

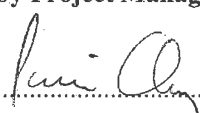
**An Historic Building Record of an outbuilding
situated within the curtilage of the grade II
Listed Building, Church Farm, Orton on the Hill
Leicestershire (SK 303 038)**

TR Projects

For James Bailey Planning

P.A 03/00883/LBC

Checked by Project Manager

Signed:  Date: 07/06/2006

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An Historic Building Record of an outbuilding situated within the curtilage of the grade II Listed Building, Church Farm, Orton on the Hill Leicestershire (SK 303 038)

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**AN HISTORIC BUILDING RECORD OF AN
OUTBUILDING SITUATED WITHIN THE CURTILAGE
OF THE GRADE II LISTED BUILDING**

**CHURCH FARM
ORTON-on-the-HILL
Leicestershire**

NGR: SK 303 038

PLANNING APPLICATION No. 03/ 00883/ LBC

SUMMARY

TR Projects were asked by the University of Leicester Archaeological Services to undertake an Historic Building Record of an outbuilding at Church Farm, Orton-on-the-Hill. The single, corrugated iron, roofed bay of brick building was all that remained of what had been a larger, brick outbuilding of at least four bays. The brickwork of the present building contained two distinct phases and it appeared that an earlier brick building had been pulled down and the lower courses of its walls used as a base from which to raise the brick walls of the present building. The rear, north-east, brick wall of the outbuilding is set on top of a stone base that may represent part of an even earlier building however there is insufficient evidence to enable this to be confirmed. The bricks used in both stages of building bore substantial evidence of being 'seconds,' the lower courses being an early local brick and the later series of being 'Haunchwood' bricks.

AIMS and OBJECTIVES

The aim of this non-intrusive investigation was to provide information relating to the construction, character and historic features of the partly ruined, brick outbuilding situated north-east of Church Farm house.

All the historic building appraisal work follows the Institute of Field Archaeologists 'Code of Conduct' and adheres to their relevant *Standards and Guidance*.

METHODOLOGY

The methodology for this Historic Building Record has involved:

A search of documentary sources, e.g., maps, illustrations, photographs, documents and other relevant secondary sources included in the various records held by the Leicestershire, Leicester & Rutland Record Office was initially conducted in respect of an early report relating to Church Farm, (*see Standing Building and Impact Assessment : Church Farm, Orton-on-the-Hill - Rob Hayward & David Smith, November 1999.*)

relating to Church Farm, (*see Standing Building and Impact Assessment : Church Farm, Orton-on-the-Hill - Rob Hayward & David Smith, November 1999.*)

On this occasion a detailed, on-site investigation of the Outbuilding as identified on the Site Location Plan, (*see Figs.2 and 3, pages. 3, 4.*), was undertaken with photographic recording of relevant diagnostic details.

As the concluding part of this appraisal a review assessment of the Report's content was undertaken in order to identify whether a requirement for further investigation/recording might exist. Where this is considered necessary the appropriate justifications and proposals for further specialist investigation are contained in an Addendum Note at the end of the Report.

LOCATION

The village of Orton-on-the-Hill is situated in an elevated position overlooking a broad valley lying due west of the village containing the three rivers Tame, Mease and Anker, all three being tributary rivers of the Trent. For much of its distance, the western boundary of Orton parish forms the county boundary between Leicestershire and Warwickshire. The nearest historic market centres are Atherstone, Warwickshire, 9.7kms, (6 miles) to the south-west and Ashby-de-la-Zouch, 14.5kms (9 miles) to the north-east, (*see Fig.1 Location : Orton-on-the-Hill, p.3.*)

SITE LOCATION

The site lies adjacent to the south-west boundary of St Edith's Church yard and is situated in the central area of the historic, medieval and post-medieval village of Orton-on-the-Hill. The curtilage of Church Farm forms the western boundary of The Green and, for part of its length, the north-east wall of the building that is the subject of this report forms the boundary with the churchyard, (*see Fig. 2 Site Location : Church Farm, Orton-on-the-Hill, p.3.*)

BUILDING DESCRIPTION

General Description

An outbuilding corresponding in size to the footprint of the present, partly ruinous building is shown on the First Edition, 1:2500, Ordnance Survey Map (1886), Sheet XXVIII.15. The original building appears to have been four bays in length but is now reduced to a single, bay roofed with corrugated iron situated at the south-east end of the original range. The up-standing side-walls of a second bay survive and a further two bays of the Churchyard boundary wall, which originally formed the rear wall of the outbuilding, also remain standing and are situated north-west of the single roofed bay, (*see Fig.3, Site Plan, below, and Plate 1*). A modern, double-leafed door is situated in the south-east gable of the outbuilding and a large, unglazed, two-light window having a single, ledged and braced shutter to it overlooks the pathway running between Church Farmhouse and the outbuilding.

