



Field Farm, Ashby Road Kegworth, Leicestershire

Historic Building Record



Ref: 101406.02
February 2017



**Field Farm
Ashby Road
Kegworth
Leicestershire**

Historic Building Record

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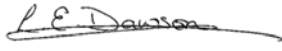
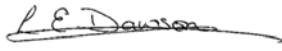
February 2017

101406.02



Quality Assurance

Project Code	101406	Accession Code	-	Client Ref.	-
Planning Application Ref.	-	Ordnance Survey (OS) national grid reference (NGR)	446849 326603		

Version	Status*	Prepared by	Checked and Approved by	Approver's Signature	Date
v01	I	GRF	LED		09.02.2017
File:	\\sheffield\wessex\PROJECTS\101406\Reports\101406_FieldFarmKegworth_HBR_160109.docx				
v02	E	GRF	LED		17/02/2017
File:	\\PROJECTSERVER\Wessex\PROJECTS\101406_copy\Reports\101406_FieldFarmKegworth_HBR_170213_GRF.docx				
File:					
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* I = Internal Draft; E = External Draft; F = Final

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Field Farm Ashby Road Kegworth Leicestershire

Historic Building Record

Summary

Wessex Archaeology was commissioned by CgMs Consulting to carry out a programme of historic building recording at Field Farm, Ashby Road, Kegworth, Leicestershire, centred on National Grid Reference (NGR) 446849 326603. The Farm is located within the proposed development area for the Strategic Rail Freight Interchange (SRFI) to the north of East Midlands Airport. The historic building record was carried out prior to the demolition of all extant buildings on the site.

This historic building record is consistent with a Level 3 (analytical) record as outlined by Historic England. The record is focused on the six conjoined structures that together form the historic farmyard complex. These have been numbered 1-6. On-site recording of the six structures took place in June 2016. It involved a mixture of photography and metric survey in order to produce a photographic and drawn record consisting of plans and a cross-section. In addition, documentary research at the Record Office for Leicestershire, Leicester and Rutland was carried out in December 2016.

Cartographic evidence indicates that Field Farm was established in the late 18th or early 19th century. Buildings 1-3 and 5-6 are brick buildings with timber roof structures clad in slate. Their form, fabric, appearance and surviving historic fixtures and fittings are consistent with a late 18th or early 19th century date. Originally the farmyard complex was more extensive, including additional structures to the west, overall comprising buildings arranged around three yards.

Building 1 is the farmhouse; Building 2 comprises a mixture of storage, stabling and a vehicle shed; Building 3 has tentatively been identified as a Chaff House as it has a horse-gin on its north side shown on the 1884 ordnance survey map; Building 5 is a Barn and retains a wheel mechanism overhead; and Building 6 was constructed to house livestock and has been used as a piggery.

The Farm was converted/modernised as a dairy farm circa 1970. Building 4 dates to this period and is a steel-framed concrete block structure comprising a 'herringbone' type milking parlour. Building 4 replaced earlier structures in the farmyard complex, including the north end of Building 5.

In the mid- and late 20th century several structures that had formed part of the original farmyard complex were demolished but new buildings including a granary, hay store and vehicle shed, and cow houses were constructed to the south-west, west and north of the complex. Since 2000 the Farm has mainly functioned as an arable farm.

All the buildings in the farmyard complex have changed function in whole or part since their original construction. Building 1 has remained the farmhouse but some rooms, particularly in the west wing have changed use. Other buildings in the complex are currently used as workshops or for storage. Building 4 is partly used a vehicle shed.

Physical alterations to Buildings 1-3 and 5-6 range from the blocking/insertion of door openings, the removal/insertion of partition walls to, in the case of Building 5, demolition of the north end of the building and removal of the majority of the first floor.



The historic building recording archive is currently held in the Wessex Archaeology Sheffield Office under project code 101406. This archive will be deposited along with a final version of this report with Leicestershire Record Office and the digital record will be archived with the Archaeology Data Service (ADS).



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Acknowledgements

Wessex Archaeology was commissioned by CgMs Consulting and Wessex Archaeology is grateful to Paul Chadwick and Sally Dicks in this regard. Thanks are also due to Mr Charles Coaker, landowner, and Kevin Hall, the tenant farmer for his information about the use and development of the farm buildings and for facilitating site access. Thanks also to staff at the Record Office for Leicestershire, Leicester and Rutland for their assistance with the documentary research. The OS maps used to illustrate this report are held at this record office and reproduced by kind permission.

The programme of site survey and photography was carried out by Grace Flood and Vijaya Pieterse. Documentary research was carried out by Grace Flood who also compiled this report. Building plans and cross-sections were produced by Grace Flood with other illustrations prepared by Karen Nichols and Nancy Dixon. The project was managed by Lucy Dawson.



Field Farm Ashby Road Kegworth Leicestershire

Historic Building Record

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology (WA) was commissioned by CgMs Consulting, (hereafter 'the Client') to carry out a programme of historic building recording at Field Farm, Ashby Road, Kegworth, Leicestershire, centred on National Grid Reference (NGR) 446849 326603 (hereafter 'the Site', Figure 1).
- 1.1.2 As part of the proposed development area for the Strategic Rail Freight Interchange (SRFI) to the north of East Midlands Airport, the demolition of all extant buildings on the farm was approved. The East Midlands Gateway proposal is a Nationally Significant Infrastructure Project (NSIP). This requires an application for a Development Consent Order prepared and submitted to the National Infrastructure Inspectorate.
- 1.1.3 East Midlands Gateway will provide large-scale warehousing together with an intermodal rail freight interchange. Associated with the scheme will be large-scale road improvements and new direct rail link connecting to the existing Castle Donnington Branch freight line, providing access to the national rail freight network and to the UK's major ports. As part of this proposed development existing structures were approved for demolition in order to develop plots and landscape zones.
- 1.1.4 In response to the Development Consent Order and following discussions with Richard Clark, Principal Archaeologist at Leicestershire County Council (LCC), it was agreed that a Historic England Level 3 (analytical) survey be undertaken at the Site, prior to the demolition of any extant building.
- 1.1.5 A Written Scheme of Investigation (WSI) (WA 2016) set out the methodologies and standards employed by WA to undertake the historic building recording. It was submitted to, and approved by, Leicestershire County Council prior to implementation.

1.2 The Site

- 1.2.1 The Site comprises a roughly rectangular parcel of land of approximately 2.5 hectares (ha), located approximately 1.7 km west of the town of Kegworth. The town of Castle Donnington lies 2.2 km to the west of the Site. The Site is also located approximately 462 m to the north of the East Midlands Airport runway (Figure 1).
- 1.2.2 The Site is surrounded by agricultural fields and is accessed via a small track leading north from Ashby Road. Within the Site boundary stands a variety of farm buildings consisting of large 20th century cow sheds with associated silage clamps and muck stores to the north. The nucleus of the original farm, the subject of the survey, is located at the south end of the Site and consists of an open side yard to the south bounded by single storey farm buildings

to the west, north and east. The one- to two-storey barn is located on the west side of the yard (Building 5) and the two-storey farmhouse is located in the north-east corner (Building 1). The buildings recorded are identified on Figure 1 and numbered 1-6.

- 1.2.3 The Site is generally flat with some trees along the east and south-east boundary lying at approximately 70 m above Ordnance Datum (aOD).
- 1.2.4 The underlying bedrock geology of the Site is mapped as the Tarporley Siltstone Formation comprising Siltstone, Mudstone and Sandstone (British Geological Survey).

2 AIMS

2.1 Historic Building Record

- 2.1.1 The principal aim of the historic building recording was to create a permanent record of the extant buildings prior to their demolition, so that they are 'preserved by record'.

3 METHODOLOGY

3.1 Scope of the historic building record

- 3.1.1 The scope of the work was to undertake a Historic England Level 3 survey (Historic England 2016) of the farm buildings numbered 1 to 6 on Figure 1.
- 3.1.2 This work has included an archival and documentary study providing a historical context for the structures, a comprehensive photographic record of the buildings and a measured survey, recording the plan form of the structures, with cross-section.

3.2 Documentary research

- 3.2.1 The existing DBA (CgMs 2013) has been utilised to provide a general documentary background history for the Site. Additionally, a programme of documentary research was carried out at the Record Office for Leicestershire, Leicester and Rutland (ROLLR) to obtain a historic map regression of the Site, any copies of any historic images and plans of the Site and further information about its origins and historical development.

3.3 Photographic record

- 3.3.1 The photography of the buildings on the Site was based on the requirements for a Historic England Level 3 survey (Historic England 2016) and comprised:
- *general view or views of the building in its wider setting;*
 - *the buildings' external appearance. Typically a series of oblique views that show all external elevations of the buildings, and give an overall impression of its size and shape. Where an individual elevation embodies complex historical information, views at right angles to the plane of the elevation were also taken;*
 - *further views to indicate the original design intentions of the builder or architect, as appropriate;*
 - *the overall appearance of the principal rooms and circulation areas;*
 - *any external or internal detail, structural or decorative, which was relevant to the buildings' design, development or use and which do not show adequately on general photographs;*
 - *any machinery or other plant, or evidence for its former existence;*

- *any dates or other inscriptions, any signage, makers' plates or graffiti which contribute to an understanding of the structures or their fixtures or machinery, if not adequately captured by transcription;*
- *any contents or ephemera which had a significant bearing on the buildings' history, where not sufficiently treated in general photographs; and*
- *copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of the Site.*

3.3.2 The photographic record comprises high quality JPEG digital photographs taken using a Canon EOS 5D MkIII full frame digital camera (with 22.3 megapixel capability). A photographic scale was included in all general and specific detailed views where appropriate. All digital photography followed the Historic England *Guidance on Digital Image Capture and File Storage* (2015a).

3.3.3 All photographic views were recorded on copies of the Site plan and sketched 'as existing' floor plans. These were complemented by Wessex Archaeology *pro forma* photographic registers which, as a minimum, give the direction of the view, location and a brief description of the subject.

3.3.4 The full photographic record, together with copies of the marked up plans and the photo gazetteer will be included in the Site archive.

3.3.5 A selection of the digital photographic record is used to illustrate this report. The location of exterior photographic plates is presented on Figure 11 and interior plates on Figures 3-9.

3.4 Survey and drawn record

3.4.1 The historic farm buildings were metrically surveyed based on the requirements for a Historic England Level 3 survey (Historic England 2016). The drawn record comprises:

- *Site plan;*
- *measured floor plans (to scale or fully dimensioned) as existing. Plans show the form and location of any structural features of historic significance, such as blocked doors, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance, including former machinery;*
- *the location and direction of accompanying photographs identified on the resultant floor plans;*
- *a measured cross-section through Buildings 1, 3 and 4 illustrating the vertical relationships within the structures (floor and ceiling heights or the form of roof trusses, for example).*

3.4.2 Structures were surveyed using combination of a Leica Disto and hand-measuring techniques with data recorded onto a Motion Tablet PC and manipulated in real-time using AutoCAD 2004 software to produce measured floor plans. The cross-section was surveyed using a combination of Disto and hand-measuring techniques as well as a Leica 307 Total Station linked via Bluetooth to the tablet PC. Telemetry from the Total Station was received through TheoLtR7 software via AutoCAD 2004 allowing for real-time visualisation of survey data. The total station data created an internally accurate 3D wireframe CAD drawing that was subsequently flattened and combined with 2D data to form the complete cross-section. The raw metric survey data was then enhanced to Historic England endorsed standards

(Historic England 2016) to create the drawn record at a scale of 1:100, or other appropriate scale presented as Figures in the report.

4 STORAGE AND CURATION

4.1 Preparation and deposition

4.1.1 Arrangements will be made with Leicestershire Record Office for the deposition of the field archive. The digital record will be archived with the Archaeology Data Service (ADS) and conform to their deposition requirements.

4.1.2 The complete project archive will be prepared in accordance with Wessex Archaeology's Guidelines for Archive Preparation and with up-to-date guidance in Historic England's *Heritage's Management of Research Projects in the Historic Environment: The MoRPHE Project Manager's Guide*, 2015b.

4.1.3 The historic building archive will include:

- *a hard copy of the report;*
- *a pdf copy of the report on CD;*
- *the full photographic record with photographic registers;*
- *hard copies of the produced survey plans at an appropriate scale;*
- *hard copies of any other illustrations, as appropriate; and*
- *field notes and sketches.*

4.2 Security copy

4.2.1 In line with current best practice on completion of the project a security copy of the written records will be prepared, in the form of a digital PDF/A file. PDF/A is an ISO-standardised version of the Portable Document Format (PDF) designed for the digital preservation of electronic documents through omission of features ill-suited to long-term archiving.

4.3 Copyright

4.3.1 The full copyright of the written/illustrative archive relating to the Site will be shared between Wessex Archaeology Ltd and Leicestershire Archaeology Service under the *Copyright, Designs and Patents Act 1988* with all rights reserved. LAS, however, will be granted an exclusive licence for the use of the archive for educational purposes, including academic research, providing that such use shall be non-profit making, and conforms to the Copyright and Related Rights regulations 2003.

5 HISTORICAL DEVELOPMENT

5.1 Development of Field Farm

5.1.1 Field Farm appears to have originated in the late 18th or early 19th century prior to 1815. The 1779 Kegworth Enclosure map (ROLLR ref. DE 200 or EN/A/159/1; not reproduced), shows the land was then part of Plot 48 held by John Ebourne, however, the farm and its buildings had not yet been constructed. The farm first appears on the 1815 Ordnance Survey (OS) drawing (not reproduced; Figure 8 in CgMs 2014; British Library Ordnance Survey drawings: 'Leicester and Loughborough') but the scale of the map means that individual buildings are not clear.

- 5.1.2 Sale particulars dated circa 1872 (ROLLR ref: DE 1536/199) indicates the farm was then occupied by Joseph Matts. It states that Kegworth Field Farm comprises:
- “A substantially-erected dwelling-house, containing Parlour, Sitting Room, Kitchen, Scullery, Two Dairies, Pantry, Ale and Beer Cellars, Six Bed Rooms, Cheese Room and Store Room. The usual out-offices, large garden and orchard, nag stable, loose box and gig house; Homestead consisting of Barn, Cart Horse Stables, Chaff House, Carpenter’s Shop, Two Granaries, Pigeon Cote, Covered-in Stalls for Twenty-Three Cows, Waggon and Implement Sheds, Cattle Yards, Sheds, &c.; and enclosures of very productive arable and grass land containing 174a. 2r. 38p.”* (a. r. p. meaning acres, rods and perches).
- 5.1.3 Some of the buildings described in the circa 1872 sale particulars correspond to Buildings 1-6. Building 1 is the dwelling house and Building 5 is likely the barn. Building 3 has tentatively been identified as the Chaff House because mapping indicates there was a probable horse-gin connected to its north side (details below). It is difficult to match the sale particulars description to the other surviving buildings as cartographic evidence shows that the late 19th century farmyard complex was more extensive than its current form (details below).
- 5.1.4 Several other farms that were part of the Lockington Hall estate are also listed in the circa 1872 sale particulars: the Grange Farm, Gambles Farm, Rose’s Farm, Dunster Farm, the Hall Farm, the Warren Farm, Lockington Grounds Farm and two others both identified simply as ‘the Farm’.
- 5.1.5 At Kegworth Field Farm the buildings that form the farmyard complex are first depicted in detail on the 1884 1:2500 scale Ordnance Survey maps (surveyed in 1883; Figure 2A). These maps (the Site spans four map sheets) show the configuration of the farmyard complex was similar but not identical to the current plan form of Buildings 1-6. Buildings 1, 2, 3, 5 and 6 all appear to have been constructed by 1884 although Building 6 appears to have been twice as wide than that recorded or alternatively had another structure built on its east side. The porch and bay windows on the east side of Building 1 are clearly visible. Also, there were additional buildings with a ‘T’-plan form attached to the west side of Building 6, a projecting block on the north side of the complex aligned with Building 5 and a small rectangular plan outbuilding, close to the north side of Building 1. This was perhaps a toilet or possibly hen-house or dovecote because of its location in relation to Building 1. Building 4 on the north side of the farmyard complex is a steel-framed concrete block structure that has replaced earlier buildings depicted on the 1884 OS map. A dotted circular feature is depicted on the north side of Building 3. This is likely an open-sided horse engine house (horse-gin). Additionally, the 1884 maps depict a pond to the south-east of the farmyard, a pump (P) to the west and orchard to the north.
- 5.1.6 The second edition 1:2500 OS maps published 1900 and 1903 (revised in 1899 and 1901; Figure 2B) show no changes to the farm plan form except that the probable horse-gin is no longer depicted and a second pump is located within the farmyard close to Building 1.
- 5.1.7 The 1921 OS maps (revised in 1919; Figure 2C) show no significant change to the plan form of the farmyard complex. Building 6 was still wider than that recorded and was attached to a ‘T’-plan form of buildings on its west side. These ‘T’-plan form buildings are depicted as open-fronted on the south and west sides on the 1921 maps, a feature which is not indicated on previous mapping. This suggests they may have been cart sheds.
- 5.1.8 At some point during the period 1921-1962 (OS map not reproduced) an open sided rectangular plan structure was constructed to the west of the farmyard complex. This is likely the hay store and vehicle shed extant at the time of the survey. The ‘T’-plan form

structures attached to the west of Building 6 had also been reduced to an 'L'-plan form during this period.

