



Northamptonshire Archaeology

Archaeological buildings assessment of the barns at Home Farm, Lyddington, Rutland



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OASIS REPORT FORM

PROJECT DETAILS	
Project title	Archaeological buildings assessment of the barns at Home Farm, Lyddington, Rutland.
Short description	The range of four agricultural buildings attached to Home Farm are currently used for storage and workshops but were likely to have been a threshing barn, stable and associated outbuildings. Reroofing in the late 20th century has erased much of the architectural interest of the buildings and storage of large items has obscured the remainder, however, enough features are visible to provide an insight into the original use, sequence and significance of the buildings.
Project type	Building assessment
Previous work	None
Future work	Unknown
Monument type and period	Post-medieval building, Grade II listed
PROJECT LOCATION	
County	Rutland
Site address	Home Farm, Main Street, Lyddington.
Area (sq m/ha)	203 sq m
Easting	8751
Northing	9697
PROJECT CREATORS	
Organisation	Northamptonshire Archaeology
Project brief originator	Ross Thain & Co. Ltd.
Project Design originator	Northamptonshire Archaeology
Director/Supervisor	Iain Soden BA MIfA
Project Manager	Iain Soden BA MIfA
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**ARCHAEOLOGICAL BUILDINGS ASSESSMENT OF THE BARN
HOME FARM, LYDDINGTON, RUTLAND
JUNE 2010**

Abstract

The range of four agricultural buildings attached to Home Farm are currently used for storage and workshops but were likely to have been a threshing barn, stable and associated outbuildings.

Reroofing in the late 20th century has erased much of the architectural interest of the buildings and storage of large items has obscured the remainder. However, enough features are visible to provide an insight into the original use, sequence and significance of the buildings.

1 INTRODUCTION

Ross Thain and Company Limited of Stamford, Lincolnshire, are applying to convert the barns at Home Farm, Lyddington, Rutland, a Grade II Listed Building (NGR: SP 8751 9697; Fig 1). The Planning Department of Rutland Council has asked that an archaeological building assessment should take place before the application is determined. This assessment and report was undertaken by Northamptonshire Archaeology, the fieldwork taking place on 22 June 2010.