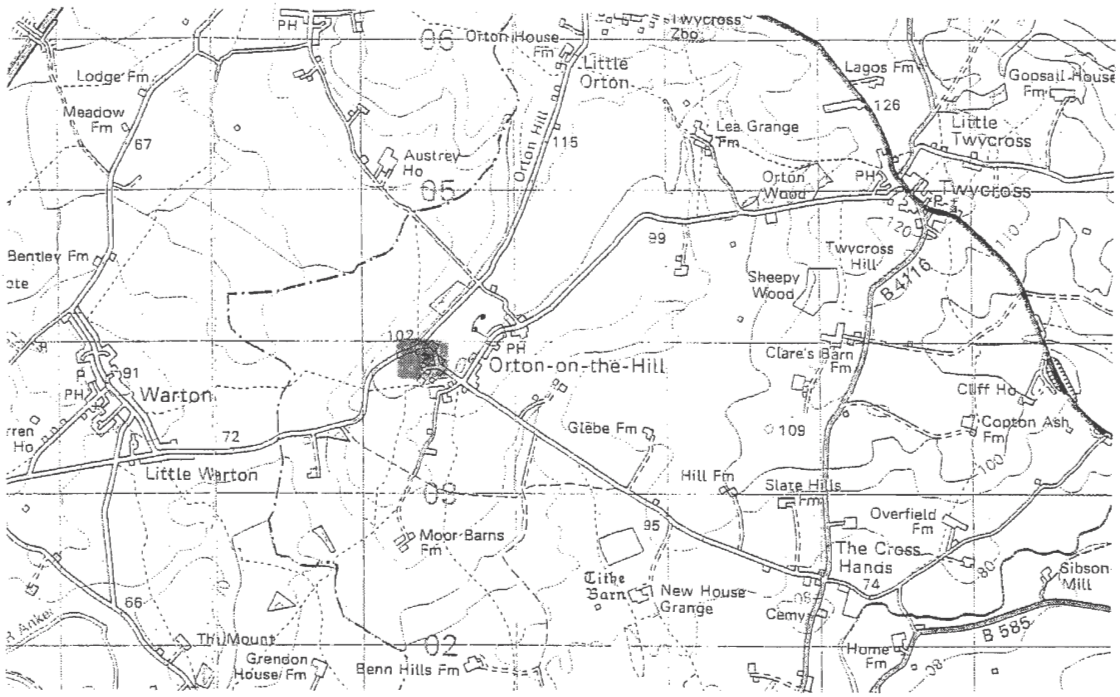


Fig.1 Location plan Scale 1:50 000

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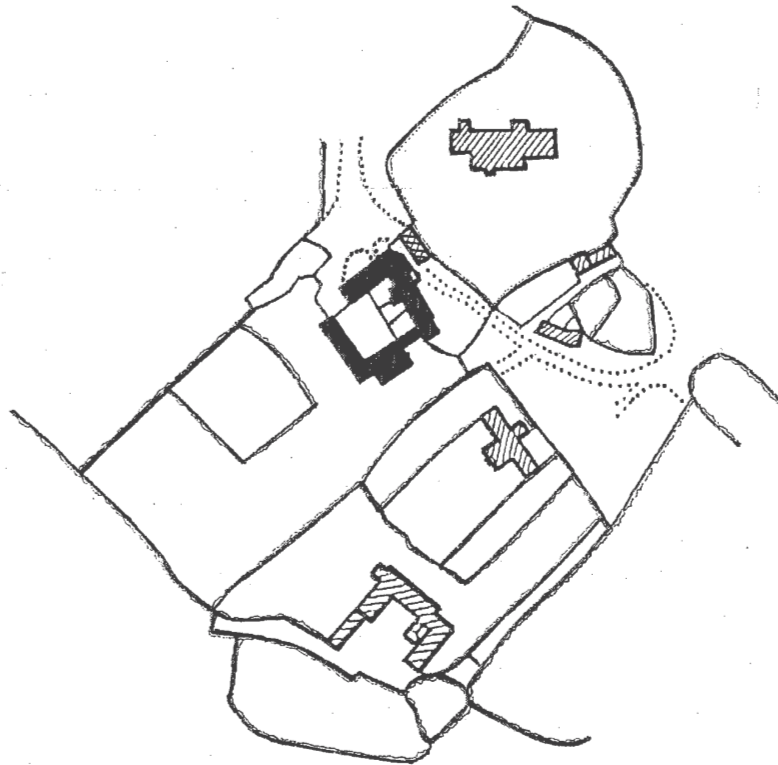


