore, workshop and boiler room	SW
30		Washhouse, with hob-grate fireplace and cast-iron coppers removed	N
31		-	
32		Washhouse, timber-framed casement window and 'copper' for heating water	NW
33		Coal shed and storage, with hatch leading onto Melton Road.	E
34		-	
35		Western cowshed	N
36		Brick and stone-built barn with pantile roof	SE
37		Open-fronted cart shed	S
2/5	G	Dairy with brick thrall and stone sink	SE
6		As above	SE
7		As above	SE
8		As above with shelving and timber casement window	SW
9		Kitchen, with solid-fuel Aga built into chimney stack and early built-in cupboard	W
10		Kitchen, chamfered and stopped axial beam	N
11		As above	E
12		As above	SE
13		Sitting room within western range, modern conversion of former outhouse	W
14		Sitting room, modern fireplace and timber sash window	SE

15		Parlour, with 1930s fireplace and built-in cupboard	N
16		As above, with timber sash-window	NE
17		Open-string staircase, with ramped handrail, stick balusters and decorative brackets	SW
18	B	Cellar, with brick and stone thrall and window light.	S
19	G	Storage beneath stairs to first floor	NE
20	G	Timber 6-panel door to sitting room	E
21	G/1 <sup>st</sup>	Bathroom located in space to rear of stairwell between ground and first floor levels	W
22	1 <sup>st</sup>	First floor bedroom, above kitchen	NW
23		First floor bedroom, above sitting room, with 1930s fireplace and built-in cupboard with early panelled door	NE
24		First floor bedroom, above parlour with built-in cupboard	NW
25		Store room above washhouse, with lime ash floor	N
26		As above	N
27		Store room, leading to roof space	W
28	G	Interior of Melton Road cowshed	S
29		Timber loosebox partition	SE
30		Second loosebox, with brick trough	W
31		As above, timber partition	W
32		-	
33		Loosebox partition, looking towards cowshed	NE
34		-	
35		-	
36		Timber hayrack in structure between cowshed and barn	W
3/2	Ext.	Farm track, looking towards farmhouse	E
3		Farmhouse, taken from garden	NE
4		As above	NE
5		Western farmhouse range, garden elevation	N
6		Brick infill structure linking cowshed to barn, in background	SW
7		Timber stable door and livery yard	N

