

**A Photographic Survey
of Cedars Farm, High Street,
Fleckney, Leicestershire
(NGR SP 649 935)**

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For Glebe Contractors

Checked by Project Manager

Signed: *[Signature]* 16/11/09 Date

Name: *[Signature]*

University of Leicester Archaeological Services

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A Photographic Survey of Cedars Farm, High Street, Fleckney, Leicestershire. NGR SP 649 935

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University of Leicester Archaeological Services Design Specification for
Photographic Survey of Cedar Farm High Street, Fleckney, Leicestershire
(NGR 649 935).

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Summary

University of Leicester Archaeological Services undertook a photographic survey of Cedars Farm, High Street, Fleckney, Leicestershire prior to conversion of the farmhouse and outbuildings for residential and office use. The complex includes a range of typical midland farm buildings dating from the 18th to the late 20th century. The survey was commissioned by Glebe Contractors.

1. Introduction

University of Leicester Archaeological Services was commissioned by Glebe Contractors to undertake a photographic survey of Cedars Farm, High Street, Fleckney, Leicestershire (NGR 649 935). Planning permission has been granted for the conversion of the farmhouse and outbuildings for residential and office use, with demolition of some of the more recent structures on the site (Planning Application numbers: 03/00788/FUL & 03/00824/FUL). An archaeological desk-based assessment (ULAS Report 2003-139) identified the buildings as a typical midlands farm complex of a type rapidly disappearing from the landscape and, therefore, as being of historic architectural interest. The Planning Archaeologist of Heritage Services Section of Leicestershire County Council as advisor to Harborough District Council recommended that a photographic survey of the buildings be undertaken prior to conversion. The scope of the survey was defined in a *Design Specification for Photographic Survey: Cedar Farm, High Street, Fleckney, Leicestershire* (Appendix).

All work follows the Institute of Field Archaeologists' (IFA) Code of Conduct and adheres 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* has been adhered to. The Royal Commission on the Historical Monuments of England (RCHME) *Recording Historic Buildings: a Descriptive Specification* (3rd edition, 1996) has been used as a basis for defining levels of recording.

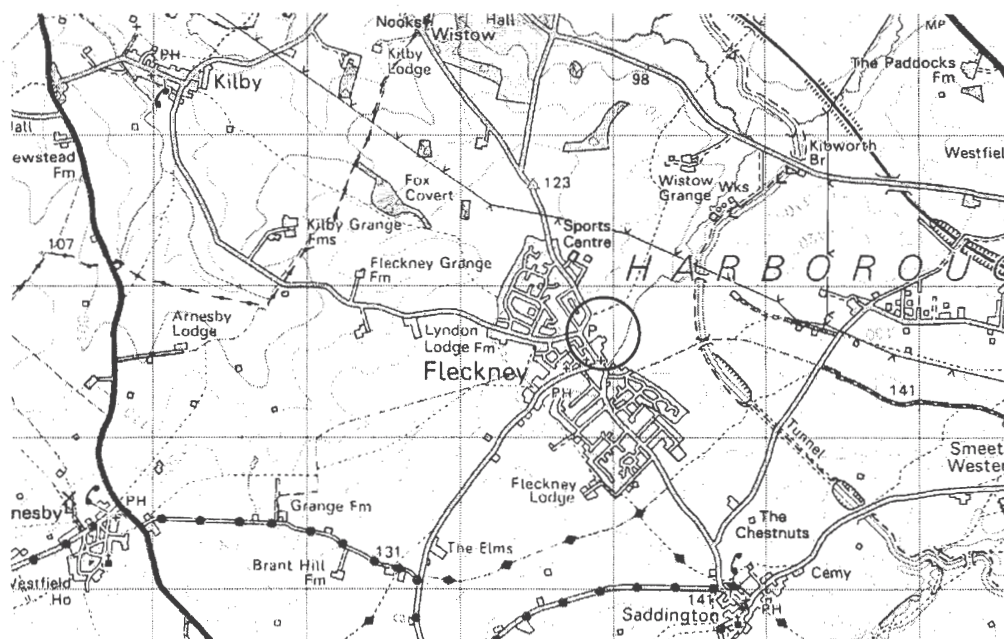


Figure 1: Site location. Scale 1:50000.

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2. Aims and Methodology

The aim of the photographic survey was to provide a permanent visual (photographic) record the buildings in their current state, prior to alteration, to standards set down by the Royal Commission on the Historic Monuments of England (RCHME 1996).

The photographic survey was undertaken on by Gerwyn Richards, with a brief written description of the various buildings produced by Neil Finn. Photographs, in 35mm monochrome negative and colour positive (slide) formats covered items 1-6 of the RCHME guidelines (1996, 4; Appendix 4.1.2).

The various outbuildings were identified by the letter codes A to E on the survey drawings supplied by the client (Fisher German, Chartered Surveyors drawing no 7509/2: Site Plan as existing). This convention has been followed here, with further subdivision as necessary to identify individual built elements (B1, B2(a), B2(b) etc.). These various elements are identified on Figure 3.

