



Northamptonshire County Council

Northamptonshire Archaeology

Archaeological Buildings Recording

Park House (Clipsham Hall stables)

Clipsham, Rutland

August 2009



Tim Upson-Smith

September 2009

Report 09/120

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



Northamptonshire
County Council

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	A Walsh		
Checked by	P Chapman		
Approved by	A Chapman		

OASIS REPORT FORM

PROJECT DETAILS	
Project title	Archaeological Buildings Recording at Park House (Clipsham Hall stables) Clipsham, Rutland
Short description	Northamptonshire Archaeology carried out a buildings recording action at Park House, Clipsham, Rutland to record a late nineteenth-century farm building before it was re-converted into a house. The survey demonstrated that the building formed an integral part of a late nineteenth-century estate, as engine room, sawmill, wood workshop and stables.
Project type	Building assessment
Previous work	Unknown
Future work	unknown
Monument type and period	Nineteenth-century farm buildings
PROJECT LOCATION	
County	Rutland
Site address	Park House, Bradley lane, Clipsham, Rutland
Easting	49698
Northing	31661
Area	534sq m
PROJECT CREATORS	
Organisation	Northamptonshire Archaeology
Project brief originator	Richard Clarke, LCC
Project Design originator	Northamptonshire Archaeology
Director/Supervisor	Tim Upson-Smith BA, PGDip
Project Manager	Antony Walsh BA
Sponsor or funding body	J Featherstone
PROJECT DATE	
Start date	August 2009
End date	August 2009
BIBLIOGRAPHY	
Title	Archaeological Buildings Recording at Park House (Clipsham Hall stables) Clipsham, Rutland
Serial title & volume	Northamptonshire Archaeology Report 09/120
Author(s)	Tim Upson-Smith
Page numbers	7
Date	August 2009

CONTENTS

1	INTRODUCTION	1
2	OBJECTIVES AND METHODOLOGY	1
3	HISTORICAL BACKGROUND	2
4	BUILDING ASSESSMENT	2
	4.1 Western Range, Rooms 1-3	3
	4.2 Dovecote, Rooms 4 and 4a	3
	4.3 North range, west end, Rooms 5 and 5a	4
	4.4 North range, east end, Rooms 6a-8	4
	4.5 The open cart shed 9	5
5	DISCUSSION	5
	BIBLIOGRAPHY	6
	APPENDIX 1 LISTING DESCRIPTION	7

Figures

Cover Park House, Clipsham

Fig 1: Site location, 1:5000

Fig 2: Plan of buildings

Fig 3: Ground and first floor plans

Fig 4: Open stock/cart shed

Fig 5: Gable west range

Fig 6: South end west range

Fig 7: Bitumen damp course

Fig 8: Lead flashing under window

Fig 9: Vents on gable end

Fig 10: West range, west facing elevation

Fig 11: West range, west facing elevation

Fig 12: West range, east facing elevation

Fig 13: Room 1 general view

Fig 14: Room 2 queen strut truss

Fig 15: Room 2 truss detail showing oil staining

Fig 16: Room 3 general view

Fig 17: Room 3 roof detail

Fig 18: Dovecote exterior

Fig 19: Room 4 general view

Fig 20: Room 4a dovecote interior

Fig 21: Lantern roof in dovecote

Fig 22: North range, south facing elevation

Fig 23: Room 5 interior

Fig 24: Room 5 door latch detail

Fig 25: North range, south facing elevation

Fig 26: North range, north facing elevation of arch

Fig 27: Queen strut truss in Room 7

Fig 28: Window detail, north range

Fig 29: Ledged and braced door in Room 6

Fig 30: Room 7a, general view of tack room

Fig 31: Stalls in Room 7

Fig 32: Detail of cast iron stall post

Fig 33: Room 7 general view

Fig 34: North facing elevation of north range showing the extension

Fig 35: Room 8 interior of foaling box

Fig 36: King post truss in the open stock/cart shed

**ARCHAEOLOGICAL BUILDING RECORDING AT
PARK HOUSE (CLIPSHAM HALL STABLES)
CLIPSHAM, RUTLAND
AUGUST 2009**

Abstract

Northamptonshire Archaeology carried out a buildings recording action at Park House, Clipsham, Rutland to record a late nineteenth-century estate building during renovation works. The survey demonstrated that the building formed an integral part of a late nineteenth-century estate, as engine room, sawmill, wood workshop and stables. The building had been partially converted into a house in 1984.

1 INTRODUCTION

Northamptonshire Archaeology (NA) were commissioned by Mr J Featherstone to undertake an archaeological building recording action on elements of the stable block complex, which served Clipsham Hall, Clipsham, Rutland, (NGR SK 9698 1661, Figs 1 and 2). The work was carried out in response to the proposed alterations to part of the northern stable block complex, which also includes an octagonal dovecote (**Planning Application No: LBA/2009/0308**). The buildings had already been partly converted in 1984 to a dwelling. The current proposals included internal and external refurbishments, the removal of some of the 1984 partitions, and the addition of dormer windows to rear and side (north and east) elevations.

The stable block is Grade II listed, built in 1882 by A Young for the Davenport Handley family (HER Ref. No MLE17337) (Images of England number 186599; www.imagesofengland.org.uk) see Appendix 1 for the full listing text.

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 survey was undertaken on Saturday, 1st August 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 **CLE5522/HW**), dated 9th June 2009.

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 any significant structural or decorative details that may be lost during alterations or moved to alternative locations within the building

were also photographed. The locations of Figures 4-36 are shown on Figures 2 and 3.

