

**A Photographic Survey of an Outbuilding
At Halstead Grange, Halstead,
Leicestershire
(NGR SK 748 057)**

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A Photographic Survey of an Outbuilding at Halstead Grange, Halstead, Leicestershire, (NGR SK 748 057).

Summary

University of Leicester Archaeological Services was commissioned by Ross Thain & Co to undertake a photographic survey of an outbuilding at Halstead Grange, Halstead, Leicestershire. Planning permission has been granted for conversion of the outbuilding to residential use.

Despite its relatively simple appearance this photographic survey indicates the building has a more complicated history with elements of an earlier structure incorporated into the current building on its western end and later extensions and rebuilding work converting an earlier milking parlour into stabling and other auxiliary rooms for the Grange.

The photographic survey provided a permanent visual (photographic) record of the building in its current state. The archive will be held by Leicestershire County Council under the museums accession number X.A143.2009.

1. Introduction

University of Leicester Archaeological Services was commissioned by Ross Thain & Co to undertake a photographic survey of an outbuilding within the curtilage of the Grade II Listed Halstead Grange, Oakham Road, Halstead, Tilton on the Hill, Leicestershire (SK 748 057). Planning permission has been granted for the conversion of the outbuilding into a residential 'annex', including both internal and external alterations.

The Senior Planning Archaeologist, Leicestershire County Council as advisor to Harborough District advised that the proposed works would impact significantly upon the historic building. As a result it was recommended that a photographic survey should be carried out to record the building prior to any works being carried out.

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* will be adhered to. *Understanding Historic Buildings* (English Heritage 2006) has been used as a basis for defining levels of recording.

The outbuilding at Halstead Grange is within the curtilage of the Grange, which is a Grade II Listed building. The Grange is located within the historic medieval and post-

medieval settlement core of Tilton On The Hill, Leicestershire. The listing description describes the Grange as mid-19th century and describes the building thus:

“House. Dated 1844. Well coursed ironstone rubble with white ashlar angle quoins. Welsh slate roof. 2 storied, symmetrical facade of 3 bays with central doorway with overlight and wide 16-light sash windows, all with voussoirs. Gable end stacks with brick diagonally set flues. Dated in gable wall with initials M over G.S.”

The associated outbuilding that is to be converted is identifiable on later 19th-century Ordnance Survey map, although it appears to occupy a slightly different footprint and is larger. It is only on maps of the 1920s that the building as it stands today, with only minor differences, can be clearly identified. It is likely, therefore, that there have been alterations or rebuilding work carried out on the building.