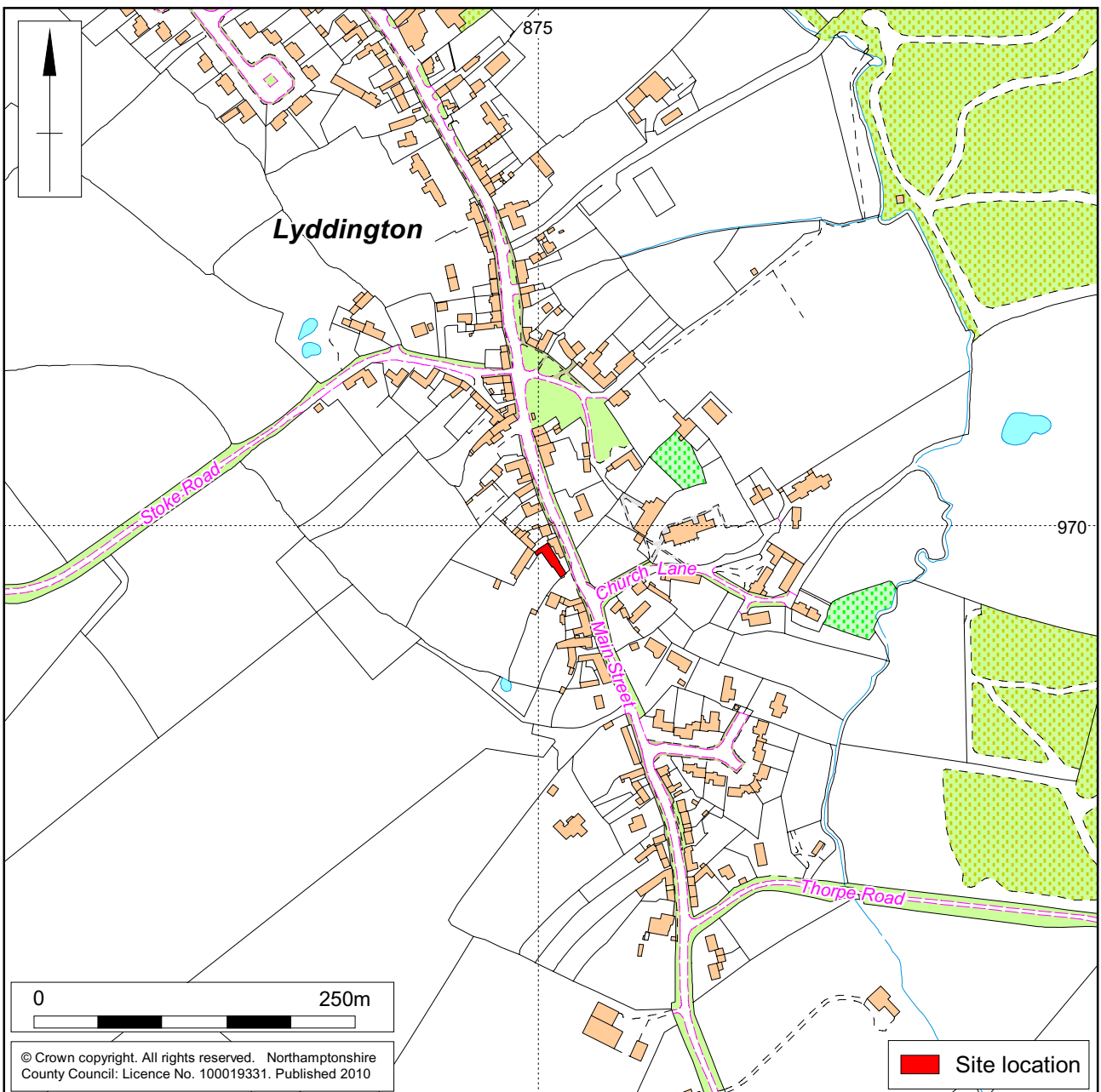
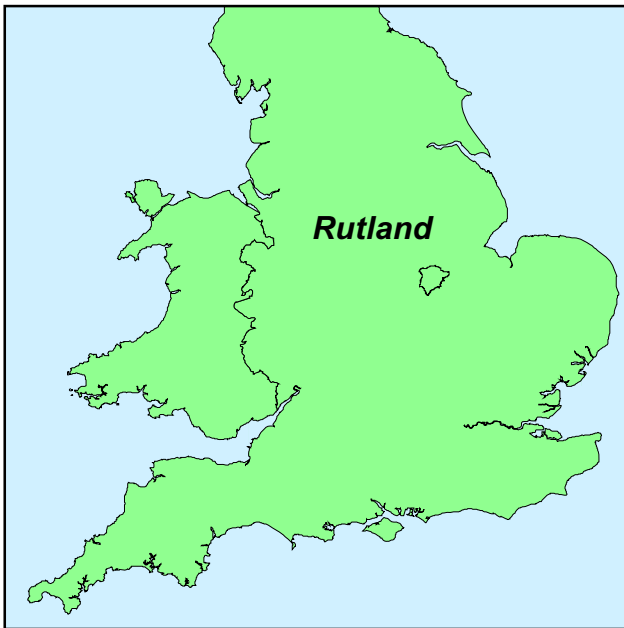
The barns are connected to the Home Farm farmhouse, with number 39 Main Street to the immediate east (Fig 2).

Status

The property was listed Grade II in 1955. The following comprises the wording of the official listing www.imagesofengland.org.uk

