

**An Historic Building Analytical Survey (Level 2)**

**At the Three Crowns Inn, High Street,**

**Somerby, Leicestershire.**

**NGR: SK 766 105**

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## **An Historic Building Analytical Survey (Level 2) of the Three Crowns Inn, High Street, Somerby, Leicestershire. SK 776 105**

**Andrew Hyam**

### **Summary**

*A Level 2 Historic Building Survey was undertaken by the University of Leicester Archaeological Services (ULAS) at the Three Crowns Inn, High Street, Somerby, Leicestershire. The survey studied the complex of buildings dating from the late 18th century with modifications and additions continuing through to the 20th century. It is proposed that the former public house will be converted into houses, garages and a flat.*

*Although forming a key part of the High Street range of buildings the Three Crowns is not a listed building. The building probably originated as a farm but has been a public house for much of its life. Because of the extensive alterations required for the proposed change of use the Senior Planning Archaeologist at Leicestershire County Council, as advisor to the planning authority, requested that a Level 2 survey take place before any conversion work commences. The construction of three new dwellings is proposed at the rear of the property which will require a further programme of archaeological work.*

*The survey took place on the 17th and 18th of March 2009 and was carried out by A.R.Hyam. The archive will be deposited with Leicestershire County Council under Accession Number X.A.75.2009*

### **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 and analytical survey (level 2) on the existing complex of buildings at the Three Crowns Inn which is to be converted to houses, a garage and flat. A second report will be required to cover the archaeological strip, plan and record exercise in the area of the proposed new dwellings to be built at the rear of the property. The Three Crowns is located at the eastern end of High Street, Somerby, Leicestershire (NGR: SK 776 105). Summerfish Developments Limited have planning permission under planning application number 07/00712/FUL. When considering the planning application the Senior Planning Archaeologist at Leicestershire County Council, as advisor to the planning authority, recommended that due to the change of use, and the required alterations for this use, that the inn should be subject to an analytical survey prior to commencement of work.

The village of Somerby lies approximately 8km to the south of the market town of Melton Mowbray and 16km to the north east of Leicester (fig. 1). The predominant building material of the village is locally quarried ironstone with pan tile or welsh slate roofs. The Three Crowns Inn is located towards the eastern end of High Street on

the corner with Church Lane. The site lies at a height of approximately 180m above OD.

## 2. Background

The Three Crowns Inn forms a group of buildings facing onto High Street and Church Lane and surrounding a central courtyard open to the south-east (fig.2). It is not a listed building but it does form a key part of the village street scene with its ironstone and handmade brick structures. Although the layout suggests that the buildings started life as a farm the proximity of other farms, running along the rear of the properties on the south side of High Street suggests that this has not been used for this purpose for much of its life. Along with many other properties in and around Somerby the land on which the site is located was given to Brasenose College, Oxford by Sir Richard Sutton in 1508. A local history publication called *Somerby Remembered* records that the Inn was sold by the College in 1903 when it was advertised as an old-established and well-frequented inn with a bar, parlour, taproom, kitchen, scullery, pantry etc on the ground floor and eight bedrooms on the first floor. Attached to this was a large carriage house or village room along with stabling, saddle rooms, pig sty's and a walled garden (figs 3 and 4). As Somerby and the surrounding villages formed a key part of the Leicestershire hunting scene it would appear that the inn saw a great deal of patronage from the hunting community as well as from the local population. In 1914 the first motor vehicle operated from the Three Crowns taking clients to and from the local station. In later years the ownership passed from private hands to be owned by the Ruddles Brewery based in nearby Langham. By the 1990s Ruddles had relinquished their control and the inn became a freehold property once more. Around this time the inn changed its name to the Old Brewery when in 1992 the inn became the home of the Parish Brewery which brewed its own beer on site in one of the barns around the courtyard. This continued until 2003 when the brewery moved out and the inn changed its name back to the Three Crowns Inn. The inn has recently closed down leaving only one public house left in the village where there were once three.

The planning application is to change the use from a public house by converting the building and outbuildings to houses, a garage and a flat. Three new dwellings will also be erected in the rear car park area.

## 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's architect, Anthony Rickett Architects Limited, were used and modified to suit the purposes of this survey. 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.

As mentioned earlier this report covers the building survey portion of the project and a second report will be required to fulfil the archaeological strip map and record exercise when the new dwellings are constructed.

## **5. Results**

The buildings belonging to the Three Crowns consist of an ironstone fronted two storey building facing onto High Street with a single storey stone barn joined to its western end (figs 2, 5, 6 and 7). Attached to its eastern end is another two storey stone fronted building forming the corner of High Street and Church Lane. Behind, and to the south of, these two buildings is a small courtyard which has been partially divided into two by a single storey rectangular building extending southwards from the rear of the High Street range. A two-storey extension has been added to the inner corner of the High Street and Church Lane buildings and further reduces the size of the courtyard. To the south-western corner of the High Street barn a range of brick and stone built barns extend southwards forming the western boundary to the courtyard. A stone and brick lean-to structure forms the east to west return corner of the courtyard with the remains of a high curving wall creating the eastern corner and boundary with Church Lane. To the south of the courtyard is an open area currently acting as a small car park and garden.