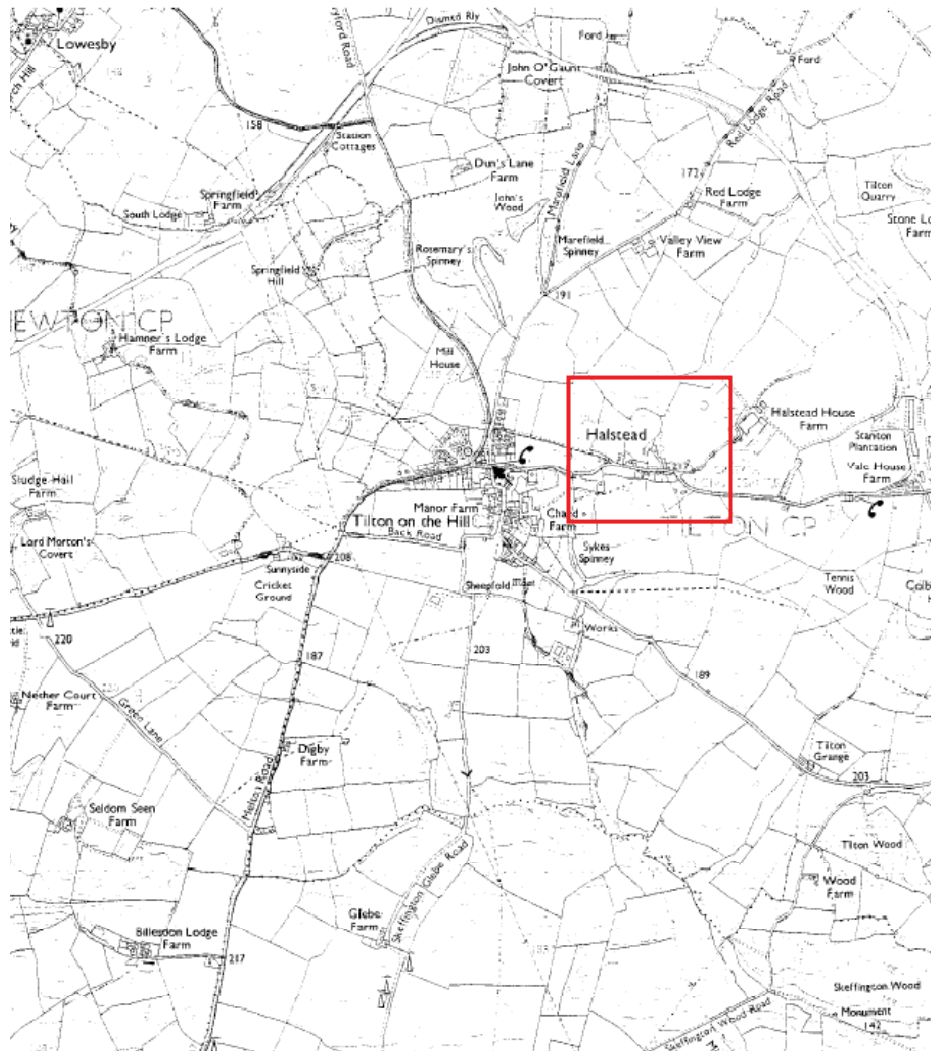


Figure 1. Site location

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2. Aims and Methodology

The aim of the survey was to provide a permanent photographic record of the building in its current state, prior to alteration or repair, to standards set down by English Heritage (2006).

The photographic survey was undertaken by Gerwyn Richards. Photographs, in 35mm monochrome negative and digital format taken as raw image files and converted to TIFFs (Tagged Image File Format) covered items 1-6 of the English Heritage guidelines (2006, 4; Appendix 4.1.2). The site visit was carried out on July 2nd 2009.

The proposed development area contains two buildings, Halstead Grange and the outbuilding, but only the outbuilding is affected by this phase of work and covered by this photographic survey. In the following report, where internal sub-division was required a letter prefix has been used (*Figure 3*). No previous historic building recording has been undertaken within the proposed development area.

Orientation: The long axis of the building detailed in this report is orientated approximately east to west, with the principal front being the south-facing elevation onto Oakham Road.

3. Description of the Building

The outbuilding consists of a linear range of three bays in coursed local iron stone with a pitched roof of Welsh Slate facing Oakham Road to the south (*Figures 2 & 5*); the outbuilding is on the same alignment as the Grange but set back, to the north by approximately 3-4 metres. The easternmost part of the building has a first floor while the rest of the building is single-storied. There is a single stable door as well as two double doors and a window on the southern elevation; there are no doors on the northern elevation, only a window at first floor level. On the western gable there is a single pedestrian door towards its southern end; thirteen courses of red brick have been added to the apex of the gable (*Figure 6*) and a pitching hole or window within the brickwork has also been blocked with similar red bricks. On the eastern gable there is also a single pedestrian door, slightly left of centre, and a window just below eaves level towards the apex of the gable.

On the rear (north) wall, towards its eastern end there is a small lean-to W.C. The red bricks are clearly late 19th or early 20th century in date and the structure has not been tied into the main building.

A closer examination of the stonework suggests a number of different phases to the building, the most clear of which is the straight joint in the stonework on the northern elevation (*Figure 3 on plan, Figure 8, internal & Figure 9, external*). The external northern wall of bays *a* and *b* appears to be a single phase with quoins at first floor level; there is, however, what appears to be a straight joint visible internally between *a* and *b* casting doubt upon this. Also, there is a partially blocked arrow slit opening on the rear wall which is visible internally, but not externally (*Figure 3*), it is possible that a new 'skin' has been added to this rear wall, the stonework, has after all been finished

to a very high standard (*Figure 10*), possibly even too high a standard for an outbuilding.

Internally, bay *a*, the westernmost bay contains very little evidence of its original use. The arrangement of the pedestrian doors, one on the front wall, and another on the gable wall was a common layout for milking parlours, suggesting this part of the building was originally used for that purpose. There are quoins and a straight joint visible on the rear (northern) wall (*Figures 3 & 8*), the quoins and a change in alignment of the wall, neither of which can be seen externally, confirm this bay was originally a separate building. There is further evidence of this difference visible in the floor with a clear break which lines up with the quoins visible. There is also an open drain laid in brick running towards the front of the building, which along with a single tether ring and possible evidence of stalls on the rear wall confirm the origins of this part of the outbuilding as a milking parlour.

