



Northamptonshire
County Council

Northamptonshire Archaeology

Archaeological Buildings Recording
at Manor Farm Barns
Seaton, Rutland



Tim Upson-Smith

June 2009

Report 09/76

Northamptonshire Archaeology

2 Bolton House
Wootton Hall Park

Northampton NN4 8BE

t. 01604 700493 f. 01604 702822

e. sparry@northamptonshire.gov.uk

w. www.northantsarchaeology.co.uk



STAFF

Project Manager: Antony Walsh BA
Text: Tim Upson-Smith BA, PG Dip
Fieldwork: Tim Upson-Smith
Illustrations: Richard Watts

QUALITY CONTROL

	Print name	Signature	Date
Verified by	J Prentice		
Checked by	P Chapman		
Approved by	A Chapman		

OASIS REPORT FORM

PROJECT DETAILS	
Project title	Archaeological Buildings Recording at Manor Farm Barns Seaton, Rutland
Short description	Northamptonshire Archaeology carried out a buildings recording action at Manor Farm Barns Seaton Rutland to record two traditional late nineteenth-century farm buildings before they were converted into offices. The survey demonstrated that the buildings formed an integral part of a late nineteenth-century farmstead, as a stock shed and probable stable.
Project type	Building assessment
Previous work	Unknown
Future work	unknown
Monument type and period	nineteenth century farm buildings
PROJECT LOCATION	
County	Rutland
Site address	Manor Farm, Seaton, Rutland
Easting	49022
Northing	29820
PROJECT CREATORS	
Organisation	Northamptonshire Archaeology
Project brief originator	
Project Design originator	Northamptonshire Archaeology
Director/Supervisor	Tim Upson-Smith BA, PGDip
Project Manager	Antony Walsh BA
Sponsor or funding body	Ross Thain & Co
PROJECT DATE	
Start date	June 2009
End date	June 2009
BIBLIOGRAPHY	
Title	
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ARCHAEOLOGICAL BUILDING RECORDING
AT MANOR FARM BARNs
SEATON, RUTLAND

Abstract

Northamptonshire Archaeology carried out a buildings recording action at Manor Farm Barns, Seaton, Rutland to record two traditional late Nineteenth-century Farm buildings before they were converted into offices. The survey demonstrated that the buildings formed an integral part of a late Nineteenth-century farmstead, as a stock shed and probable stable.

1 INTRODUCTION

Northamptonshire Archaeology (NA) were commissioned by Ross Thain and Co to undertake an archaeological buildings recording action on two elements of the Manor Farm complex, Seaton, Rutland, (NGR SP 9022 9820, Figs 1 and 2). The work was carried out in response to the proposed conversion of two traditional farm buildings to office use at Manor Farm, Baines Lane, Seaton, Rutland (Planning Application No: **FUL/2006/0437**).

2 OBJECTIVES AND METHODOLOGY

The objectives of the work were to:

- provide a drawn and photographic record of the buildings
- understand the functioning of the buildings within the life of the farm

A site visit was made on Tuesday 16th June 2009. The work was carried in accordance with the WSI (NA 2009), which was prepared with reference to Leicestershire County Council Senior Planning Archaeologist, Richard Clarke's planning advice letter (Ref **CLE1928/HW**), dated 5th July 2006.

The buildings were recorded in accordance with the standards, conventions and specifications defined in English Heritage, *Understanding Historic Buildings, A*

guide to good recording practice (2006). The record conformed in general to that of Level Two.

All principal exterior elevations were photographed. All rooms were photographically recorded and included significant structural or decorative details that may be lost during alterations or moved to alternative locations within the building.

A plan of the building, provided by the developers, was checked for accuracy on site and was supplemented by further drawn plans. Fixtures and fittings, which related to the buildings' early use, were recorded and former uses of the individual buildings were postulated where sufficient evidence remained to do so.

3 HISTORICAL BACKGROUND

Although the farm and Manor House are shown on the 1810 Ordnance Survey (OS) surveyors' preparatory map, the buildings which presently form the farmyard complex first appear on the 1880 1st edition OS map which would suggest that they were built between 1810 and 1880.

The style and form of the buildings would point to a date of the latter half of the nineteenth-century. They are associated with a Grade II listed building, The Manor House (Cover), dating to the seventeenth-century (Images of England number 428248; www.imagesofengland.org.uk See Appendix 1 for full listing description).