Fig.2 Site Location – Church Farm, Orton-on-the-Hill
 Detail based on 2nd edition Ordnance Survey 1:2500 Map, (1903) Sheet XXVIII.15. The Outbuilding which is the subject of this Report is the cross-hatched feature north of Church Farm house alongside the Churchyard boundary.

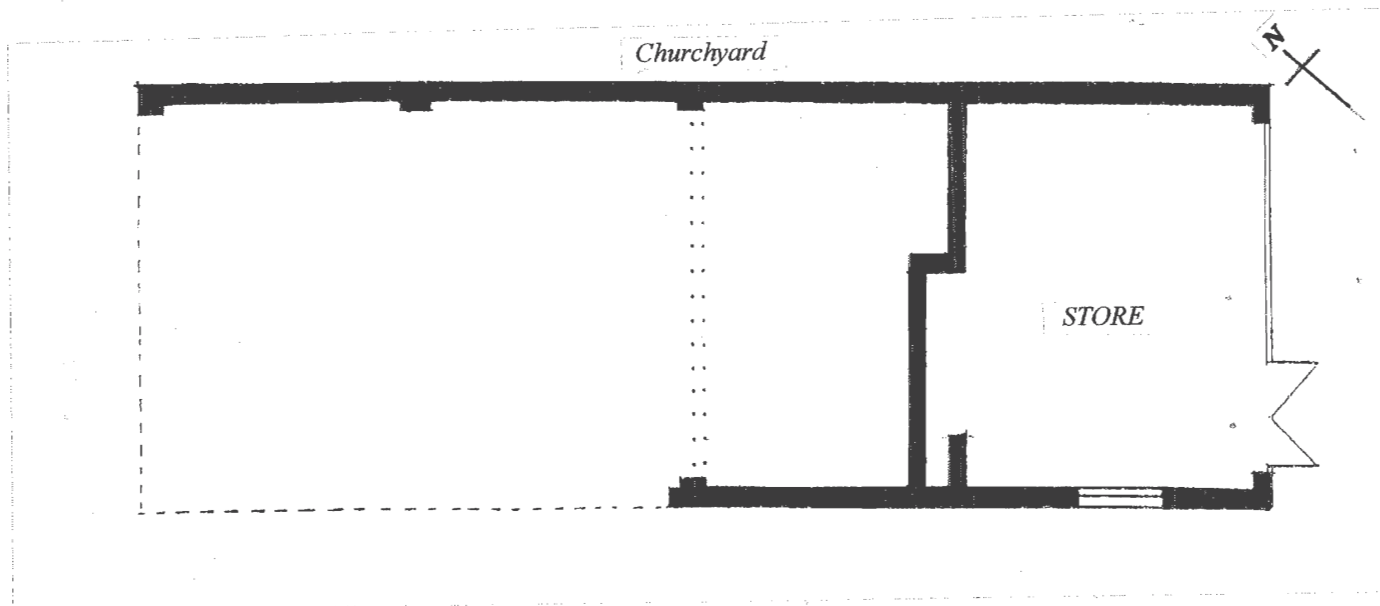


Fig. 3 Existing Outbuilding Plan (Scale 1 : 100)
 (Drawing based on Plan received from James Bailey Planning, Burbage)

The brickwork of the south-west corner of the outbuilding's gable rises in a series of bull-nosed, blue bricks, (*see Plate 2*). On the south-west side, the outbuilding's brickwork runs for a further bays length to a brick, interval pier, after which the wall has been crudely cut away. The brick wall on the opposite, i.e., north-east side, runs continuously for two bays, the bay intervals being defined by brick piers. All the walling described rises to wall-plate height. At the north-west end of the second bay opposed brick piers support a deal truss that is linked by single purlins and a ridge piece to the transverse brick wall separating the first and second bays, (*see Plate 3*). This truss is the only example surviving within the entire range, (*see Roof Truss Note below*).