### ***The High Street frontage***

The main two-storey structure is built with coursed ironstone rubble and brick quoins on the western corner (figs 8 and 9). Constant splashing from the road and pavement has eroded the lower courses of ironstone quite badly so a band of cement render has been added to protect the lower courses. Thin red bricks with a fairly soft body form the lower part of the quoins up to the height of the bottom of the upper floor windows at which point they change to a harder, more orange coloured brick. The roof this building and the adjacent barn is of grey, presumably Welsh, slate with evenly sized and spaced courses and has a blue ceramic ridge. Three brick chimneys pierce the roof, two at ridge height and one, which is not shown in the photograph from the early 1900s, is at eaves height (fig. 8). The eight rectangular windows have wooden lintels with square multi-pane glass in each. The lower set of four windows have an interesting decorative detail consisting of a row of square clear glass panes running over the main opening frame with a second row of smaller alternately coloured red and yellow coloured glass panes at the head of the window (fig. 10). No blocked openings or straight line joints are visible on the face of the building until the joint with the connecting single-storey barn to the west. At this point large blocks of ironstone have been used to form an irregular joint over the eastern pillar of an arched double width doorway (fig. 11). This doorway appears to have been a full height door which has been lowered and a flat headed brick arch inserted along with a brick quoin on its eastern side. Two semi circular blind arches made from a single course of brick headers have been inserted into the barn wall to the west of the double doors although the function of these is not clear. Two square open vents can be seen just below eaves level and are consistent with ventilators used on agricultural buildings. A small rectangular wooden framed glazed window is also just below the eaves at the western

end of this frontage. The western gable end where the main building drops down to the height of the barn is made of brick whereas the western gable end of the barn is of ironstone with a blocked opening.

### ***Church Lane frontage***

Rounding the corner from High Street onto Church Lane shows that the High Street frontage changes to red brick on its eastern gable ended side (fig.12). The wall line follows the alignment of the road so that the angle between the High street and Church Lane walls is greater than 90 degrees. The bricks are handmade measuring 220mm long by 50mm high laid in a Flemish bond. A similar cement band has been applied to protect the lower courses of brickwork. A square wooden framed window is at ground floor level at the northern corner with a lintel made of brick headers. A brick blocked window which has a lintel made from upright stretchers is to the south of the existing window. The blocking bricks are slightly larger than the surrounding wall at 220mm by 60mm by 100mm wide. At first floor level there is a small four-paned window and evidence of two tall and narrow brick blocked openings which may have been windows. What appears to be a straight joint runs diagonally from the north and south sides towards the centre of the gable indicating a possible raising of roof height and a slight change of pitch. The upper courses of the gable end and the chimney have been rebuilt using what look like harder fired bricks.

Attached to the southern side of the brick gable is a two-storey coursed ironstone rubble building with a cement pan tile roof. The roofline continues from this range to join that of the High Street range (fig. 13). Two brick built chimneys are at ridge height. Four wooden framed windows with angled blue brick sills are currently open but there is evidence of three more window or door sized openings at ground level which are blocked with both ironstone and brick (figs. 13 and 14). Unfortunately from the street side the cement render hides the lower part of these blockings. The southern gable end has also been rendered. A lower, single storey building, also with pan tiles, with no openings on the east or south faces is attached to the southern end of the Church Lane range (fig. 15). The single-storey building has limestone quoins at the southern corners and two courses of ashlar limestone blocks at ground level.

### ***South and West facing elevations onto courtyard***

This elevation forms the rear of the Church Lane range (fig. 16). As with the eastern side the roof is of thick cement pan tiles although a photograph taken in the early 1920s in the *Somerby Remembered* book shows this building in the background of a photograph with a slate roof. The small southern end block has a small window let into its ironstone face with a double doorway half blocked with modern bricks to create a single door. To the north a two-storey extension has been built against the rear of the High Street range which butts against the rear of the Church Lane range and slightly overhangs the Church Lane roof. Apart from the blocked doorway the west facing elevation appears to be in the same condition as originally built.

An extension from the rear of the High Street range projects out into the courtyard (fig. 17). The south facing elevation to this extension has been rendered leaving a sash window and single door on the ground floor and a sash window on the first. Both windows have blue brick sills but the ground floor window has four panes in each sash whilst the first floor has only two. The horns on each window are also different.



Moving round to the western face of the extension it can be seen that the render appears to wrap around the corner and cover some decorative quoins up to first floor height at which point it goes up in a straight line (fig. 18). At the same point the brickwork changes from fairly soft red bricks to harder fired ones that run diagonally upwards before forming a horizontal line approximately 0.9m below current eaves level. A simple diamond diaper work pattern using blue headers has been made in the earlier bricks. A square window opening with blue brick sill and wooden lintel is located down in the northern corner at ground floor height and has been blocked with bricks.

Following the extension round onto the original rear of the High Street range it can be seen that the extension appears to butt up against the High Street range at lower levels. However, at the brick change, which continues on the High Street range, the extension appears to be keyed in and is of a single build. On this elevation a tall narrow wood framed eight pane window crosses the brick change. Below this at ground floor height a single doorway has been partially bricked up to create a window (fig 19). A small limestone block let into the wall has the initials E.R. (or P.) and the date 1790 inscribed on it. A single doorway reached through a small modern porch in the rear of a single storey north to south extension containing the toilet block leads into the bar area of the High Street range. A modern flat-roofed two-storey extension joins the toilet block to the main range.

From the outside the north to south oriented, red pan tiled, toilet block and gas store appear to be fairly modern with rendered south and east faces and modern red brick face to the west. However, the northern part of the east face has a cast iron water pump attached to it and the render reveals that there is no damp proof course at its base unlike the other faces. This change coincides with a small buttress on the east wall. It was not possible to gain access to the south end gas storage room but internal inspection of the toilet block revealed that two west facing windows had been blocked by the single skin thickness of red bricks seen on the outer face. A loft hatch also shows that this block has stone gable ends and was originally a separate block which has now been joined to the main building and extended southwards. Two blocked windows facing southwards from the main High Street range also show that this was once open to the sky (fig. 20). Two chamfered timber beams now support the overhead extension and join the two buildings.