4 BUILDING ASSESSMENT

The buildings were visited on the 16 June 2009 to carry out a photographic and drawn survey of the parts of the buildings to be affected by the proposed works. The drawn record was supplemented by digital and black and white photographs.

The buildings which fell within the scope of the survey consisted of two elements of a mid to late nineteenth-century farmyard (Fig 2). The yard was enclosed on its north and west sides by an L-shaped range of stables and open stock sheds (Plates 1 and 2). On the east side there was a free-standing two storey barn; the south side of the yard was bounded by a limestone wall and probable stable (Plate 3).

The buildings which made up the elements of the farmyard were all of one build with the exterior walls being coursed limestone and ironstone with brick detailing around the doors and windows, all of the doors and windows had segmental red brick arches over and bull-nosed brick sills. The bricks forming the jambs of the door and window openings were bull nosed, as were bricks on the corners of the building. The interiors of the buildings were white-washed red brick. The roofs were all originally Welsh slate, although part of the western range had been partially covered in corrugated iron (Plate 1).

4.1 Building 1 (Figs 2 and 3)

Building 1 formed the central part of the north range of the farmyard (Plate 4). The building was formerly a stock shed with room for three animals. Access to the building was through two ledged and braced stable doors, with iron drop latches (Plate 5) opening onto the yard. The eastern door opened into a single stall which was divided from the other two thirds of the building by a 1.4m high brick wall. The other part of the building was formerly divided into two stalls by a wall, now removed, which did not fully divide the space, allowing access into the central stall (Plate 6).

The building had three ventilation slits in the north wall (Plates 6 and 7). In the south wall there was a centrally-placed window between the doors with a brick segmental arch and three top lights. The lower part of the window was fitted with fixed vertical wooden slats (Plate 8).

The floor was laid with red brick with a gutter and a drain, with a perforated cast iron cover for each stall (Plate 9). The roof was supported on a kingpost truss (Plate 10), the rafters were covered with boards with a Welsh slate external covering. There was a steel-framed skylight on the south side of the roof to give extra light to the building. The timber work was of machine-sawn pine with iron straps joining the truss to the tie beam, there was also an iron bolt joining the kingpost to the tie beam.

Below each of the ventilation slits on the inside of the north wall was a shallow recess (Plate 11), which may have been part of a feeder although no other fittings survived.

This building was originally built for stock, the height of the dividing walls would suggest that it was not for horses; latterly the building had been used for general storage.

4.2 **Building 2** (Figs 2 and 4)

Building 2 was a free standing probable stable on the southern side of the farmyard (Plate 3). Its construction followed the same style as the rest of the farmyard. The building was divided in two by a full height central dividing wall, with a high level ventilation slit in it (Plate 12), meaning that the two sides were mirror images of each other. Access to the building was from the yard via ledged and braced pine stable doors (Plate 13) on the east elevation (Plate 14) and west elevation (Plate 15) of the building. Access to the building could also be gained via two doors which opened on to the field south of the farmyard (Plate 16). These too were originally fitted with stable doors as evidenced by the arrangement of hinges and latches.

The only windows for the building were on the south elevation overlooking the field (Plate 16). The windows, (one in each half), matched that on Building 1 and those in the rest of the farm buildings (Plate 17). Further ventilation for the building was achieved through decorative pierced vents in the gabled roof (Plates 12 and 18).

The interior of the building was the same for the two halves. Each contained a brick trough on the north wall which had a blue engineering brick sloping top (Plate 19). Attached to the trough in each half were two iron tethering rings (Plate 20). Above the trough there was a wooden manger (Plate 19).

The floor of the building was laid red brick with a stepped gutter and a single drain for each half (Plate 13).

The building as originally built was as a probable stable for two pairs of horses, as evidenced by the four tethering rings, two in each half of the building. The movement of animals, through the arrangement of doors, could be controlled from the farmyard to the field. Latterly the western half of the building was being used for hay storage, whilst the eastern half was being used as a shelter for a horse.

5 DISCUSSION

The survey recorded the two elements of the farmyard which are proposed for conversion into offices. Both buildings formed an integral part of a late nineteenth-century farmstead complex, consisting of stables, threshing barn, cart sheds/open stock sheds and cattle shed. This single phase of rebuilding replaced the buildings shown on the 1810 preparatory survey map, no evidence of these earlier buildings survived within the surveyed area.