Brickwork

The existing brickwork of the survey building consists of two distinct series of brick. It appears that, with the exception of some of its lower courses, an earlier, 19th century brick building was dismantled and the present brick building was raised from its upper courses during the final quarter of the 19th century. The quality of earlier brickwork which survives in the lower six or seven courses of brickwork of the south-west wall are of inferior quality and were probably produced in the immediate vicinity of Orton. These bricks are narrower in section, many have substantial pebbles trapped within them while others are 'soft', i.e., have failed to achieve the necessary temperature level to completely change their state and subsequent frost and weather action has eroded them, (*see Plate 4*), all these features are characteristic of bricks commonly considered to be 'seconds.'

The upper sections of the outbuilding's walls are raised in 'Haunchwood' bricks. On the farmhouse, south-west side they rise through twenty-two courses to the wall-plate, (*see Plate 5*). On the Churchyard side, where several more courses of the earlier brick wall survive there ten courses of 'Haunchwood' bricks to the wall-plate. 'Haunchwood' bricks were a 19th century, industrially produced brick derived from the brick earths associated with the coal seams of the Nuneaton district. The finished bricks were characterised by a deep, reddish-purple pigmentation. At Church Farm the 'Haunchwood' sections of walling in the outbuilding contain so many examples of reduced, warped, dried and cracked specimens there can be little doubt they too are 'seconds', (*see Plate 6*). Although no conventional bond is identifiable in the brick courses of either series, the 'Haunchwood' brickwork repeatedly uses a four course rise consisting of a course of two headers with three stretchers alternating with

three courses of stretchers which appears to be an idiosyncratic form of Flemish Garden Wall Bond, (see Plate 5).

Churchyard Boundary

Where it can be seen forming the boundary with Church Farm running south-eastwards from the outbuilding the Churchyard wall consists of a short section of re-used dressed sandstone and a longer sequence of what appears to be Carlton stone coursed on the horizontal. *

The front elevation, i.e. the north-east end gable wall of the outbuilding is built into the stone boundary wall of the Churchyard but inside the building the stone wall has been replaced by a brick wall which is set slightly further back. It is at this point that the brick wall forms the Churchyard wall. By substituting brick walls for the original stone wall of the Churchyard a small amount of additional space was obtained and this arrangement runs the length of Bays 1 and 2. Confirmation of this encroachment was obtained by removing the accumulated surface dirt and soil to reveal sections of the original stone wall's stone plinth, the outer part of which now form the base of the rear, brick wall. In addition it is noted that the north-east end of the brick partition wall between Bays 1 and 2 stops short of the present, north-east, boundary wall and a short section, approximately 38cms, (15 inches), of later brick fills this gap. The width of this later fill is identical with that of the exposed, footing section of stone wall visible in Bay 1. Stone also under-pins the section of transverse wall where it meets the rear wall of the outbuilding. This detail can be seen on both sides of the partition wall, (see Plates 7, 8). Three sherds of 'Mochaware' of a type similar to that produced at Church Gresley, Derbyshire during the 19th century as well as pancheon ware, transfer blue earthenware, buff bodied, domestic ware, broken clay pipe stems and some slivers of glass were recovered from voids within the stone base of the brick wall in Bay 1.

Roof Truss

Only one deal, roof truss survives in the present, outbuilding range. This is situated at the north-west end of Bay 2, (see Plates 3, 9). The tie-beam of the truss is set on top of brick piers and is strapped to the wall-plate by what appear to be re-used cart strakes. The raked struts are lap jointed to the tie-beam and at the other end they are lap jointed to the side of the principal rafters, (see Plate 3). Single, side purlins are notch jointed onto the topside of the principal rafters. The principal rafters are set alongside not on top of the tie-beam with their feet are nailed to the topside of the wall-plate.

Roofing Bay 1

Bay 1, which is situated at the north-east end of the outbuilding range is covered with corrugated iron underneath which there is a lining of tongue and groove boarding, (see Plate 10).