- 5.1.9 Between 1962 and 1967 (OS maps not reproduced) a partly open-sided, rectangular plan building had been added on the north side of the farmyard complex, adjacent to the earlier structure replaced by Building 4.
- 5.1.10 At some point between 1967 and 1972 a large 'L'-plan structure had been constructed to the north of the farmyard complex in place of the orchard. The 1:10,000 1972 (not reproduced) indicates that the projecting block and 20th century structure on the north side of the farmyard complex had been demolished. This may indicate that the buildings on the north side of the farmyard were demolished and Building 4 built at some point between 1967 and 1972. The 1972 map also shows Building 6 and the 'T'-plan group of buildings on its west side as a square plan block, but this is likely a simplification of the plan form due to the scale of the map rather than a physical change.
- 5.1.11 The tenant farmer at the time of the survey, Kevin Hall, stated that the landowner converted and refurbished Field Farm as a dairy farm circa 1970 and this was when Building 4 was constructed. It continued as a dairy farm until 2000 and is now mainly arable (pers. comm. Kevin Hall, June 2016).
- 5.1.12 The 1991 1:2500 OS map (Figure 2D) shows the plan form of Buildings 1-6 fully developed, although the 'L'-plan buildings attached to the west side of Building 6 still existed at this time. Building 6 appears to have been reduced to its existing width at some point between 1982 and 1991. Also, the 1991 map indicates the area to the north of the farmyard complex had been extensively developed with additional structures and enclosures that appear to correspond with the various cow houses, vehicle sheds, silage, pond and enclosures in this area, observed at the time of the survey.
- 5.1.13 Major infrastructure developments occurred around the Site during the 2nd and 3rd quarters of the 20th century. Land to the south-west of the Site was developed as a Royal Airforce station Castle Donnington. Construction began in 1942 and it opened in 1943. It was decommissioned in September 1946 and appears as a blank space labelled AIRFIELD on the 1955 1:10,560 OS map. In 1963 the disused airfield was purchased and redeveloped. It reopened in 1965 as East Midlands Airport (CgMs 2013, 23). Also in 1965 the Kegworth section of the M1 motorway opened to the east of the Site (www.cbrd.co.uk in CgMs 2013, 24), which was first depicted on the 1967 1:2500 OS map (not reproduced).

6 BUILDING DESCRIPTIONS

6.1 Introduction

- 6.1.1 The nucleus of the original farm, Buildings 1-6, are adjoining structures that together form the retained historic farmyard complex as shown on Figure 1. The complex is approximately 'F'-shaped in plan with the spine and head of the 'F' to the north and east respectively.
- 6.1.2 The following descriptions have been written as if the buildings are still standing, although, as of January 2017, demolition of the structures was in progress.

6.2 Building 1

- 6.2.1 Building 1 is the farmhouse located at the north-east corner of the farmyard complex. It adjoins Buildings 2 and 3 to the south and west respectively. Plans and a cross-section of Building 1 are presented as Figures 3, 4 and 10 and Plates 1-37 are a selection of the photographic record.

Exterior

- 6.2.2 Building 1 is a mixed one- to two-storey building, with small basement. It comprises three components: the main house and west and south wings, which together form an 'L'-shape in plan. Overall, it measures approximately 20.20 m west-east by 16.90 m north-south. Plates 1-5 illustrate the exterior of the building.
- 6.2.3 The main house is two-storeys high with basement (located in the north-east corner only) and is approximately square in plan with single-storey canted bay windows and a central porch to its east (principal) elevation. The west wing of Building 1 is rectangular in plan over two-storeys but not as tall as the main house. The south wing is rectangular in plan and single storey.
- 6.2.4 The majority of the building has red brick walls that vary in shade, which suggest an uneven firing process. The bricks are predominantly laid in stretcher bond but there are areas of irregularity, whilst the east, principal elevation, of the main house is laid in Flemish bond (Plate 3). This elevation has the central porch and bay windows either side at ground floor level and three windows above. All the windows have masonry heads and sills but the window frames are uPVC replacements. The bricks of the bay windows are different from the rest being brighter and more homogenous in colour and they have a lozenge shaped frog and are marked 'TUCKER LOUGHBORO'. This suggests the porch and bay windows are additional features constructed prior to 1884 (Figure 2A). The date of these features is discussed in more detail in section 7.7. The east porch entrance (Plate 3) has a glazed, six-panel timber door and semi-circular fan-light, consistent with a 19th century date.
- 6.2.5 The south elevation (Plates 1 and 2) of the main house connects to the south wing at its south-west corner and has three windows identical to those in the east elevation and like them the frames are uPVC replacements. The window sill to room F03 is overlapped by the roof of the south wing, which suggests it was constructed later. However, both appear on the 1884 OS map.
- 6.2.6 The north elevation (Plate 4) of the main house comprises four windows identical in form to those on south elevation and east elevations. The window to F02 has been blocked at an unknown date and those to F04 and G02 have replacement uPVC frames. The window to G06, the utility room, appears to be the only original window that survives within the main house. It is a timber framed sash window, each sash with six panes (Plate 5).
- 6.2.7 The west (rear) elevation of the house (Plate 1) joins the two storey west wing on its north side. The rest of the elevation comprises three windows but these are different from the windows in the other main house elevations. There is a large inserted uPVC casement window to kitchen G05 and two brick arched windows at first floor level. The first floor window to F05 the bathroom has been half infilled with brick and both first floor windows have awning type uPVC replacement frames.
- 6.2.8 The roofs of Building 1 are all timber framed and clad in slate. There is a hipped roof over the main house with hips to north and south and two brick chimneys with raised collars. These are centrally located towards the north and south ends of the main house.
- 6.2.9 The single storey south wing (Plates 1 and 2) joins the main house of Building 1 and Building 2 to the north and south respectively. The wing has a gable end to the south as there is a passage between the south wing and Building 2. It has brick walls laid in an irregular bond similar to the main house. The bricks at the south-west and south-east corners of the south wing are bullnosed. Rounded/bullnosed corners to door and passage openings is a feature on several of the farmyard complex buildings including Buildings 2, 5 and 6. Both the west and south wings have a brick dentil course under the eaves.

- 6.2.10 The south wing has a pitched roof clad in tile. The, presumably timber, roof structure is hidden above ceiling level. The apex of the roof overlaps the window sill of F03, which may indicate the roof was raised or that the south wing was constructed after the main house, but prior to 1884 (OS mapping). The roof of the south wing continues south over a passage between Buildings 1 and 2. There is a tall brick stack with a stepped profile, moulded shoulder and raised collar located at the south end of the south wing.
- 6.2.11 The east elevation of the south wing (Plate 2) has been substantially modified. It has a blocked door with a stone lintel at the junction with the main house and an inserted uPVC French Window, with a timber lintel that extends over both the window and the door. The west elevation (Plate 1) has a modern timber door with stone lintel to lobby G07. The wall immediately south of the door has been rebuilt. There is also a window with brick segmental arch head, similar to those on the first floor west elevation of the main house and first floor of the west wing. A high level blocked opening is located at the south end of the elevation, probably a vent.
- 6.2.12 The two storey west wing (Plates 1 and 4) has brick walls similar to the majority of the main house and south wing. As with the south wing it has a dentil course under the eaves. The wing has a gable end to the west, visible above Building 3. The pitched roof has a timber structure and is clad in tile. A King-post roof truss is partially visible within the west wing room F07, whereas other roof timbers are obscured above the first floor ceilings. A chimney stack towards the east end of the west wing has been removed externally, but the fireplaces it once served remain in rooms G26 and F07.
- 6.2.13 External access into the west wing is now entirely from the south but there are blocked door openings on the north side. The south elevation of the wing (Plate 1) has three doors to rooms G25-27. The G27 door opening has a brick arch head and a timber plank and batten door hung on pintles and strap hinges. The other two doors have cement lintels. The one to G26 is a timber plank and batten type on butt hinges. Its lintel extends over a timber framed window to the east of the door. The door and window openings to G26 both have bullnosed reveals. The door to G25 is a modern half glazed timber door. At first floor level on the south elevation there is a single timber framed deadlight window with brick segmental arch head. This is partially obscured by a tree planted close to the south side of this wing.
- 6.2.14 The north elevation of the west wing (Plate 4) has two blocked door openings at either end that would have provided access to G27 and G25. The openings have cement lintels and externally they retain timber plank and batten doors. The one to G27 hung on butt hinges and the one to G25 on pintles and strap hinges. The fenestration in this elevation is irregular, with a variety of original and inserted windows. There are two inserted windows at ground floor level (again to G27 and G25). Both openings have cement lintels and sills and the windows are metal framed. The one to G27 is a two-light casement type with frosted glass and the one to G25 is eight-light awning type. At first floor level there are two original windows with brick segmental arch heads. The one to F06 is a timber framed sliding sash window (6 panes per sash) whereas the other to F07 is a timber framed two-light deadlight type. In the centre of the elevation there is a slatted timber vent to room G26 and groups of air holes at approximately ground floor ceiling level. Also, immediately west of the F06 window are a pair of vertical wall scars these extend from an angled recess at ground floor level. This may be the remnants of a wall connecting to the rectangular plan building north of Building 1 shown on the 1884-1967 1:2500 OS maps (Figure 2).

Interior

- 6.2.15 The house comprises a largely symmetrical layout with formal rooms to the east, leading from a central hallway which is accessed from the principal east elevation. This fronts away from the working farmyard to the west, overlooking a separate, more formal, garden. To the

rear (west) are the service rooms and west wing. Here the kitchen, former scullery, dairy and live-in farm labourers' quarters were positioned (Figure 3). This layout was typical of farmsteads dating from the mid- 18th century onwards (English Heritage 2006).

- 6.2.16 The layout of the main house appears relatively unchanged except for the addition of a W.C. within utility room G06. However, door openings between the main house and the west and south wings have been both inserted and blocked, which has changed the access and circulation pattern between the different parts of the building.
- 6.2.17 The basement (Figure 3) is located beneath the north-east corner of the main house and accessed via the kitchen (G05). The basement stairs are constructed of brick. Original quarry tiles laid in a diamond pattern are present at the stair head (Plate 6). The basement comprises two vaulted chambers (B01 and B02; Plate 7). The walls, ceiling and floor of the basement are all constructed of brick, laid in stretcher bond pattern. Each chamber has a brick plinth along its outer wall and lightwell at its north end. The lightwells are not visible externally, having been covered by a concrete surface. Additionally, the western chamber (B02) has a drain at its north end and copper tap fixed to the north wall to the side of the lightwell (Plate 8). There are remnants of timber frames and metal bolt fittings that suggest that doors between the stairwell and B01, and B01 and B02, have been removed (Plate 9).
- 6.2.18 On the ground floor the porch (Plate 10) leads from the east into a central hall and stairwell (Plate 11). The porch and hall floor is decorated with mosaic tiles. The straight flight, timber staircase has stick balusters and a moulded newel post and handrail. The hall (G30) and reception rooms either side (G02 and G03; Plates 14-15 and 12-13 respectively) all have original moulded cornices and dado rails. Both reception rooms have fireplaces but these contain modern (late 20th century) replacement surrounds (Plates 12 and 14). Bay windows within G02 and G03 retain their moulded timber frame surrounds (Plate 13) and the north window in room G02 is fitted with timber shutters (Plates 14-15). Each shutter is two-leafed with a simple bead mould and rectangular hinges. The shutters are locked with a metal shutter bar. Internal shutters became standard in the 18th century until the 1840s (Hall 2005, 96), consistent with the late 18th or early 19th century date of the building.
- 6.2.19 To the west side of the building, the main house is divided into a large rectangular plan kitchen (G05, Plates 17-20) and utility room (G06; Plate 16). Both the kitchen and utility room have beams and joists visible overhead supporting the first floor above. Also in the utility room there are two angled projections overhead and central to the east wall that support the chimney stack above. As previously mentioned the utility room contains the only remaining sash window and in the north-west corner has been subdivided by the addition of a W.C. (Plate 16).
- 6.2.20 The kitchen (G05) (Plate 17) has been updated with modern kitchen units and wood-burning stove inserted in the fireplace on the east side of the room. In addition, the kitchen window is a later insertion (although likely in the position of a smaller original window) with a uPVC frame and there is a blocked door in the north-west corner of the room that previously provided access to F06 via a staircase. This staircase is no longer accessible or visible from ground level. However, the kitchen does retain some historic features consistent with the date of the building including the beams overhead, quarry tiled floor and a dresser/cupboard in the south-east corner of the room with moulded two- and four-panel doors and dentil cornice (Plate 18).
- 6.2.21 Doors throughout the main house are typically timber moulded six panel types or plank and batten types. The formal reception and higher status rooms all have panelled doors, whilst the battened doors indicate the service rooms. The latter are located within the kitchen and provide access to the south wing rooms, utility room and basement (Plate 19). Both types

are consistent with an early 19th century date (Hall 2005, 30 and 43) although some have been rehung. The door to the basement has tapered strap hinges, thumb latch and upright handle (Plate 20). The reception room doors (G02 and G03) are hung on rising butt hinges but standard butt hinges are the norm. The majority of the six panel types retain their original lock plates but have a mixture of brass, plastic and Bakelite knobs (Plates 12 and 19).

- 6.2.22 The south wing of the building, accessed from G05, is subdivided into a lobby G07 (Plate 22) and living room/office space G04 (Plate 21). The date of the lobby partition is unknown but the lobby door is modern and the wall around the door opening has been rebuilt (Plate 1). G04 has a wood burning stove and modern coarse masonry chimney piece at the south of the room. The office equipment, modern furnishings, modern fireplace and inserted French windows obscures the historic fabric of the building. The blocked door located in the east wall, noted externally, is not visible internally because the walls have been plastered and painted.
- 6.2.23 The ground floor of the west wing is separate from the rest of the building. It is subdivided into three rectangular plan rooms of unequal size which are accessed independently via external doorways only. G27 is a W.C. and shower room (Plate 23). This is clearly a secondary function as the toilet is located in front of a blocked door. A boxed-in stairwell is located at the south end of the room. It is discussed in more detail below as part of the first floor. The room has a concrete floor and timber beams visible overhead. G26 (Plate 24) is a store room. It has a fireplace at the west side of the room with a masonry lintel but the firebox within is damaged and no stove survives. Unlike G27 it has a brick floor surface and no visible ceiling beams. Plaster survives on the upper parts of the walls but has worn off the lower parts. G25 (Plate 25) is currently used as an office, however, a drainage channel in the concrete floor and blocked door in its north wall suggest this was not its original purpose. The farmer indicated it was previously used as a dairy/milking area (pers. comm. Kevin Hall, June 2016). As in G27 there are timber beams overhead, in filled with reed and plaster. The ceiling heights of these west wing ground floor rooms vary, as can be seen in cross-section Figure 10. This change in levels is likely dictated by the original functions of the rooms.
- 6.2.24 The first floor of the main house is subdivided into four, similar sized rooms at each corner (Plates 27-30) leading off the central stairwell and landing (F09, Plate 26), as well as a rectangular room centred on the west side that is the bathroom (F05, Plate 31). The corner rooms (F01-F04) all contain chimney breasts but the fireplaces have been blocked. F03 also has a large six-panel door that forms an original cupboard in the southern alcove (Plate 29). The landing and rooms F01-F04 are carpeted, whereas the floor in F05 is tiled. Rooms F01-F03 are bedrooms and appear very similar to each other, whereas room F04 is used as a play room/store. The door opening between the main house and west wing (between F04 and F06) has been inserted and the door is a moulded four panel type with Bakelite knob, different from other doors in the building.
- 6.2.25 The first floor of the west wing is subdivided into two rooms, F06 and F07. When recorded both were used as storage spaces. F06 (Plates 32-33) contains a stairwell partitioned off at the south end of the room and accessed via a plank and batten door with tapered strap hinges. The stairwell is redundant as it is blocked at ground level, but would have provided access into the north-west corner of the kitchen, G05. It has a balustrade with moulded newel post and hand rail, which indicates the stairwell was once open to the rest of room F06. Room F07 (Plate 34) is a large rectangular plan room with a fireplace at the east end. The fireplace has a plain masonry chimneypiece and brick firebox with a horizontal metal grate and remnants of a decorative blue and gold tile *in situ* (Plate 35). At the north end of the room a timber framed open hatch overlooks room G24 in Building 3. The reveals of the hatch are crudely cut indicating the hatch is inserted rather than an original feature. As

previously mentioned, the lower part of a King-post roof truss is visible within room F07. The truss is original and integral to the building. It is bolted together rather than pegged, which is consistent with a 19th century date. It has Baltic timber marks indicating it is imported timber. These marks tend to refer to the number and cubic content of the balk, its quality or are personal marks referring to specific individuals. Imported timber from the Baltic became common in the 19th century as domestic supplies became difficult to obtain. The door to F07 is a plank and batten type with a small sliding hatch at the top (Plate 36). Similar to the basement door within the kitchen G05 it is hung on tapered strap hinges and has an upright handle and thumb latch, but also has an additional lock plate and rectangular hinge at the top of the door to provide extra support. The ceiling within rooms F06 and F07 is lath and plaster and the floor is lime ash.

- 6.2.26 As the original access to the rooms F06 and F07 was via a staircase from kitchen G05 and F07 was heated, it is likely that these rooms were living quarters for live-in farm labourers and/or servants.

6.3 Building 2

- 6.3.1 Building 2 is located on the east side of the farmyard complex to the south of Building 1 (Figure 1). The plan of the building is presented as Figure 5 and Plates 37-49 are a selection of the photographic record.

Exterior

- 6.3.2 There is a covered passage, approximately 1.20 m wide, between Building 1 and 2 (Plate 1 right and 37). It provides access between the farmyard and the more formal garden on the east side of the complex, as well as room G08 at the north end of Building 2. As previously mentioned the pitched roof over the passage is a continuation of the roof of the south wing of Building 1. There is a plank and batten door fitted within the passage. The floor is laid with black bricks in a stretcher bond pattern and it has a lath and plaster ceiling.
- 6.3.3 Building 2 is a single storey, rectangular plan structure, orientated approximately north-south on its long axis; the same alignment as the south wing of Building 1 and parallel to Buildings 5 and 6. It measures approximately 20.00 m long by 5.35 m wide. It has red brick walls laid in 4th course Flemish bond, which means that every fourth course consists of alternating stretchers and headers whereas all other courses are stretchers. It has a gable end to the south (Plate 39) that has two low hatches. The external walls that form the northern third of the building are thinner than the southern two-thirds as the walls step out at a point approximately 7.30 m from the north end (Plates 38 and 40). This kink does not align with any internal divisions.
- 6.3.4 Building 2 has a pitched roof clad in slate. Its apex is higher than the roof of the south wing of Building 1. The timber frame that forms the roof structure varies along the length of the building. At the north end of the building above rooms G08-G11 the roof structure comprises purlins supported on the internal brick walls. A King-post truss is visible at the junction of rooms G11 and G12 and the roof structure above rooms G13-15 is obscured by ceilings.
- 6.3.5 The building is sub-divided into eight rooms (G08 to G15). Access is predominantly from the farm yard on the west side of the building (Plate 38), although room G08 is accessed from the north via the covered passage (Plate 37) and room G09 has a second entrance on the east side (Plate 40). G15 has no external doors and is accessed via room G14 only. All the doors are plank and batten types but vary in size and hanging method. The openings to G09 are wide enough for vehicle access and are fitted with sliding doors. Similarly, a pedestrian-width sliding door provides access to G10. G13 has a stable door and the doors to G08, G11 and G12 and G14 are hung on pintles and long strap hinges. The latter also

has a void for a boot scraper located to the north of the door (Plate 40). All the door openings and corners of walls on the east side of the building have bull nosed brick finishes, which is also a feature of the south wing of Building 1, Building 5 and 6.