The roof is a Queen Post design (*Figure 7*) in bolted soft wood, apparently machine sawn; this is certainly not as early as the 19th century and is therefore not the original roof. A stump of a roughly shaped and possibly original tie beam protrudes slightly from the southern wall above the single door. Evidence of the building's more recent agricultural past can be seen with the use of plastic Ammonium Nitrate fertiliser sacks instead of roofing felt on parts of the roof, a far from uncommon practice on farm buildings. Further evidence of the new roof can also be seen externally on the southern elevation where the eaves have been raised with addition of bull-nosed brick corbelling.

There is an original stone-built wall between bays *a* and *b*, the partitions between *b c* and *d* on the other hand are clearly later in date and are of red brick, probably early 20th century in date and not tied into the main exterior walls. Bay *b* is accessed via a large carriage door on the southern elevation and is the full width of the building; the floor is laid in brick in a herring bone pattern, with slight evidence of wheel ruts (presumably from iron tyres) just about visible. There are three original saddle trees (*Figure 11*) on the right hand wall adjacent to the door, suggesting an original equine use, most likely a cart shed and track room.

Access to the first floor (*e*) is via an open staircase within *b*, the floor is gypsum. As with the roof within *a*, once again the timbers are modern, indicating that this roof is also a recent replacement. In this instance, the roof truss was originally a king post design, however, no doubt to improve access to the space the truss has been modified with both the king post and the tie beam having been cut out (*Figure 12*), new struts were then added carrying the tie beam to the inserted brick wall at ground floor level. Despite losing the vast majority of its strength and structural integrity the truss seems to have survived remarkable well.

Also of interest is the partial wall plate within the southernmost wall (*Figures 3 & 13*), it is obvious that this was originally a tie beam from a king post roof truss, the tapered ends and the trench for the king post are clearly visible. A bolt, possibly the original king post bolt has been inverted and now sits within the stone work. The dimensions of this beam, 3.42 metres does not match the existing building, the beam therefore,

originated from another building, possibly an earlier phase of this building or another building all together. Earlier edition maps do record a building in the paddock to the north west, which by the turn of the twentieth century has disappeared.

Although, there is no clear evidence, its proximity to the grange and above the cart shed and the two windows suggests that *e* has at some point been used as groom's accommodation.

There is no clear indication of the original use of rooms *c* and *d*, however, because of their proximity to the house it is more than likely they would have had a domestic function, possibly a dairy or similar. As with the rest of the building there are a few features of architectural or historical interest; these include another partially blocked arrow slit opening on the rear wall (*Figure 3*), which is obscured externally by the lean-to W.C. Another interesting feature is the door, possibly original. It is a plank and batten design, possibly in hard wood; there is an early iron spring latch and possibly also the original timber lock case. There is a timber lintel and bull-nosed brick reveals, again original, although in brick the floors do not match the herringbone floor in *b* confirming a different use for these two rooms.

4. Conclusion

Although externally rather simple looking, this building does in fact have a rather more complicated history. It is clear that there are a number of different phases of building and elements of at least two separate buildings preserved within the fabric. Bay *a* is likely to be the earliest element with its rear wall possibly representing the front wall of a now lost building and was originally used as a milking parlour. As the status of the Grange improved in the late nineteenth and early twentieth century the building was partially rebuilt and extended to the east and the milking parlour moved elsewhere, away from the house and the building converted to stabling and a carriage house (*b*) for the Grange with possibly groom's accommodation above. The subdivision of the northern end of the building again suggests an improved status of the Grange with the moving of tasks such as dairying out of the main house into auxiliary buildings nearby. It is clear that the owners of the Grange were well off and had domestic staff but were a long way from the landed classes of the nineteenth century. The decline of the building can also be seen in the later twentieth century when, as an outbuilding it had no specific function or use.

5. Photographic Index

Digital	B&W	Rm	Description	Dir
001	001	a	General View, West to East.	
002	002	a	General View, West to East.	
003	003	a	Truss Detail.	
004	004	a	Truss Detail.	
005	005	a	Queen Post Detail.	
006	006	a	Queen Post Detail.	
007	007	a	Floor Detail.	
008	008	a	Floor Detail.	
009	009	a	Change in Northern Wall, Internal.	