The range of buildings in the yard would suggest that the farm originally operated a mixed economy with cattle, horses for traction and transport and crop processing for feed and food.

The middle and latter part of the nineteenth century saw an increase in prosperity of farms as demand was high as the population increased. It is likely that this farmstead was rebuilt at this time in response to the growing demands of population increase.

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Websites

www.imagesofengland.org.uk

APPENDIX 1

IoE Number: 428248

Location: THE MANOR HOUSE, BAINES LANE SEATON, RUTLAND

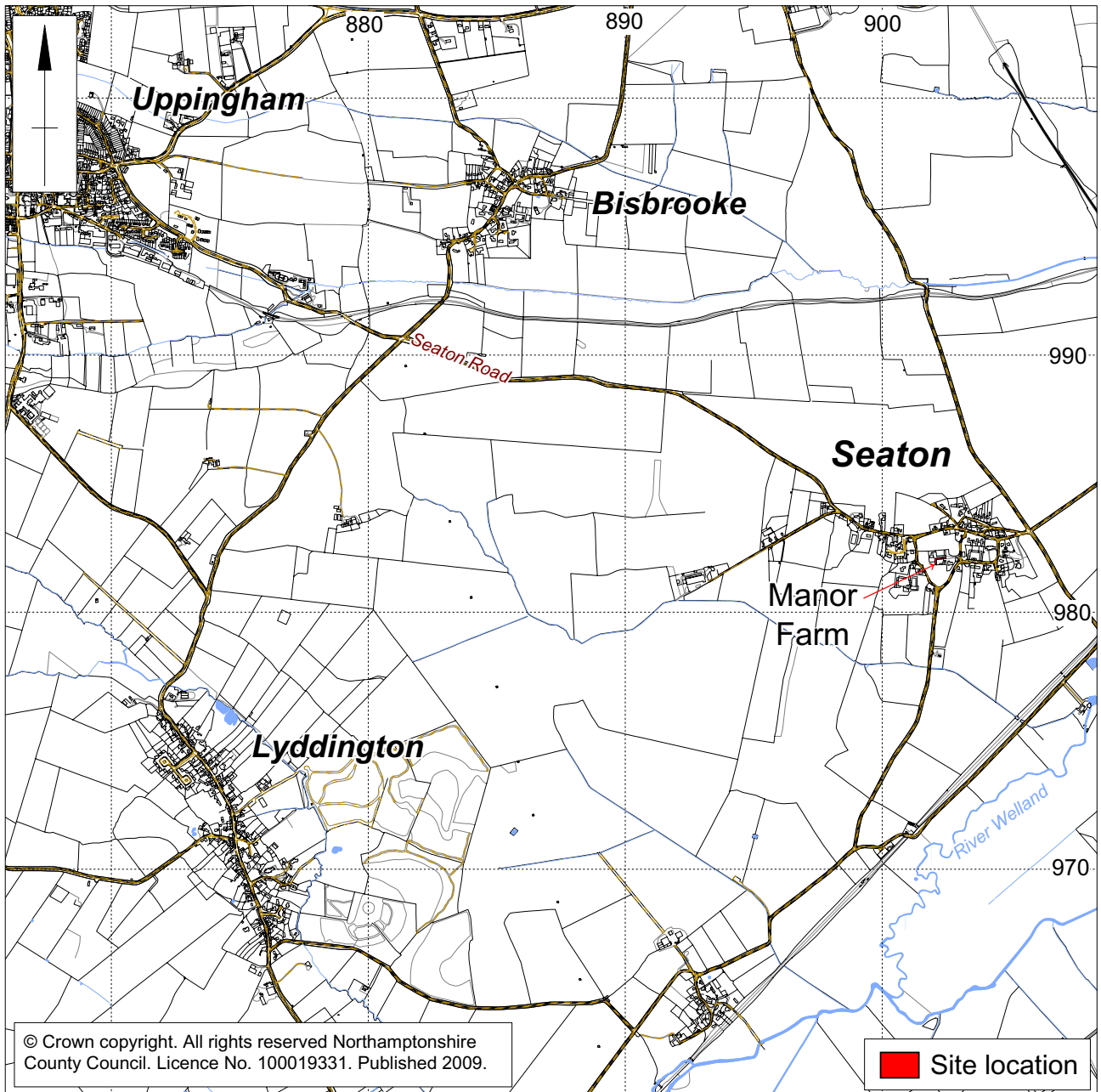
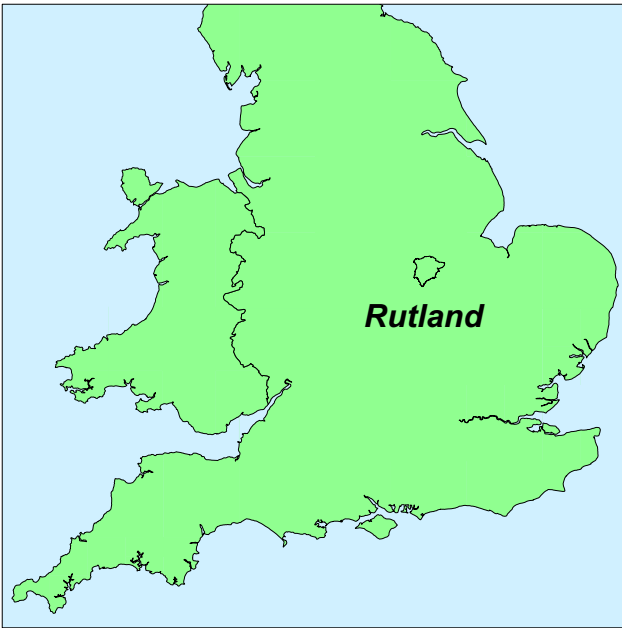
Date listed: 10 November 1955