### ***Ground floor, High Street range***

The western room, adjoining the High Street barn, has been reduced in size to accommodate the ladies toilets in the north-west and which have the two blocked windows mentioned above. Below these two windows is another blocked opening with a wooden lintel although, as the toilets are tiled, no evidence of this is visible from inside. In the main room two apparently reused timber beams run east to west whilst a more substantial one runs from north to south from a projecting stub of wall (fig. 21). This forms the support for a masonry wall on the floor above. Between the two westernmost windows is a thin recess in the wall giving the indication of a blocked doorway although no evidence of this can be seen from outside. This room continues eastwards to what is now the bar room which is dominated by a series of low timber beams supported on modern brick pillars (fig. 22). A large stone and slate fireplace on the north wall has recently been badly damaged by the removal of the

grate. This is the fireplace with the inserted chimney mentioned above. The front door is set within a small masonry lobby with a blocked doorway to the east that once led into the Church Lane range. The bar is located in the southern corner which is actually the ground floor of the rear extension meaning that the back wall of the High Street range has been partially demolished to accommodate this. The bar has been rebuilt within the last few years to hide a well which used to be exposed for viewing and was located in the north east corner of the rear extension. Behind the present bar a wood and plaster partition separates a small corridor and stairs up to the first floor. This is a clearly inserted wall as coving detail continues through it towards the bar area. A blocked doorway used to lead from the corridor into the Church Lane range.

### ***Ground floor Church Lane range***

Passing through two modern inserted arches the northern end of the Church Lane range is reached. This is a long single room with the east wall and southern half of the west wall following the line of the road outside (fig. 23). Narrow timber beams sit flush with the plastered ceiling except for a larger deeper beam half way down the room. A small fireplace with a modern front is in the north eastern corner with no evidence on the plastered wall of the blocked window visible outside. A larger fireplace, again with a modern front, covers half of the southern end wall. At the change in angle of the west wall a spur of wall protrudes into the room and two blocked doorways face each other in the east and west walls. One led into the corridor behind the bar whilst the other led out onto Church Lane. A single door in the south east corner leads to a large cupboard with a blocked window in the outside wall. Between this door and the south end fireplace a second door leads into a tiled and plastered kitchen with a large cold room built into it. The cold room and tiles hide most structural details including the blocked window to the courtyard but a variation in thickness in the south wall indicates the presence of a fireplace which is confirmed by a chimney seen from outside. A door in the south east corner leads through to the single storey south end extension of the Church Lane range. This room is now a kitchen with stainless steel and wood cladding and other modern surfaces hiding most details.

### ***First floor High Street and Church Lane ranges***

The stairs, heading up from behind the bar area, lead onto a wide and oddly shaped landing area with a wooden floor (fig. 24). Half way up the stairs there are also a number of changes in thickness of the wall indicating that the stairs are not in their original position. A large two-door panelled cupboard is built into a recess opposite the stairs. A landing, with a plaster floor, leads in both directions from the stairs to access all rooms.

Bedroom 1, at the western end of the High Street range, has a wooden four-panelled door with a masonry east wall supported by the large beam seen on the ground floor below (fig. 25). A loft hatch reveals the roof structure to consist of sarking boards attached to the upper side of the common rafters which are supported by a single purlin on their under side. A small toilet has been added by knocking out a window to create a door in the south wall. Only a wooden lintel belonging to the window survives. The toilet is built into the flat roofed addition to the toilet block discussed above.

Bedroom 2, to the east of Bedroom 1, appears to have lath and plaster walls but little else of structural detail can be seen. It has the same four-panelled door as all rooms on this floor and beaded skirting boards to match those on the landing and in Rooms 3, 4 and 6. Photographs were taken but not included in the main body of this report.

Bedroom 3 has its south western corner modified to cope with the increased size of the landing outside (fig. 26). A part built plasterboard modern shower room is being constructed in the east end of the room but little else is visible. The room, as with all rooms on the High Street range, appears to have a plaster floor and lath and plaster walls.

Bedroom 4 is built in the southern extension of the High Street range and is entered up three wooden steps to accommodate the higher ceilings in the room below. A chimney breast on the eastern wall is partially blocked by the stairs ascending from the ground floor (fig. 27). There is no evidence of a fireplace being set into the chimney breast although the stack is of double width and the sole remaining chimney pot is set to one side giving the impression of a missing and blocked fireplace.

Bedroom 5, in the eastern corner of the building, appears to have a wooden floor matching that on the landing which is wooden along the length of Church Lane. Two chimney breasts are located on the eastern wall with one belonging to that seen on the ground floor (fig. 28). The fireplace which would have been in this room has been blocked and skirting boards now cover any openings.

To the south of Bedroom 5 is a small kitchen with modern units and a stripped wooden floor. No other details remain to give an indication of the former function of this room, which according to the 1903 auction notice was a bedroom. Similarly, a bathroom in the room to the south has very little detail in. However, the chimney breast from the fireplace in the main room below is partially hidden in the airing cupboard in the south west corner. A loft hatch shows that the roof structure is the same as in the High Street range.

Bedroom 6, at the south end of the Church Lane range, has a blocked fireplace on the south wall (fig. 29). It has the same beaded skirting boards as elsewhere but is otherwise quite plain.

### ***Barn Elevations***

Apart from the blocked window in the western gable end of the High Street barn the western faces of the barns are all plain as they form the boundary to the adjacent property. The northern face of the High Street barn has already been discussed above. The south face of the High Street barn is constructed from coursed ironstone rubble with brick infill at the eastern end filling a full height double width entrance (fig. 30). The blocking has undergone at least two phases with the latest being of modern brick, including a window and door being inserted under a wooden lintel approximately 3m above ground level. The earlier blocking is also of brick filling the gap above the lintel reaching to the eaves. A small blocked window is also visible in this infilling. The window in the stone section of the wall is of modern uPVC with double brick headers forming the lintel. Beneath this window is a straight line joint in the

stonework with evidence of re-pointing around a rectangle of stonework to the east, however the origin and function of this is not clear. A small open vent is situated over the single wooden doorway.