010	010	a	Change in Northern Wall, Internal.	
011	011	a	Quoins in Northern Wall, Internal.	
012	012	a	Quoins in Northern Wall, Internal.	
013	013	a	Tether Eye and Possible Evidence of a Stall.	
014	014	a	Tether Eye and Possible Evidence of a Stall.	
015	015	a	Chamfered Stone in Door Reveal.	
016	016	a	Chamfered Stone in Door Reveal.	
017	017	a	Original Cobbled Floor.	
018	018	a	Original Cobbled Floor.	
019	019	a	Gable Door with Bull Nosed Brick Reveal.	
020	020	a	Gable Door with Bull Nosed Brick Reveal.	
021	021	a	Possible Blocked Window in Southern Wall, Internal.	
022	022	a	Possible Blocked Window in Southern Wall, Internal.	
023	023	a	Possible Original Door.	
024	024	a	Possible Original Door.	
025	025	a	General View, East to West.	
026	026	a	General View, East to West.	
027	027	a	Stub of Original Tie Beam, South Wall.	
028	028	a	Stub of Original Tie Beam, South Wall.	
029	029		Southern Elevation, General View.	WNW
030	030		Southern Elevation, General View.	WNW
031	031		Northern Elevation, General View.	S
032	032		Northern Elevation, General View.	S
033	033		Western Gable, General View.	E
034	034		Western Gable, General View.	E
035	035		Straight Joint in Northern Wall, External View.	
036	036		Straight Joint in Northern Wall, External View.	
037	037		Detail View of External Stonework in Northern Wall, External.	
038	038		Detail View of External Stonework in Northern Wall, External.	
039	039		Eastern Gable with Brick Lean Extension.	W
040	040		Eastern Gable with Brick Lean Extension.	W
041	041	d	Partially Blocked Arrow Slit Opening on Northern Wall.	
042	042	d	Partially Blocked Arrow Slit Opening on Northern Wall.	
043	043	d	Inserted Brick Wall Between d and b.	
044	044	d	Inserted Brick Wall Between d and b.	
045	045	c	General View.	
046	046	c	General View.	
047	047	c	Original Door & Reveal.	
048	048	c	Original Door & Reveal.	
049	049	c	Wooden Cased Rim Lock.	
050	050	c	Wooden Cased Rim Lock.	
051	051	c	Brick Floor.	
052	052	c	Brick Floor.	
053	053	c	Ceiling Lathes.	
054	054	c	Ceiling Lathes.	
055	055	e	General View, West to East.	
056	056	e	General View, West to East.	
057	057	e	Truss Detail.	
058	058	e	Truss Detail.	
059	059	e	Tie Beam Re-used As Wall Plate.	
060	060	e	Tie Beam Re-used As Wall Plate.	
061	061	e	Tie Beam, Detail.	

062	062	e	Tie Beam, Detail.	
063	063	e	Tie Beam, King Post Trench.	
064	064	e	Tie Beam, King Post Trencht.	
065	065	b	General View.	
066	066	b	General View.	
067	067	b	Herring Bone Brick Floor.	
068	068	b	Herring Bone Brick Floor.	
069	069	b	Cast Iron Hooks.	
070	070	b	Cast Iron Hooks.	
071	071	b	Saddle Tree.	
072	072	b	Saddle Tree.	
073	073		Bull Nosed Corbelling, Southern Wall, External.	
074	074		Bull Nosed Corbelling, Southern Wall, External.	
075	075	a	Partially Blocked Arrow Slit Opening on Northern Wall.	
076	076	a	Partially Blocked Arrow Slit Opening on Northern Wall.	
077	077		General View of Barn with House.	ENE
078	078		General View of Barn with House.	ENE
079	079		Southern Elevation, General View.	NNE
080	080		Southern Elevation, General View.	NNE
081	081		Quoins in Southern wall, External View.	
082	082		Quoins in Southern wall, External View.	

6. Bibliography

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7. Archive & Publication

The site archive consists of

- 1 A3 permatrace sheet containing sketch plan and site notes
- 82 Black & White Negatives and Contact Prints
- CD containing 82 digital images
- 3 A4 contact sheet
- 2 A4 photo index sheet
- 5 A3 paper plans supplied by client
- Unbound copy of this report (ULAS Report Number 2009-087)

The archive will be held at Leicestershire County Council under the Accession Number XA.143.2009

A version of the summary (above) will be submitted to the editor of the local journal *Transactions of Leicestershire Archaeological and Historical Society* for inclusion in the next edition.