Date of last amendment: 10 November 1955

Grade II

NGR SP 9019 9821 (corrected from SP 9098 9198)

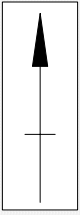
The Manor House. II House. Mid-late C17 with early C19 rear wing in matching style and attached mid-late C19 dairy. Coursed limestone rubble with limestone window dressings, Collyweston slate roof, coped gables and ashlar chimneys. L-plan. 2 storeys and attic, 3 bay front. Ovolo-moulded mullion windows with richly moulded cornices, 3-light to outer bays, 2-light to centre over door. Re-sited single light with ovolo-moulded ironstone surround to left of door, originally in rear wall. Door is 6-panelled with glazed top-lights and rectangular fanlight in moulded stone surround with cornice. Chimney with single shaft and no cornice to left; chimney with pair of shafts and cornice to rear of right bay. Right gable has richly moulded crow-stepped coping and small panelled finial with cornice and ball. Windows below are similar to those on front, 3-light to ground floor and attic, 4-light to first floor. C19 matching rear wing has one bay of 3-light windows, and 2-light window over flush-panelled door to passage. Later C19 dairy beyond has segmental-headed door and window. Narrow C20 brick extension in rear angle. Interior: upper right room has good moulded and stopped stone fireplace with cornice; another stone fireplace with 4-centred arch, not original to house, is re-sited in ground floor left room.