The west range of barns butt against the High Street barn and start with a single storey building half of stone and half of brick that has cement pan tiles on the roof (fig. 31). On the eastern face the eaves are slightly lower than the High Street barn despite the roofs being joined. The northern part of the first barn is of coursed ironstone rubble with a uPVC window filling an older opening with brick headers for the lintel. It also has a slit window which has been glazed and a single wooden door to the south. The southern part of this building is of red brick laid in a Flemish bond and with the bricks measuring 210mm by 60mm by 100mm wide. The window is modern with a flat wooden lintel and is next to a bricked up doorway also with a wooden lintel.

To the south of the brick and stone building is a large single storey coursed ironstone rubble building with brick repairs to the north corner (fig.32). This originally had a steeper pitch to its roof as shown by a wide parapet at its north end which would have continued the same ridge height as the adjacent building. A flatter pitched corrugated steel roof is now present. Three large square modern windows have been inserted into the east elevation and have obscured any trace of earlier windows that may have been present. Full height double doors at the north end appear to be original as do the slightly lower doors near the south end. Evidence of a blocked single door can be seen in the southern corner.

A tall lean-to barn or shed runs from east to west across the southern end of the western barns and forms a return to the main courtyard to the north. The east, west and northern walls are of coursed ironstone rubble whilst the south face appears to have been open but has now been patched and filled with a variety of different style bricks creating four doorways (fig. 33). The roof is made of corrugated asbestos sheet. Inside the building has been divided into four bays again using different types of brick. A doorway on the south wall of the western bay has been blocked up with breeze blocks.

### ***Barns, internal details***

At the eastern end of the High Street barn a recently blocked doorway once gave access into the bar room when the barn acted as a function room (fig. 34). The 1903 auction notice mentions a carriage house or village room measuring 43 feet by 18 feet, the measurements of this room are 12.6m by 4.9m which converts to approximately 42 feet by 16 feet 4 inches. Large and substantial wooden double doors hung on shaped strap hinges lead out onto High Street. Although the rest of the room is plastered there is an area of exposed brickwork opposite to the double doors where the corresponding doors into the courtyard have now been blocked up. The blocked window visible from High Street can be seen in the western stone gable end. Holes in the brickwork on the eastern gable show where purlins and a ridge board from an earlier roof structure were once set. The present roof has trusses supporting two queen posts which in turn support the principal rafters that cross at ridge height in a lap joint. Cleated purlins sit on top of the principals and support the common rafters.

A wide archway, of apparently modern design, is in the south-western corner of the High Street barn and leads into the western range of barns (fig. 35). The north-western corner follows the curious curving boundary of the site. The roof structure above is partially exposed and shows a fairly simple structure of common rafters. The stone portion of the room has been subdivided into smaller parts which are partially dismantled but still give little indication of their former use prior to this subdivision. A single step up leads into the brick part of the building which has had male and female toilet blocks built into it. Only two timber beams running east to west across the ceiling can be seen. Any other structural details are obscured by wall plaster or the toilet cubicles.

Another step up leads into the large western barn with the reduced pitch roof. This is now a large empty room with a concrete floor in which the Parish brewery used to operate (fig. 36). The roof is supported by a flimsy steel structure of modern origin. A small fireplace with a brick hearth is located on the north wall. The doors and windows, as mentioned above, are all on the eastern face of the barn with a single blocked doorway at the southern end. Due to the rising ground the blocked door is higher than the barn floor but no trace of any steps can be seen. Two concrete and brick steps lead up to the southern door on the east face.

## **6. Discussion**

The Three Crowns Inn at Somerby forms an interesting group of buildings that show the development of the complex through to the present day. Despite having the appearance in plan of having agricultural origins there is no surviving evidence of this. The current layout has changed very little since the 1903 auction description which it appears to follow fairly closely with its eight bedrooms and associated rooms. The High Street barn has roughly the same dimensions as noted in the description and could certainly perform as a carriage shed or an open space for village activities. The opposing double doors would also give access for carriages and wagons from High Street into the courtyard behind. A working carriage room would need to have saddle and tack rooms nearby which may be what the attached brick and stone buildings to the south west were once used for. The lean-to structure on the south side of the courtyard may have acted as the stables although no evidence of this now survives. The large north to south barn, which recently acted as the brew house for the Parish Brewery, could have been used for this purpose in past times too. There is no indication of it being used for any agricultural purposes.

The main inn building fronting onto High Street was built as a low roofed structure with a small detached outbuilding to the rear. It is not clear if the Church Lane range is contemporary with the High Street range although it seems likely that they were separate buildings that have now been joined by the removal of at least two walls. One removed wall ran from east to west just to the north of the two blocked doorways on the Church Lane range and the second ran from north to south across the current bar room. By the time that both ranges were present a single storey brick extension was built into the corner of both ranges. The choice of brick for this extension, and for the rear and west wall of the High Street range is interesting given the availability of ironstone in the area. There was however a small brickworks near to Somerby which may explain this choice. At a later date the height of the High Street range and the new extension was raised probably to alter the pitch of the roof due to a change in

roofing material, most likely from thatch to slate. The Church Lane range always appears to have been two storeys, despite having a relatively modern roof covering on at present, which may indicate that it is of a slightly later date. The small detached outbuilding was later joined to the main building and, probably quite recently, was extended southwards and re-skinned in modern brick and re-roofed. Internally the rooms have been progressively enlarged by removing walls to create two main bar rooms rather than the more traditional bar room, tap room etc. The bar room fireplace on the north wall is a 20th century addition as are the internal ladies toilets. The main staircase appears to have been moved from where the present bar is now to its current position in the south extension. Evidence for this is seen in the large landing above the bar, the partially blocked fireplace in the extension, the redundant window under the stairs and the decorative details being truncated by the insertion of a partition wall on the ground floor of the extension.

The High Street barn has had its double doors progressively modified over the years, first by reducing the height, possibly when carriages were no longer used, and later by blocking off the courtyard doors. For the last hundred years it seems to have served the purpose of a function room which continued up until the closure of the pub. The internal details are distinctly agricultural with its small high up windows on the north and west walls but this may simply reflect the combination of being used as a carriage room and rural function room. Traces of earlier roof structures indicate roof repairs rather than roof remodelling and change.