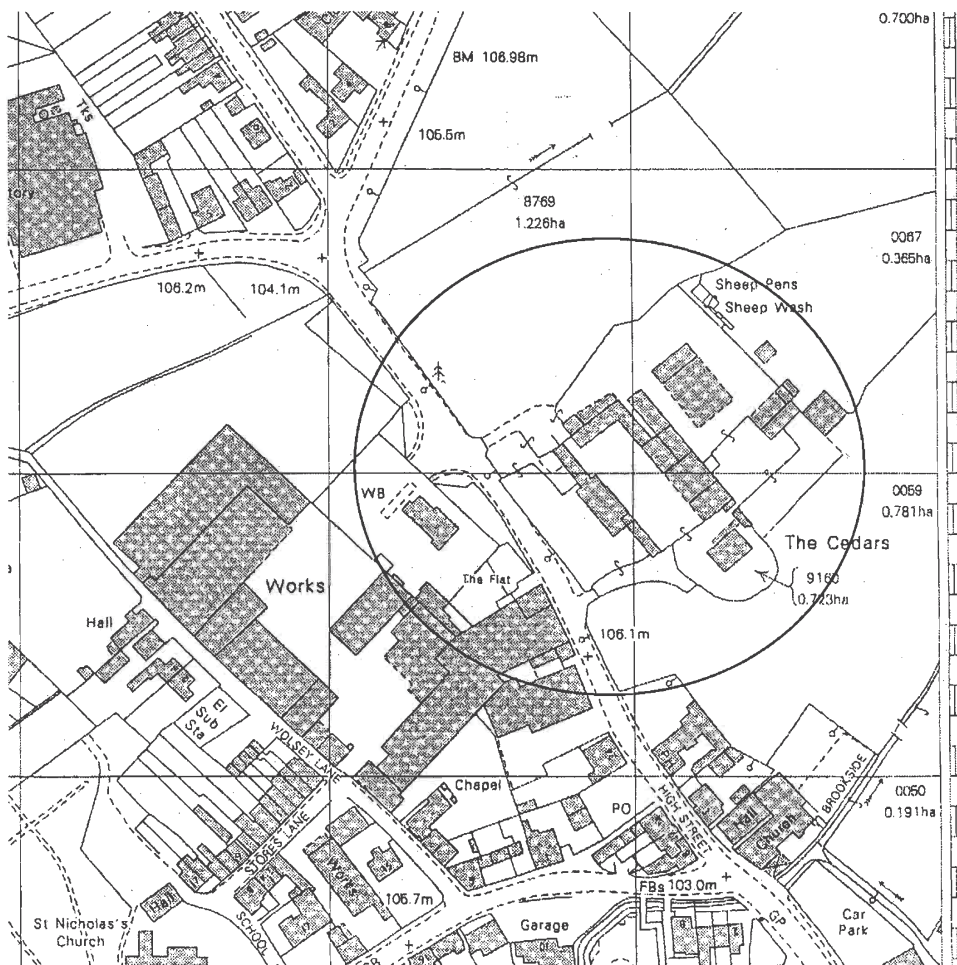


Figure 2: Cedar farm in 1990. © Scale 1:2500
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3. Description of the Buildings

The following section is based on field notes made by Neil Finn during a site visit on 15.9.2004.

Orientation: most of the buildings are arranged around a central farmyard, in the following notes the 'front' elevation is that which faces the farmyard. The terms 'left', 'right', 'rear' and 'back' are used in relation to the front elevation of each range.

Outbuilding A

4 bay, single storey brick-built cart shed, roofed in black-glazed pantiles. Date: late 18th century?

On the front (farmyard-facing) elevation 4 wide depressed three-centred arch openings, all but the right hand one now blocked. Elevation is slightly asymmetrical with a wider brick pier between the two archways on the right hand side. Inserted doorway in second archway from left. Three inserted tie bars with tie plates occur at the bay intervals. The tie plate on the left is circular with pierced decoration; the other two are plain flat bars.

The left hand end wall has an inserted pair of ledged and braced timber doors. The floor at this end has been levelled up with concrete and probably served as a garage in its final incarnation.

Rear elevation: central brick buttress and plain flat tie plates at the bay intervals as those on the front. The brickwork is a somewhat irregular Flemish garden wall bond, with 3 or 4 stretchers (occasionally more) between headers. There is a vertical joint in the brickwork on one side of the buttress. A small window is set high in the wall in the second bay from the left. At the left hand end broken brickwork suggests an integral boundary wall ran off this corner, defining one side of the driveway; this was replaced in the 19th or early 20th century by an iron fence. There is an inscribed brick on the rear elevation bearing the initials HWCT and FHH, with the two H's intersecting – that is sharing a single vertical stroke for the last part of the first H and first part of the second.

There is a large-section timber beam embedded in the right hand end wall.

Brick dimensions are: 9 - 9½ x 4½ - 4⅝ x 2¼ - 2⅜ inches.

Internally, there is an inserted brick wall across the centre of the building. The right hand bay has been converted to provide stalling for animals, with tubular steel fencing and gate, and a concrete feeding trough. Flooring is concrete where this is visible.

The roof structure is based on a series of tiebeams, at the bay intervals and inside the end walls. These are substantial squared oak timbers; a variety of empty mortises and lap joint matrices indicate that these are reused from an earlier, timber-framed building. At the interval between the first and second and second and third bays from the left the tie-beams carry later, small king post trusses. The roof covering is black-glazed pantiles with black-glazed semi-circular ridge tiles. There is evidence of some relatively recent repair, but the roof is presently in a poor state.

Outbuilding B

B1: Milking Parlour. Internal dimensions: 15.23m x 4.18m.

4 bay brick-built structure open to the rafters. Courtyard-facing (front) elevation has a 3-light bottom-hinged timber window to each bay and a ledged and braced timber door to both of the centre bays.

Brickwork is Flemish garden wall bond, dimensions: $9\frac{1}{4} \times 4\frac{1}{2} \times 2\frac{3}{4}$ inches. Windowsills are in over-fired brick. An eaves course (on the front elevation only) consists of a projecting brick course with a course of dentilated brickwork above this. Rear elevation has inserted doorway in the second bay from the left. Internally there are paired stalls with tethering bars and feeding troughs, in concrete, ranged along the rear wall. Central to each pair of stalls a downward angled ceramic vent pipe is set into the rear wall. A drain runs the length of the floor and empties through an opening in the front wall.

The roof structure comprises 3 suspended king post trusses with angled struts. The kingpost is straight (ie lacking joggles, shaped head etc. see Campbell 2000 for the terminology used in describing post-medieval roof structures) and is bolted to the tiebeam. Purlins are carried on cleats across the backs of the principals. The tiebeams are low set, with less than 2m clearance above the floor. Presumably the floor level has been raised, possibly on a number of occasions. The roof covering is flat clay tiles (nib tiles), partly replaced with corrugated asbestos, stepped ridge tiles provide additional ventilation.

B2(a): Function uncertain.

Brick-built and corrugated asbestos-roofed block. Large sliding metal door to courtyard elevation. Pent roof, concrete floor. Doorway in rear wall opens into B2(b).

B2(b): Function uncertain

Single storey brick-built shed with corrugated iron-covered pent roof. This incorporates the remains of a 2-storey building, evidenced by the taller of the two walls (ie. that between this range and B2(a) and B2(c)). This wall – brickwork in a variant of Flemish bond with 2 stretchers between the headers, bricks dimensions $9 \times 4\frac{1}{4} - 4\frac{1}{2} \times 2\frac{3}{8}$ inches – has, on the ground floor, segmental arch-headed door and window openings, and above the doorway (at former first floor level) an iron-framed 2-light window with the vestiges of leaded lights. The doorway has a pegged timber frame with beaded moulding; the door is a 19th century 4-panelled door with large wooden lock. The ground floor window has a pegged 3-light timber frame that matches the door frame. There are pintle hinges for removed lights. This window is now intersected by the present left hand end wall of this range. The rear wall (closest to High Street) is in English bond and seems to be a raked-down remnant of the original front wall of the 2-storey building.

B2(c): Shed or Shelter

Internal dimensions: 6.72m x 3.26m

Lean-to addition post-dating B2(b). Pent roof covered in black-glazed pantiles. Courtyard elevation formerly open, but now with brick blocking – some bricks merely stacked. This lean-to appears to have been added in the junction of 3 earlier structures: B2(a), B2(b) and B3. A single purlin is supported on reused posts including a former spine beam, in oak, chamfered on the underside, and with through mortises for floor joists that are numbered with Roman numerals II-VI (there are further mortises but the surface of the timber is eroded and carpenters marks are unclear).