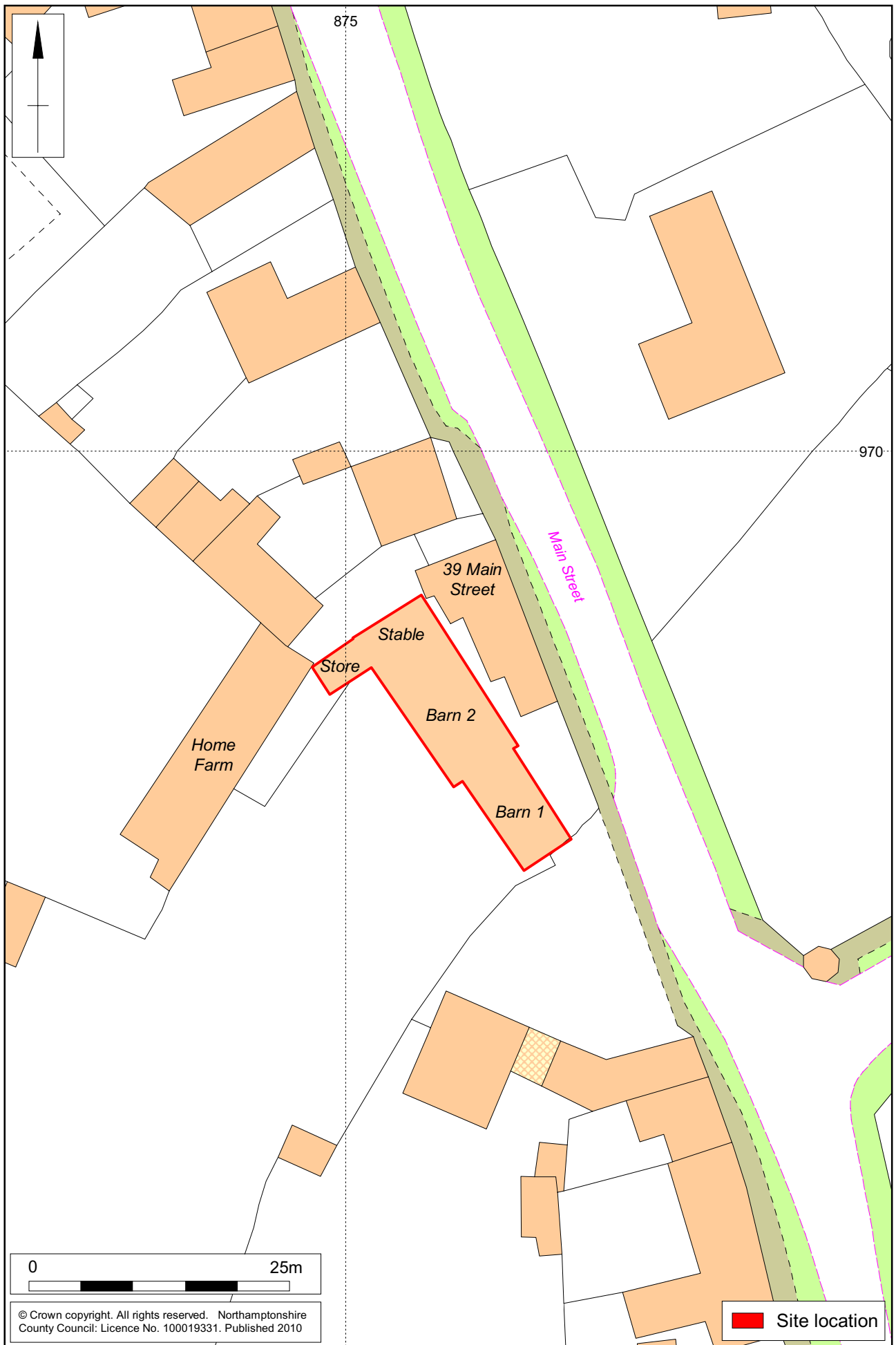
LYDDINGTON MAIN STREET SP 8696-8796 (west side) 9/77 10.11.55 Outbuildings adjacent to E of Home Farmhouse (formerly listed under Home Farmhouse). GV II Range of outbuildings, part formerly barn, part probably once a stable. Barn is C19, stable early C18. Dressed ironstone rubble, corrugated iron roofs, coped gable at S end. Barn, to left, is of 4 bays, with C20 double doors in third bay, single C20 door in second bay, and small gabled projection with door to left. Stable is of 2 bays, with high windows flanking central stable door, vent slit to right, and more steeply pitched roof. Gable end has vent slit and owl hole. All roof timbers renewed. Included for group value.

Unfortunately, there are several inaccuracies within this listing, including the Grid Reference and the description of the layout of the bays and doorways.



Scale 1:5000

Site location Fig 1



Scale 1:500

Location of barns Fig 2

2 BACKGROUND

2.1 Historical background

Lyddington, or often 'Liddington', was mentioned in the Domesday survey as being of two hides with woodland of 3 furlongs long and 2 wide. In 1189 Henry, Bishop of Lincoln, was granted 25 acres of ancient assart by Richard I. King John gave him licence to inclose his park at Liddington and in 1215 gave confirmation of the grants of woodland. Later, Henry III confirmed the licence to inclose the park, and issued a mandate concerning it in 1229. Bishops frequently visited Lyddington and a privy council was held there in 1541. (VCH 1935)

The parish church is dedicated to St. Andrew and dates to the 14th century. Adjacent to the church is the 15th-century Manor House, converted to Almshouses in 1602 (VCH 1935), now in the care of English Heritage.

2.2 Historic maps

1890 Ordnance Survey, Epoch 1, 1:10,560 Map 13 SW

This map shows the outline of the buildings as they are today. Although there is little detail, it is possible to see the configuration of the farmhouse, the store and the run of the other buildings (Fig 3). (Available on the website: www.british-history.ac.uk).