Scale 1:1250

Site location Fig 1

Scale 1:250



Manor Farm barns

Building 1

Yard

Building 2

Plan of Buildings 1 & 2

Fig 2

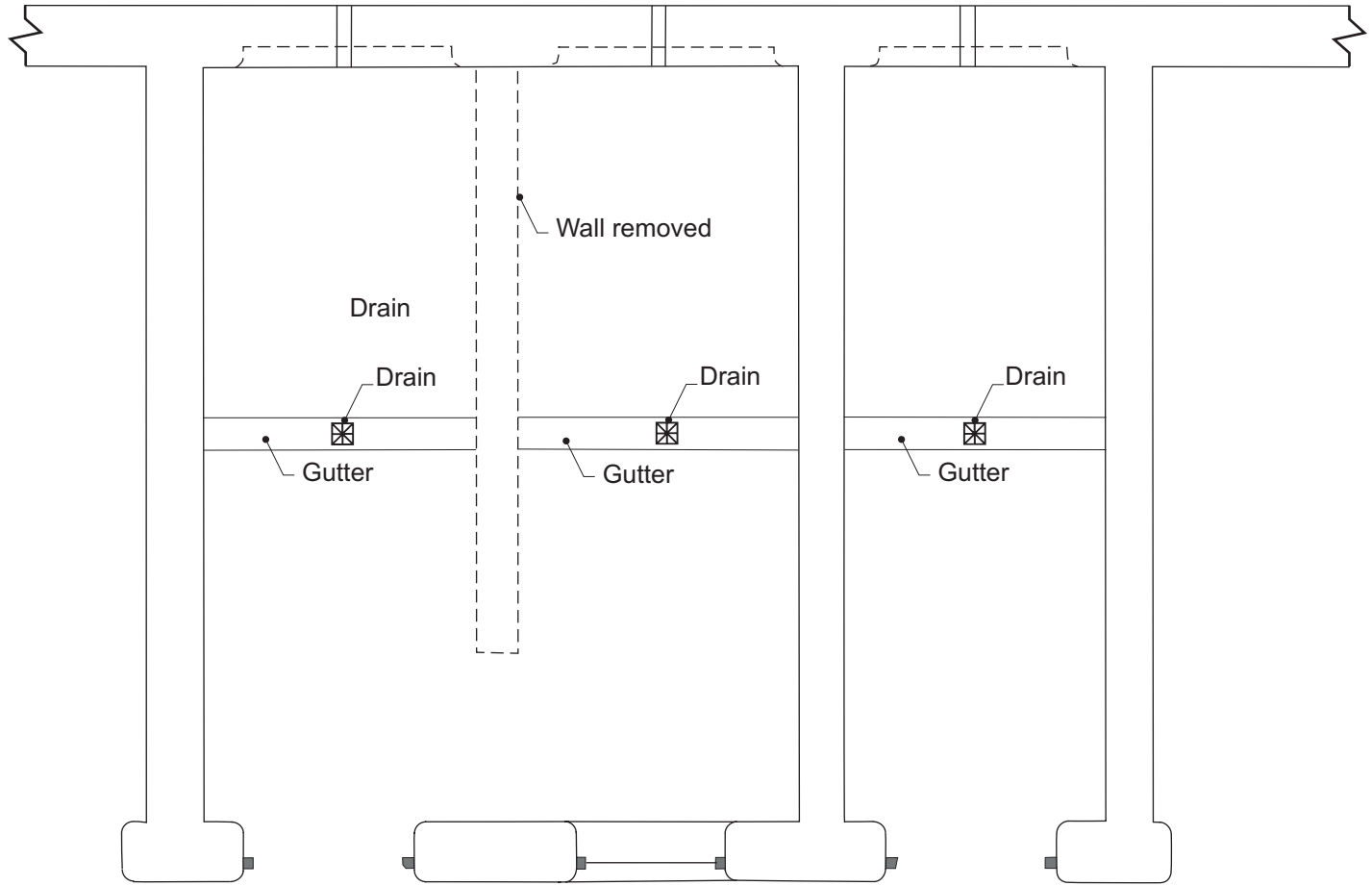
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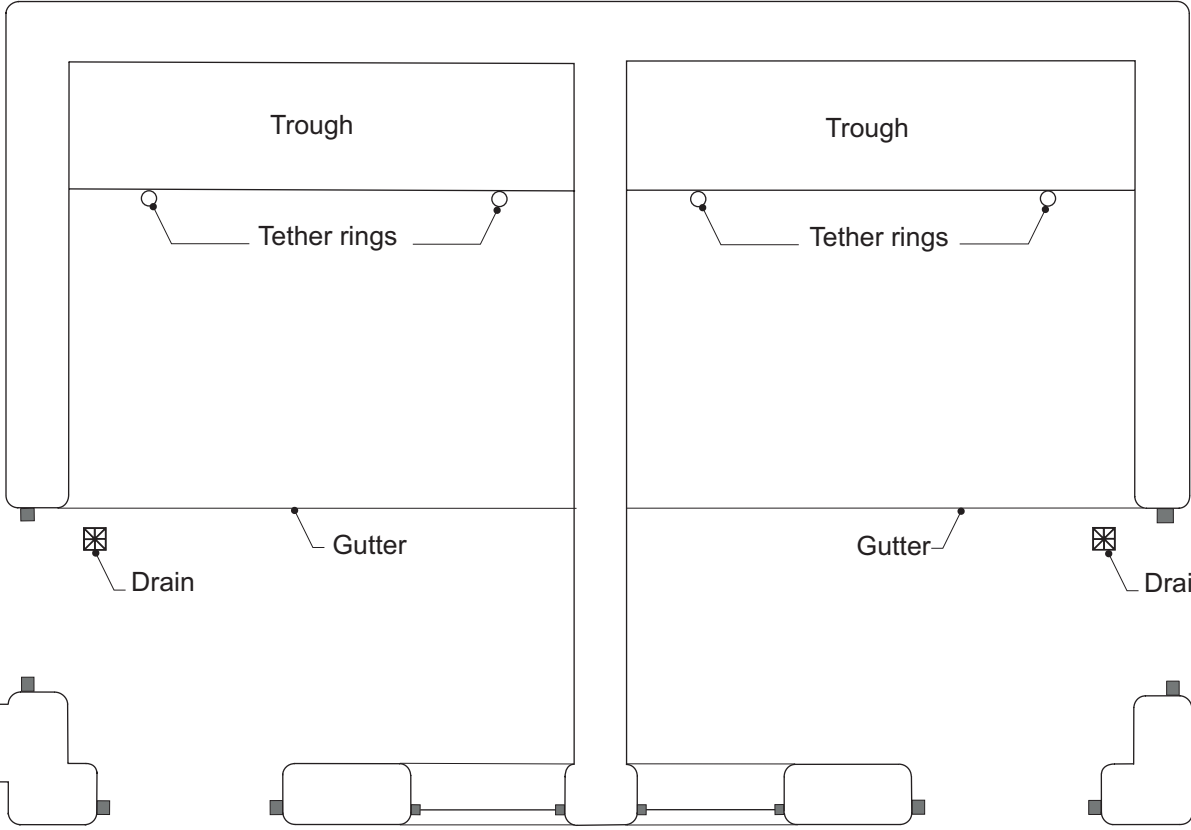
20m