B3: Rear wing of Old Farmhouse

1½ storey stone and brick-built range with black-glazed pantile-covered roof. Courtyard-facing gable end appears to be the back wall of a rear wing to a now demolished building which faced the street (part of/contemporary with range B2(b)?). The vestiges of this demolished range (the Old Farmhouse?) exist as a brick-built wall surviving to a couple of courses, now overgrown. The position of the demolished range is shown as a dotted outline on the site survey.

The lower room of the surviving 1½ storey wing is accessed from the road-facing side, through a doorway with pegged frame identical to that in B2(b). The room is semi-sunken (exact depth uncertain due to accumulated debris). The lower side-walls are stone-built on all 4 sides, to a height in excess of 0.9m. The stonework comprises ironstone fragments, including some squared blocks, built to rough courses, with large squared quoins. Above this the walls are brick. Two phases of brickwork are evident, the first three courses above the stonework on the courtyard facing elevation are in a dull pinkish-red coloured brick, each measuring 9½ - 9¼ x ? x 2¾ inches. Above this the brickwork is orange in colour measuring 9 - 9¼ x 4½ x 2¾ inches.

The upper floor room, open to the rafters, is rendered internally with the remains of wallpaper in places. This apparently served as domestic accommodation but does not seem to have been heated. The original entrance into this room in the rear (street-facing) wall is blocked and the present access is an inserted ledged timber door in the courtyard elevation (possibly a modified earlier window?). In its most recent incarnation the room appears to have functioned as an agricultural store. The building is in a very poor state of repair, the courtyard-facing gable wall having a perilous outward lean on it.

Further evidence of the now-demolished block to the rear of this having been two storeys high (over and above the first floor access from that range into B3), included a transverse ceiling beam, now collapsed, which at some stage had been underpinned with a brick pier. The end of this presumed former farmhouse corresponds with the right hand end of outbuilding A.

Outbuilding C

C1: Stable

Single-storey brick-built stable block (still in use as such at time of survey), with corrugated asbestos-covered roof. Late 19th century in date. Farmyard facing (front) elevation: bricks measure 9½ - 9⅝ x 4½ - 4⅝ x 3 inches. Crudely moulded bull-nose bricks to left hand corner, the left hand end of the building forming one side of the

farmyard entrance. Bricks vary in colour from buff to orange-red. There is a dentilated eaves course to the front elevation identical to that of B1 & C2. Internally floors are composed of large water-worn pebbles and incorporate drains. The roof structure is supported by two suspended king post trusses of rather crude form. The king posts, bolted to the tiebeams, are straight and do not support the ridge. Purlins are carried on cleats nailed to the backs of the principals. There is an inserted brick wall between the two stalls at the left hand end. The building is described as a 'six-horse stable' in the sales catalogue of 1917. To the rear of C1 at the left hand end is a later brick-built lean to loosebox.

C2: Milking Parlour

Single-storey brick-built structure with flat clay tile roof (nib tiles) with stepped ridge tile ventilators (c/f B1). 3 bays. Late 19th century in date. This appears originally to have been open-fronted, the brickwork of the courtyard elevation being later than the rest of the structure. At the bay intervals originally brick piers with bull-nose brickwork, these supporting king post roof trusses. Same dentilated eaves course to B1 and same angled vent pipes in rear wall; various other similar details to that range but not identical and not certainly of the same date.

Outbuilding D

Barn. Internal dimensions: 11.05m x 5.54m.

3 bay brick built barn with flat clay tile (nib tile) covered roof. 18th century. Brickwork: orange-red brick laid in Flemish garden wall bond. Brick dimensions: 9 - 9⁵/₈ x 4³/₈ - 4⁵/₈ x 2³/₈ inches.

North-east elevation (facing away from the courtyard) has large ledged and braced timber barn doors to the central bay with iron T hinges at the top and L hinges at the bottom. There is a smaller opening section in the right hand door. In the left hand bay there is a wooden framed fixed 4-light window set high in the wall. There is a blocked window opening at the same level in the left hand gable end wall. On the courtyard-facing elevation the central bay has a winnowing door, opposite the main doors, with segmental arched head and pegged timber door frame with simple beaded detailing to the lintel. The door itself is a recent ply sheet. Adjacent to the doorway, inside, is a candle niche. Internally, brick piers at the bay intervals support the roof trusses. Joist sockets in the front and rear walls of the left hand bay indicate the position of a removed loft floor, lit by the window described above. The small size of the joist sockets tend to suggest that this upper floor structure was not very substantial, it was also relatively low at only 1.7m above the present floor level. The floor in this bay is concrete and there is a relatively recently inserted brick-built structure against the left hand gable end wall. This looks to be some kind of ?heating duct or vent and opens into a small, brick-built lean-to addition at the east corner of the building. The centre bay is floored in brick. The brick piers between this and the left hand bay, supporting the roof truss, have both been cut back at some stage by about 250mm (10 inches), for reasons which are not now apparent. The right hand bay has an inserted upper floor with 9 x 3 inch joists running between the front and rear walls, supporting deal boards up to 11 inches wide. Galvanised sheeting on timber studs forms a grain storage bin which rises to the height of the roof truss tiebeam. The 1917 sales catalogue notes a 'Barn with Granary'.

The roof structure is based on 2 queen post trusses. The queen posts are straight timbers bolted to the tiebeam and joined near the top by a strainer beam. Purlins are carried across the backs of the principals, supported on cleats. In both end bays windbraces run from the outer ends of the wall plate to the underside of the purlin, and from the top of the purlin up to the ridge.

There are large lean-to additions of 20th century date on three sides of the barn; that on the farmyard side consists of corrugated iron sheeting fixed to substantial roundwood and half round poles.

Outbuilding E

Implement shed: Internal dimensions 11.75m x 5.62m.

Brick-built implement shed with tiled roof. Late 19th century. An open fronted 4 bay structure located to the east of the farmyard. Brickwork is in Flemish garden wall bond; brick dimensions: $9\frac{1}{4} \times 4\frac{3}{8} - 4\frac{1}{2} \times 2\frac{3}{4} - 2\frac{7}{8}$ inches. Internal brick piers at the bay intervals along the back wall. On the front wall line at the outer corners chamfered brick piers support the wall plate; at the bay intervals timber posts carry the wall plate. At the base of these large concrete blocks appear to have been formed around the posts, presumably to as the timbers rotted. The roof structure is based on 3 king post trusses, with king posts and principals bolted through the tiebeam. The king posts have notched and splayed heads and the ridge plate is housed. Purlins are carried on cleats and are joined across the central truss with a simple splayed scarf. The roof covering is unusual zig-zag shaped tiles with matching ridge tiles, these are stamped: MAJOR-BRIDGEWATER. REGISTERED.

The floor of the right hand bay is paved in brick; the others are earth.