The western range of barns seem to have been joined by a brick addition filling the gap between the small barn attached to the High Street barn and the larger north to south barn. The lean-to at the southern end has been significantly modified by the addition of brick walls and a modern roof but it is probable that this was once a stable block.

## **7. Archive**

The archive consists of:

This report,

17 pages of handwritten A5 notes taken during the survey,

Cd of this report and digital images,

Black and white 35mm contact sheets,

Black and white 35mm negatives,

Photographic record sheets.

## **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.

## 10. Bibliography

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

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

Somerby Local History Society. *Somerby Remembered*. Rutland Print and Display Ltd, John O'Gaunt. 1994

University of Leicester Archaeological Services. *Design Specification for Archaeological Work: Three Crowns Inn, High Street, Somerby. Leicestershire*.

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08.04.2009

## Appendix 1. Figures



Figure 1 Location of Somerby

Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. Crown Copyright 1996. Licence Number AL 10009495



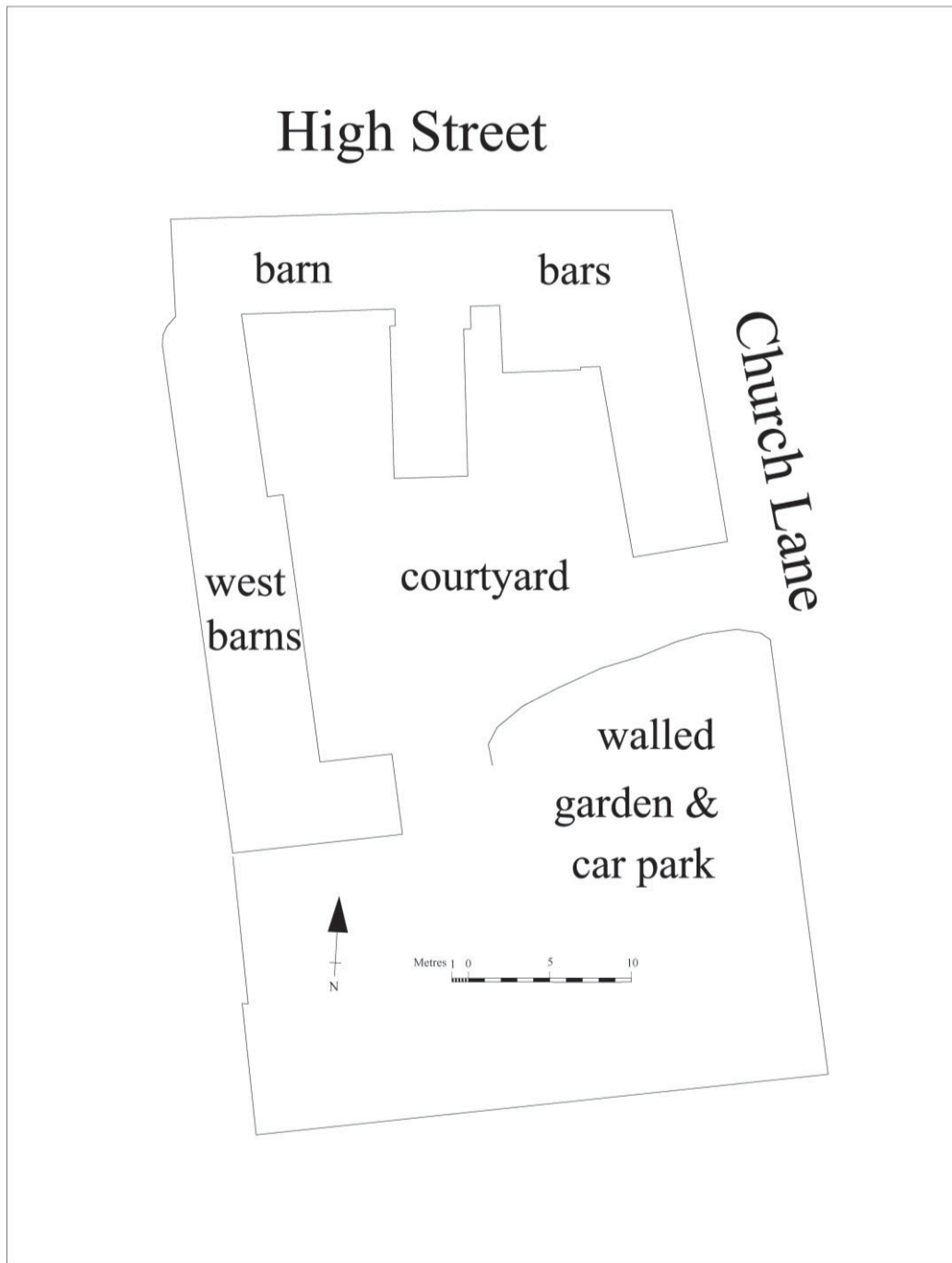


Figure 2 Layout of buildings

PARTICULARS.

**LOT 1.**

All that Old-Established and Well-Frequented

**FULLY LICENSED INN,**  
KNOWN AS  
"THE THREE CROWNS,"

Containing

**On the Ground Floor**—Club Room, Parlour, Good Bar, Taproom, Kitchen, Scullery, Pantry, &c., and

**On the Bedroom Floor**—8 Bedrooms and a W.C.

There is also a good Brewhouse and a Store Room.

**STABLING FOR 20 HORSES,**

Including Boxes, 2 Saddle Rooms, **Large Carriage House,** or **Village Room,** 45ft. by 18ft. Hay Place, Pig Styes, Manure Ring and Yards.

ALSO A VERY PRODUCTIVE WALLED GARDEN.