Conclusion

Residual evidence for an earlier building takes the form of sections of stone-work within the surviving outbuilding. Insufficient evidence can be obtained from the stone-work to offer any guidance for dating and no maps have been found which might indicate an earlier date for

* Carlton Stone was widely recognised as a suitable walling stone but not to be of sufficient quality to be used for house building. (Inform ex: Manor Farm, Carlton)

such a building. The surviving brickwork of both the lower courses and the 'Haunchwood' courses suggests two distinct dates with the original brick building associated with the surviving lower courses being constructed during the period 1790-1810. The later, 'Haunchwood' brick structure raised on the earlier, reduced brick walls, appears to date from the final quarter of the 19th century. The absence of genuine roof trusses precludes any further interpretation from standing fabric.

David Smith : Rob Hayward

May 2006

APPENDIX ONE

Plans received from James Bailey Planning, Hinckley Road, Burbage

Drawing No.

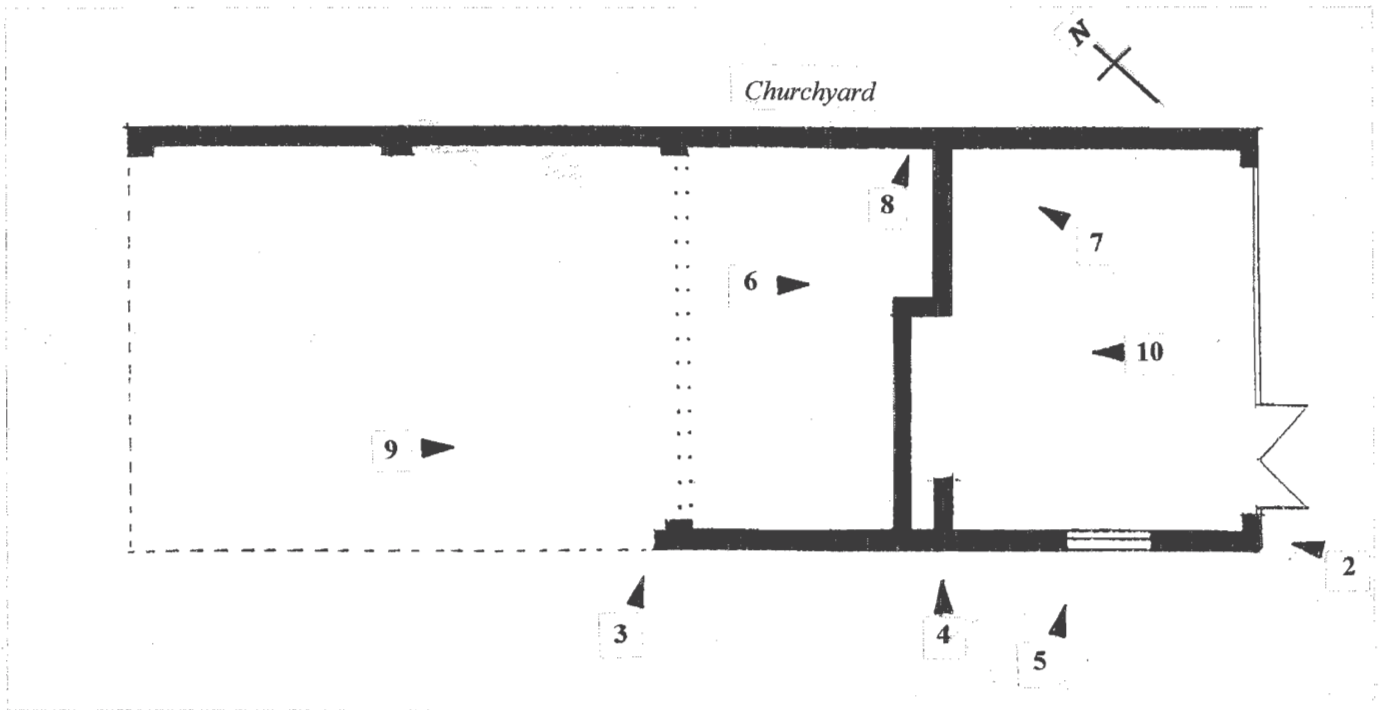
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Outbuilding : Plans & Elevations

APPENDIX TWO

Plan of Outbuilding, as existing, based on plans received from James Bailey Planning, and showing location and direction of Photographs.