Other Outbuildings

There are several other timber-built and steel-framed outbuildings clad variously in corrugated iron and corrugated asbestos; these were not examined in detail. The timber-framed structure on the north-west side of Outbuilding D is notable for being a lightweight prefabricated structure of a type which was probably very common around the middle decades of the 20th century. Within this building a dump of broken glass and ceramic bottles was noted, relating to Furnival Mineral Water Manufacturers (see below).

The Farmhouse

A brief inspection of the farmhouse was made; building work was in progress at the time. This is a three-storey double pile brick building with slated roof and decorative bargeboards. The principal elevation faces south-east with the rear elevation overlooking the farmyard. Badcock (1980, 39) states that the house was built in 1868. All internal wall coverings had been stripped back to bare brick and all windows replaced with uPVC at the time of the site visit. Original skirting and doorframes remained in some rooms. Of particular note is the decorative newel post to the principal staircase; all of the balusters have been removed from this stair, however. There is a small brick-vaulted cellar the entrance to which is below the service staircase.

Washhouse

Adjacent to, and broadly contemporary with, the house is a small brick-built and slate-roofed washhouse. This contains the remains of a small 19th century range and two coppers.

Discussion Points

All of the extant brick-built structures appear on the 1880s First Edition Ordnance Survey 1:2500 map (sheet XLV.5). The demolished Old Farmhouse is also shown, as is another structure on the north-east side of the farmyard which is no longer extant.

The Leicestershire, Leicester and Rutland Records Office (LLRRO) holds 2 copies of an auction catalogue relating to the sale of the farm in 1917 (Ref: MISC. 1308/1-2):

The Cedars Farm, Fleckney. Auction to be held at the Bell Hotel, Leicester Wednesday November 21st 1917.

The total acreage is given as 197 acres – 1 rood – 0 poles; 80 acres of this easily worked arable and the remainder rich pasture land. The farm was held at this time on a Lady-Day tenancy by Mr. A.G.C. Furnival at a rental of £225 per annum, excluding the sporting.

The auction catalogue includes a brief description of the buildings:

'The commodious Farm House is built of brick with slated roof and contains:-
On the ground floor:- Entrance Hall, Two Sitting rooms, Kitchen, Back Kitchen, and Dairy
On the first floor:- Five Bedrooms and W.C.
On the second floor:- Four Bedrooms
Outside wash-house, Pump over well.'

The Farm buildings are conveniently placed near the house, are principally built of brick with tiled roofs, and include a four-bay open Implement Shed, Cattle Shed of four open bays and one loose box, Cattle Yards, Barn with Granary and brick floor, Cow Houses to accommodate 30 cattle, Six-horse Stable, Chaff house, Loose Box, Calf place, Traphouse, and the Old Farmhouse.

The Two Cottages are built of brick, having tiled roofs, and each contains four rooms with outside E.C. [earth closet]. A well supplies water for the two.'

Several of the buildings described in the auction catalogue may be readily identified amongst the extant structures. The 4 bay open implement shed is outbuilding E; the barn with granary outbuilding D; the six horse stable outbuilding C1; and the trap house outbuilding A. The cattle shed of 4 open bays is probably outbuilding C2 and Building B1 one of the cow houses that are referred to. The old farmhouse is apparently the demolished structure on the south-west side of B2 and B3.

The two cottages were located away from the main group of farm buildings, on the east side of the junction High Street and what is now Brookside, adjacent to the Baptist Chapel (in 1917, now the church).

J.C. Badcock in his History of Fleckney (1980, 39) writes:

'Cedar Farm opposite belonged to Mr. George Furnival, the father of the two men who started the mineral water factory. The farmhouse was built in 1868 but some of the outbuildings belong to an earlier period.'

The mineral water business is described in the same publication as follows:

'One more factory must be mentioned before passing on to other topics and that is Furnivals, often referred to as 'the Pop Shop' by local residents. At about the turn of the present century [i.e. the beginning of the 20th century] two brothers, Nedham and Charles Furnival, began the manufacture of mineral waters. Their first factory was a small farm building in Mawby's Lane (High Street) owned by a third brother, Arthur. Charles Furnival was a chemist and while he supplied the flavouring and other chemicals his brother engaged in the actual making of the product. The business prospered and in 1912 they built another factory in Kilby Road' (Badcock 1980, 35).

The bottles noted within the outbuilding adjacent to the barn (Outbuilding D) included glass 'Codd type' bottles in two sizes marked:

Furnival & Co Fleckney Leicester

and

Furnival & Co Chemists and Mineral Water Mfrs Leicester and Fleckney

Ceramic bottles with the maker's stamp Bourne 4 Denby are marked:

N. Furnival & Co. Fleckney Leicestershire Ginger Beer

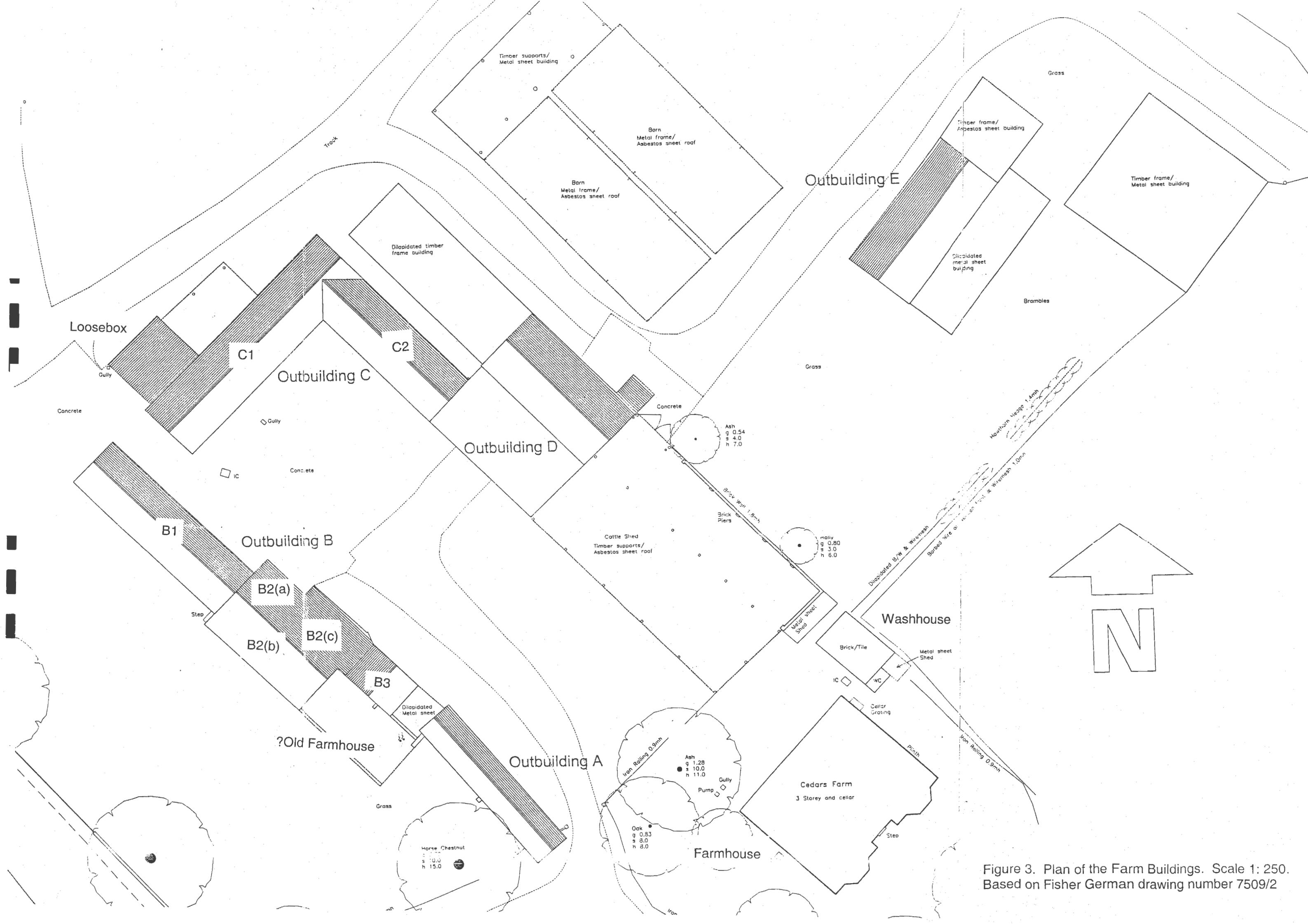


Figure 3. Plan of the Farm Buildings. Scale 1: 250. Based on Fisher German drawing number 7509/2

4. Photographic Index

Photo Number	Col	B & W	Building Number	Description
001	X	X	Building C	Interior From Near Door.
002	X	X	Building C	Interior From Near Door.
003	X	X	Building C	Roof Timbers.
004	X	X	Building C	Roof Timbers.
005	X	X	Building C	Original Double Stall.
006	X	X	Building C	Original Double Stall.
007	X	X	Building C	Northeast Angle of Building.
008	X	X	Building C	Northeast Angle of Building.
009	X	X	Building C	Exterior Southwest Facing Elevation.
010	X	X	Building C	Exterior Southwest Facing Elevation.
011	X	X	Building C1	Interior of Northernmost Room.
012	X	X	Building C1	Interior of Northernmost Room.
013	X	X	Building C1	Detail of Interior Corbelling.
014	X	X	Building C1	Detail of Interior Corbelling.
015	X	X	Building C1	Exterior, South and West Facing Elevations.
016	X	X	Building C1	Exterior, South and West Facing Elevations.
017	X	X	Building C1	Original Floor and Trough, Room 2.
018	X	X	Building C1	Original Floor and Trough, Room 2.
019	X	X	Building C1	Probable Re-used Beam, Room 1.
020	X	X	Building C1	Probable Re-used Beam, Room 1.
021	X	X	Building C1	Exterior, West Facing Elevation With Modern Brick and Asbestos Lean To.
022	X	X	Building C1	Exterior, West Facing Elevation With Modern Brick and Asbestos Lean To.
023	X	X	Building C1	Exterior, North and East Facing Elevation.
024	X	X	Building C1	Exterior, North and East Facing Elevation.
025	X	X	Building C1	Probable Re-used Timber Gatepost.
026	X	X	Building C1	Probable Re-used Timber Gatepost.
027	X	X	Building C1	Exterior Corbelling and Blocked Window.
028	X	X	Building C1	Exterior Corbelling and Blocked Window.
029	X	X	Building B1	Exterior, East, Southeast Facing Elevation.
030	X	X	Building B1	Exterior, East, Southeast Facing Elevation.
031	X	X	Building B1	Interior, Looking North.
032	X	X	Building B1	Interior, Looking North.
033	X		Building B1	Interior, Looking South.
034	X		Building B1	Interior, Looking South.
035	X	X	Building B1	Exterior, Southwest Facing Elevation.
036	X	X	Building B1	Exterior, Southwest Facing Elevation.
037	X	X	Building B2	Exterior, Southwest Facing Elevation.
038	X	X	Building B2	Exterior, Southwest Facing Elevation.
039	X	X	Building B3	Exterior, Southwest Facing Elevation.
040	X	X	Building B3	Exterior, Southwest Facing Elevation.
041	X	X	Building B	Exterior, Oblique View of Interior of Apparently Lost Building, Old Farmhouse.
042	X	X	Building B	Exterior, Oblique View of Interior of Apparently Lost Building, Old Farmhouse.
043	X	X	Building A	Exterior, Southwest Facing Elevation.
044	X	X	Building A	Exterior, Southwest Facing Elevation.
045	X	X	Building B3	Interior, Ground Floor.
046	X	X	Building B3	Interior, Ground Floor.
047	X	X	Building B3	Interior, Ground Floor.
048	X	X	Building B3	Interior, Ground Floor.
049	X	X	Building B2	Interior.
050	X		Building B2	Interior.
051	X	X	Building B2	Exterior, Northeast Facing Elevation.
052	X	X	Building B2	Exterior, Northeast Facing Elevation.
053	X	X	Building B3	Exterior, Northeast Facing Elevation.
054	X	X	Building B3	Exterior, Northeast Facing Elevation.
055	X	X	Building A	Exterior, Northeast Facing Elevation.
056	X	X	Building A	Exterior, Northeast Facing Elevation.
057	X	X	Building A	Interior, Looking North.