- 6.3.6 Building 2 has three windows, all located on the east side of the building, that light G08, G10 and G14 (Plate 38). All the window openings have masonry heads and sills. The window to G08 is timber framed and fitted with a ledge and brace shutter on tapered strap hinges. That to G10 is a two-light, timber-framed deadlight and to G14 it is a timber framed with diamond mullions and is unglazed.
- 6.3.7 In addition to the doors and windows there are two hatches located at ground level at the south end of the building, which access G15.

Interior

- 6.3.8 When recorded, all the rooms within Building 2 were used for storage. The eight rooms vary in size (Figure 5). Rooms G08 (Plate 41) and G10 (Plate 43) are very similar to one another with brick partition walls, laid in an irregular bond, and red brick cobble floors. G09 (Plate 42) is large enough and has openings wide enough for vehicle access with black brick pavers to the floor. A remnant area of lath and plaster and scars on the rafters indicate there was previously a ceiling within G09, which would have hidden the rafters from view (Plate 42).
- 6.3.9 The partitions between G11 (Plate 44), G12 (Plate 45) and G13 (Plate 46) comprise a mixture of cement blocks and timber planks and boards constructed between central brick piers. The mix of materials suggests these rooms were originally a single space. As previously mentioned there is a King-post roof truss overhead at the junction of G11 and G12 (Plate 45). G11 and G13 both have a mixture of Staffordshire blue diamond pavers and red brick pavers and a central drain and drainage channels (Plate 47). G12 also has red brick pavers. The floor surfaces and drainage channels suggest that these rooms originally housed livestock. The technology to manufacture Staffordshire blue engineering bricks was developed in the early 19th century. They are very strong and considerably impervious to water, which makes them ideal for stable floors (Smith 2009, 14).
- 6.3.10 G14 and G15 at the south end of the building are linked internally (Figure 5, Plates 48-49). The walls of these rooms are brick and both have brick floor surfaces with a step up from G14 to G15. Both have timber beams and lath and plaster ceiling overhead and there is a loft hatch opening on the north side of G14. The wall between the two rooms has two iron-barred and unglazed window openings, presumably for ventilation, and the window in the east wall of G14 has been previously described. G14 also has a bench along its north wall comprising brick piers and a timber beam for the seat. There is also a timber frame for a trough at the east end of G14 that spans the full width of the room. As previously mentioned, there are two hatches in the south wall of G15 (Plate 49), both fitted with plastic covers, possibly for ease of mucking out. A metal chain attached to the opening between the two rooms suggest there was previously a door or gate between them so that G15 could be closed off. The surviving features within these rooms suggest they were used as a stable.

6.4 Building 3

- 6.4.1 Building 3 is located on the north side of the farmyard complex adjoining Buildings 1 and 4 to the east and west respectively (Figure 1). The plan and cross-section of the building are presented as Figures 6 and 10 respectively. Selected photographs of the building are presented as Plates 50-55.

Exterior

- 6.4.2 The building is single-storey, rectangular in plan and orientated approximately west-east on its long axis. It is aligned with Buildings 1 and 4 which it adjoins to either side. It measures approximately 11.30 m in length and 6.00 m wide.
- 6.4.3 Building 3 (Plates 50-51) has red brick walls laid in 4th course Flemish bond, the same as Building 2. It has a gable end to the west, visible above the roof of Building 4 (Plate 63). The east wall of the building is shared with Building 1. The walls vary in thickness, the west wall is 0.57 m thick whereas the north and south walls vary from 0.25 to 0.37 m and the east wall is 0.17 m thick. The north-west corner of the building has been reconstructed, presumably when Building 4 was constructed, the join is visible on the north elevation (Plate 50). The west wall of the building comprises rendered blockwork to the west as part of Building 4, whilst the eastern half is rendered red brick forming Building 3.
- 6.4.4 Building 3 has a pitched roof comprising a timber 'A'-frame structure clad in slate. Two roof trusses are visible internally at the junction of G23 and G24 and above the ceiling of G23. The apex of the roof is lower than that the west wing of Building 1 and higher than that of Building 4, as can be seen in the cross-section Figure 10.
- 6.4.5 External access into the building is from the yard to the south side only (Plate 51). A timber-framed, half-glazed sliding door provides access into G24 and there is a half-glazed timber-framed door with two unequal-sized leaves into G23, both modern. The latter door opening is wide enough for vehicle access. It is similar in appearance to the door to G25 in Building 1. Mounted next to this door to G23 are three plaques from 'The Milk Group' that identify the farm as a 'Quality Milk Producer' dated 1997, 1998 and 1999.
- 6.4.6 Also on the south side of the building is an inserted deadlight window with a masonry head and sill and timber frame that lights room G23. There is also a small hatch close to the south-east corner of the building. It accesses room G24 and is covered with a timber board (Plate 51).
- 6.4.7 The north side of the building (Plate 50) has no window or door openings but there are three vents at high level. At low level there are two voids, one close to the north-west corner and one off-centre to the east. They are both eight courses high. The off-centre void does not extend through the wall whereas the north-west corner one does at the height of the internal floor level. The voids may indicate the position of a removed structure on the north side of Building 3 and the north-east void may also have provided an outlet for service pipes. In addition to the vents and voids there is an iron lintel and blocked opening near the north-east corner of the building.

Interior

- 6.4.8 The interior of Building 3 (Figure 6) is subdivided into two, unequal-sized, rectangular plan rooms: G23 and G24 (Plates 52 and 54 respectively). The dividing wall between them is obviously a later insertion constructed of concrete blocks and extends up to the tie beam of an 'A'-frame roof truss.
- 6.4.9 The east room, G24, (Plate 52) is the smaller of the two. Its brick walls are painted white and, as previously mentioned, there is an inserted high level hatch in the east wall that opens onto the first floor room F07, Building 1. The high level vent in the north wall is visible internally and has bullnose reveals. Beneath this vent the iron lintel and blocked opening are also visible. The floor surface is concrete and the room is open to the roof structure overhead. G24 is currently used for storage and services. There is a timber table, shelves and several fuse boxes fitted at the south-east corner of the room and a water tank in the north-west corner. An *ex situ* gate (Plate 53) is also stored within this room. It has a

commemorative plaque which reads: '*This land was presented by John Curzon Esq., Lockington Hall in commemoration of the successful conclusion of the 1939-45 war*'. The gate timbers are chamfered and it retains its strap hinges with splayed three-part ends. It would have hung on pintles but its original location is unknown.

- 6.4.10 G25 (Plate 54) is the larger of the two rooms. It is currently used as a tool store with timber and metal framed shelving units along the north and east walls. Pipes and taps for several basins are fitted to the south wall, although only one basin remained when the building was recorded. As in G24 the floor surface is concrete. Unlike G24, G23 has a suspended ceiling and the walls have been plastered. A metal tie rod spans between the north and south walls. There are a series of circular scars and screw fittings in the concrete in the east half of the room that suggest equipment was previously fixed to the floor (Plate 55). Metal sliding doors at the south-east corner and west end of the room provide access from G23 into G24 and G22 in Building 4 respectively. There is a small step down in floor level from G24 to G23 and larger step down (0.32 m) from G23 to G22. This is illustrated in the cross-section Figure 10.

6.5 Building 4

- 6.5.1 Building 4 is located on the north side of the farmyard complex and adjoins Buildings 3 and 5 to the east and south respectively (Figure 1). The plan and cross-section of the building are presented as Figures 7 and 10 respectively. Selected photographs of the building are presented as Plates 56-60.

Exterior

- 6.5.2 Building 4 is a tall single-storey, rectangular plan building, orientated approximately west-east on its long axis, attached to the west end of Building 3 and perpendicular to Building 5. It measures approximately 27.40 m long and 5.60 m wide.
- 6.5.3 The building is steel framed with blockwork and is modern in date (Plates 56-57). The other buildings forming the farm complex are all late 18th or 19th century structures whereas Building 4 was constructed in the late 20th century, between 1967 and 1972.
- 6.5.4 Building 4 has a steel frame of 'I'-beam trusses that form six bays (Plates 56-57). The walls between the frame are predominantly concrete block construction. However, in the west three-and-a-half-bays that form room G21 only the lower part of the walls are concrete block construction whereas the upper part consists of vertical timber boards. There are gaps between the boards, which creates a slatted effect. The roof of the building is clad in corrugated asbestos-cement sheets supported on 'I'-beam purlins and trusses and timber plates. At the apex of the roof are eleven vents. These are unevenly spaced and most are grouped towards the west end of the building.
- 6.5.5 At the south-east corner of Building 4, where it adjoins Buildings 3 and 5, its concrete block walls have been constructed against existing brick walls, which can be seen within the Building 5 passage G29 (Plate 64) and Building 3 room G23 (Plate 54). Together the two walls are 0.67 m thick.
- 6.5.6 There is external access from the north and south sides of the building (Plates 56-57). An open bay at the north-west corner of the building provides access into G21 and a metal sliding door at the north-east corner of the building provides access into G22. Another sliding door on the south side of the building in the 4th bay from the west also provides access into G21. There are also internal access points into Building 4 on the east side from Building 3 room G23 and south-east corner from Building 5 passage G29. These internal openings are also fitted with metal sliding doors.

Interior

- 6.5.7 Internally the building is subdivided into two rectangular plan rooms G21 and G22 (Figure 7). The east room G22 is the milking parlour (Plates 58-59). It is just over two-and-a-half-bays long and measures approximately 11.60 m by 5.10 m internally. There are five sliding door openings into the room, two to the west (from G21) and others to the north-east, east (from G23) and south-east (from G29). There is a large irregular plan pit within the centre of the room, which measures approximately 9.90 m by 3.45 m maximum. It has steps at its west end and an 'L'-plan wall at its north-east corner. The pit has metal grates suspended around the edges with pipework for milking units fitted underneath. The layout of this room is almost identical to an illustration on page 231 of Harvey's 1970 *A History of Farm Buildings in England and Wales* which shows the development of the milking parlour. It corresponds to a system known as the herringbone parlour introduced to Britain from New Zealand in 1956. In this type of parlour the cows stand at an angle either side of the pit and farmers stand within the pit to operate the milking units (Harvey 1970, 230).
- 6.5.8 The west room G21 (Plate 60) is the larger of the two and when recorded was in use as a vehicle shed. However, when the farm was in operation as a dairy it would have held the cows before they filed through into the milking parlour G22.

6.6 Building 5

- 6.6.1 Building 5 is located on the west side of the farmyard complex and adjoins Building 4 to the north and Building 6 diagonally to the south-west (Figure 1). The plan of Building 5 is presented as Figure 8. Selected photographs of the building are presented as Plates 61-67.
- 6.6.2 Cartographic and fabric evidence indicate that Building 5 was initially constructed in the early 18th or 19th century and originally extended further north. It was truncated in the late 20th century circa 1970, presumably in order to construct Building 4. Similarly, there used to be structures that projected south and west of the existing Building 5 that were removed in the late 20th century.

Exterior

- 6.6.3 Building 5 (Plates 61-63) is a two-storey, rectangular plan building orientated approximately north-south on its long axis, parallel to Building 2 and perpendicular to Buildings 3 and 4. It measures approximately 15.30 m long and 6.60 m wide. The first floor is present at the north end of the building only, with the remainder having been previously removed.
- 6.6.4 The building walls are constructed of brick laid in predominantly stretcher bond although there are Flemish bond courses at irregular intervals. At first floor level the east wall (Plate 61) extends north to meet the roof of Building 3 and forms a parapet wall. The gable end of Building 3 and the east wall of Building 2 appear to be continuous and all of one phase (Plate 63).
- 6.6.5 The building has a pitched roof with a timber structure of common trusses that form four bays between brick gable ends to the north and south. All the trusses are reinforced with vertical iron tie rods and the roof is clad with slate. There is also a small gable with a pitched roof over a first floor door opening on the west side of the building (Plate 62). The door opening projects above the eaves of the main roof structure.
- 6.6.6 There are external access points into the building on the east, west and south sides. At the north end of the building, opposing east and west door openings provide access to a cross passage, G29. Both have masonry lintels, bullnose reveals and are fitted with double thickness plank and batten doors hung on pintles and strap hinges. On the east side of the

building (Plate 61) there are also two blocked door openings infilled with cement blocks but their plank and batten doors on pintles and strap hinges remain *in situ* externally. On the west side of the building, in addition to the door opening into G29, there is a ground and first floor opening into G28. These are aligned vertically to one another and located off-centre to the north within the elevation. The ground floor opening is identical to other on the west and east sides of the building but includes a masonry step and has a modern door. The first floor door opening has a masonry lintel and sill and a plank and batten door hung on pintles and strap hinges. This may have been previously accessed by an external staircase, tentatively depicted on the 1884 OS map (Figure 2A), later removed. All the ground floor door openings described above have bull nose reveals. Finally, there is a large opening for vehicle access inserted in the south end of the building and fitted with a modern metal roller shutter door (Plate 61).

- 6.6.7 A blocked door opening is visible both internally and externally on the north side of the building at first floor level (Plate 63 and 66). This provides evidence that Building 5 previously extended further north but was truncated circa 1970.
- 6.6.8 Access on the north side of the building from Building 4 will be described as part of the interior.
- 6.6.9 Building 5 has regular fenestration but only four windows in total, all located on the east side of the building (Plate 61, Figure 8). All the openings have masonry heads and sills. The two at ground floor level are fitted with metal two-light awning frames, whereas the first floor ones comprise a timber framed two-light casement and deadlight.
- 6.6.10 On the west side of the building (Plate 62) there is a scar of a pitched roof line, which indicates the position of a former building previously demolished. It is shown on mapping and appears to have been demolished in the late 20th or early 21st century, at some point after 1991 (Figure 2D). There is also a series of blocked vents on this side of the building at between ground and first floor level.

Interior

- 6.6.11 The ground floor of Building 5 is divided into a large open space, G28, and cross passage G29 at the north end (Figure 8). The partition wall between them is constructed of brick laid in an irregular bond.
- 6.6.12 Passage G29 (Plate 64) is approximately 1.50 m wide. At the east end of the passage there are opposing door openings that provide access into G28 to the south and G22, Building 4 to the north. Both openings have steel doors but the latter is fixed on pintles on a mix of one strap hinge and one triangular hinge. At the west end of the passage are two opposing blocked door openings (Plate 64, Figure 8). Both walls of the passage also have several straight joints indicating narrow vents that have been infilled. The floor of the passage has been laid with Staffordshire blue diamond pavers that also appear within Building 2. Overhead the joists and the underside of the first floor floorboards are visible.
- 6.6.13 G28 (Plate 65) is a large space, which is open to the roof except at the north end where part of the first floor has been retained. G28 is currently used as a vehicle workshop but there are surviving features that provide evidence of earlier functions. The tenant farmer indicated that he previously used the space as a calf shed (pers. comm. Kevin Hall, June 2016). It was subdivided into four pens along the west side of the room with posts fixed into the concrete floor. A drainage channel ran along the east side of the room with spurs off to holes in the east wall. Scars indicating the position of the posts and the drainage channel are visible in the concrete floor and are marked on the ground floor plan, Figure 8.

- 6.6.14 A wheel mechanism and hopper located overhead within the roof structure (Plate 67) are also indicative of the building's earlier function. These features are described in more detail below.
- 6.6.15 The existing first floor, F08, (Plate 66) occupies the north end of the building only and measures approximately 3.90 m by 6.15 m. It is accessible via a ladder from G28. However, empty joist holes indicate that the first floor previously extended the full length of the building. It is also likely that, as indicated by the blocked door in the north wall of F08, the first floor would have continued through in to the section of the building previously truncated
- 6.6.16 A support platform (Plate 66) is located on the first floor. It consists of a large timber beam bolted onto masonry blocks. The platform supports two timber beams that extend into the north wall of the building.
- 6.6.17 Directly above the support platform there is a hopper (Plates 66-67) constructed from a variety of timber boards and reused panels. It extends up to the roof apex and supported on two timber beams that project from the north wall of the building and rest on the tie beam of the northern roof truss. It is unknown what was stored in the box but the contents would be released via a hatch in the base.
- 6.6.18 The previously mentioned wheel mechanism (Plate 67) occupies the second bay from the north. Either end of the drive shaft is fixed to collar timbers bolted to the roof trusses. The surface of the shaft is covered in lathes. It is thicker to the south of the wheel than to the north. The wheel has a central groove that suggests it carried a belt. It was possibly used to hoist material through the first floor door in the west side of the building. The door opening is located within the same bay, offset slightly to the south of the wheel.

6.7 Building 6

- 6.7.1 Building 6 is located on the west side of the farmyard complex and adjoins Building 5 to the north-east (Plate 68). The plan of Building 6 is presented as Figure 9. Selected photographs of the building are presented as Plates 68-77.
- 6.7.2 Cartographic evidence indicates that structures adjoining Building 6 to the east and north were demolished in the late 20th century, or in the case of the north structure, possibly 21st century.