Ordnance Survey, 1890 Fig 3

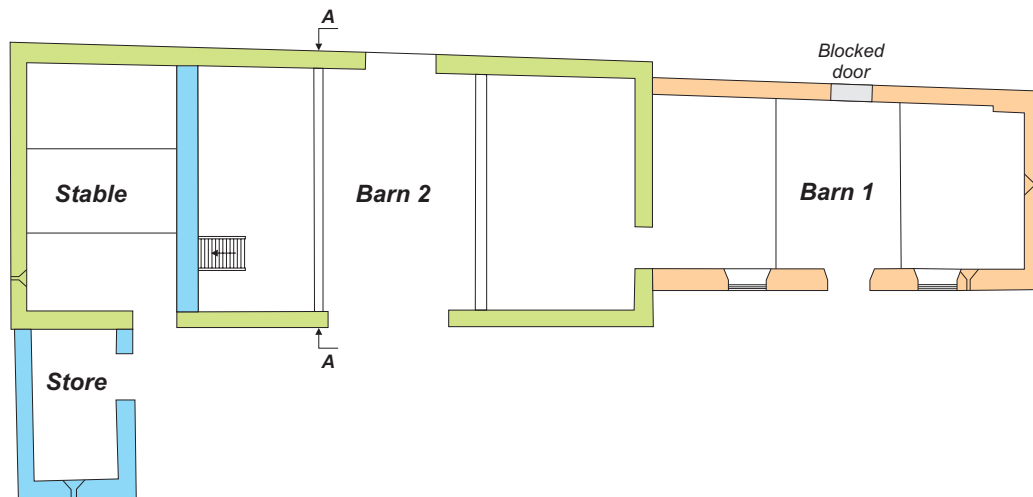
3 CONTEXT

The range of agricultural buildings attached to Home Farm is currently used as domestic storage for the farmhouse owners (Figs 4 and 5). There are three distinct agricultural buildings abutting the farmhouse; the smallest structure, labelled in this report as the Store, adjoins the farmhouse with the run of the other buildings at a right angle to this.

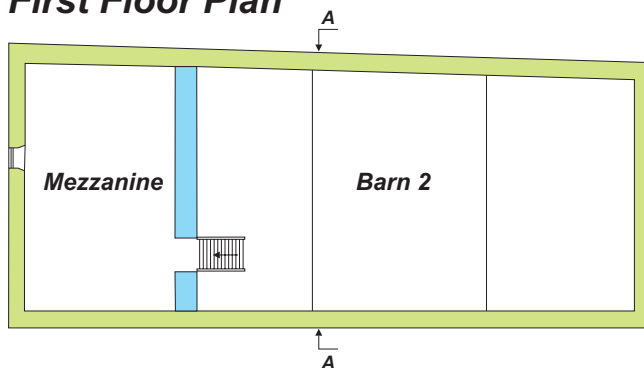
The central building, labelled Barn 2, Mezzanine and Stable, consists of a probable threshing barn with the northernmost bay partitioned off to form a mezzanine with a separate room below which was probably used as a stable.



Ground Floor Plan



First Floor Plan

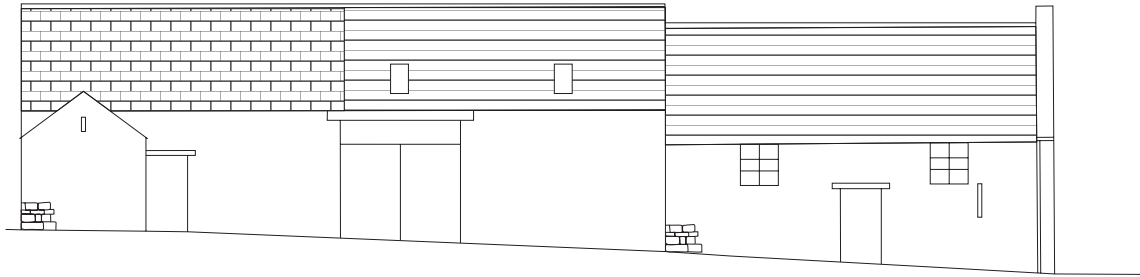


- Phase 1
- Phase 2
- Phase 3

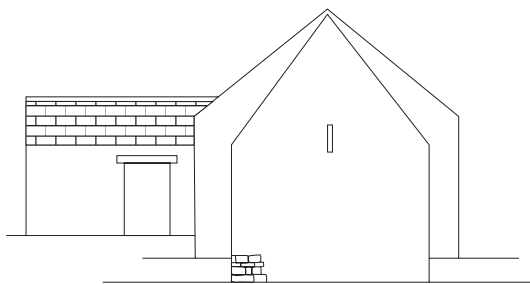
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provided by Ross Thain & Co. Ltd.