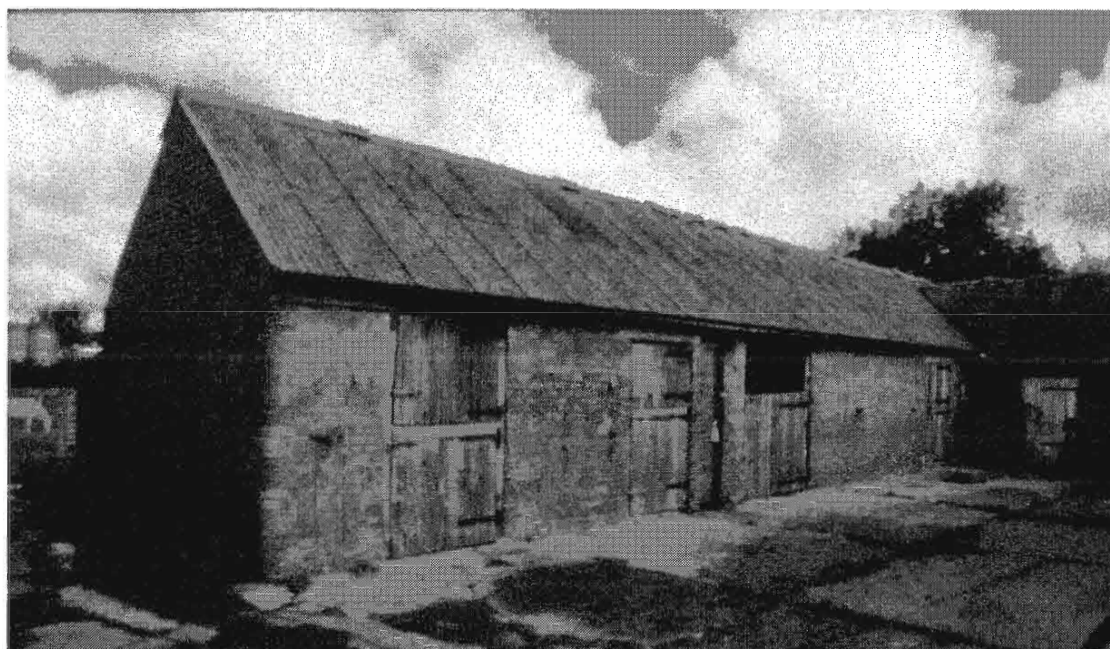
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058	X	X	Building A	Interior, Looking North.
059	X	X	Building A	Interior, Detail of Roof Timbers.
060	X	X	Building A	Interior, Detail of Roof Timbers.
061	X	X	Building A	Interior, Looking North.
062	X	X	Building A	Interior, Looking North.
063	X	X	Building A	Detail of Arched Entrance.
064	X	X	Building A	Detail of Arched Entrance.
065	X	X	Building B2	Interior of North Easternmost Room.
066	X	X	Building B2	Interior of North Easternmost Room.
067	X	X	Building B2	Interior of South Westernmost Room.
068	X	X	Building B2	Interior of South Westernmost Room.
069	X	X	Building D	Exterior, Northeast Facing Elevation.
070	X	X	Building D	Exterior, Northeast Facing Elevation.
071	X	X	Building D	Interior.
072	X	X	Building D	Interior.
073	X	X	Building D	Interior.
074	X	X	Building D	Interior.
075	X	X	Building D	Interior, Heating Duct?
076	X	X	Building D	Interior, Heating Duct?
077	X	X	Building E	Exterior, Northwest Facing Elevation.
078	X	X	Building E	Exterior, Northwest Facing Elevation.
079	X	X	Building E	Exterior, Detail of Roof Tiles.
080	X	X	Building E	Exterior, Detail of Roof Tiles.
081	X	X	Farm House	Exterior, Northeast Facing Elevation.
082	X	X	Farm House	Exterior, Northeast Facing Elevation.
083	X	X	Farm House	Exterior, Northwest Facing Elevation.
084	X	X	Farm House	Exterior, Northwest Facing Elevation.
085	X	X	Farm House	Exterior, Southwest Facing Elevation.
086	X	X	Farm House	Exterior, Southwest Facing Elevation.
087	X	X	Farm House	Exterior, Southeast Facing Elevation.
088	X	X	Farm House	Exterior, Southeast Facing Elevation.
089	X	X	Farm House	Room 1, General View.
090	X	X	Farm House	Room 1, General View.
091	X	X	Farm House	Room 2, General View.
092	X	X	Farm House	Room 2, General View.
093	X	X	Farm House	Room 3 (Hallway), General View.
094	X	X	Farm House	Room 3 (Hallway), General View.
095	X	X	Farm House	Room 4, General View.
096	X	X	Farm House	Room 4, General View.
097	X	X	Farm House	Room 5, General View.
098	X		Farm House	Room 5, General View.
099	X	X	Farm House	Room 6, General View.
100	X	X	Farm House	Room 6, General View.
101	X	X	Farm House	Room 7, General View.
102	X		Farm House	Room 7, General View.
103	X	X	Farm House	Room 8, General View.
104	X	X	Farm House	Room 8, General View.
105	X	X	Farm House	Room 9, General View.
106	X	X	Farm House	Room 9, General View.
107	X	X	Farm House	Room 10, General View.
108	X	X	Farm House	Room 10, General View.
109	X	X	Farm House	Room 11, General View.
110	X	X	Farm House	Room 11, General View.