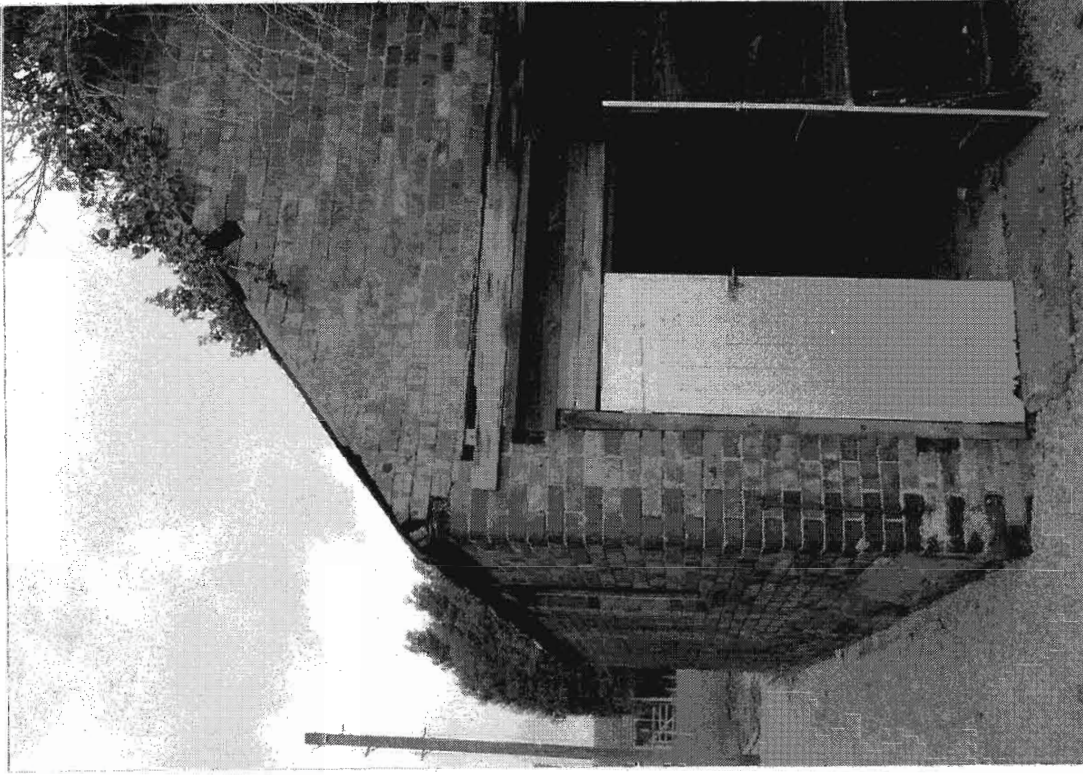


Plate 2 Detail of part of the south-east gable of the outbuilding, showing bull-nose bricks at the corner. All the brickwork visible is late 19th century in origin and comes from the 'Haunchwood' brickyards.



Plate 1 General view of the outbuilding (right) from the south-east with Church Farm visible to the left of the photograph.



Plate 3 Detail view of side-wall of Bay 2 of the outbuilding showing the only surviving truss set on top of brick piers. The lap jointing of the raked raked struts and the notched joint of the nearside purlin are clearly visible. The end of the metal strap that clasps the tie-beam to the wall-plate and is bolted into the brickwork of the side-wall can also be seen



Plate 4 Detail of the two series of brick used in the side-walls of the outbuilding. This shows seven of the earlier, lower courses with examples of 'soft' bricks and others with large foreign bodies, in this case pebbles, caught in the fabric of the brick. From the base rows five and six also contain examples of 'warped' bricks. The top two rows in the photograph are 'Haunchwood' the striped effect on the bricks is a phenomena associated with their being burned in an industrial kiln.



Plate 5 Brick side-wall of Bay 1, south-west elevation, showing the two-light window with metal glazing bars. The greater part of the brickwork is from the second phase and shows 'Haunchwood' brick being raised in a single bonding course of two headers and three stretchers alternating with three rows of stretchers, a variant form of Flemish Garden Wall Bond. The corrugated iron roof is also visible.

Plate 6 Detail of a section of the transverse wall between Bays 1 and 2, showing the inferior quality of bricks used which includes, warped, cracked and flared forms, all characteristic of 'seconds'.