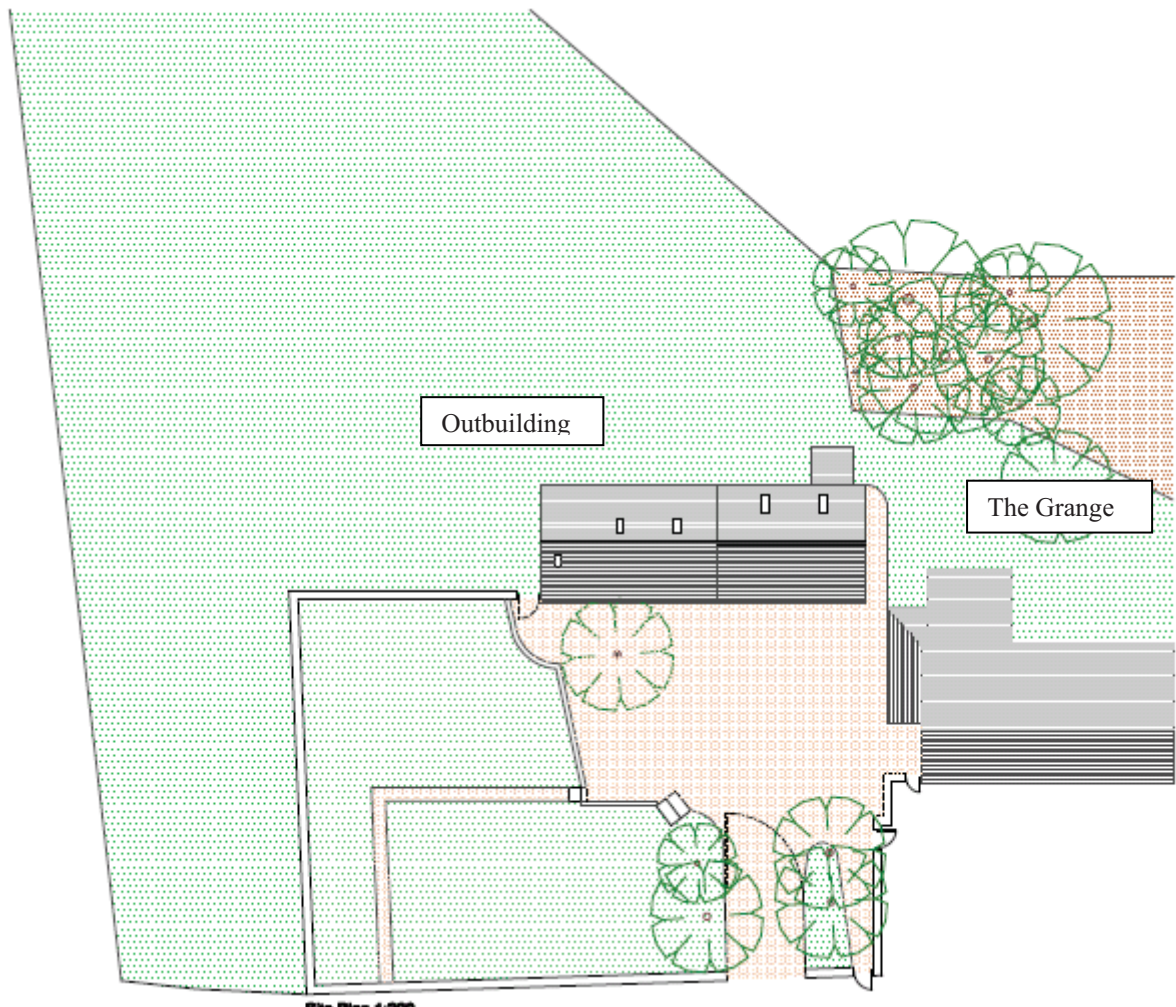
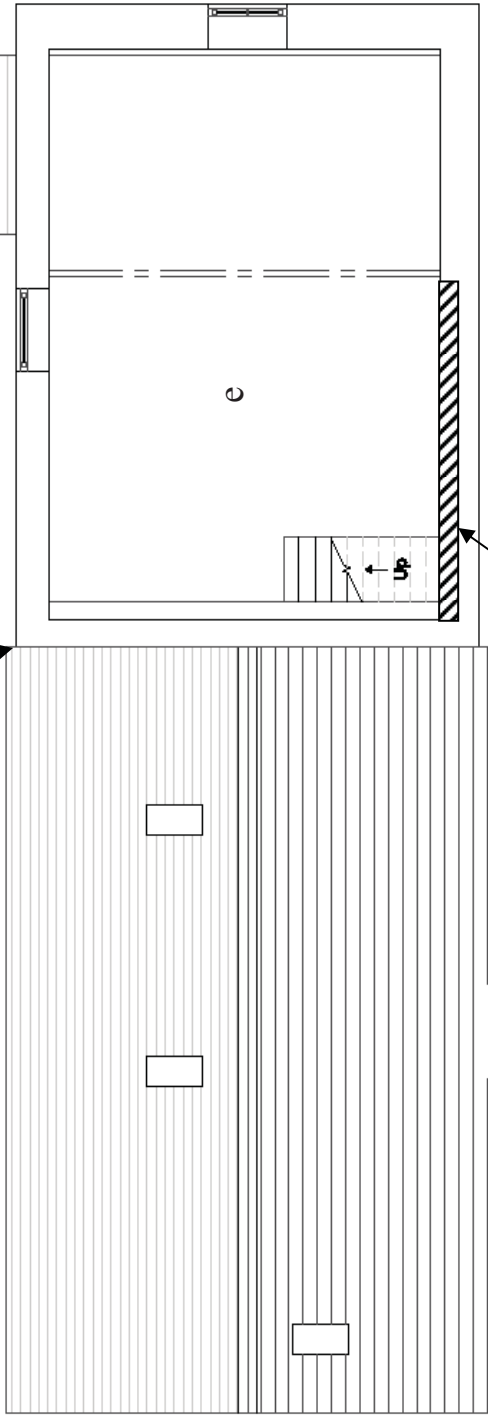