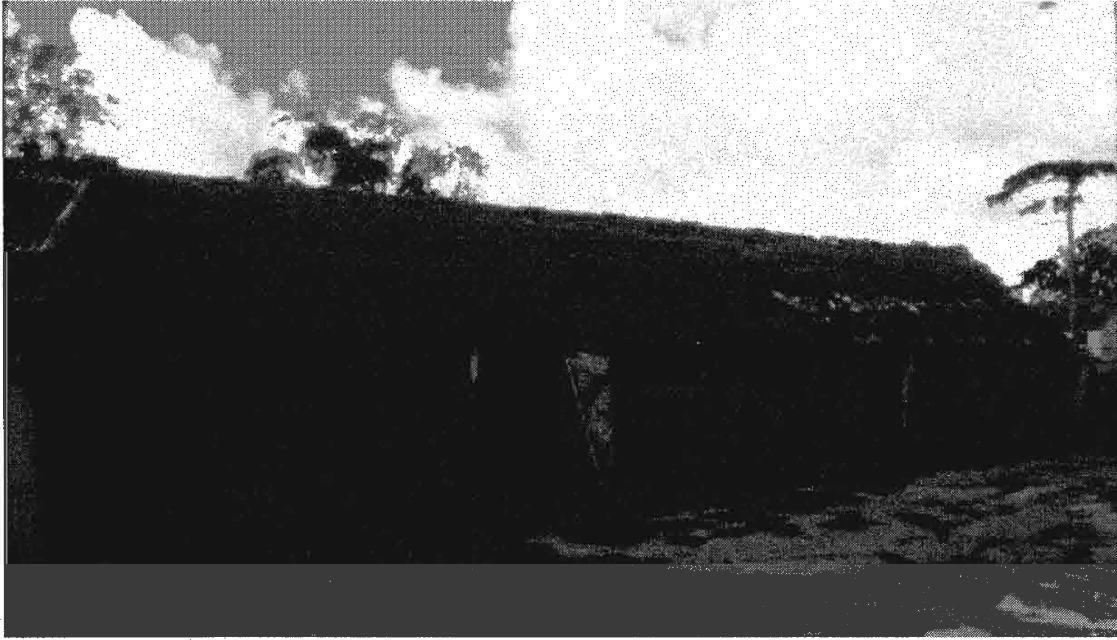
5. Colour Plates



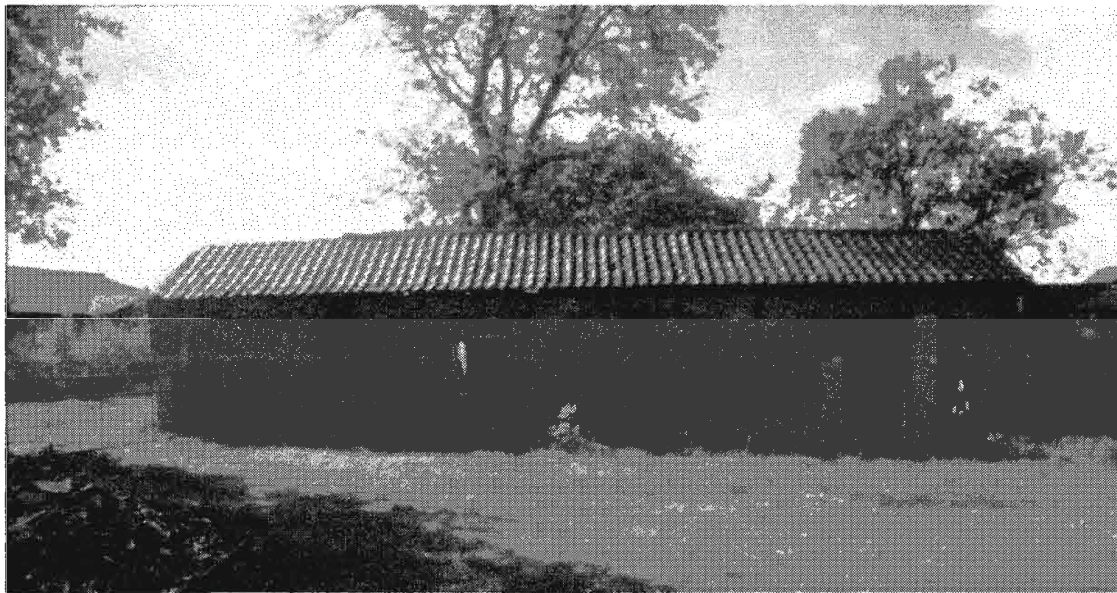
Outbuilding C2



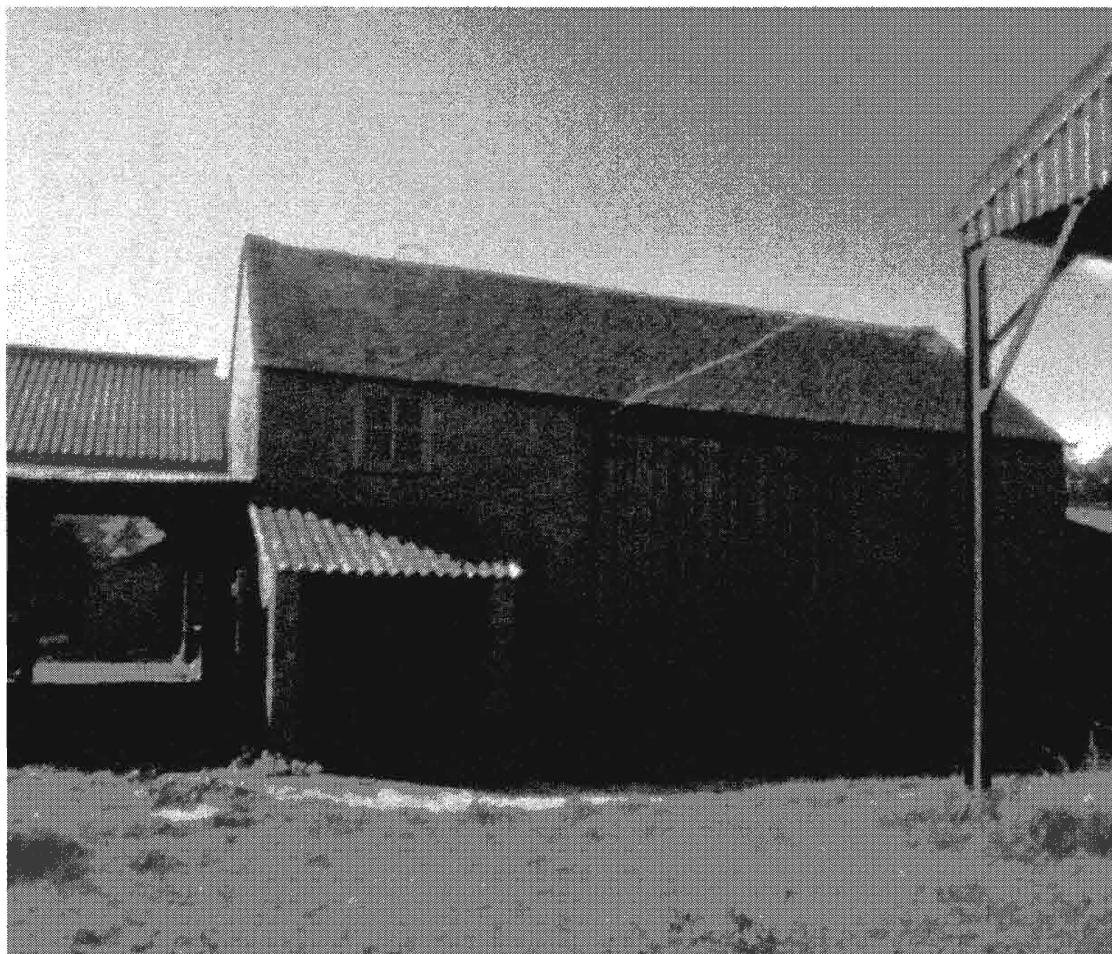
Outbuilding C1



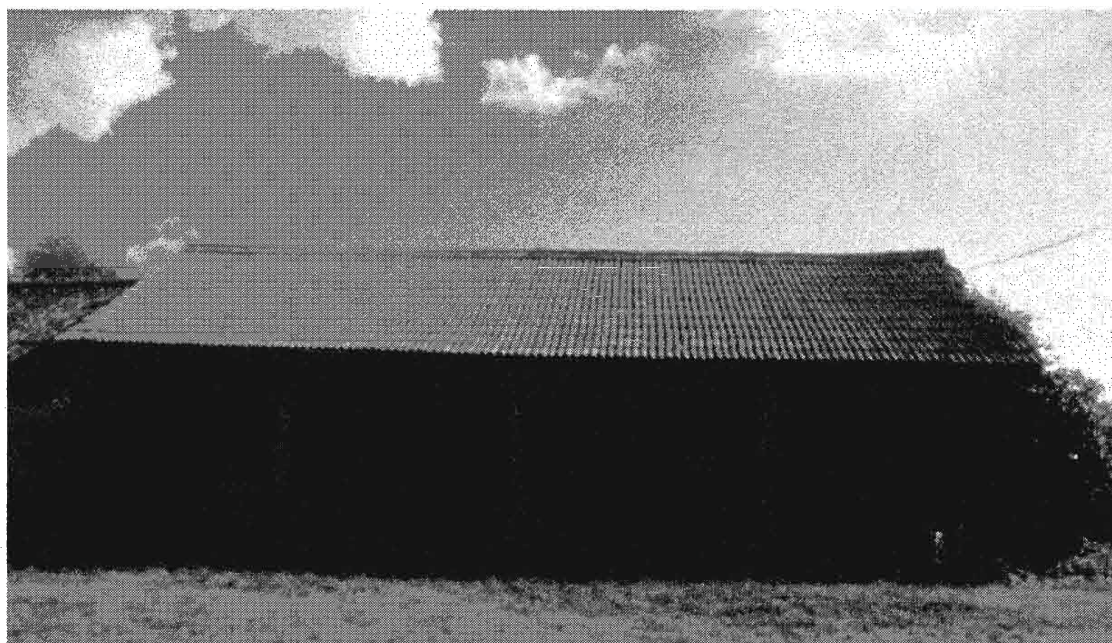
Outbuilding B1



Outbuilding A



Outbuilding D



Outbuilding E



Farmhouse

5. Archive and Publication

The site archive comprises:

110 colour slides
105 monochrome negative and contact prints
photographic index
field notes
a copy of this report

This will be deposited with Leicestershire County Council's Historic and Natural Environment Team.

A summary of the results of this report will be submitted to the editor of Transactions of the Leicestershire Archaeological and Historical Society for inclusion in the annual summary of archaeology in Leicestershire and Rutland.

6. Bibliography

Badcock, J.C., 1980. *The History of Fleckney* (New Edition revised by Hilda Sheridan). Fleckney, Fleckney Parish Council.

Browning, J, 2003. *An Archaeological Desk-based Assessment For Development at Cedar Farm, High Street, Fleckney, Leicestershire*. ULAS Report 2003-139.

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RCHME, 1996. *Recording Historic Buildings: A Descriptive Specification* (third edition). London: HMSO.

Appendix

UNIVERSITY OF LEICESTER ARCHAEOLOGICAL SERVICES
Design Specification for Photographic Survey

Cedar Farm, High Street, Fleckney, Leicestershire

NGR: SP 649 935

P.A 03/00788/3

Client: Glebe Contractors

Planning Authority: Harborough District Council

1 Introduction

1.1 *Definition and scope of the specification*

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

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

2. Background

2.1 *Context of the Project*

2.1.1 The site comprises 19th century Midlands farm buildings which are to be converted with some internal features to be removed. A desk-based assessment has been prepared by ULAS (ULAS Rep. 2003-139).

2.1.2 Development proposals for the conversion have been submitted to Harborough District Council. The Senior Planning Archaeologist at Leicestershire County Council, Heritage Services has advised the planning authority that a photographic survey of the existing buildings should be undertaken prior to conversion ('brief' 23.9.2003). The photographic survey will include, at the clients request, the main farm building and the building south east of Unit 1 which is now to be converted rather than demolished.

3. Archaeological Objectives

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

- 'The recording by photography of the building that is to be with specific attention given to those elements proposed for demolition, conversion and/or alteration. This work to be undertaken to a standard that will allow the future interpretation of the building within the context for which it was originally designed and which subsequently evolved.'
- To produce an archive and report of the results.

4. Methodology

4.1 *General Methodology and Standards*

4.1.1 The photographic record of all main, accessible, areas of the standing building on the site is required, and that as this entails total loss it should be made to Level 3 of the RCHME 'Recording Historic Buildings: A Descriptive Specification' (RCHME, *Third Edition*, 1996).

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

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

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

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

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

Item 5: The building's relationship to its setting, to other buildings, or to a significant viewpoint.

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

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