Exterior

- 6.7.3 Building 6 (Plates 68-72) is a single-storey, rectangular plan building orientated approximately north-south on its long axis, parallel to Building 2. It measures approximately 17.30 m long and 6.15 m wide.
- 6.7.4 The walls of Building 6 are constructed of red brick. Most are laid in an irregular bond but the centre of the east wall is different. It has two courses of black bricks at ground level and the red bricks above are laid in English Garden Wall bond (Plate 69). The parts of the east wall either side of this central section have remnants of white paint on the exterior, suggesting it was previously an internal wall. The door openings in this wall lack bullnosed reveals and appear to have been inserted. This suggests the majority of the east wall rebuilt/alterd since its initial construction. Blocked openings in the west side of the building have been infilled with black bricks predominantly laid in English Garden Wall bond (Plates 70-72).
- 6.7.5 The building has an 'L'-shaped pitched roof with gable ends at the south end and north-west corner (Plates 70-71). The timber roof structure consists of a series of purlins

embedded in three-quarter height brick partition walls. In addition, common roof trusses are located at the north and south ends of the building aligned parallel to its long axis.

- 6.7.6 The north elevation of the building (Plate 71) is blind whereas the south elevation (Plate 70) has a narrow vent at high level.
- 6.7.7 At the time of the survey, Building 6 is accessible via five door openings to the east elevation and one to the west. The door openings at the north-west and north-east corners of the building oppose one another and provide access into cross passage G16. Both openings have bullnose reveals and timber lintels, and are fitted with plank and batten doors hung on pintles and strap hinges. The other four door openings, all inserted, on the east side of the building (Plate 69) provide access to rooms G17-G20. All have flat brick arch heads and the reveals do not contain bullnose bricks. All four openings are fitted with plank and batten stable doors hung on pintles and strap hinges. The lower part of one door has been replaced by a single board.
- 6.7.8 In addition to the existing door openings, there are five blocked door openings and three blocked windows on the west side of the building (Plates 70-71). The blocked door openings have bullnose reveals, which suggest they are original and indicate that the circulation of Building 6 has been altered. The blocked windows all have masonry heads and sills. Similarly, all except one of the blocked doors have masonry lintels. The exception is the northern blocked door opening, which has a timber lintel that extends over twice the width of the opening (Plate 71-72).
- 6.7.9 The north wall of Building 6 once continued further west. The north-west corner of the building is stepped to form a door jamb with remnant pintles indicating the position of a door. On the west elevation of the building there are remnants of a low concrete block wall (Plate 71) located just north of the northern-most blocked door and is marked on the plan Figure 9. A raised area of hardstanding (Figure 9 and Plate 71) may indicate the line of the removed wall. According to the tenant farmer (pers. comm. Kevin Hall, June 2016), Building 6 was previously used as a piggery when the blocked doors were still open. Therefore, the remnant concrete block wall may be part of a pig pen.

Interior

- 6.7.10 The interior of Building 6 is subdivided into five rooms G16-G20 (Figure 9, Plates 73-77 respectively).
- 6.7.11 G16 (Plate 73) is a cross passage at the north end of the building. It is separated from G17 (Plate 74) by an inserted half height brick wall. Other partition walls are three-quarter height and, as previously mentioned, support the roof purlins. The partition walls are not spaced regularly so the rooms vary in size. The majority of internal walls have been painted white but this has been rubbed off at low level and on most of the south wall within G20 (Plate 77). The west wall has brick piers spaced irregularly along its inner face, positioned between the blocked door and window openings. The floor surface within Building 6 varies. Room G16 has a concrete floor, G17 a mixture of brick pavers and concrete and the rest have a variety of brick pavers.
- 6.7.12 G18 (Plate 75) is the largest room and contains two of the blocked door openings. Overhead within this room the purlins have been bolted to a supporting timber. This join is approximately in line with one of several brick piers along the west wall of the building. In addition, a timber beam projects from the centre of the north wall of the room to a point about level with the join in the purlins. This fabric evidence suggests that a partition wall has been removed and that G18 was once subdivided in two. It may have been open on the east side as this wall has been rebuilt.

- 6.7.13 G20 (Plate 77) is leased to a local ecology group and contains several tanks and a table with hooks, presumably a drying rack. A drain set in the centre of the floor carries away the waste water from the tanks. Other rooms in Building 6 are used for storage including palettes and furniture. G18 has matting and straw laid on the ground, which suggest it last housed animals, but it appears to have been there some time.

7 DISCUSSION

7.1 Summary

- 7.1.1 Buildings 1-3 and 5-6 are late 18th or early 19th century structures based on cartographic and historic fabric evidence. Their materials, predominately brick, timber and slate were in common use for farm buildings by 1840 (Harvey, 1970, 143) and these as well as many of their historic fixtures and fittings are consistent with a late 18th or early 19th century date.
- 7.1.2 Building 4 is a circa 1970 steel framed structure with concrete block and timber walls and roof clad in corrugated asbestos sheets. It replaced earlier buildings including the north end of Building 5, which was truncated. Building 4 was purpose built as a dairy and contains a herringbone type milking parlour, which was a design introduced to Britain from New Zealand in 1956.

7.2 Agricultural context

- 7.2.1 The population of England and Wales rose substantially from around 6 million in 1750, 12 million in 1821, over 16.7 million in 1851 to 26 million in 1881. This was the most important period of farm building development at first characterised by enclosure of common land. In the East Midlands this process first concentrated on Midlands clay areas to manage the land as pasture, and from the 1790s onwards poorer/lighter soil areas such as the Fens were enclosed (English Heritage 2006, 25).
- 7.2.2 In the period 1820-70 Home production continued to supply the majority of food but there was increased demand for imported food as well. The increased requirements led to a more intensive exploitation of mixed farming known as 'High Farming'. Land was made more productive through the use of more and better manure from greater numbers of livestock that were fed on better fodder crops. Animal and cereal husbandry became more integrated. The aim of 'High Farming' was to increase yields for cereals, meat and dairy products through the philosophy that greater input led to increased output. Between 1830 and 1880 crop yields rose by one half (Barnwell and Giles 1997, 5-6).
- 7.2.3 However, from circa 1870, improvements in transport and refrigeration technology meant that imported foods could be supplied more cheaply than home produce, this included products such as wheat, butter, cheese and meat. This led to an agricultural depression in England. In response to foreign competition, English farmers moved to adopt production of perishable commodities that could not be imported. This meant there was a major shift towards liquid milk production and a rapid increase in the number of dairy farms (Barnwell and Giles 1997, 6-7).
- 7.2.4 The lack of development in the plan form of Field Farm until the mid-20th century is not unusual. The agricultural depression meant that in the late 19th and early 20th centuries the construction of new purpose built structures was generally avoided as it was cheaper to adapt and repair existing buildings as necessary, even if the adapted buildings were less efficient (Harvey 1970, 169-170).
- 7.2.5 In the 20th century there were improvements to technology which meant farms became increasingly mechanised and horse-powered machines became obsolete. This affected

dairy farming as milking machines were adopted and new designs for cow houses and milking parlours were adopted to improve efficiency as well as comply with new hygiene regulations (Barnwell and Giles 1997, 7). As already stated, the milking parlour in Building 4 is a 'herringbone' type parlour; a type introduced from New Zealand in 1956 (Harvey 1970, 230-231).

7.3 Characteristics of East Midland farms

- 7.3.1 Rural settlement can broadly be divided into nucleated villages or dispersed farmsteads and hamlets. In the mid-19th century the central part of the country stretching from Dorset, through Gloucestershire, the East Midlands, Yorkshire and the north-east coast was mostly characterised by nucleated settlements. Those in the East Midlands tended to be low to very low density (English Heritage 2006, 15-16).
- 7.3.2 Bricks and clay roof tiles are characteristic building materials in the East Midlands as clay is readily available across large parts of the region especially within the clay vales of south Derbyshire, Nottinghamshire and Leicestershire (ibid, 23-24). Field Farm is located between Nottingham and Leicester so was able to make use of this resource in its construction.
- 7.3.3 Enclosure changed the focus of East Midland farming from arable to predominantly pastoral. Dairy, cheese production and stock fattening were important activities. Dairy was more prevalent near the towns and cattle sheep and cheese were sent to town and city markets including London. The wealthiest farmers in the region were graziers, often owner-occupiers, and their brick houses and premises contrast with the older timber-framed buildings of poorer farmers (ibid 2016, 30). The brick structures at Field Farm are therefore indicative of a wealthy landowner and part of an estate.
- 7.3.4 Field Farm lies at the junction of two character areas – Trent Valley Washlands where pastures for stock fattening and dairy were common and cheese was an important product, and the Leicestershire and Nottinghamshire Wolds where grazing sheep and mixture of arable was common. After enclosure most of the arable farm system was converted to pasture (ibid, 14 and 37).
- 7.3.5 Industrialised farming was concentrated in the Lincolnshire Wolds where mechanisation of farm processes was a common feature from the 1840s and meant that mixed barns which both stored grain and processed fodder were common. Elsewhere in the East Midlands mechanisation of farmsteads is uncommon except in isolated cases such as on large estates (ibid 49). The horse-gin shown on 1884 mapping and extant wheel mechanism and storage box within Building 2 both indicate that Field Farm was mechanised.
- 7.3.6 In the East Midlands and nationally, dairy and cheese/butter making facilities were usually within the house rather than in detached buildings. Dairies were usually managed by women and often situated within the service end or rear room of farmhouses (ibid 58-59). The 1872 sales particulars (ROLLR ref: DE 1536/199) for Field Farm lists two dairies and a cheese room within the house, so Field Farm conforms to the national norm.

7.4 Extent and development of the farmyard complex

- 7.4.1 The extent of the farmyard complex was altered and reduced in the mid- and late 20th century. Building 4, constructed circa 1970, replaced some existing structures including the north end of Building 5. Although the extent of the historic farmyard complex decreased, the fields and orchard around the complex were developed and new buildings were constructed to the south-west, west and north of the complex during the last three quarters of the 20th century. These 20th century structures include a granary, hay store and vehicle shed and cow houses. They likely replaced the function of demolished structures that were part of the

farmyard complex. Plates 78-87 illustrate these 20th century structures and the context and setting of the recorded buildings.

- 7.4.2 The circa 1872 sale particulars (ROLLR ref: DE 1536/199) lists a 'Barn, Cart Horse Stables, Chaff House, Carpenter's Shop, Two Granaries, Pigeon Cote, Covered-in Stalls for Twenty-Three Cows, Waggon and Implement Sheds, Cattle Yards, Sheds, &c.' as part of the Homestead as well as 'the usual out-offices, large garden and orchard, nag stable, loose box and gig house'. Some of the sale particulars list of buildings must refer to previously demolished structures, as the farmyard complex has been reduced since the late 19th century. This makes it more difficult to match the sale particulars description to the existing buildings.
- 7.4.3 As previously stated, Building 5 is likely the Barn listed in the sale particulars. The wheel and drive shaft and hopper within Building 5 suggest it was necessary to hoist materials to the first floor level. The demolished structures on the west side of the complex are depicted as open-sided so may be the covered in cow stalls. Building 2 appears to include a mix of stabling, store rooms and a vehicle shed, so may be the nag stable, loose box and gig house listed, but could also correspond to the cart horse stables or waggon and implement sheds. The horse-gin shown to the north of Building 3 on the 1884 OS map suggests that the latter required power and therefore may be the Chaff House.
- 7.4.4 Building 6 is interesting because its original circulation pattern has been significantly altered. Originally the building faced west, whereas now it faces east. All the windows and all but one of the door openings on the west side of the building have been blocked and new door openings have been inserted into the east wall, which has been partially rebuilt. There was at least one original point of access to the east (to G16) but the inserted doors and rebuilt walls on this side of the building have removed evidence of any other original openings. Also, mapping indicates that the east wall of the building was once internal and there are remnants of white paint on the surface of the wall that support this. The row of doors and windows on the west elevation and internal divisions suggest this building was constructed as a series of loose boxes, probably housing cattle. It was originally wider, extending further to the east and may have comprised two pitched ranges with a central feeding passage. However, the form and appearance of this demolished range is unknown. There may have been access from Building 5, the barn, into this demolished range but the insertion of the modern roller shutter door has destroyed any evidence of a former opening.
- 7.4.5 All the buildings in the farmyard complex have been adapted for new functions. Building 1 has always been the farmhouse but its west wing has been adapted for different uses. Buildings 2, 5 and 6 have all housed livestock at some point but now are used for a mixture of workshops and storage. Building 4 was purpose built as a dairy, complete with milking parlour, but now is partially used as a vehicle shed. Physical changes to the buildings include blocked openings (Buildings 1, 3, 5 and 6), inserted door openings (Buildings 5 and 6), inserted partition walls (Buildings 1, 2 and 6), removed partition walls (Building 6) as well as the removal of the majority of the first floor within Building 5.

7.5 Farm layout

- 7.5.1 The diversity of farmyard plans is indicative of significant variation in farming practice between places and through time. The location of the farmhouse and its integration/orientation in relation to the farmstead is of particular importance and is dictated by local tradition and status. In England it was common to have separate entrances to the house and farm buildings even when they were joined. After circa 1750 it became common to integrate the processes such as brewing and dairying into the house but in such cases

the house might face away from the farm yard or processing areas towards its own garden (ibid, 39). This is the case at Field Farm.

- 7.5.2 Cartographic sources (Section 4; Figure 2) indicate the original/historic farmyard complex was previously more extensive than when recorded in June 2016. In particular, Building 5 appears to have extended further north, there were additional buildings on the west side of the complex arranged around two small yards and Building 6 appears to have been twice as wide or had another structure built along its east side.
- 7.5.3 The earlier 'F' plan form of the farmyard complex with buildings arranged around three yards is a variation of a regular courtyard plan. Formal courtyard layouts were recommended from the mid-18th century and earlier examples tend to be courtyard or 'U'-shaped plans whereas from the 1820s and 1830s extra yards created 'E'-shaped plans. This suggests the 'F' plan is more likely to be an early 19th rather than late 18th century farmstead. Courtyard layouts were recommended to improve efficiency with common processes grouped together and routes between areas shortened to minimise the waste of labour (ibid 42). Large courtyard plans are found throughout the East Midlands region (ibid 44).
- 7.5.4 The layout of the farmyard should be considered in terms of the function of the buildings related to their immediate setting. The house is connected to the farm buildings but facing away from them towards a garden, whereas the ground floor west wing is associated with the farm yard and former orchard to the north. Demolished open sided buildings on the west side of the 'F'-plan, may have been cart sheds and are located close to a track which encircles the south and east sides of the complex. Whereas Buildings 2 is a mix of stables, store rooms and vehicle sheds that opens onto the main farmyard with easy access to the track around the complex. Building 3 which previously had a horse engine attached on its north side is located close to the fields and orchard north of the farm. Siting crop/fodder processing and storage buildings close to fields is typical of the courtyard plan form.

7.6 Local farm plans and connections

- 7.6.1 Some of the other farms on the Lockington Hall estate also have courtyard plans but these vary in form. Finger Farm as shown on the 1884 OS map comprised an 'L'-plan with the house at the north-east corner and detached buildings forming the west side of the courtyard. Home Farm on the same map forms a 'U'-plan courtyard with small detached and semi-detached buildings on the fourth side of the yard and a detached 'L'-plan building probably a cow house or piggery to the south. Lockington Hall farm has a loose courtyard arrangement around two large yards. The 1884 OS map shows it included a horse-gin. Lockington Grounds Farm on the 1884 OS map is also a courtyard plan with projecting buildings angled off of an 'L'-plan range that forms the south and west sides of the courtyard. The farmhouse is included in a range of buildings on the north side of the courtyard, whereas the east side is a detached structure. These examples indicate that a courtyard plan was common for farms on the Lockington Hall estate but the variations demonstrate that none were built to a specific plan.
- 7.6.2 The 1884 OS map indicates that a road from Field Farm connected to the main road (now the A50) close to Lockington. The A50/A5 road also ran south-east to Kegworth. There was a track from the farm to the south but this does not connect to any roads on the 1884 OS map, although by 1900-1903 it had been extended to join Ashby Road, which leads to Disworth. Therefore, it seems the farm was more closely connected to Lockington, Kegworth and Disworth rather than Castle Donnington purely from an access point of view. To reach Castle Donnington vehicles from Field Farm would have had to pass through Lockington first.

7.7 Building 1: dating evidence and change to circulation

- 7.7.1 The Field Farm Building 1 plan form demonstrates a more symmetrical design with central entrance and reception rooms at the front with services to the rear. This plan form became standard across the country from the mid-18th century.
- 7.7.2 Building 1 retains several features such doors, bay windows and floor surfaces that were common to the late 18th or early 19th century. For example, the six panelled door frame became the standard design in the early 18th century and continued to be popular into the 19th century (Hall 2005, 42). Plank and batten doors are the earliest type and examples exist from the 16th century onwards. However, the number and width of planks vary over time and can be used to date the doors. By the 19th century six or more narrow planks per door was common, as can be seen in the farmhouse at the entrance to the basement (in G05) and between F06 and F07. The surviving sash window (G06) is a six-up, six-down type that lack horns and is recessed within the window opening. This is consistent with a late 18th or early 19th century date (Hall 2005, 76-78). Internal shutters became standard in the 18th century until about 1840. That retained in G02 has plain, flush panels which is a design common in the early 19th century (Hall 2005, 97).
- 7.7.3 Quarry tiles, such as those in the kitchen, G05, began to replace earth floors in farmhouses in the 17th and early 18th century (Miller 1987, 70) and were commonplace by the 19th century (Yorke 2005, 80-81). The geometric tiles in the porch and hall include some encaustic types with inlaid patterns. This medieval process was revived in the early 19th century (Yorke 2005, 81). The floor tiles extend into the porch and appear to be all of one phase. The porch and bay windows to either side are made from the different bricks (marked TUCKER LOUGHBORO) compared with the rest of the building, which is constructed of unfrogged red bricks. Gilbert Tucker & Son started brick making circa 1848 and the brickworks closed in 1967. The Tucker bricks at Field Farm are very similar to examples dated 1888 (East Midlands Named Bricks, 7 October 2014). The different bricks, the geometric floor tiles and map evidence suggest the bay windows and porch were added to the main house in the mid- to late 19th century prior to 1884 (Figure 2A).
- 7.7.4 There has been an important change to the circulation pattern within Building 1. The first floor of the west wing appears to have been constructed as service/dormitory rooms with direct access to the kitchen via a staircase. The sales particular circa 1872 lists a '*Kitchen, Scullery, Two Dairies, Pantry, Ale and Beer Cellars, Cheese Room and Store Room*' as part of the farmhouse and some of these rooms would have been situated within the wings of the building. F07 is heated by a fireplace at one end, which has remnants of decorative tiles. The fact it is heated and the quick access to the kitchen suggests this may have been a dormitory for servants or perhaps live-in farm labourers. Farms over 70 acres often needed additional labour, and so rooms for live-in farm labourers in the attic or back wing of the house became a common feature (ibid, 39). In 1900 domestic service was the single largest employer in Victorian Britain and keeping of servants was seen as commonplace (Lethbridge 2013, 9). It is not known when the access from the kitchen to the west wing first floor was blocked and the new door opening from F04 to F06 was inserted. It likely occurred during the early 20th century as the number of people employed in domestic service decreased and the First and Second World War had a profound impact on the number of people in domestic service (Wallis 2012, BBC News article). The change in access between the kitchen and first floor west wing suggests that servants or live-in farm labourers were no longer employed at the farmhouse and the first floor west wing was converted to storage space.