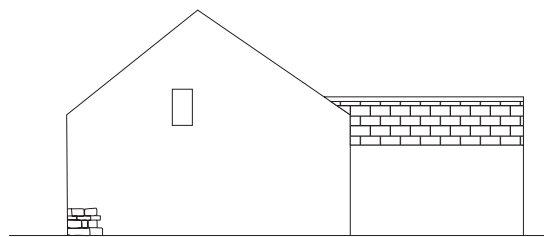
South West Elevation



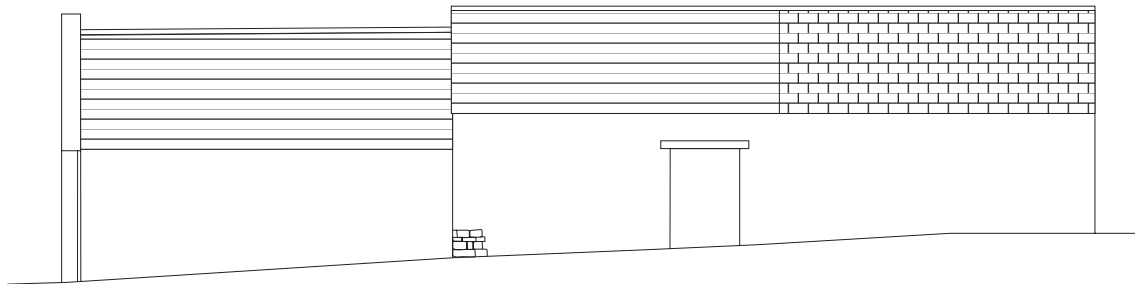
South East Elevation



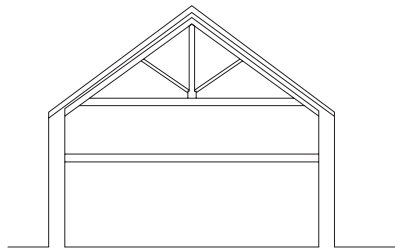
North West Elevation





North East Elevation



Section AA



 Corrugated iron
 Blue Welsh slate

0  5m

Reproduced from drawings
 provided by Ross Thain & Co. Ltd.

The building farthest from the farmhouse, Barn 1, is a single storey structure with a noticeably steeper pitched roof, leading to the assumption that it was once thatched (Figs 5 and 6).

The buildings have been re-roofed within the last century and the doors are of modern timber. Due to this modernisation and the simple construction due to the agricultural usage there are few stylistically significant architectural details surviving to provide accurate dating evidence.

4 SCOPE OF RECORDING

The properties were comprehensively investigated for architectural and historically notable aspects which were photographed digitally and with black and white film. The visit benefited from a set of surveyed plans provided by the client. These were annotated and provisionally phased while on site. A total of 34 photographs was taken, a selection of which appear in this report. The accuracy of the floor plans was verified using a Leica Disto-Pro laser distance meter.

Due to the quantity and nature of items being stored in the barns, the survey was limited to the elements and features which were not obscured. Similarly, the photographs taken were also dictated by the available space and access to the rooms.

5 RESULTS

5.1 General description

The buildings front onto the farmyard, more recently a parking area. Although the building line is not flush, the buildings are of a fairly uniform height and style. The rear view of the buildings from the road is obscured by the house, garage and garden of number 39 Main Street (Fig 6).

The walls are of roughly coursed, dressed ironstone rubble. Remains of badly eroded lime mortar are present with some repairs carried out with both lime and cement mortar.

Although the buildings were constructed at different stages, the styles are generally similar due to their use as agricultural buildings, although the replacement of the roofs has obliterated the main point of potential architectural difference.

The roofs are of corrugated iron to Barn 1 and the two southernmost bays of Barn 2 and slates to the northernmost bay of the Stable/Mezzanine and the Store. The pitch of the roof of Barn 1 is significantly steeper than the rest of the buildings, suggesting that this is likely to have originally been thatched. The southern gable is the only coped gable to the barns.

The buildings are of generally the same architectural style; however, most elements of dating evidence have been lost, for instance, most of the roof timbers and the external doors are all of modern timber. The window glazing has been altered during the life of the building and so any window furniture cannot be used to date any other elements.



Barns 1 and 2 obscured by 39 Main Street

Fig 6

5.2 Barn 1

This building has three bays, open to the apex of the roof. A possible blocked door was located in the east wall, approximately opposite to the existing external door; however, it could not be accessed as it was boarded over internally and obscured by the neighbour's garage externally. The west wall contains the entrance door, two windows at eaves height and a ventilation slit (Figs 5 and 8).

The floor is of brick, laid with the stretchers running across the width of the room.

The walls are of roughly coursed, dressed ironstone rubble bonded with lime mortar. Quoins have been used in each corner, although not in every course where the building joins Barn 2. There is a chamfered plinth on the gable wall, but repair work has erased evidence of this to the western elevation. External repairs have been carried out using limestone, bricks and cement mortar. Structural repairs have also been carried out: a buttress has been built using ironstone in the south-east internal corner of the room and an iron reinforcing bar runs from the top of the ventilation slit in the gable along the length of the room; the external appearance is of rough crossed bars.