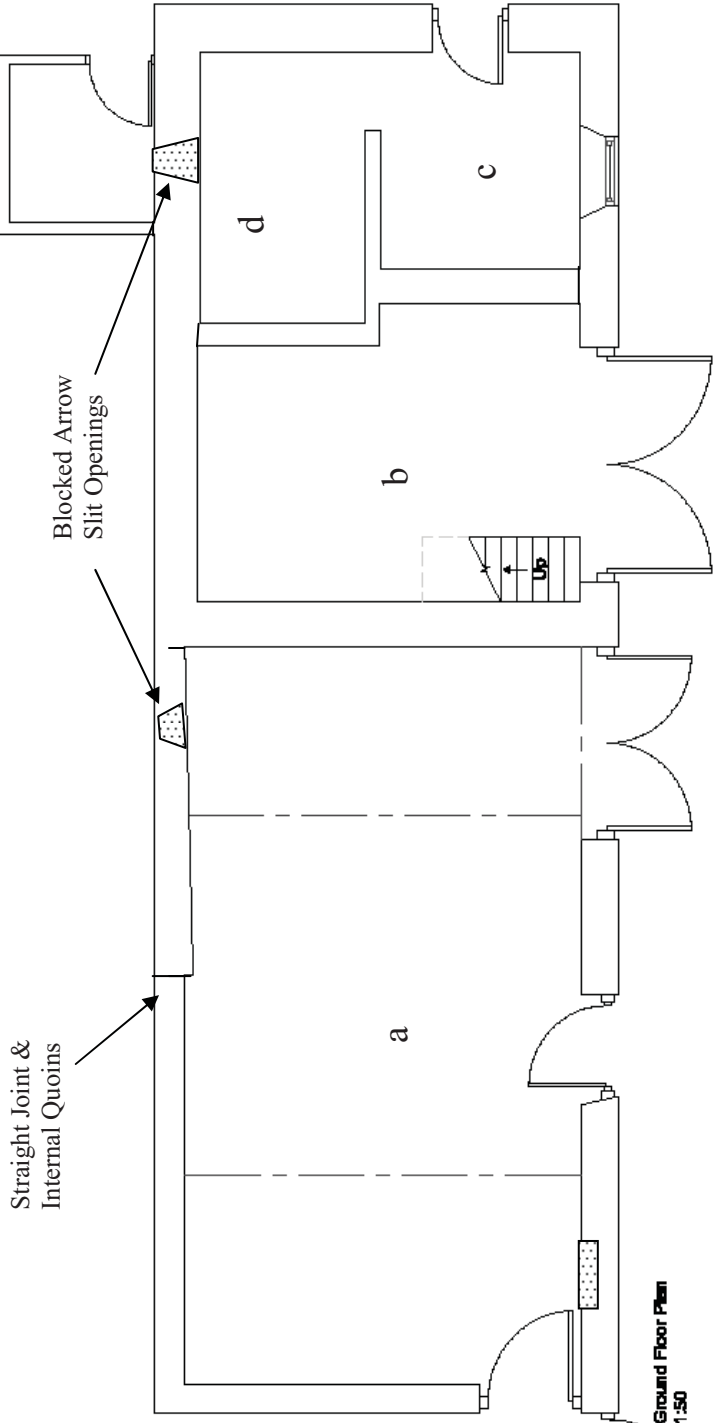
Figure 2 Existing Site Plan
(Original Drawing Supplied by Client, Not to Scale)