The Inn, which is Freehold, is situate on the Main Street of the Village of Somerby, with a frontage thereto of 101 feet, and is in the occupation of Mr. John Henry Taylor or his sub-tenant Mr. W. F. Kitchen, under a lease expiring Lady-Day, 1905, at the Annual Rent of **£51 0 0.**

Somerby is a large and improving Village pleasantly situate in the heart of the best Hunting District in the Kingdom. The Stabling is conveniently arranged for letting, either as a whole or in two parts, and is always sure to let during the hunting season. There is only one other Licensed Property in the Village. The sum of £400 has recently been spent upon the Premises in Repairs and Improvements.

*Sold to H.H. Parry - £2650*

---

**LOT 2.**

A good Stone-built and Slated

**Freehold Dwelling House**

Containing 2 Sitting Rooms, Kitchen, Pantry, Dairy, and 4 Bedrooms.

**A Small Set of Farm Buildings,** including Stable, Cow Hovel, Chaff Place, Pig Styes, and Cart Shed. Also, **A Garden** and a nice **Paddock,** the whole containing **Oa. 2r. 36p.** (or thereabouts), pleasantly situate in the Village of Somerby, in the occupation of Mr. Joel Hornbuckle, at the Annual Rent of **£12 10 0.**

*Sold to - B... £360.*

Figure 3 1903 Auction notice  
Reproduced from Somerby Remembered

**SOMERBY**  
LEICESTERSHIRE.

---

Three Miles from John o' Gaunt Station (G.N. & L. & N.W. Railways), and Six Miles from  
Oakham and Melton Mowbray.

---

PARTICULARS OF SALE OF  
**VALUABLE FREEHOLD PROPERTY**  
COMPRISING AN  
**Old-Established and Well-Frequented**  
**FULLY LICENSED INN,**  
KNOWN AS  
**"THE THREE CROWNS,"**  
WITH  
GOOD STABLING FOR 20 HORSES,  
A STONE-BUILT DWELLING HOUSE  
SMALL SET OF FARM BUILDINGS & A NICE Paddock,  
Pleasantly situate in the Village of Somerby, in the County of Leicester,  
WHICH WILL BE SOLD BY AUCTION, BY

---

**Messrs. ROYCE**

---

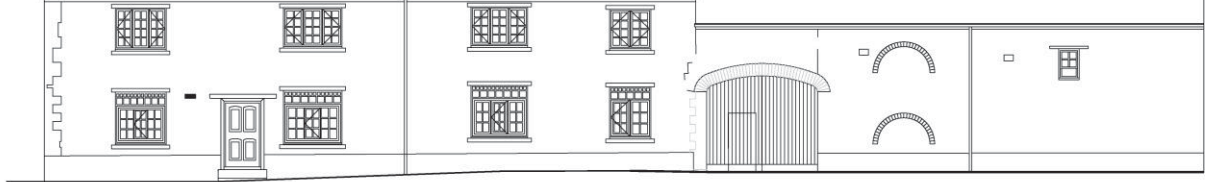
On Wednesday, June 10, 1903,  
AT THE "THREE CROWNS" INN, IN SOMERBY, IN THE  
COUNTY OF LEICESTER,  
AT TWO FOR THREE O'CLOCK IN THE AFTERNOON.

---

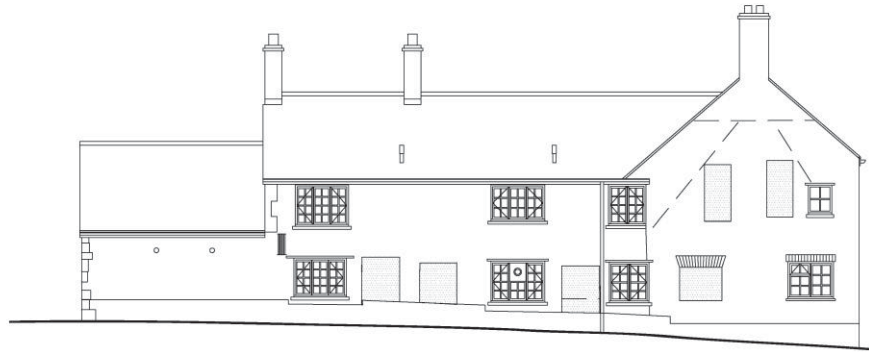
To View, apply to the respective Tenants, and for further Particulars to the Auctioneers,  
Oakham, and at Stamford, Melton Mowbray, and Uppingham, on Market Days; or to  
F. HAYWARD FIELD, 11, King Edward Street, Oxford; or to

MESSRS. W. H. & F. WALSH,  
Solicitors,  
22, St. Michael's Street, Oxford.