## Appendix II: Location plans for photographs held in archive

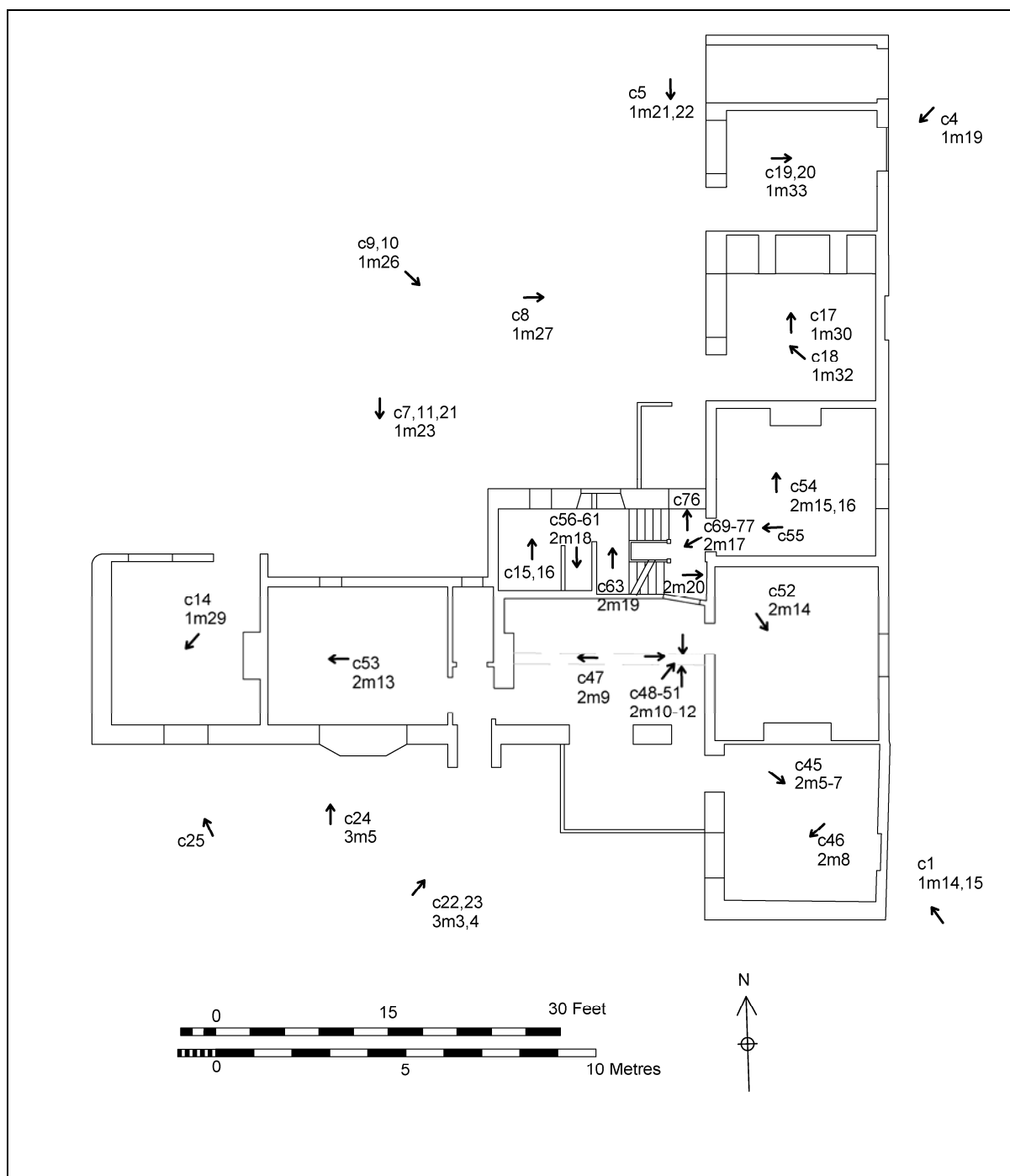


Figure 7. Farmhouse, ground floor, with location of archived photographs added

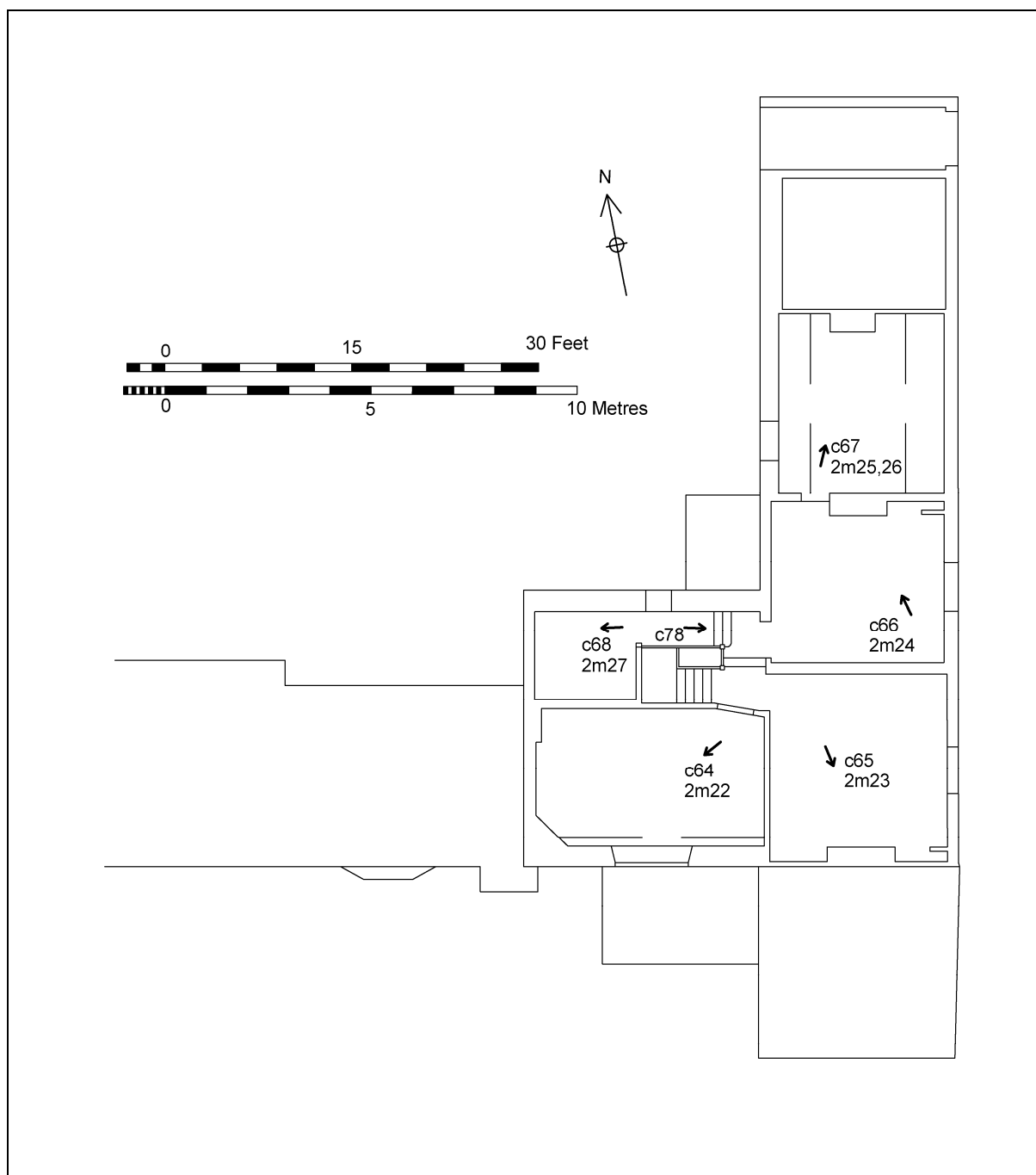


Figure 8. Farmhouse, first floor, with location of archived photographs added.