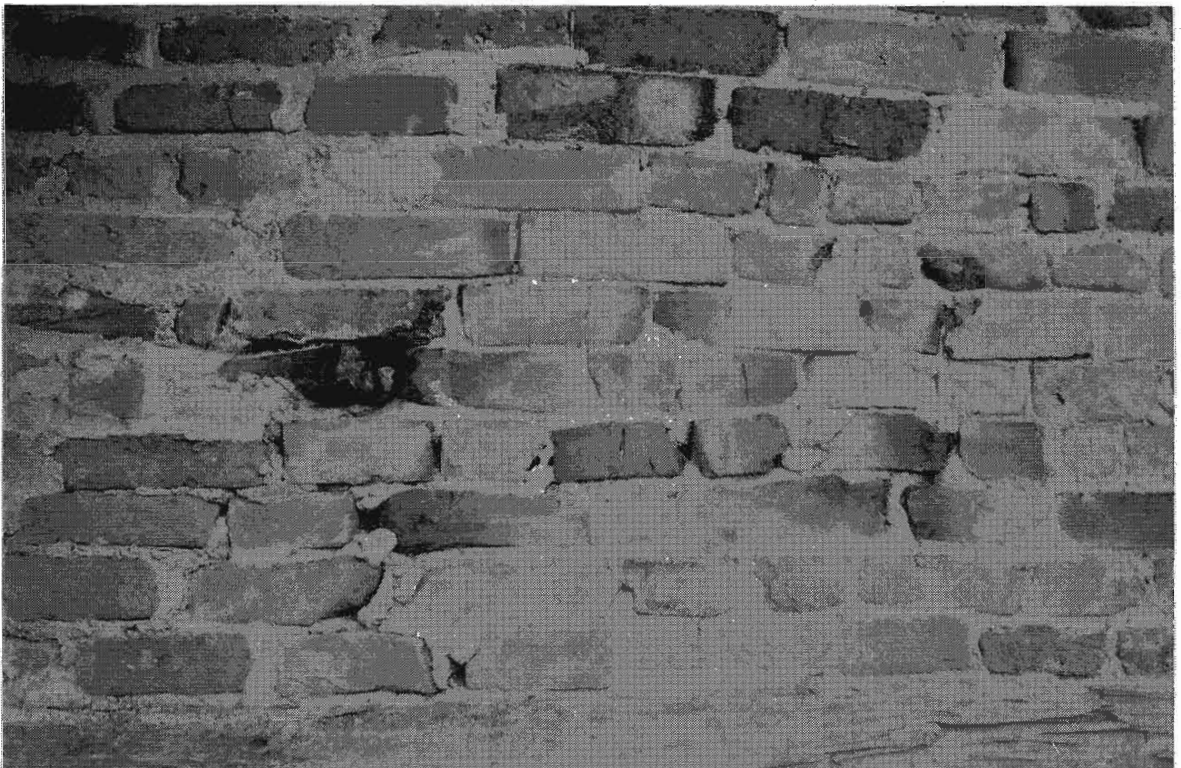




Plate 7 Detail of the base of the rear, brick, boundary wall in Bay 1 showing a base line of stone wall that appears to be all that is left of an earlier stone, boundary wall that has been taken down to provide a base for the present, brick wall and also giving additional space within the building. The base of a large, creamware bowl can be seen trapped in the footings of the stone wall directly above the right-hand end of the scale, other loose sherds of 'Mocha,' pancheon and transfer blue ware are laid out on the floor. The surviving stone footings can be seen underpinning the later, inserted brick work in the first part of the return angle in the top left of the photograph.

Plate 8 Detail of the same feature at the base of the transverse brick wall in Bay 2 also showing the stonework under the rear boundary wall and the narrow inserted section of brick indicating the width of the removed, stone walling of the original, rear boundary wall. [Scale = 50cms]





Plate 9 General view of the ruinous condition of Bay 2 of the Outbuilding, looking from the north-west and showing the single, surviving deal, truss and the rear, brick boundary wall with the Churchyard behind. Also shows a large, hardwood beam spanning the bay close to the transverse wall between Bays 1 and 2.

Plate 10 Interior detail of Bay 1 showing the tongue and groove boarded underside of the corrugated iron roof. The brickwork is part of the transverse wall between Bays 1 and 2.