Figure 4 1903 Auction notice  
Reproduced from Somerby Remembered



North facing elevation to High Street



East facing elevation to Church Lane



South facing elevation to courtyard



West facing elevation to main complex





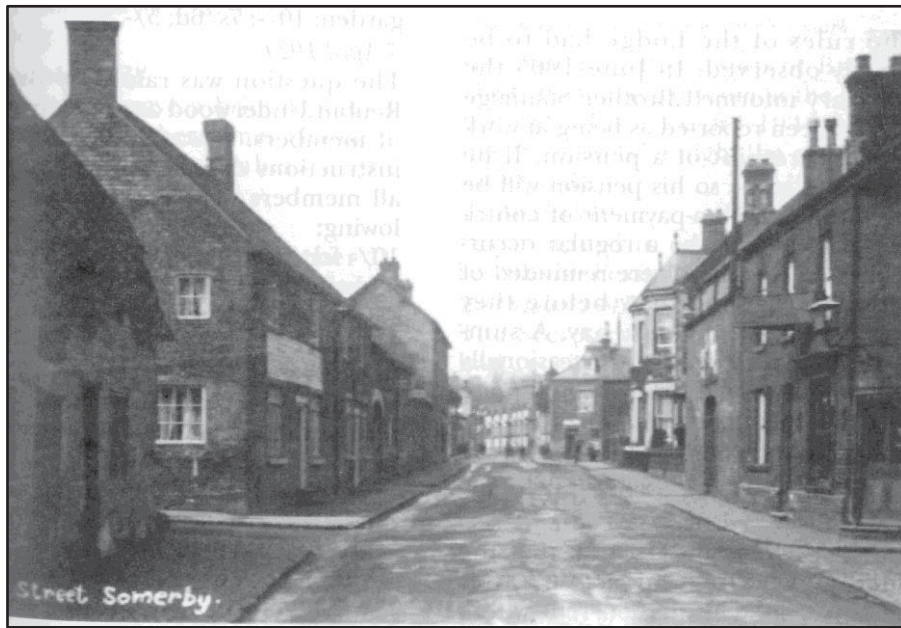


Figure 8 Three Crowns Inn early 1900s  
Reproduced from Somerby Remembered



Figure 9 Three Crowns Inn  
Facing south-west



Figure 10 Main High Street frontage  
Facing south



Figure 11 High Street barn entrance  
Facing south





Figure 12 Church Lane gable end detail  
Facing south-west



Figure 13 Church Lane range, blocked entrance  
Facing west



Figure 14 Church Lane  
Facing west



Figure 15 Church Lane range  
Facing north-west



Figure 16 Courtyard area  
Facing north-east



Figure 17 Rear of south extension  
Facing north



Figure 18 Rear of High Street range and west face of extension  
Facing north-east



Figure 19 Rear face of High Street range  
Facing north



Figure 20 Blocked windows in rear wall of High Street range  
Facing north-west



Figure 21 High Street bar room  
Facing north-west



Figure 22 High Street bar room  
Facing east



Figure 23 Church Lane bar room  
Facing south



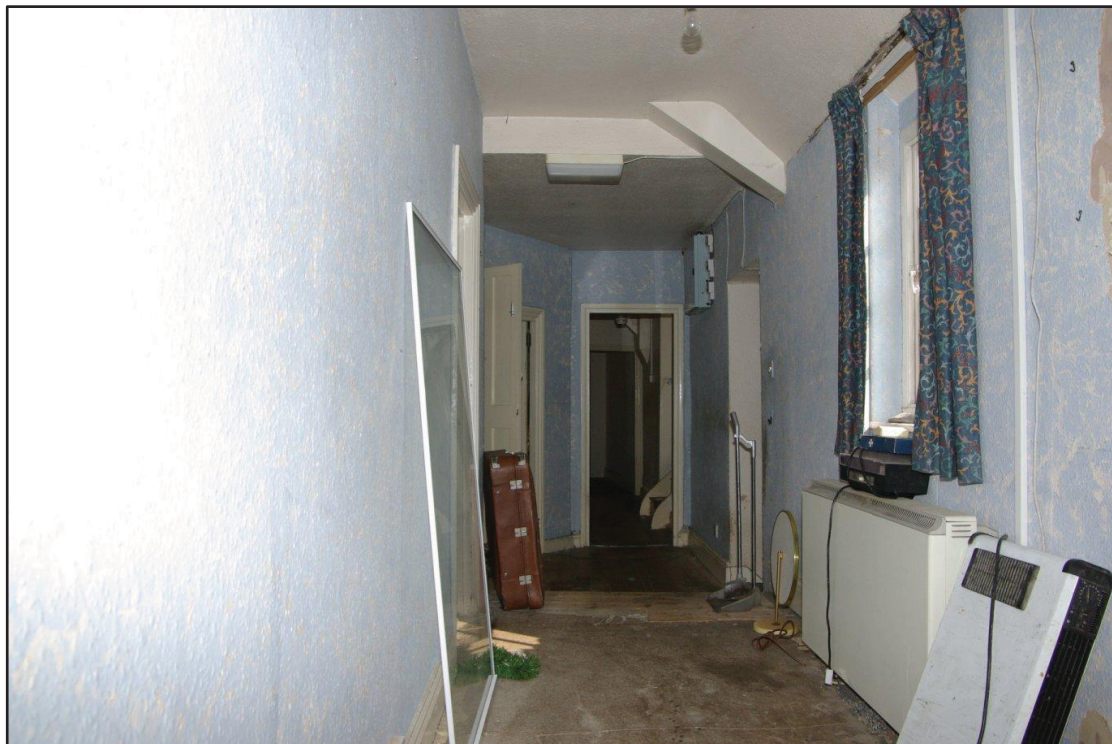


Figure 24 High Street first floor landing  
Facing east (stairs on right of picture)



Figure 25 Bedroom One  
Facing south-east



Figure 26 Bedroom Three  
Facing south-west



Figure 27 Bedroom Four  
Facing west



Figure 28 Bedroom Five  
Facing north-east



Figure 29 Bedroom Six  
Facing south-east



Figure 30 High Street barn from courtyard  
Facing north



Figure 31 Western barns, north end  
Facing west



Figure 32 western barns, south end  
Facing west



Figure 33 Lean-to structures and upper car park  
Facing north-west



Figure 34 High Street barn  
Facing east



Figure 35 Western barns from High Street barn  
Facing south



Figure 36 Western barn, southern room  
Facing south-east

## Appendix 2. OASIS Summary

<b>INFORMATION REQUIRED</b>	
Project Name	Three Crowns Inn, Somerby, Leicestershire
Project Type	Building Survey ( Level 2)
Project Manager	P Clay
Project Supervisor	A Hyam
Previous/Future work	Excavation work
Current Land Use	Disused public house
Development Type	Residential,
Reason for Investigation	PPG15, PPG 16
Position in the Planning Process	As a condition
Site Co ordinates	SK 776 105
Start/end dates of field work	17-18.03.2009
Archive Recipient	Leicestershire County Council
Study Area	Approx 1700 square metres

## Appendix 3. ULAS Design Specification

### UNIVERSITY OF LEICESTER ARCHAEOLOGICAL SERVICES

#### Design Specification for Archaeological Work

Site: Three Crowns Inn, High Street, Somerby,  
Leicestershire

NGR SK 776 105

Client: Summerfish Developments Ltd

Planning Authority: Melton Borough Council

Planning Permission: 07/00716/6

#### Non-Technical Summary

This document represents a design specification for archaeological building recording work for: The Three Crowns Inn, High Street, Somerby, Leicestershire. The design specification addresses the requirements of Leicestershire County Council as advisors to the planning authority as detailed in their advice letter of 13.07.2008 and follows the guidelines as laid out in the *Institute for Archaeologists Standards and Guidance for Standing Buildings or Structures* and *archaeological watching briefs (IfA S&G)*.