Building 1, Stock Shed



Building 1, Stock Shed Fig 3

Building 2, Probable Stable



Building 2, Probable Stable Fig 4



Plate 1: Manor Farm west range



Plate 2: Manor Farm north range



Plate 3: Manor Farm south and east range



Plate 4: Manor Farm Building 1 south elevation



Plate 5: Building 1 stable door



Plate 6: Building 1 interior



Plate 7: Building 1 north elevation



Plate 8: Building 1 window detail



Plate 9: Building 1 floor detail



Plate 10: Building 1 kingpost truss detail

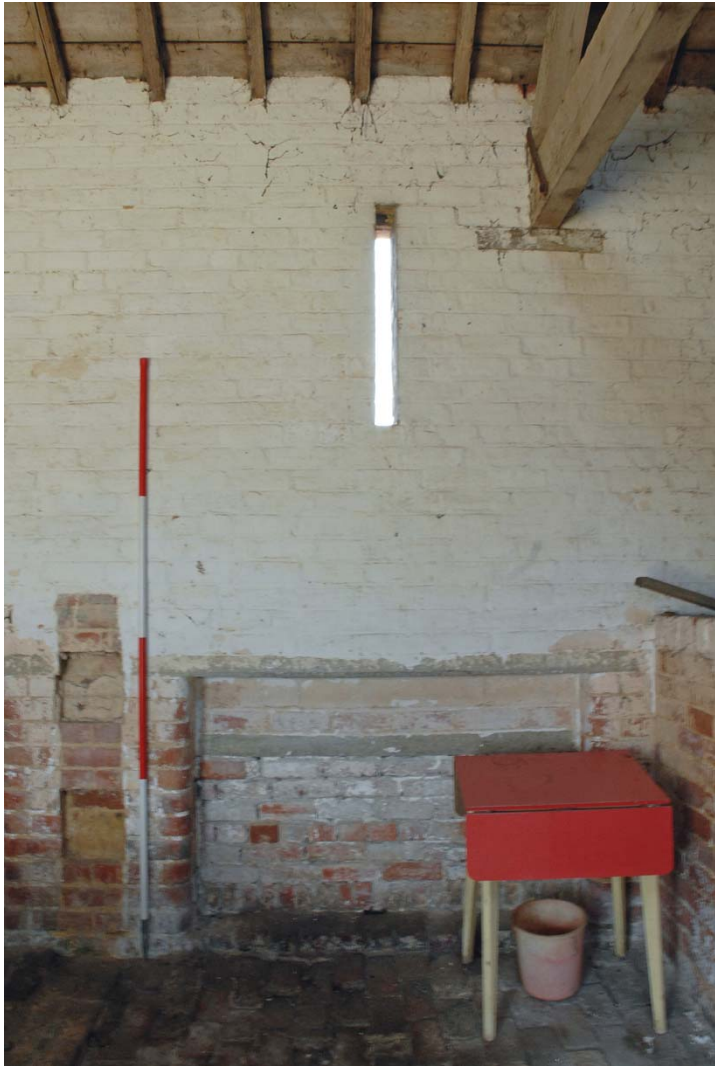


Plate 11: Building 1 trough detail