7.8 Building 3 and the horse-gin

- 7.8.1 The 1884 1:2500 scale OS map shows a dotted circular feature to the north of, and connected to, Building 3. As previously stated, this is probably an open-sided horse-gin.
- 7.8.2 Threshing machines that need horse engines to power them began to be adopted in the late 18th century. Originally the horse-gin house, or gin-gangs as they are sometimes known, were buildings typically present on the sides of threshing barns and were characteristically circular or polygonal. Originally the roof structure would carry a bearing at its centre point which would support the upright shaft of the horse wheel. The shaft would carry a large gear wheel, made of wood, below which one or more animals could be harnessed (Major 1985).
- 7.8.3 The drive into the barn would be by means of a lay shaft driven from the gear wheel. Because of the size of the primary gear wheel, the slow speed of the horse could be translated into the necessary high speed of the threshing drums. Because the horse wheel was so efficient, after its introduction for threshing it was also used to drive other fixed machines in barns such as water pumps, chaff cutters, turnip choppers and even circular saws (ibid.).
- 7.8.4 Cast iron became part of normal millwrighting practice about 1800 and its introduction meant that the large high-level gear of the horse wheel was no longer practical. The result of the change to cast iron was the production of the low-level horse gear. In this the animal was harnessed to a long pole which was mounted on the top of a short vertical shaft. The low-level gear could be fixed in a horse-wheel house or outside a barn, or it could be mounted on a carriage and taken round the farm. The drive shaft was arranged to run along the ground and the animal was trained to step over it (ibid.). This was known as a sweep type horse-gin (Brunskill 1978, 152).
- 7.8.5 It is not certain as to what type of running gear the horse-gin at Field Farm ran on as there is no physical evidence left. However, it may have been similar in appearance to an open-sided horse-gin at Scorlinch, Clyst, St Lawrence, Devon (Major 1985, 24).
- 7.8.6 The horse-gin is not shown on the next edition 1:2500 OS maps dated 1900 and 1903. Its demolition may indicate that new machines had been introduced to the farm that did not require horse power.
- 7.8.7 The location of the horse-gin and its connection to Building 3 is the reason why this structure has been tentatively identified as the Chaff House listed in the circa 1872 sale particulars. It is possible the blocked opening and low-level voids in the north side of Building 3 may be related to the horse-gin, but this is unconfirmed.

7.9 Archive

- 7.9.1 The recording of Field Farm has produced a drawn, written and photographic archive which is currently held in the Wessex Archaeology's Sheffield Office and will be delivered to Leicestershire Record Office. The digital record will be archived with the Archaeology Data Service (ADS) and conform to their deposition requirements.
- 7.9.2 An OASIS form will be completed at <http://ads.ahds.ac.uk/projects/oasis> for inclusion in the ADS database. This will include an electronic copy of this report in PDF format which will be accessible six months after deposition.

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8.2 Documentary and cartographic resources

Sources from the Record Office for Leicestershire, Leicester and Rutland are marked ROLLR

Circa 1872 Lockington Hall Estate sales particulars. ROLLR ref: DE1536/119

Circa 1884-1885 Loose paper account for Kegworth Field Farm. ROLLR ref: DE1536/136A

Maps

1779 Kegworth Parish Enclosure Award and Map. ROLLR ref: DE200 also EN/A/159/1

1815 Ordnance Survey drawing Leicester and Loughborough by Stevens, H. (see online resources)

1884 Ordnance Survey maps 1:2500 county series Leicestershire sheets X.1, X.2, X.5 and X.6. ROLLR

1900 Ordnance Survey maps 1:2500 county series Leicestershire sheets X.2 and X.6. ROLLR

1903 Ordnance Survey maps 1:2500 county series Leicestershire sheet X.5. ROLLR

1921 Ordnance Survey maps 1:2500 county series Leicestershire sheets X.1, X.2, X.5 and X.6. ROLLR

1991 Ordnance Survey map 1:2500 national grid series sheet SK4626. ROLLR

8.3 Online resources

British Geological Survey (BGS), 2016. <http://www.bgs.ac.uk/>

British Library Online Gallery 'Ordnance Survey drawings: Leicester and Loughborough' Stevens, H. 1815.

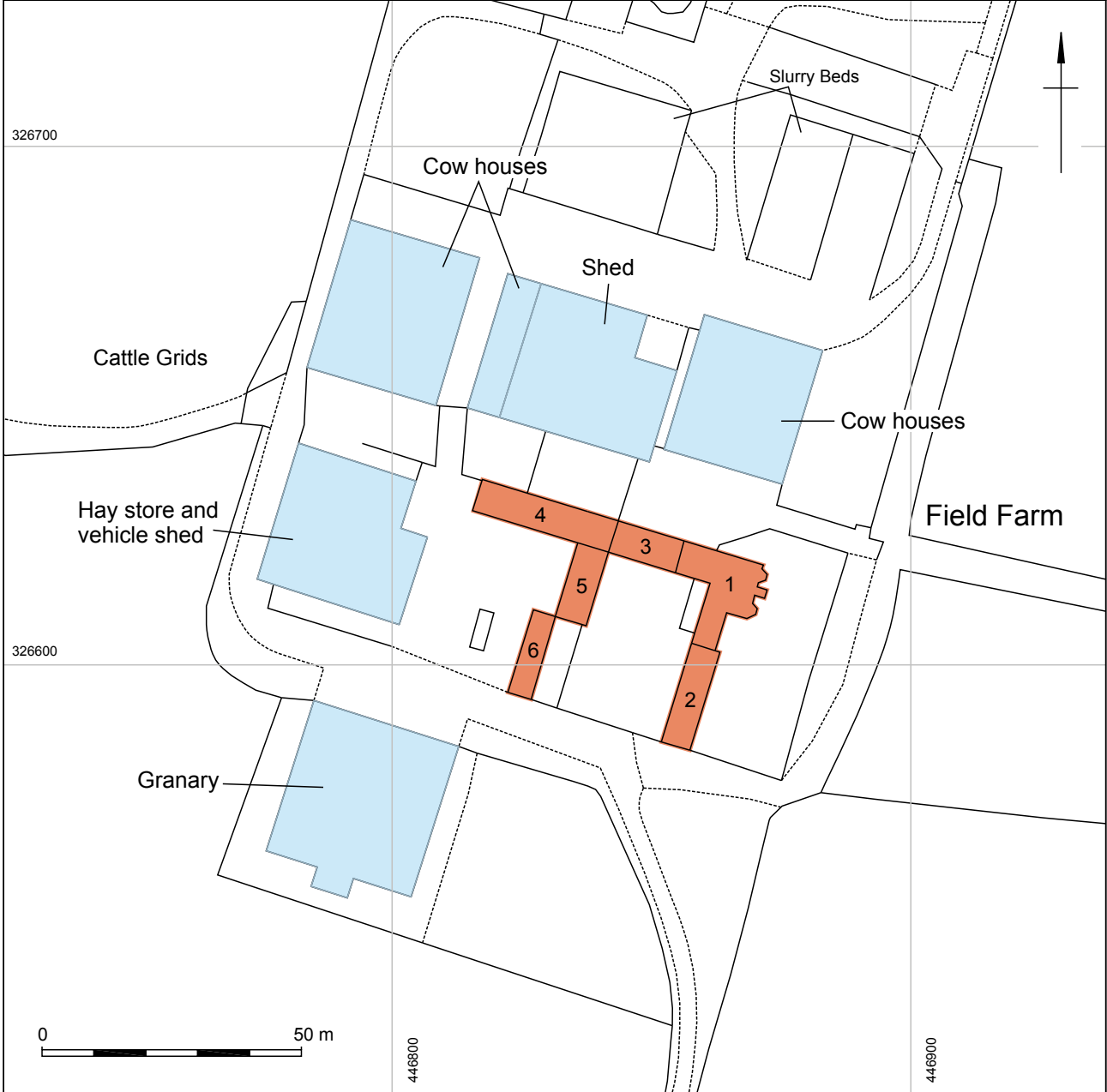
<http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/l/002osd000000012u00223000.html> Page accessed 13th January 2017

East Midlands Named Bricks. Fretwell, Martyn 7 October 2014 'Tucker & Sons, Brickmakers, Loughborough'

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- Buildings recorded
- Other buildings

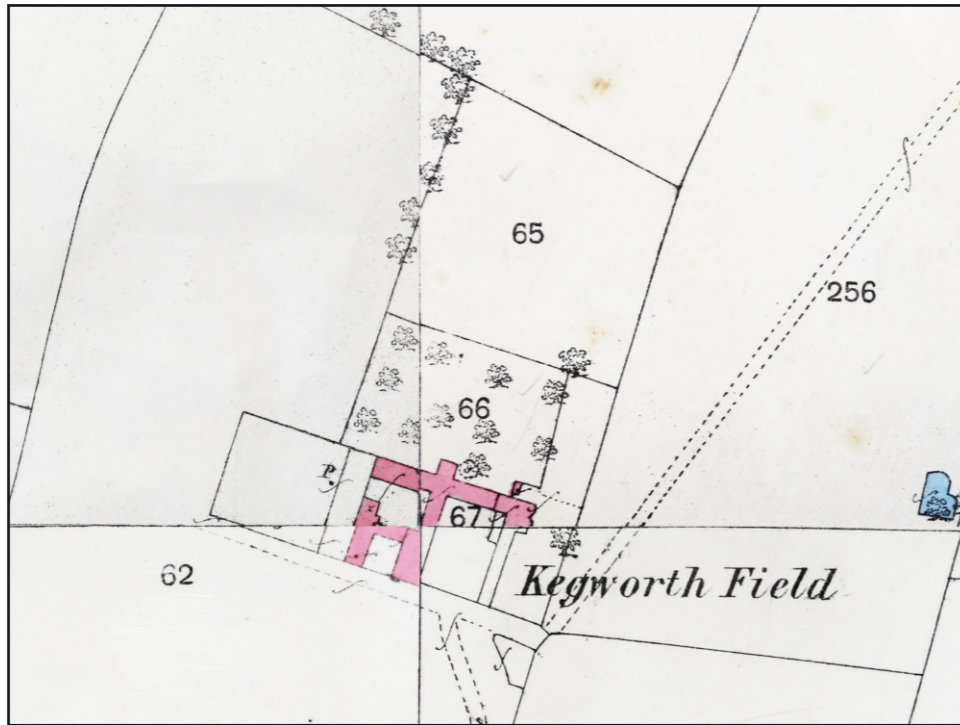


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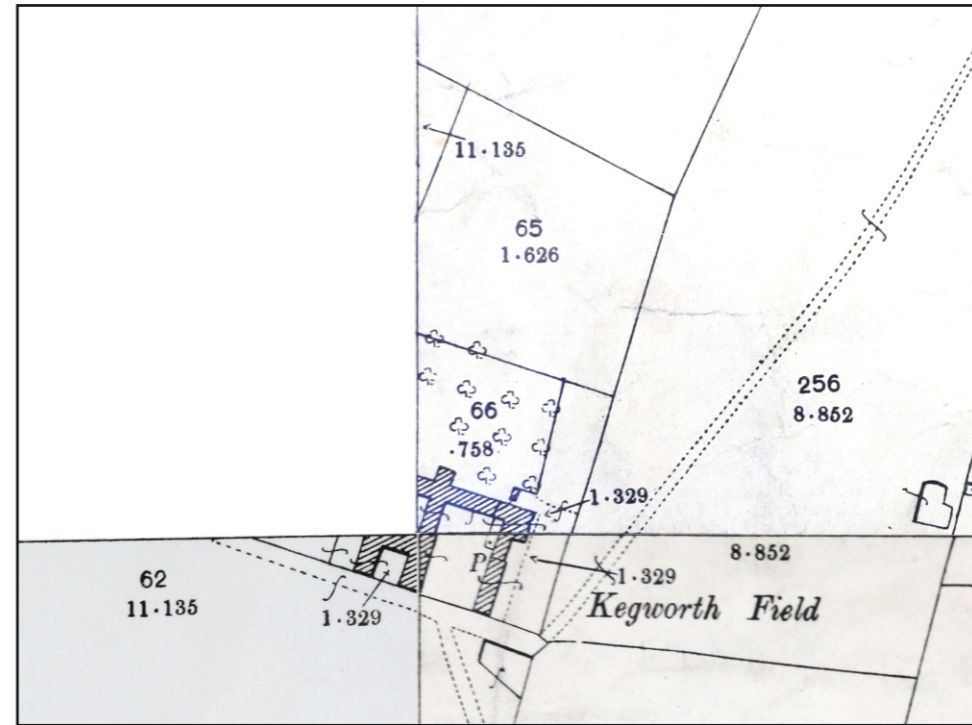
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Site location plan

Figure 1



A: 1884 Ordnance Survey map



B: 1900-03 Ordnance Survey map



C: 1921 Ordnance Survey map

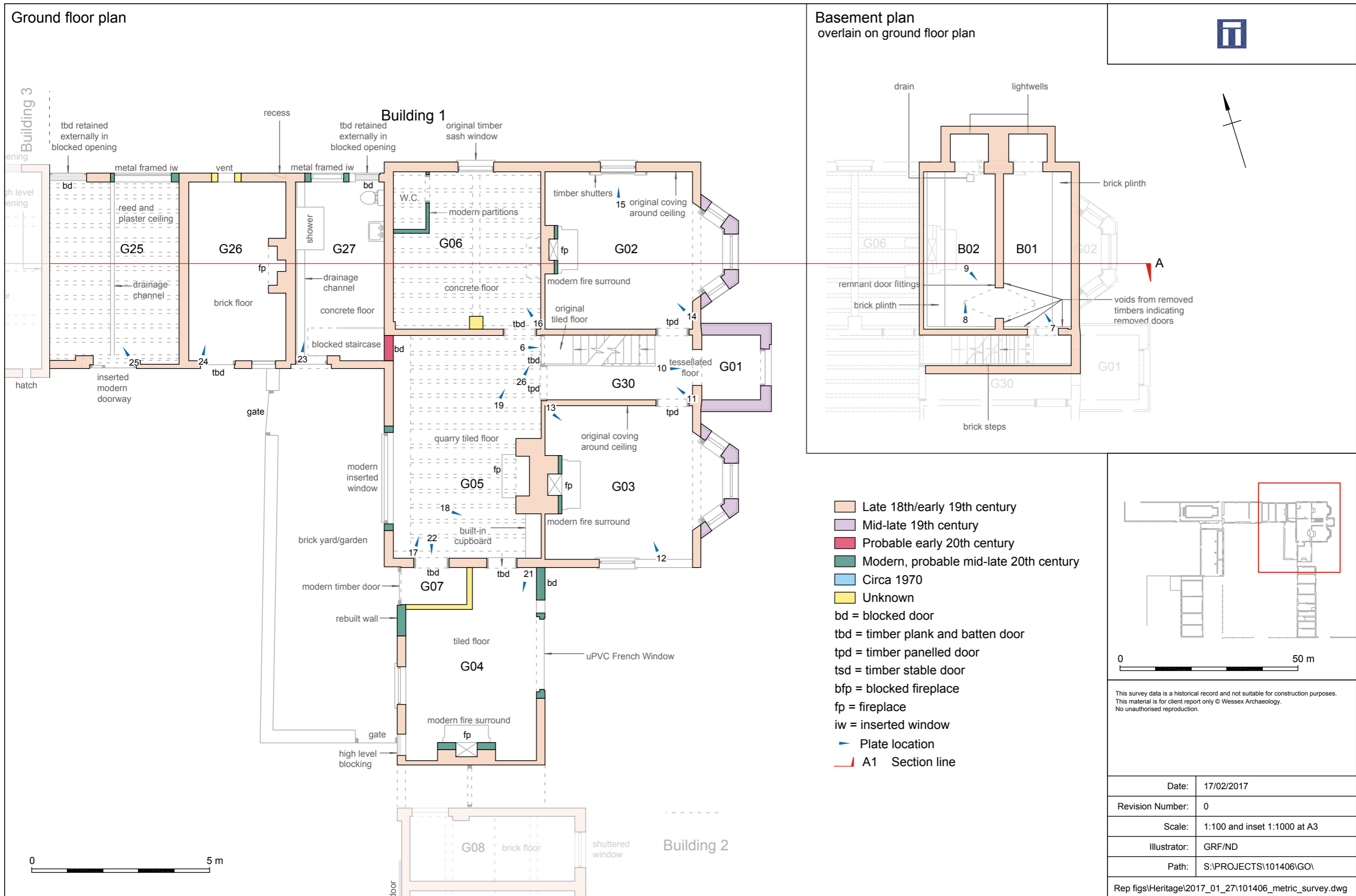


D: 1991 Ordnance Survey map



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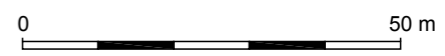