#### 1. Site Location

1.1 The former inn is to the north of Main Street, Somerby, in Melton District, Leicestershire at NGR SK 776 105.

#### 2. Planning Background

2.1 The planning application (07/00712/FUL) involves the change of use of public house to a five bedroom guest house and conversion of outbuildings into house, garages and flat. The erection of three new dwellings, one re-using the existing boundary stone wall. In consequence, the Senior Planning Archaeologist (SPA) has recommended the need for a 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). This should be undertaken before work starts, and is secured by condition on the approved planning application followed by a strip map and record exercise in the area of the new dwellings.

#### 3. Archaeological and Historical Background

3.1 The Three Crowns Inn appears to be a group of C18th/C19th buildings, probably originally a farm complex. The complex appears to be fairly complete, and in addition to its use as a farm may feature interesting elements from its time as a public house. It is not a Listed building.

#### 4. Aims and objectives

4.1 The aim of the building recording 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

4.2 The aim of the strip map and record exercise is to:

1. To identify the presence/absence of any archaeological deposits.
2. To establish the character, extent and date range for any archaeological deposits to be affected by the proposed ground works.
3. To record any archaeological deposits to be affected by the ground works.
4. To produce an archive and report of any results.

#### 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*.

## **5.2 Archaeological strip, map and record exercise**

5.2.1 The project will involve the supervision of overburden removal and other groundworks by an experienced professional archaeologist during the works specified above. Initially it is proposed to open some initial trial trenches to assess the depth of topsoil/overburden and determine the presence/absence of any archaeological remains.

5.2.2 Should significant archaeological remains be identified in an initial trial trench, and found to be 0.15m or less below proposed formation, the site is to be stripped down to the top of the archaeology, followed by a programme of excavation and recording, using additional personnel as necessary.

5.2.3 In the event that archaeological remains of uncertain significance are located in the initial trench/test pit (e.g. undated post-hole/pit), further trenching may be necessary, at the discretion of the site supervisor, to clarify their nature and significance and determine the need for a full topsoil strip.

5.2.4 If no archaeological deposits are identified within the trench, or the depth of overburden is greater than 0.15m, there will be no requirement for the site to be stripped to a level below proposed formation and subsequent groundworks will be subject to an intermittent watching brief.

5.2.5 The archaeologist will co-operate at all times with the contractors on site to ensure the minimum interruption to the work.

5.2.6 Any archaeological deposits located will be hand cleaned and planned as appropriate. Samples of any archaeological deposits located will be hand excavated. Measured drawings of all archaeological features will be prepared at a scale of 1:20 and tied into an overall site plan of 1:100. All plans will be tied into the National Grid using an Electronic Distance Measurer (EDM) where appropriate.

5.2.7 Archaeological deposits will be excavated and recorded as appropriate to establishing the stratigraphic and chronological sequence of deposits, recognising and excavating structural evidence and recovering economic, artefactual and environmental evidence. Particular attention will be paid to the potential for buried palaeosols and waterlogged deposits in consultation with ULAS's environmental officer.

5.2.8 All excavated sections will be recorded and drawn at 1:10 or 1:20 scale, levelled and tied into the Ordnance Survey datum. Spot heights will be taken as appropriate.

5.2.9 Any human remains encountered will be initially left in situ and only be removed under a Home Office Licence and in compliance with relevant environmental health regulations. The developer and Leicestershire County Council will be informed immediately on their discovery.

5.2.10 Internal monitoring procedures will be undertaken including visits to the site from the project manager. These will ensure that professional standards are being maintained. Provision will be made for monitoring visits with representatives of the owners and Leicestershire County Council.

5.2.11 In the event of significant archaeological remains being located during the watching brief there may be the need for contingency time and finance to be provided to ensure adequate recording is undertaken. On the discovery of potentially significant remains the archaeologist will inform the developer, the Planning Archaeologist at Leicestershire County Council, Heritage Services and the planning authority. If the archaeological remains are identified to be of significance additional contingent archaeological works will be required.

## **6 Recording Systems**

6.1 Individual descriptions of all archaeological strata and features excavated or exposed will be entered onto prepared pro-forma recording sheets.

6.2 A site location plan based on the current Ordnance Survey 1:1250 map, (reproduced with the permission of the Controller of HMSO) will be prepared. This will be supplemented by a plan at 1:200 (or 1:100), which will show the location of the areas investigated.

6.3 A record of the full extent in plan of all archaeological deposits encountered will be made on drawing film, related to the OS grid and at a scale of 1:10 or 1:20. Elevations and sections of individual layers of features should be drawn where possible. The OD height of all principal strata and features will be calculated and indicated on the appropriate plans.

6.4 An adequate photographic record of the investigations will be prepared. This will include black and white prints and colour transparencies illustrating in both detail and general context the principal features and finds discovered. The photographic record will also include 'working shots' to illustrate more generally the nature of the archaeological operation mounted.

6.5 This record will be compiled and fully checked during the course of the watching brief.

6.6 All site records and finds will be kept securely.

## **7. Report Preparation**

7.1 The reports will contain as a minimum:

non-technical summaries

introductory statements

aims and purpose of the survey/strip map and record exercise

methodologies

an objective summary statement of results

supporting illustrations at appropriate scales

supporting data, tabulated or in appendices

7.2 The reports 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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