External Quoins at First Floor Level



First Floor Plan
1:50

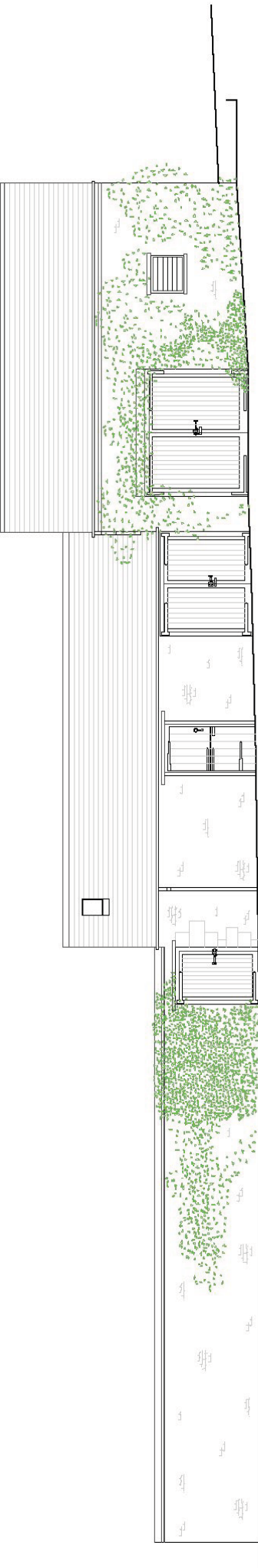
Reused Tie Beam in Wall



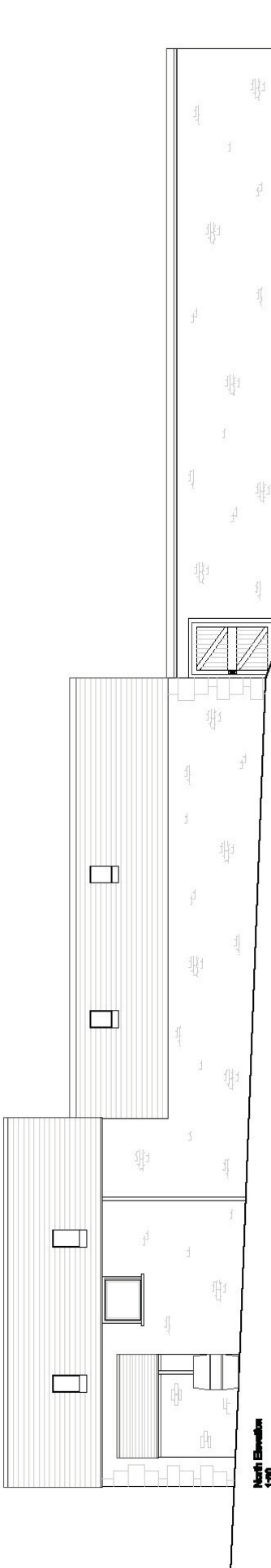
Straight Joint &
Internal Quoins

Blocked Arrow
Slit Openings

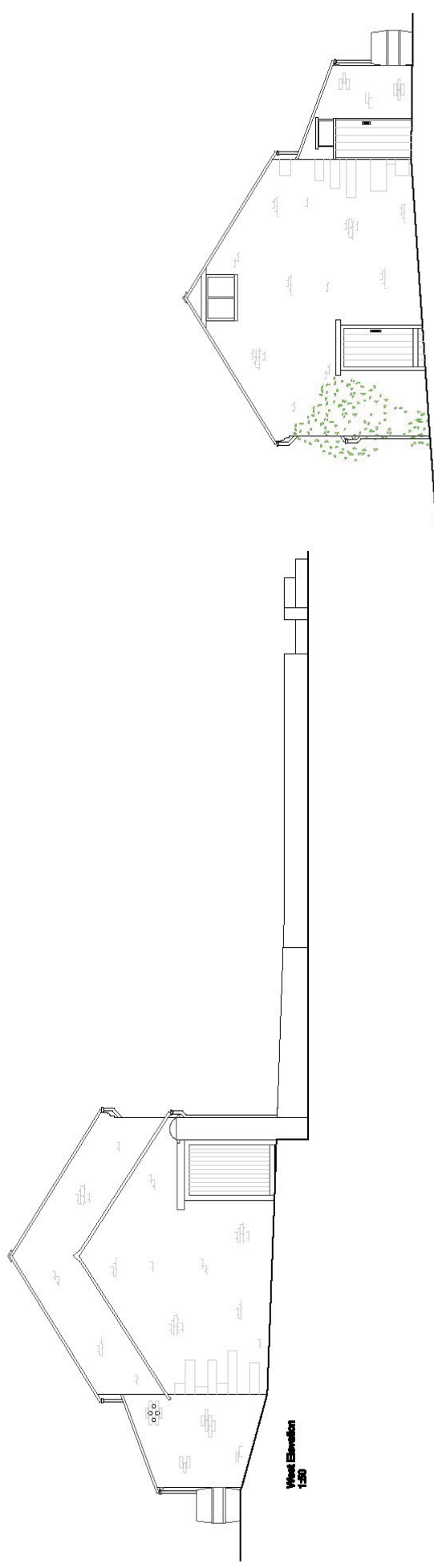
Ground Floor Plan
1:50



South Elevation
1:50



North Elevation
1:50



West Elevation
1:50

East Elevation
1:50

Colour Plates



Figure 5 Outbuilding & Halstead Grange.