Ground floor plan

Basement plan
overlay on ground floor plan



- Late 18th/early 19th century
- Mid-late 19th century
- Probable early 20th century
- Modern, probable mid-late 20th century
- Circa 1970
- Unknown
- bd = blocked door
- tbd = timber plank and batten door
- tpd = timber panelled door
- tsd = timber stable door
- bfp = blocked fireplace
- fp = fireplace
- iw = inserted window
- ▶ Plate location
- ↘ A1 Section line

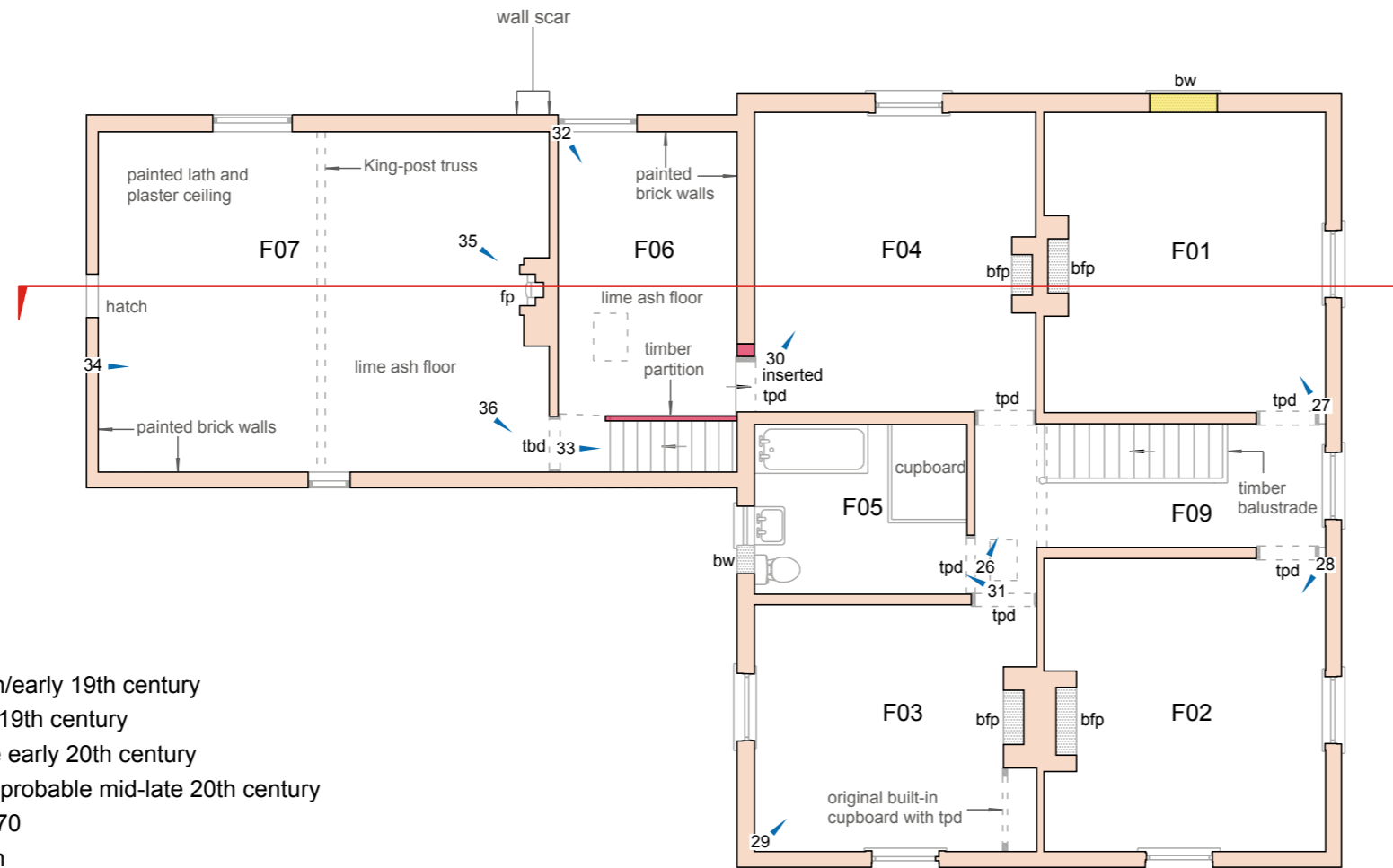


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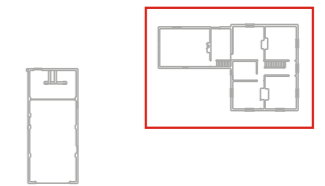
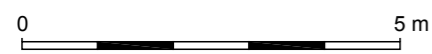
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Building 1 ground floor and basement plans

Figure 3



- Late 18th/early 19th century
- Mid-late 19th century
- Probable early 20th century
- Modern, probable mid-late 20th century
- Circa 1970
- Unknown
- bd = blocked door
- tbd = timber plank and batten door
- tpd = timber panelled door
- tsd = timber stable door
- bfp = blocked fireplace
- fp = fireplace
- iw = inserted window
- ▶ Plate location
- /— A1 Section line

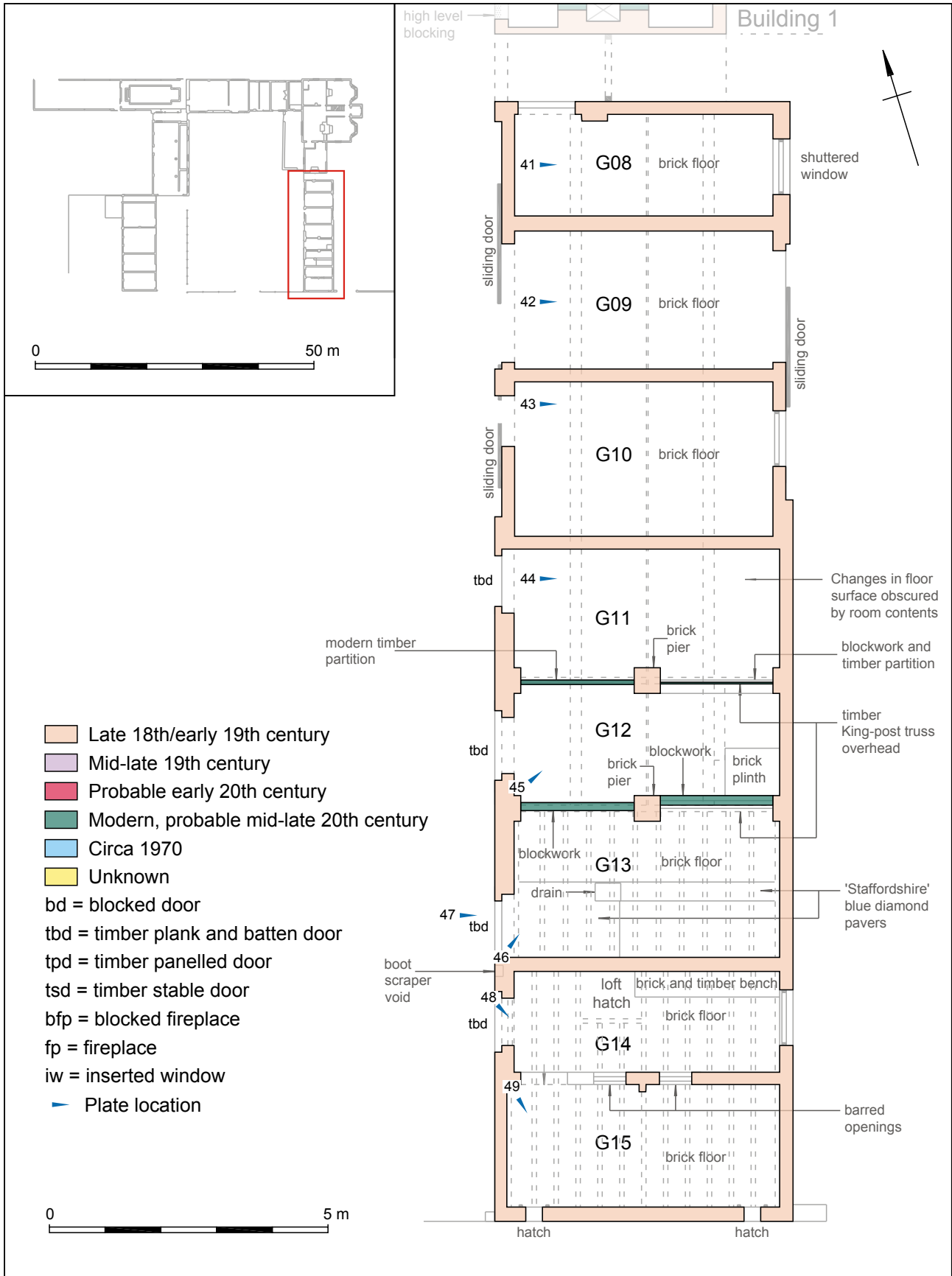


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Building 1 first floor plan

Figure 4



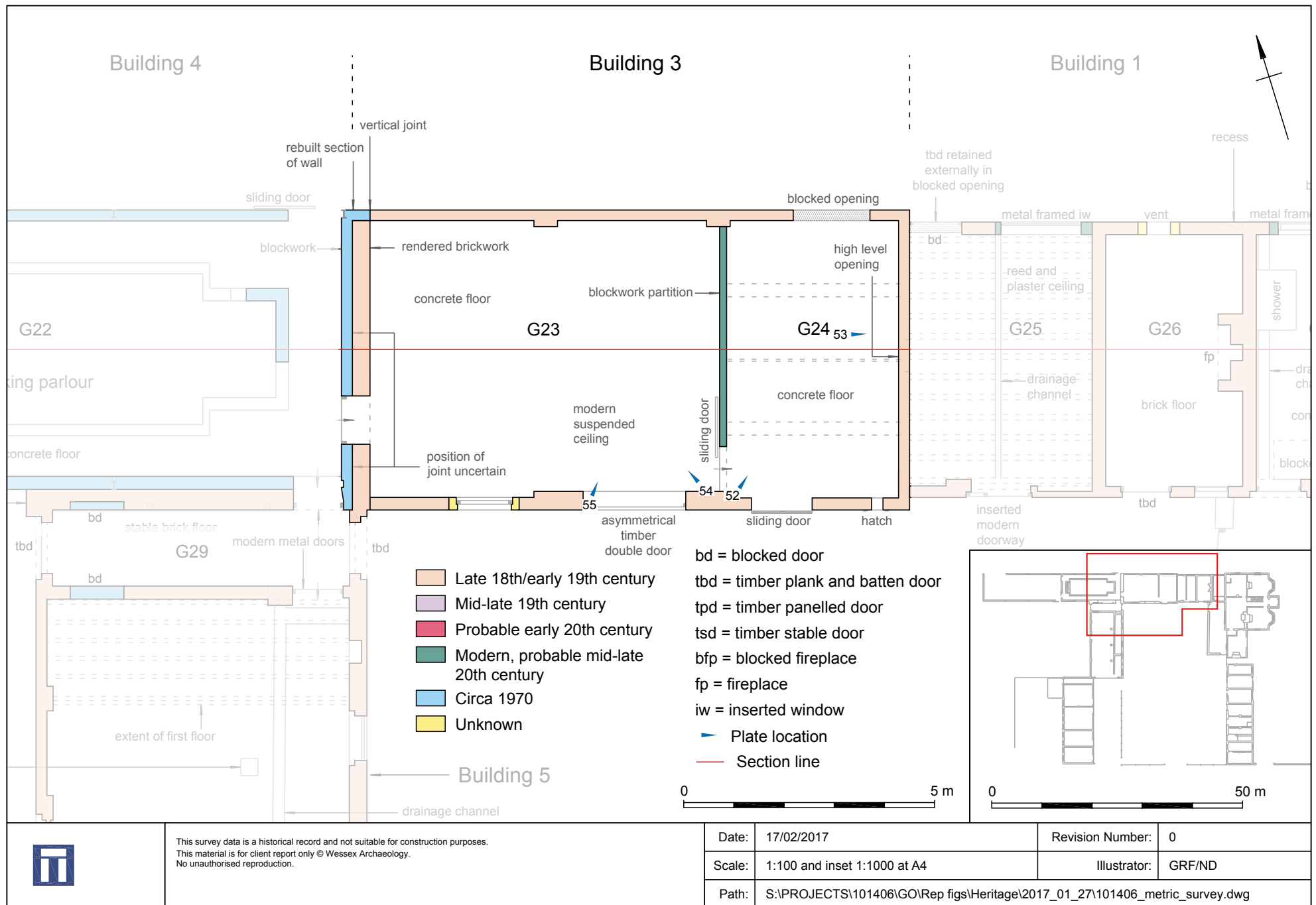
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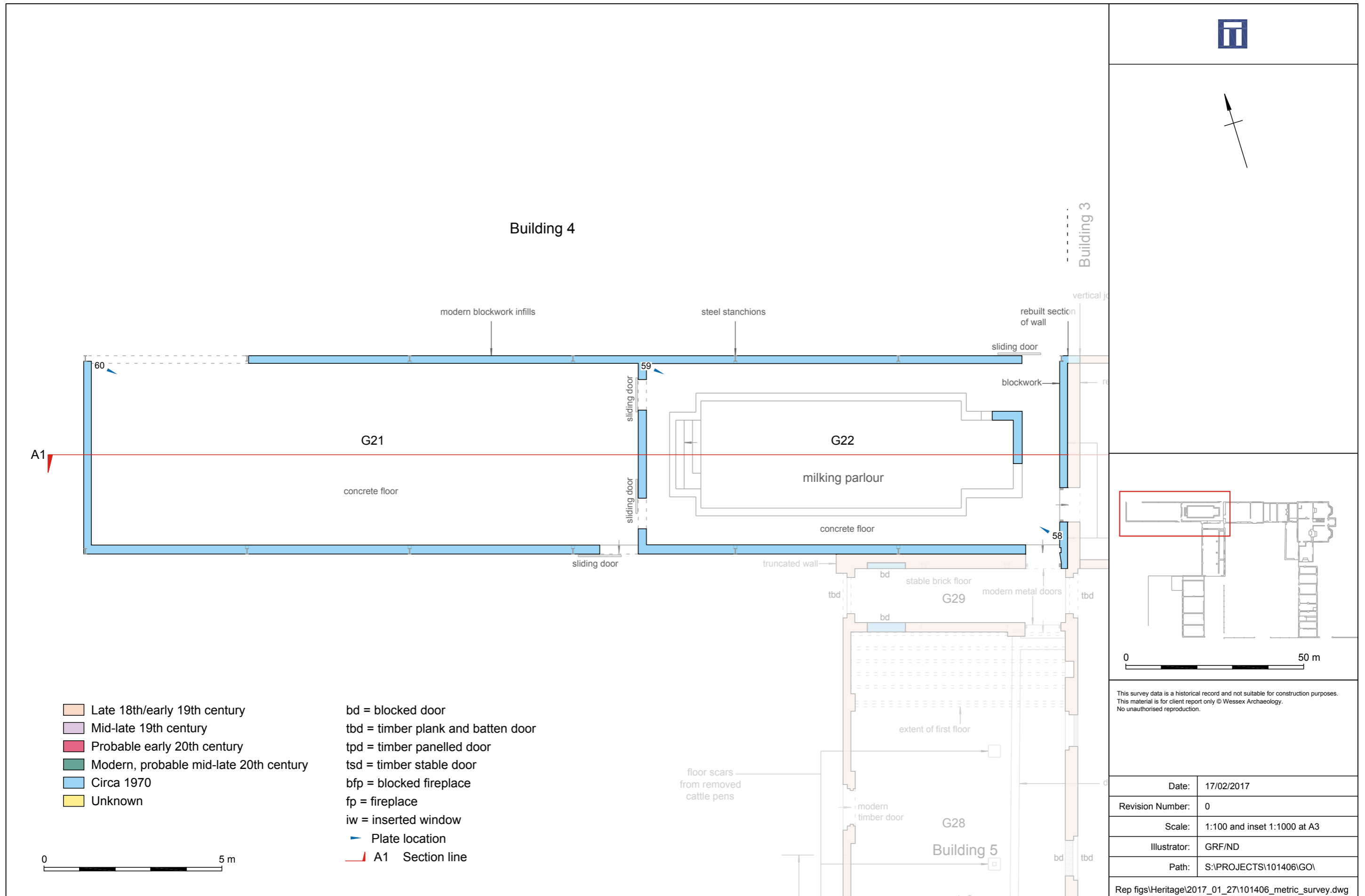
Building 2 ground floor plan