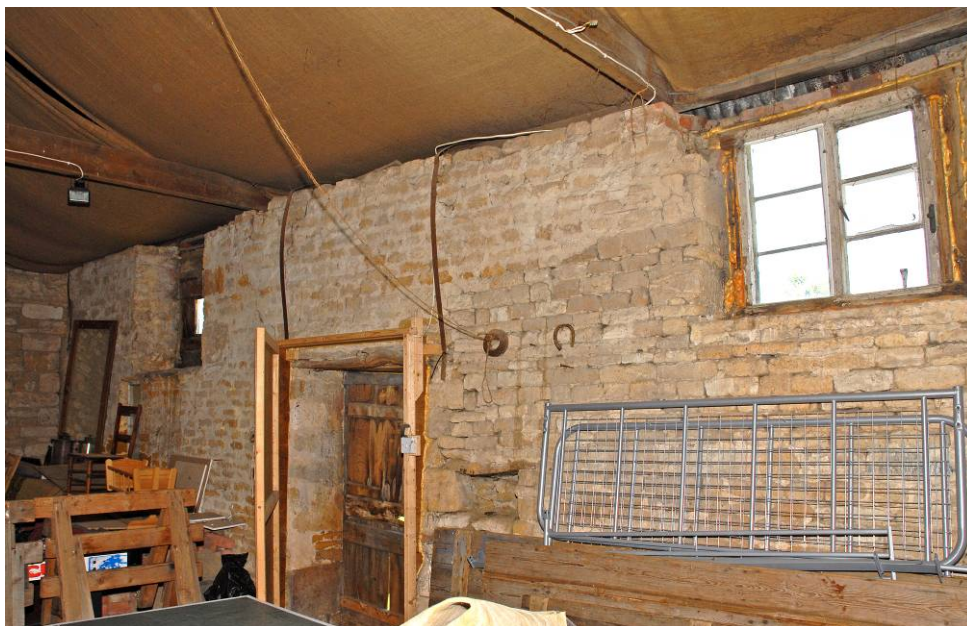


Barn 1, west elevation Fig 7

An owl hole in the gable wall (Fig 8) has been obscured internally by hessian draping (Fig 9).



The gable wall of Barn 1 Fig 8



The west wall of Barn 1 Fig 9

This building is roofed with corrugated iron; the internal roof structure is mostly obscured by the aforementioned hessian, but enough can be seen to show that the roof timbers are modern. This is also indicated by the identical corrugated iron roof covering. The three-bay layout probably replicates the original roof structure.

Apart from the roof, this southernmost barn has had little alteration. There is nothing to suggest the phasing of the windows, ventilation slit and doors, although the layout in the south-west corner of the room suggests that all the features being contemporary is unlikely. A niche (Fig 10) has also been cut into the internal wall to the north of the external door; this was probably used for storing a lamp.



Niche next to the door in Barn 1 Fig 10

The external door in the west wall is timber with iron furniture; an internal timber frame and door has been added for security within the last decade.

The ventilation slit in the gable has been glazed internally using a timber frame with no window furniture; the low ventilation slit in the southern end of the west wall has been glazed in a similar fashion. The two windows are of a similar size; the southernmost of which has been largely boarded with a small glazed light in the centre (Fig 11); the northernmost window contains a timber-framed casement window with two casements each containing three lights. One casement can be opened, with iron furniture (visible in Fig 9). The internal door leading to Barn 2 is of timber with iron furniture and appears original (Fig 12).



The partially boarded window, west wall of Barn 1 Fig 11



The door between Barns 1 and 2 Fig 12

The room is currently used as a workshop, games room and for storage. There is no current decoration scheme, but areas of whitewash survive. The English Heritage listing states that the space was used as a stable, although there are no scars or other indications in the walls or floor to indicate stalls and the front door at least is rather small to allow a horse and groom to pass through.

5.3 Barn 2

The threshing barn has four bays open to the apex of the roof. A partition wall to eaves height creates a mezzanine with a stable below in the northernmost bay. A blocked doorway is in the east wall; the west wall contains a double width, full height doorway which would probably have held the original cart doors to the threshing barn. There are no windows apart from two lights in the modern roof.

The walls are of roughly coursed, dressed ironstone rubble bonded with lime mortar; quoins are present in most courses. There is a chamfered plinth to the south wall, but this is not present in the other walls (Fig 13).