Figure 6 Western Gable With Additional Brickwork.



Figure 7 Queen Post Truss in bay *a*.



Figure 8 Straight Joint & Quoins in Northern Wall, Bay *a*.

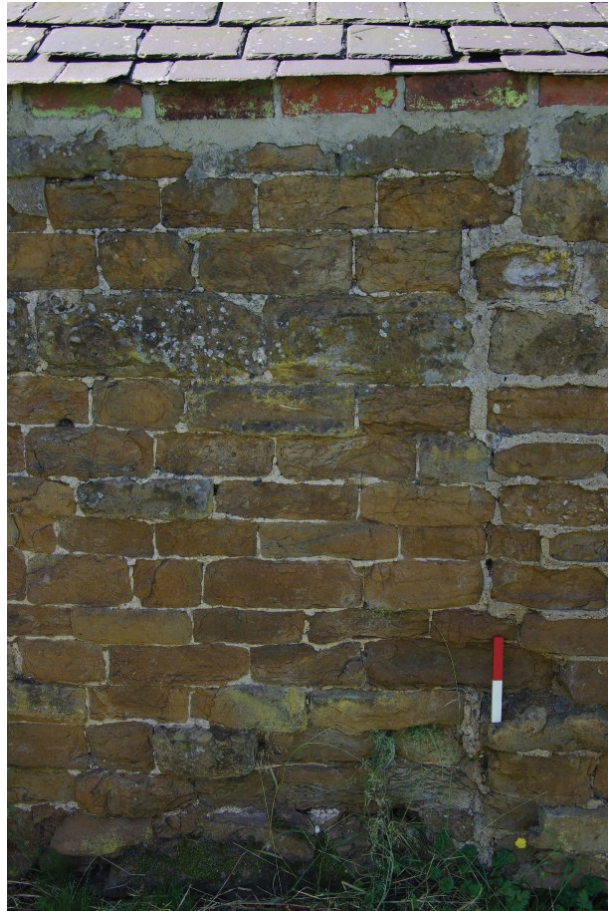


Figure 9 Straight Joint Visible on External Northern Wall.



Figure 10 Quality of Stonework on Northern Wall.



Figure 11 Saddle Tree, Bay *b*.



Figure 12 Modified Truss, *e*.



Figure 13 Re-used Tie Beam in Southern Wall of *e*.