Figure 5



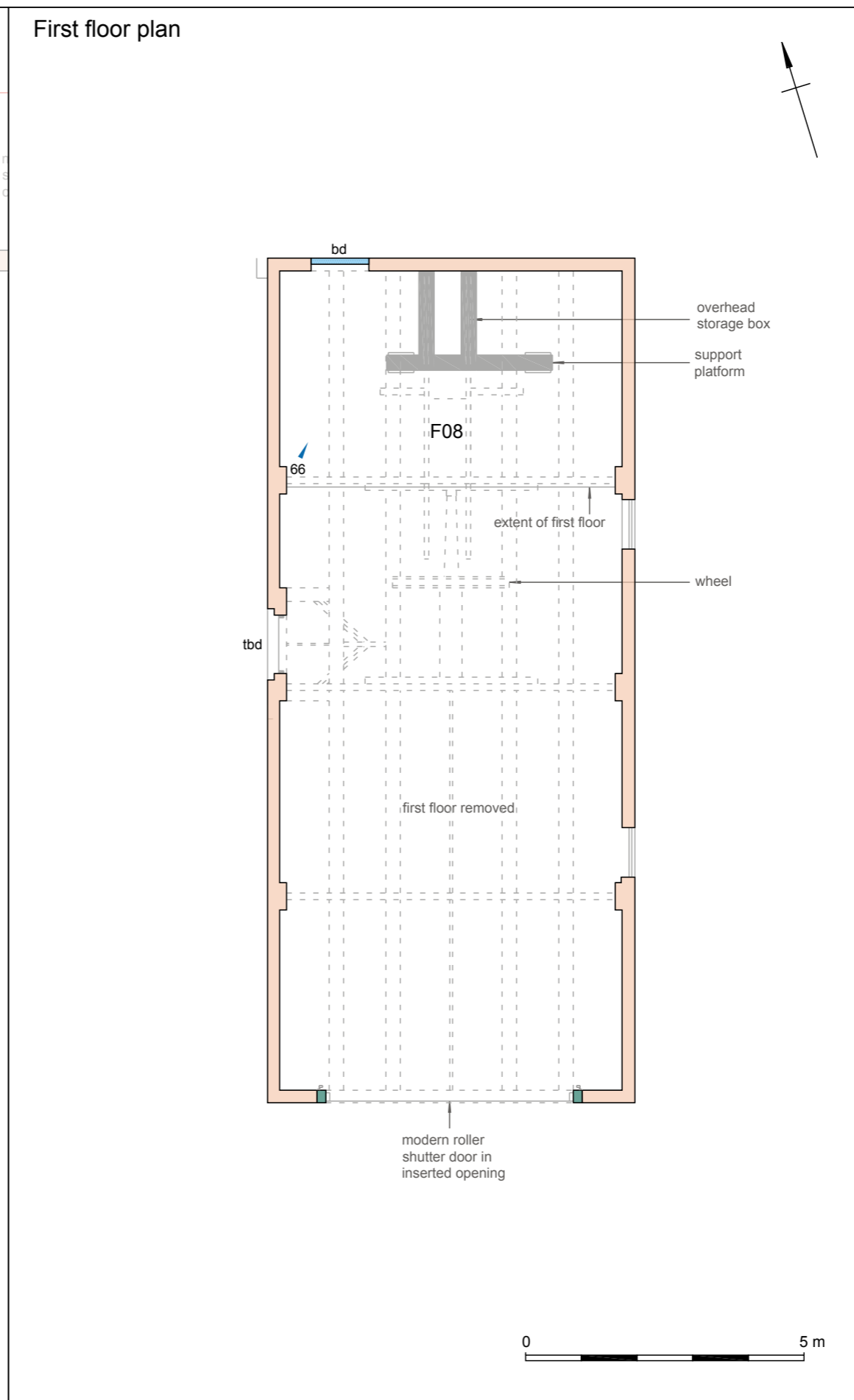
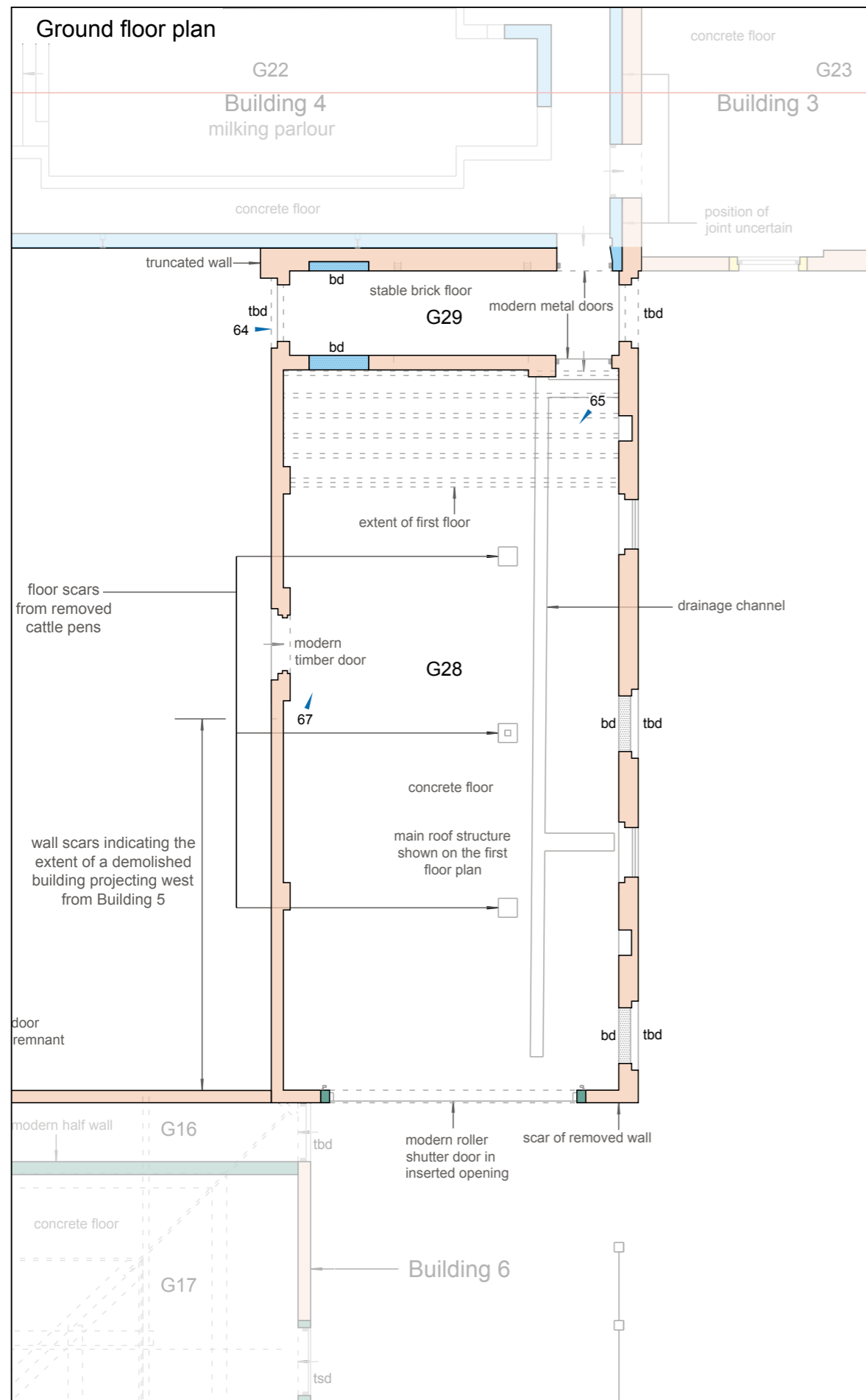
Building 3 ground floor plan


Figure 6



Building 4 ground floor plan

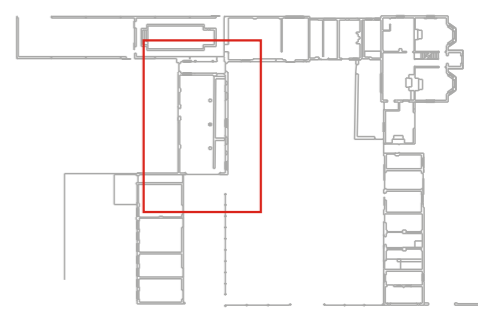
Figure 7






- Late 18th/early 19th century
- Mid-late 19th century
- Probable early 20th century
- Modern, probable mid-late 20th century
- Circa 1970
- Unknown

bd = blocked door
 tbd = timber plank and batten door
 tpd = timber panelled door
 tsd = timber stable door
 bfp = blocked fireplace
 fp = fireplace
 iw = inserted window
 —▶ Plate location
 — Section line





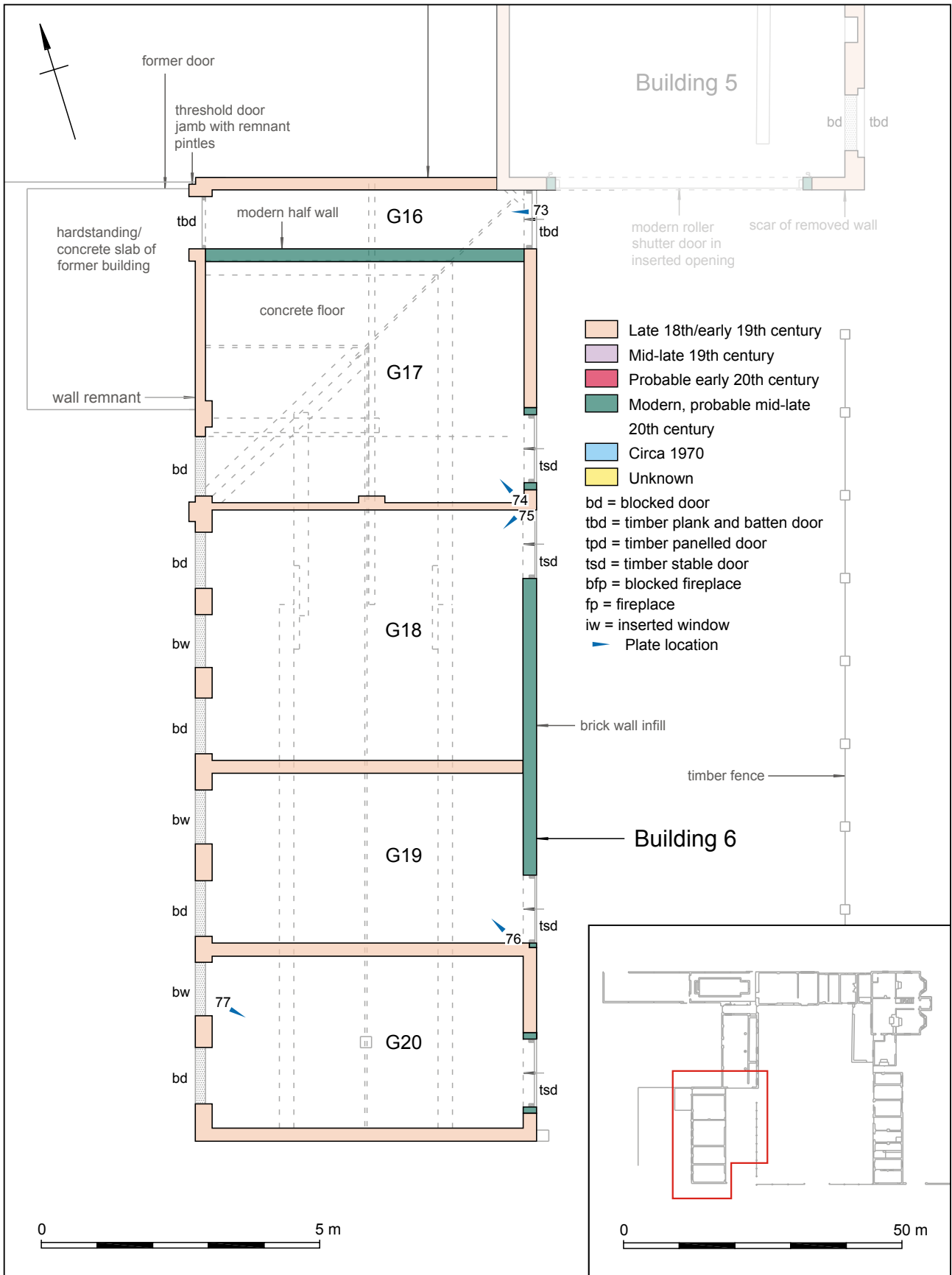
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Building 5 ground and first floor plans

Figure 8



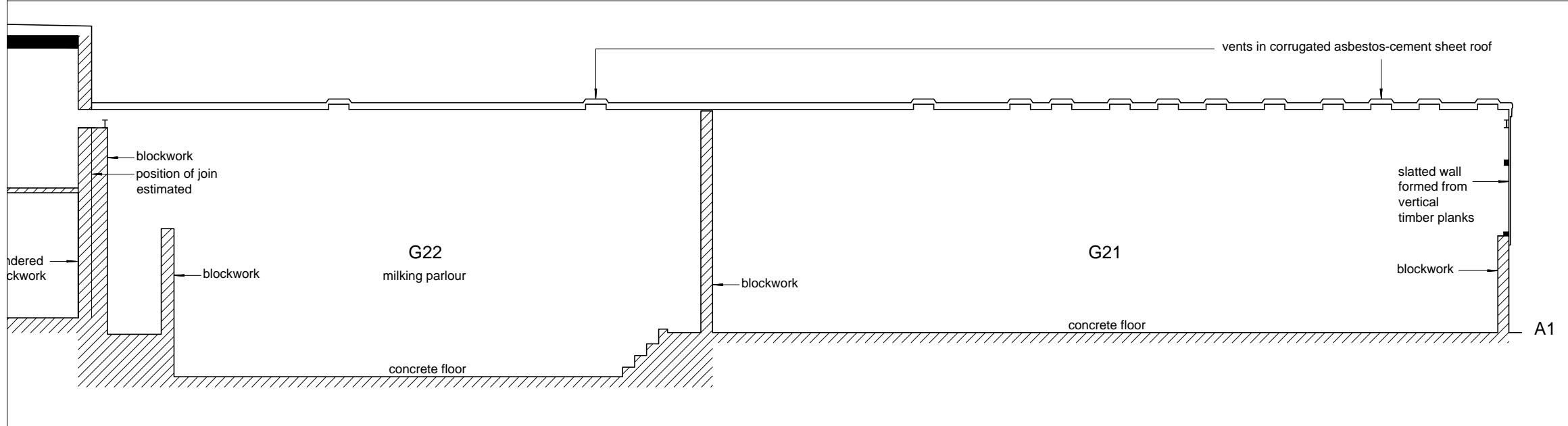
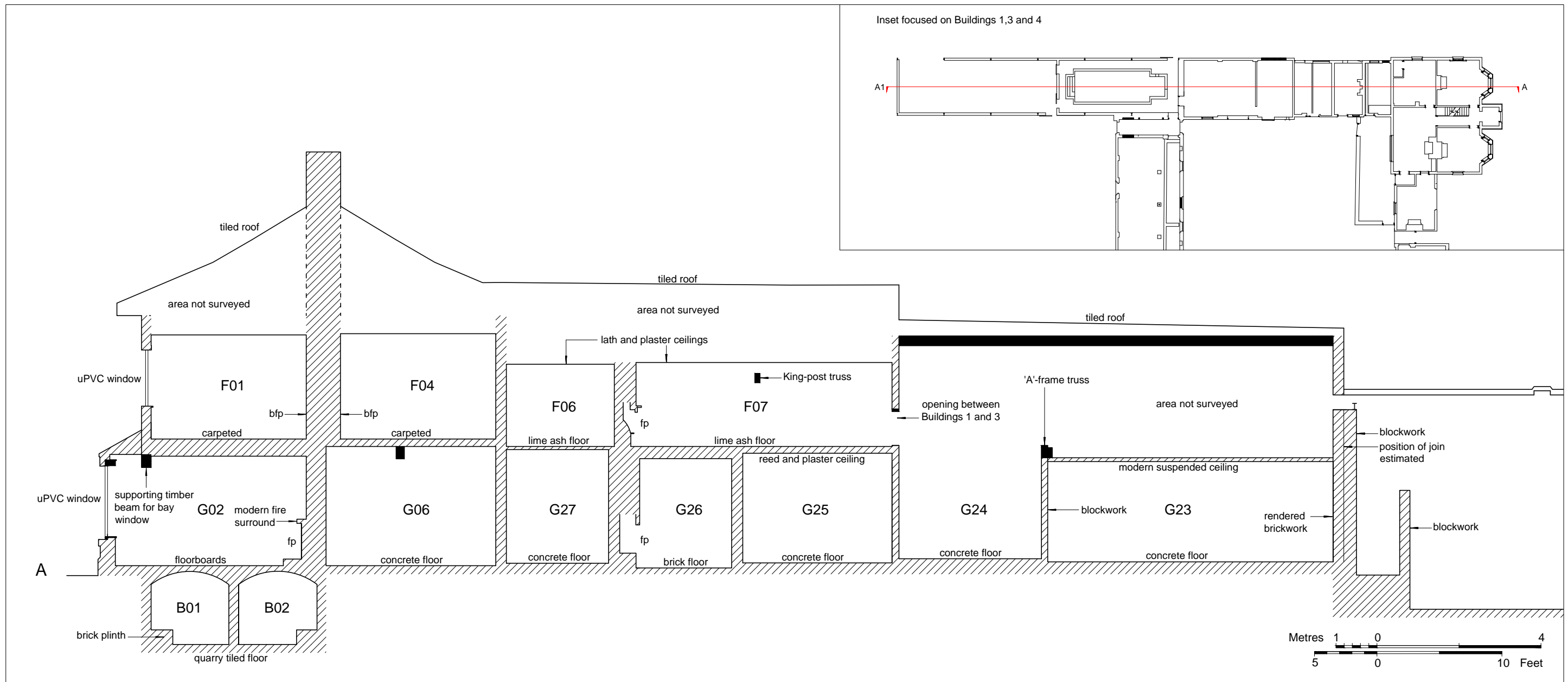

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Building 6 ground floor plan