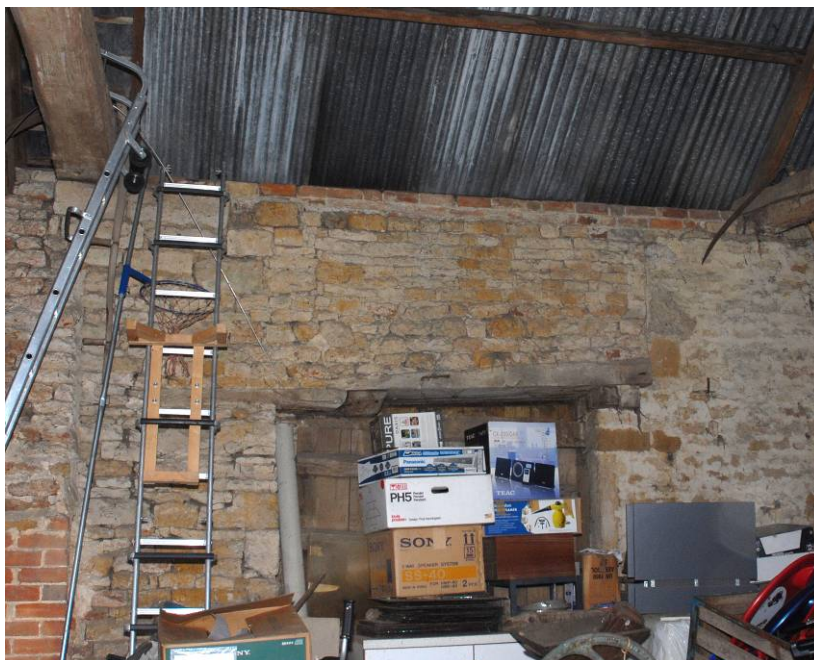


Barn 2, west elevation Fig 13

Internally, the area of stonework surrounding the blocked door on the east wall is not flush with the surrounding walls and contains areas of brick repairs; reused timbers act as a lintel (Fig 14). These, and a change in the stonework above the door, indicate that a full height door has been replaced by a smaller access door which was in turn blocked. However, the external wall is obscured by the neighbouring buildings and so this alteration cannot be further appraised.

The floor is heavily obscured by storage, but appears to be mainly of brick as in Barn 1, with patches of concrete and an area of cobbles around the internal door to Barn 1.

Wooden steps lead from Barn 2 to the Mezzanine, the last three steps being wooden stairs within the partition wall; the partition wall itself is of similar construction to the external walls (Fig 15). A straight joint between the partition wall and the external walls at either end indicates its later construction.



The blocked door in the east wall of Barn 2 Fig 14

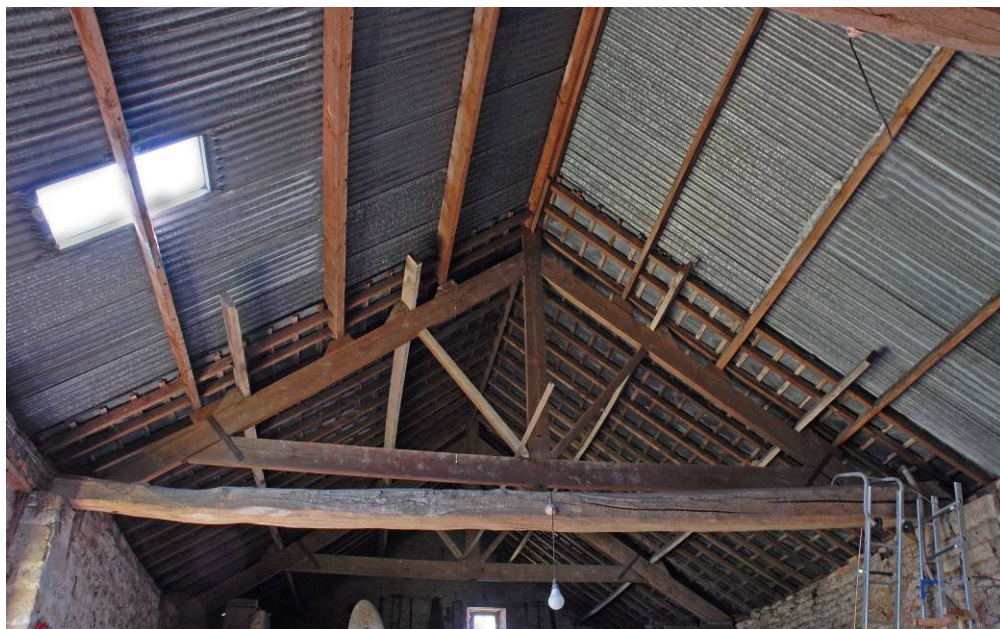


The steps to the mezzanine Fig 15

The two southernmost bays are roofed with corrugated iron as Barn 1; the northernmost bay, and that of the Mezzanine, is roofed with slate. The two tie beams within Barn 2 are original, although all other roof timbers are modern and probably contemporary with the roof structure of Barn 1 (Fig 16). The sawn timber truss

supports the roof independently of the original tie beam in the second bay, but incorporates the original tie beam in the third bay.

The wall plate is not visible with the exception of a length over the door opening in the east wall; if original, it indicates that twelve common rafters were contained in this bay.



Roof timbers between bays 1 and 2 of Barn 2. This also shows the corrugated iron and slate roofs
Fig 16

The external double door is of modern timber with modern concrete on lath infill panels above and either side.

The room is currently used for storage. There is no current decoration scheme and it doesn't appear to have been whitewashed.

The full height double-width doorway and the smaller door on opposite walls indicate the probable original use as a threshing barn. Three bays was the usual layout of a threshing barn, and the presence of a fourth may indicate that the northernmost bay was always intended to form an area of separate use.