ULAS Report 2010-137 Accession No X.A126.2010 36



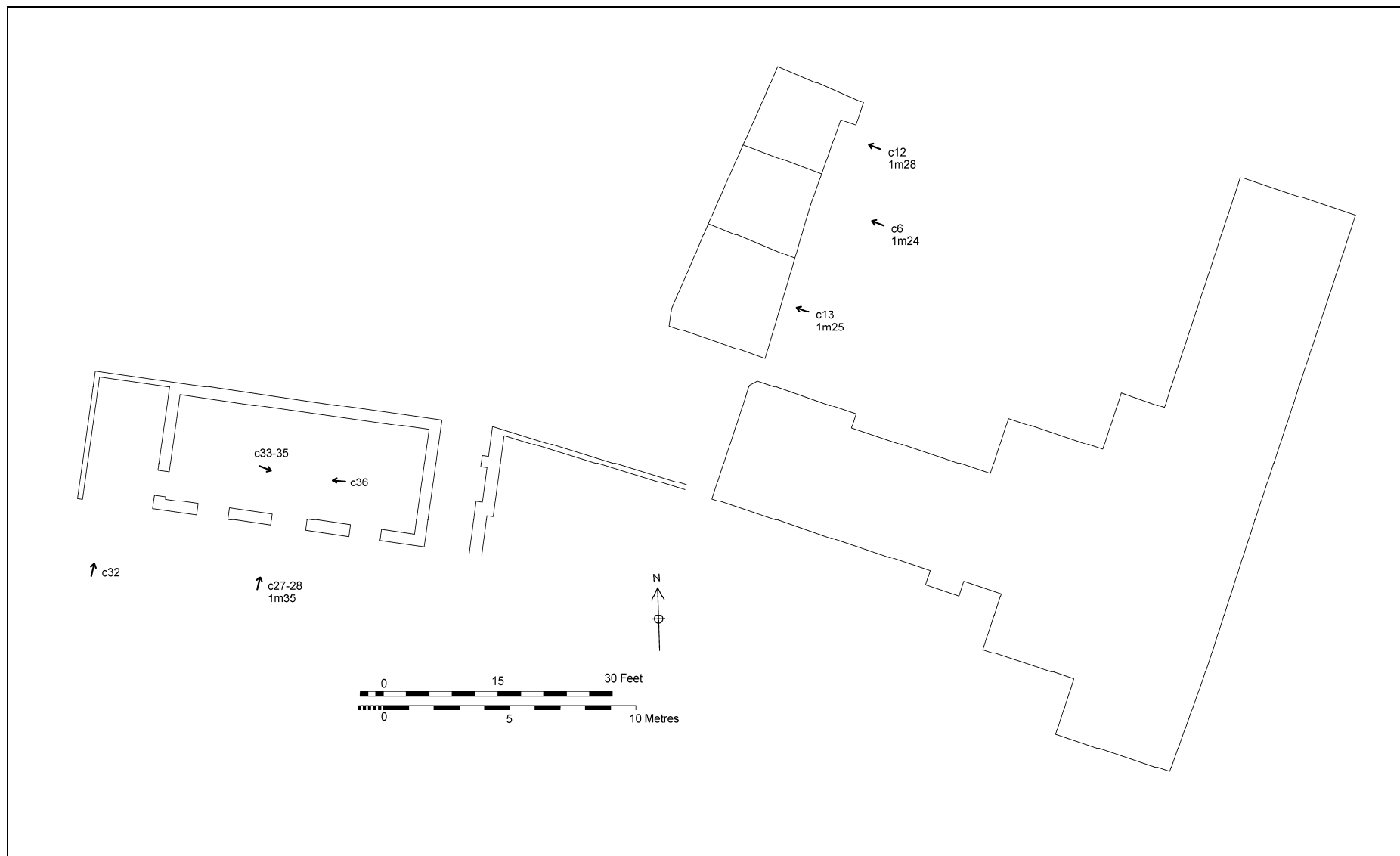


Figure 10. Church Farm outbuildings with location of archived photographs added.

## Contact Details

Richard Buckley or Patrick Clay  
University of Leicester Archaeological  
Services (ULAS)  
University of Leicester,  
University Road,  
Leicester LE1 7RH

**T:** +44 (0)116 252 2848

**F:** +44 (0)116 252 2614

**E:** [ulas@le.ac.uk](mailto:ulas@le.ac.uk)

**w:** [www.le.ac.uk/ulas](http://www.le.ac.uk/ulas)