Figure 9

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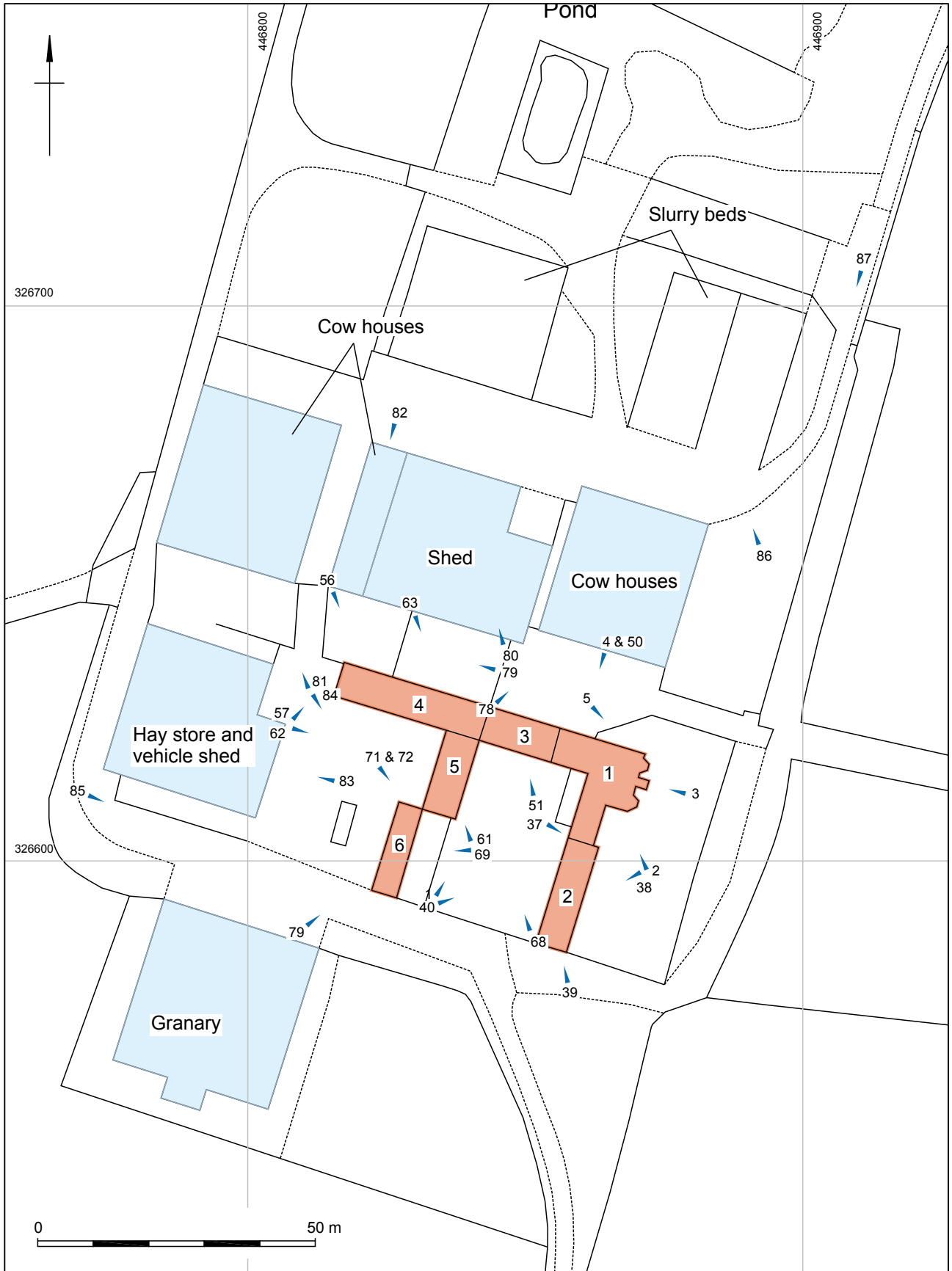
bfp = blocked fireplace
fp = fireplace
A1 = section line

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Cross-section A-A1 through Buildings 1, 3 and 4

Figure 10



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Exterior plates

Figure 11



Plate 1: Building 1 farmhouse viewed from the southwest



Plate 2: Building 1 viewed from the southeast


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Plate 3: View of Building 1 showing the principal (east) elevation



Plate 4: Building 1 main house (left) and west wing (centre) and Building 3 (right), viewed from the north


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Plate 5: View of the remaining sash window to room G06, Building 1



Plate 6: View down basement stairwell, Building 1, showing quarry tiles at the stair head

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Plate 7: View of vaulted chambers B01 and B02, basement of Building 1



Plate 8: View of the lightwell, drain and tap at the north end of chamber B02, basement of Building 1


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Plate 9: Remnants of door fittings and voids from removed timbers in the door openings within the basement of Building 1



Plate 10: View of porch (G30), Building 1, showing the fanlight door and mosaic floor tiles

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Plate 11: View of hall (G30) and stairwell, Building 1



Plate 12: Building 1 reception room G03 viewed from the southeast


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Plate 13: View of reception room G03, Building 1, viewed from the north-west, showing the bay window



Plate 14: View of reception room G02, Building 1, viewed from the south-east


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Plate 15: Detail of shuttered window in room G02, Building 1



Plate 16: View of utility room G06, Building 1


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Plate 17: View of kitchen G05, Building 1



Plate 18: View of kitchen dresser/cupboard in the south-east corner of G05, Building 1


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Plate 19: Detail view of the doors in the north-east corner of kitchen G05, Building 1, to illustrate the variety of door types and lock fittings in the building



Plate 20: Detail view of basement door handle in G05, Building 1


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Plate 21: General view of the office and living room G04 in the south wing Building 1

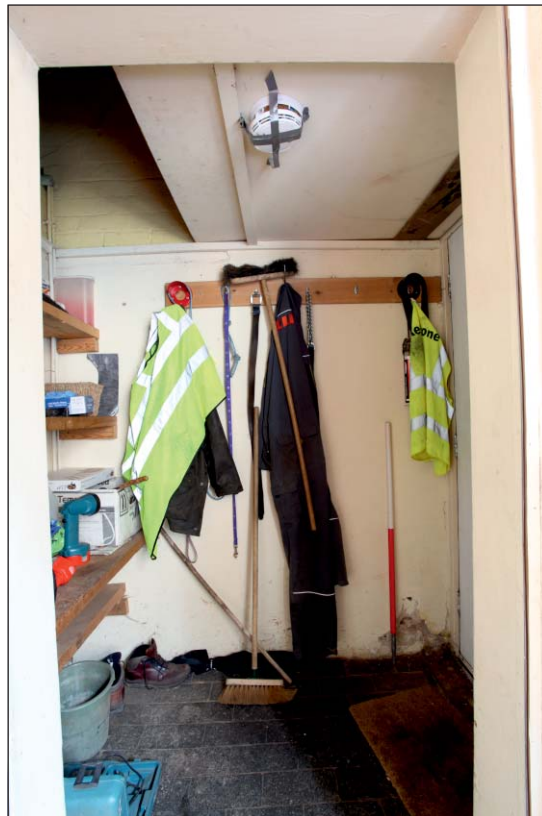


Plate 22: View of porch G07, Building 1


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Plate 23: View of G27 in the west wing of Building 1



Plate 24: View of G26 in the west wing of Building 1


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Plate 25: View of office G25 in the west wing, Building 1. Note the blocked door and drainage channel



Plate 26: View of stairwell and landing F09, Building 1, from the south-west


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Plate 27: General view of bedroom F01, Building 1, including the wall with a blocked window (right)



Plate 28: General view of bedroom F02, Building 1


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Plate 29: General view of bedroom F03, Building 1, viewed from the south-west

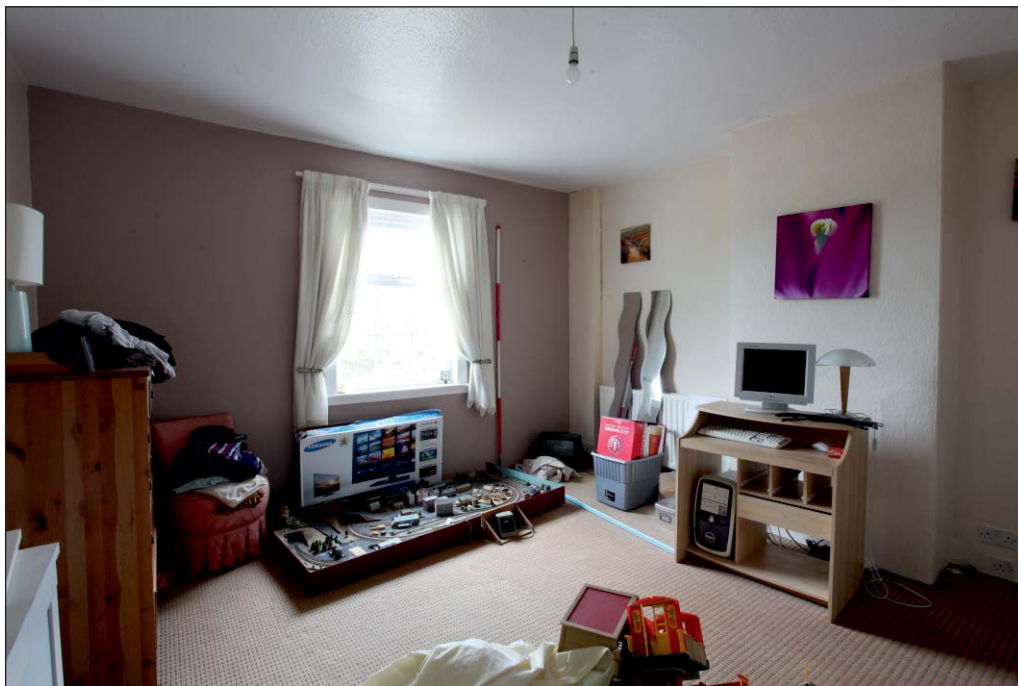


Plate 30: General view of play room/store F04, Building 1


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Plate 31: General view of bathroom F05, Building 1



Plate 32: General view of the west wing store room F06, Building 1


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Plate 33: View of west wing blocked stairwell at the south end of F06, Building 1



Plate 34: View of the west wing room F07, Building 1, partially showing the King-post roof truss


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Plate 35: Detail of fireplace, F07, west wing of Building 1



Plate 36: Detail of timber plank and batten door between F07 and F06, west wing of Building 1

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Plate 37: View of Building 2, north end showing the entrance to G08 (right) and the garden (left) within the covered passage. Viewed from the north-east



Plate 38: View of the west elevation of Building 2, viewed from the south-west



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Plate 39: View of Building 2 from the south-east



Plate 40: View of Building 2, east elevation, from the north-west

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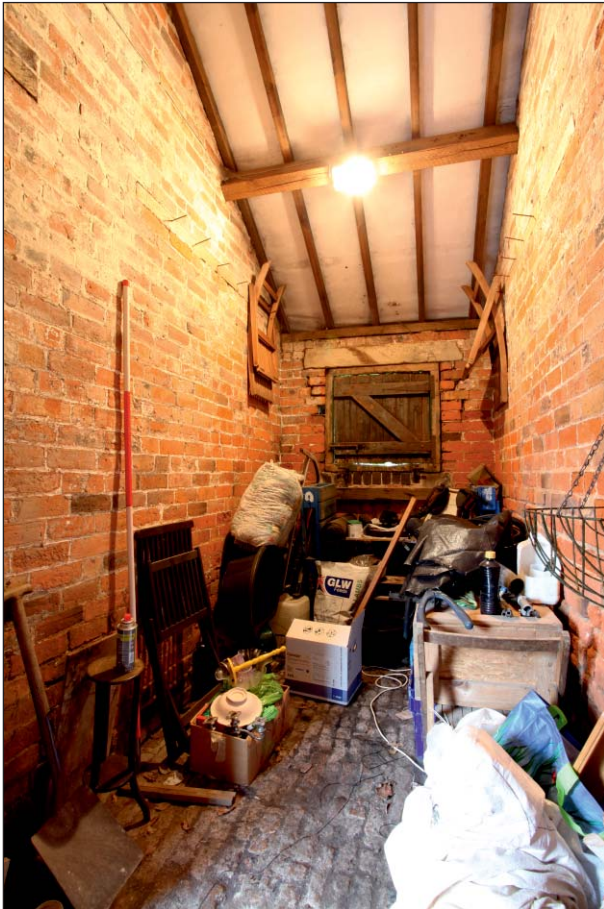


Plate 41: General view of room G08, Building 2, from the west

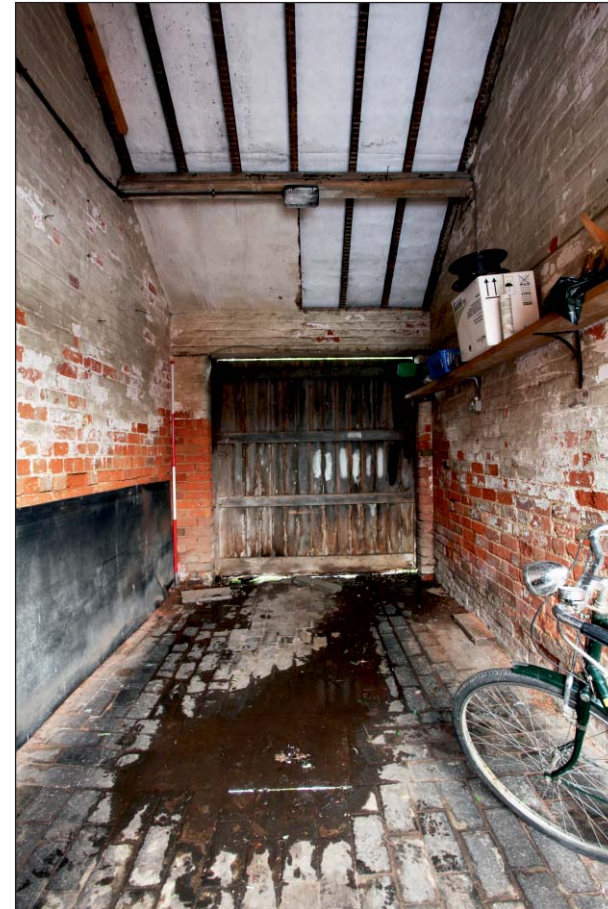


Plate 42: View of G09, Building 2, from the west

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Plate 43: View of G10, Building 2, from the west



Plate 44: View of G11, Building 2, from the west



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Plate 45: View of G12, Building 2, showing dividing partition with G11 and the King-post truss overhead



Plate 46: View of G13, Building 2, from the south-west

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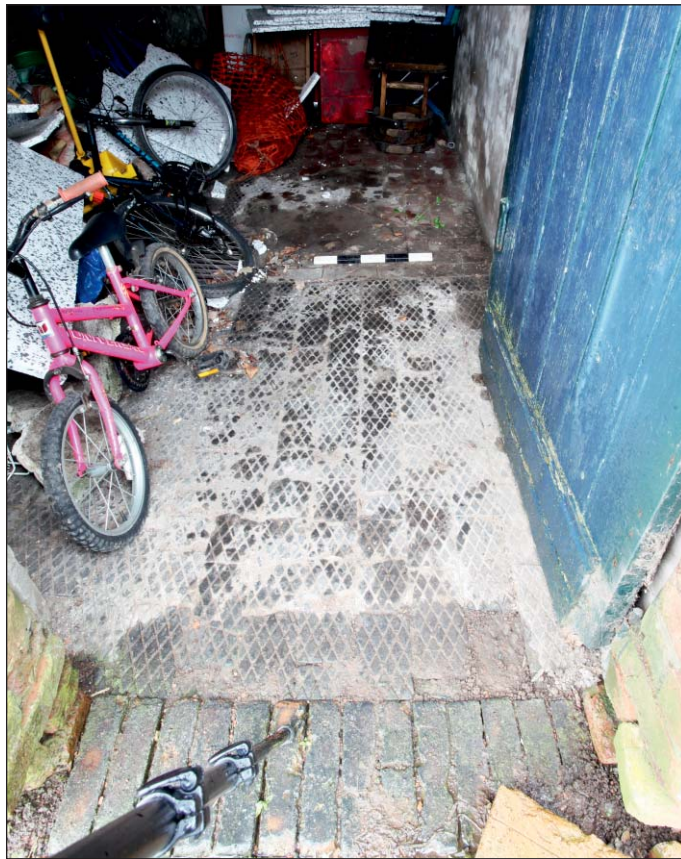


Plate 47: Detail of the floor surface showing the Staffordshire blue diamond pavers, room G13, Building 2



Plate 48: View of G14 (left) and G15 (right), Building 2


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Plate 49: View of G15, Building 2 showing the hatches in the south wall



Plate 50: Building 3 viewed from the north


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Plate 51: Building 3 viewed from the south-east



Plate 52: View of room G24, Building 3, from the south-west


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Plate 53: Detail of a commemorative gate stored in G24, Building 3



Plate 54: View of G23, Building 3, from the south-east


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Plate 55: Detail of scars on the floor of G23, Building 3, shown in relation to the door to G24



Plate 56: Building 4 viewed from the north-west


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Plate 57: Building 4 viewed from the south-west



Plate 58: View of G22 milking parlour, Building 4, from the south-east


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Plate 59: View of G22 milking parlour, Building 4, from the north-west



Plate 60: General view of G21, Building 4, viewed from the north-west


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Plate 61: Building 5 viewed from the south-east. Note the blocked doors



Plate 62: Building 5 viewed from the west. Note the pitched roof scar of a demolished building


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Plate 63: Building 3 west gable and Building 5 north gable viewed from the north-west. Note the partially visible blocked first floor door in the latter



Plate 64: Passage G29, Building 5, viewed from the west. Note the opposing blocked doors in the foreground


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Plate 65: G28, Building 5, viewed from the north-east



Plate 66: F08, Building 5, viewed from the south-west, showing the hopper overhead, the support platform and blocked door


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Plate 67: Building 5 roof structure with the wheel mechanism and hopper viewed from the south



Plate 68: Building 5 and 6 (right to left) viewed from the south-east


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Plate 69: Building 6 viewed from the north-east



Plate 70: Building 6 viewed from the south-west


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Plate 71: Building 6 viewed from the north-west



Plate 72: Detail of the long timber lintel and remnant concrete block wall on the west elevation of Building 6


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Plate 73: View of G16, Building 6, from the east



Plate 74: View of G17, Building 6, from south-east. The half wall (right) separates it from G16


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Plate 75: View of G18, Building 6, from the north-east. Note the stepped and bolted join in the purlins overhead and blocked doors and window in the west wall



Plate 76: View of G19, Building 6, from the south-east


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Plate 77: View of G20, Building 6, from the north-west



Plate 78: Cow houses to the north of Buildings 1 and 3


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Plate 79: Shed and cow houses to the north and north-west of the farmyard complex, viewed in relation to Building 4 (left)



Plate 80: Interior view of the shed to the north of the farmyard complex


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Plate 81: Cow houses to the north-west of the farmyard complex



Plate 82: Typical view of cow house interior


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Plate 83: Hay store and vehicle shed to the west of the farmyard complex



Plate 84: Vehicle shed and granary viewed in relation to Buildings 5 and 6 (left)


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Plate 85: Granary to the south-west of the farmyard complex



Plate 86: Slurry beds to the north of the farm buildings



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Plate 87: The farmhouse, Building 1, partially visible above farm buildings, viewed from the north

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