5.4 Mezzanine

This room is a mezzanine to Barn 2 and so the wall, roof and access descriptions are as described in Barn 2.

The floor is timber-boarded with the boards running across the width of the room.

One small glazed window is in the gable (Fig 17); it is not central and so may have been cut to suit the mezzanine, although the whitewash obscures evidence of this theory and the external wall is not visible from the Home Farm property. It is also noted the lintel is also considerably longer than the window and may indicate blocking of a larger opening which is no longer visible.

The apex of the roof of the Store is built into the pitch and is left open (Fig 18).



The north wall of the Mezzanine Fig 17



The join of the roofs of the Mezzanine and the Store Fig 18

5.5 Stable

The room is partitioned off from Barn 2, with the Mezzanine over. The external walls and partition wall are therefore as Barn 2. The ceiling consists of the floor structure to the Mezzanine; two beams run across the width of the room with joists being built into the wall at either end (Fig 19).

A slit in the western end of the north wall is the only window in the room. The external doorway is original but the door and jamb are of modern timber.

Although heavily obscured by stored items, the floor is cobbled and features gullies and level areas in a pattern which could indicate locations of earlier stalls (Fig 20); a

timber manger runs along the east wall (the 'back' of the room) indicating the room could have been used for stabling. There are remains of whitewash which would also indicate a use requiring the basic cleanliness this provides.

Although not reflected in the current floor boarding, it is likely that the Mezzanine acted as a hayloft above this possible stable; the hay being dropped directly down through the floor into the manger.



The east wall of the Stable Fig 19



The floor of the Stable Fig 20

5.6 Store

The small storage building built onto the north-west corner of the Stable, and butting up to the farmhouse, has walls of similar construction to the rest of the outbuildings (Fig 21).



The Store, south and west walls Fig 21

The roof is of slate on modern timbers and contemporary with the northern bays of Barn 2 and the Mezzanine. There is no evidence of an earlier phase of roofing.

The floor is of modern concrete, possibly laid at the time of the installation of the large oil tank in the west end of the room.

The doorway is original; the door and jamb have been replaced with modern timber. A rooflight is in the pitch of the roof and a slit is in the top of the gable wall (Fig 22). A small blocked opening is visible in the south wall near to the door (Fig 23); the infill is flush with the surrounding stonework and it has been obscured by shelving and the oil tank in the internal wall. The internal face of the walls has been whitewashed.

The room is currently used to house a large oil tank and a chest freezer and several kitchen units have been fitted to the east wall.



The slit in the west wall of the Store Fig 22



The blocked opening in the south wall of the Store Fig 23

6 CONCLUSIONS

The English Heritage listing states that the building labelled as Barn 1 dates to the early 18th century, contemporary with the first phase of the farmhouse, and earlier than the other outbuildings. This is the logical conclusion taking into account the surviving stylistic elements, such as the steeply pitched roof. However, closer internal and external inspection of the join of the two buildings indicates that this may not necessarily be the case, as it appears that Barn 1 has been built up against the gable of Barn 2 (Figs 24-26). It is entirely possible that most of the north gable wall of Barn 1 was taken down in order to build Barn 2 if structural issues with the existing wall dictated. If roof timbers survived in each building, dating evidence may have been available, but only structural evidence remains.

The steeply pitched roof on Barn 1 indicates that it was likely to have been originally thatched; however, changes in the cultivation of cereals depleted the supply of long straw for repairing and replacing thatch. In the late 19th century, corrugated iron and sawn softwood timber provided a cheaper alternative roofing system. Welsh slate was also more readily available due to the introduction of the canals and railways (HELM 2006, 7).



The join between Barns 1 and 2 Fig 24



The join between Barns 1 and 2, north-west corner of Barn 1

Fig 25



The join between Barns 1 and 2, north-east corner of Barn 1

Fig 26

Barn 2, the Mezzanine and Stable are areas of the same building, later divided by the addition of a partition wall and a timber floor to create the layout shown in the building plans of Figure 3. Again, few features which would enable dating are present but the

farmhouse was extended in the mid 19th century and it is reasonable to conclude that the building of the barn was carried out at the same time; the style of the barn and the scale of agriculture in that period being consistent with that date. The conversion of the Mezzanine and Stable may have been carried out at any point within the next century; there is nothing to suggest a date for this work, although the farmhouse was extended again in the late 19th or early 20th century and so, again, it is not unreasonable to place the building works in the same phase of expansion of the business.

The smallest outbuilding, the Store, is built onto the side of the main barn and abuts the earlier mid 19th-century extension to the farmhouse. This building was probably constructed whilst the re-roofing work to the barns was being carried out as there is no evidence for an earlier phase of roofing in the Store and the apex is open to the Mezzanine via the pitch.

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