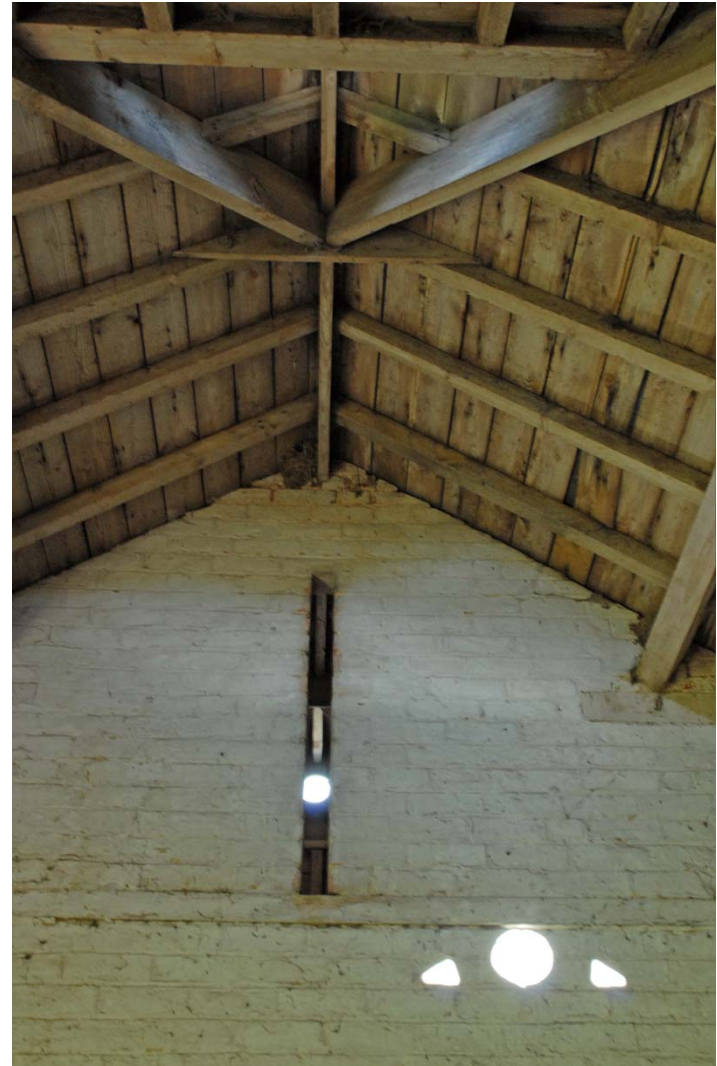


Plate 12: Building 2 roof detail



Plate 13: Building 2 door detail



Plate 14: Building 2 east elevation



Plate 15: Building 2 west elevation



Plate 16: Building 2 south elevation



Plate 17: Building 2 window detail



Plate 18: Building 2 pierced ventilation detail

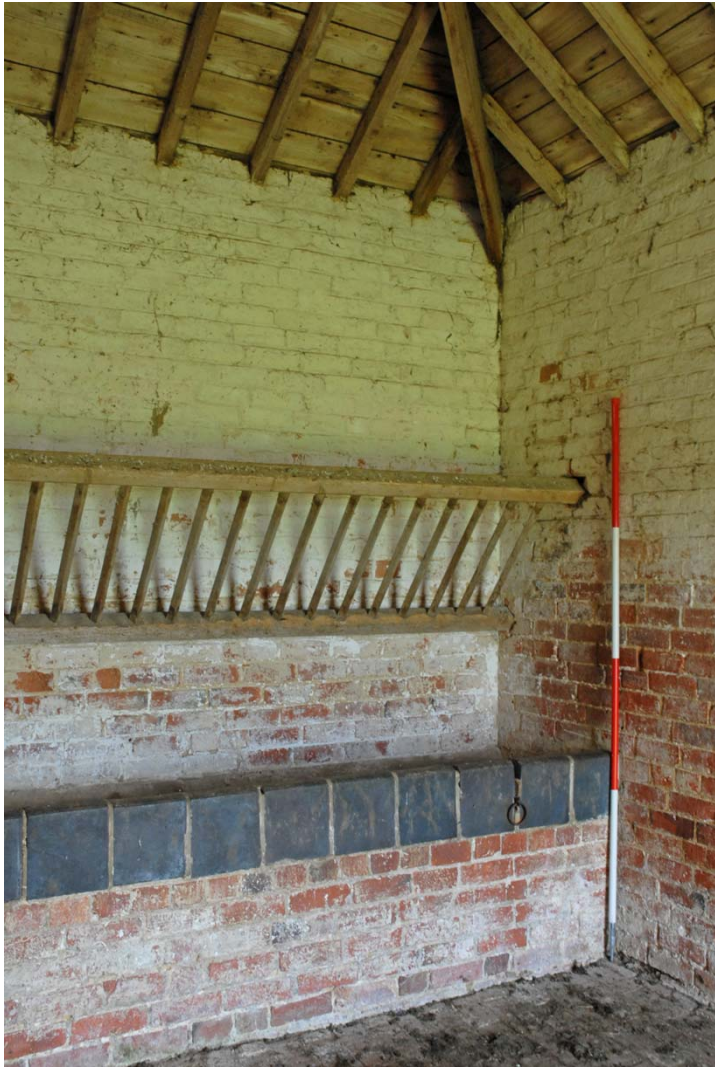


Plate 19: Building 2 trough and manger

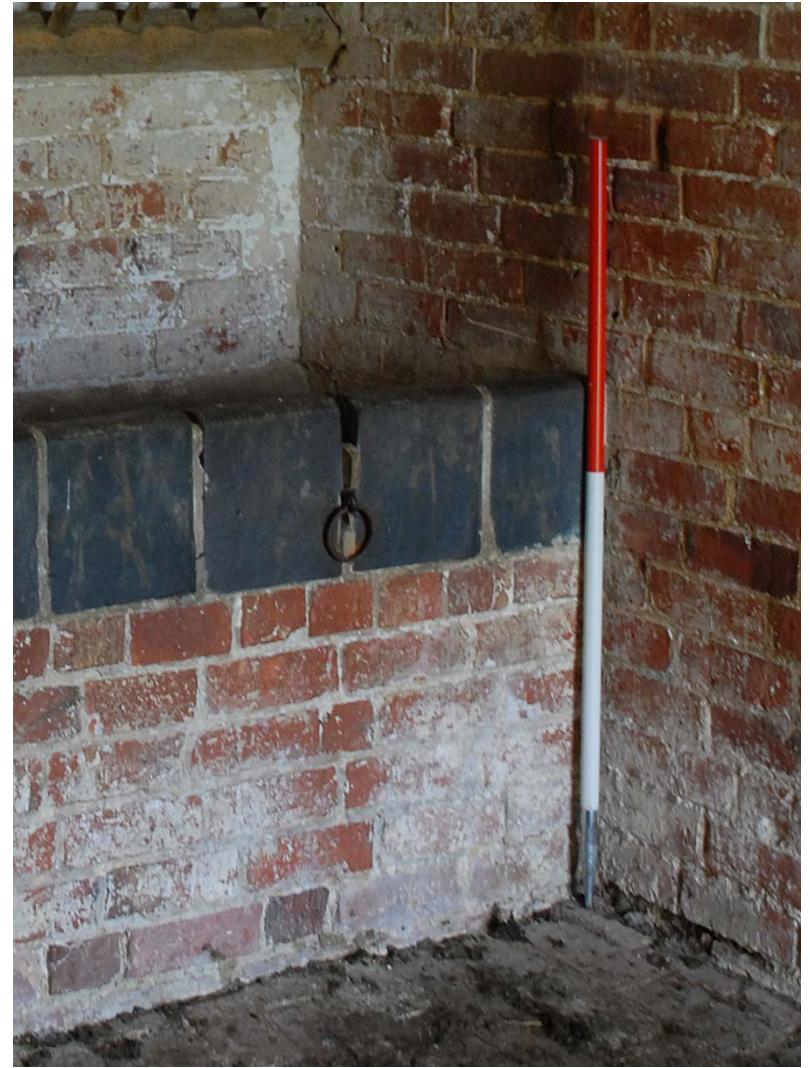


Plate 20: Building 2 tethering ring detail



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2 Bolton House
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