4.1.4 All work will follow the Institute of Field Archaeologists (IF) Code of Conduct and adhere to their *Standard and Guidance for Archaeological Investigation and Recording of Standing buildings or Structures*. In addition, Leicestershire County Council's *Guidelines and Procedures for Archaeological Work in Leicestershire* will be adhered to. The Royal Commission on the Historical Monuments of England (RCHME) *Recording Historic Buildings: a Descriptive Specification* (3rd edition, 1996) has been used as a basis for defining levels of recording.

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

5. Report and Archive

5.1 The full report in A4 format will usually follow within eight weeks of the completion of the fieldwork and copies will be directed to the Conservation Officer at Harborough District Council (1 copy), to Heritage Services at Leicestershire County Council (1 copy), and to the Leicestershire Sites and Monuments Record in the Heritage Services at the County Council (1 copies).

5.2 The report will include consideration of:

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

6. Publication and Dissemination of Results

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

7. Copyright

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

8. Timetable

- 8.1 A visit in August 2004 is to be arranged with the client.

9. Health and Safety

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

10 Insurance

- 10.1 All employees, consultants and volunteers are covered by the University of Leicester public liability insurance, £20m cover with Gerling Insurance Service Co. Ltd. and others (leading policy no. 62/99094/D). Professional indemnity insurance is with Royal and Sun Alliance, £10m cover, policy no. 03A/SA 001 05978. Employer's Liability Insurance is with Eagle Star, cover £25m. Copies of the certificates are attached.

11. Monitoring arrangements

- 11.1 Unlimited access to monitor the project will be available to both the Client and his representatives and Planning Archaeologist subject to the health and safety requirements of the site. Notice will be given to the Leicestershire Planning Archaeologist before the commencement of the archaeological evaluation in order that monitoring arrangements can be made.
- 11.2 All monitoring shall be carried out in accordance with the IFA *Standard and Guidance for Archaeological Field Evaluations*.
- 11.3 Internal monitoring will be carried out by the ULAS project manager.

12. Contingencies and unforeseen circumstances

- 12.1 In the event that unforeseen archaeological discoveries are made during the project, ULAS shall inform the site agent/project manager, Client and the Planning Archaeologist and Planning Authority and prepare a short written statement with plan detailing the archaeological evidence. Following assessment of the archaeological remains by the Planning Archaeologist, ULAS shall, if required, implement an amended scheme of investigation on behalf of the client as appropriate.

13. Bibliography

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

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APPENDIX 1

Draft Project Health and Safety Policy Statement:

Cedar Farm, High Street , Fleckney, Leicestershire

NGR: SP 649 935

P.A 03/00788/3

Client: Glebe Contractors

Planning Authority: Harborough District Council

A risks assessment will be produced by on-site staff, which will be updated and amended

1. Nature of the work during the course of the survey
 - 1.1 The work will involve internal and external photographic record of the existing building.
- 2 Risks Assessment
 - 2.1 *Working within a derelict building.*

Precautions. University of Leicester Archaeological Services has been led to believe that it is safe to enter the majority of the building.

The archaeological building recorder will only enter rooms that they feel are safe.

- 2.2 *Other risks*

Precautions. If unforeseen hazards being encountered e.g. pigeon guano or other contaminants or hazards are identified, such areas will not be entered, and the client will be informed of the risk.