A plan of the building, provided by the developers, was checked for accuracy on site. 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

The stables were designed by A Young and built between 1882-7 for the Davenport Handley family of Clipsham Hall which the stables served, Images of England number 186599, www.imagesofengland.org.uk. (See Appendix 1 for full listing description).

The buildings form an L-shaped range. The western part of the range was originally the engine room, sawmill and carpentry shop, and the northern range was originally stables. At the north-western corner was an octagonal dovecote. There was a free-standing open stock shed on the eastern side of the yard.

The buildings which form the subject of the survey were built as a group with the buildings immediately to the south, which consisted of cottages, further stabling and coach house; these buildings had been converted to dwellings previously (Fig 2 and Appendix 1).

The buildings relate to Clipsham Hall which is to the south of the buildings (Fig 1). The house dates back to 1582, although the east front was enhanced with a Tuscan portico in 1880, suggesting a period of prosperity for the house and family with the house being enhanced and then the building of new estate buildings following in short order.

The buildings, which are the subject of the current survey, had been partly converted to a house in 1984, which involved subdivision of the western range and the western part of the north range, including the dovecote. At that time several larger openings were blocked and a chimney was moved although this work was done very sympathetically.

4 BUILDING ASSESSMENT

The buildings were visited on the 1st August 2009 to carry out a photographic and drawn survey of the buildings to be affected by the proposed works.

The buildings are all of one build with the exterior walls being coursed Clipsham limestone rubble, with a fine limestone lintel and sill course and fine limestone detail around the stone mullioned windows (Figs 5 and 6). The interior dividing walls of the buildings are of red brick. The floors are concrete throughout. The roofs are all Collyweston slate. The buildings have a bitumen damp course (Fig 7). There is also a lead flashing under each window frame to protect the limestone sills (Fig 8). Within the gables are pairs of vents with fine limestone surrounds (Fig 9).

4.1 **Western Range, Rooms 1-3** (Figs 2 and 3)

The western range (Cover, Figs 10, 11 and 12) was formerly the engine room, sawmill and carpentry shop. These three rooms had been subdivided in the 1984 conversion of the building (Fig 3). At the time of the survey these partitions had been removed and the inserted ceilings in all rooms had been removed, except in Room 1 (Fig 13) to expose the queen strut roof structure (Fig 14).

All of the doors in this part of the building had been replaced in 1984. The original four-light steel-framed windows had also been replaced in this part of the building with single-light steel-framed windows (the original windows survived in the eastern end of the north range).

Room 1 (Fig 13).

This room had originally been the carpentry shop, although no evidence of this former use survived. The room retains its 1984 inserted ceiling so it was not possible to see the roof structure in this room. The room has a modern concrete floor and a modern wood burning stove in the chimney breast, which was added as part of the 1984 conversion when a chimney was removed from the western end of the north range and rebuilt on the new chimney breast.

The central window on the eastern wall was formerly a door, which was blocked in 1984.

Room 2

This room had been subdivided in 1984, however, this partition has been removed as part of the current works, and the inserted ceiling has also been removed exposing the queen strut roof (Fig 14). The current door to the room from outside in the western elevation is set into a reduced width opening, which matches in width the window opening on the eastern side, which in turn is a partially blocked door. This room was originally the sawmill, and the openings would have been required to move timber through the building. The saw was powered from a driveshaft (now removed), which ran along the tie beams, the evidence of its position is provided by the extensive oil staining on the tie beams over which it had passed (Fig 15).

Room 3

This room had been subdivided in 1984. These partitions were removed as part of the current work. This room was originally the engine room, however, apart from the oil staining on the tie beam from the driveshaft grease there was no surviving evidence of the type of engine or its position within the room (Figs 16 and 17). The lack of any chimney suggests that it was not a steam engine.

4.2 **Dovecote, Rooms 4 and 4a** (Figs 3, 18, 19, 20 and 21)

The dovecote is an octagonal two storey building, with a lantern roof (Fig 18). The ground floor room, Room 4, has plastered walls and replacement doors and window. There are seven kneelers for beams for a lower ceiling; but it is unclear whether the ceiling was ever lower than it is now (Fig 19). In the ceiling there was a hatch through into the dovecote loft.

The dovecote (Room 4a) is octagonal in plan with three tiers of nesting boxes on all internal walls, including either side of the window (Fig 20). The floor of the dovecote is lime ash and the central area is quite pitted from droppings indicating where the birds would have perched over the lantern top (Fig 21).

4.3 North range, west end, Rooms 5 and 5a (Figs 2, 3, 22, 23 and 24)

Externally this part of the building followed on from the western range (Fig 22). In Room 5 the 1984 partitions have been removed, although the inserted ceiling was remaining at the time of the survey (Fig 23). This room was originally a stable, although no evidence of this former use survived other than a wider blocked doorway (Fig 22) and the door through into the covered passage is ledged and braced stable door with iron strap hinges and latch (Fig 24).

Room 5a

This room was originally a mess room with a fireplace which had been blocked in the last conversion of the property. The room had also been subdivided in 1984 to create a bathroom and cupboard. At the time of the survey this arrangement was still present.

4.4 North range, east end, Rooms 6a-8 (Figs 2, 3, and 25-35)

Between the two parts of the north range was an arched entrance/exit to the courtyard area (Figs 22 and 26). Stable doors on either side of the passage lead into Room 5 to the west and Room 6 to the east.

The eastern end of the north range (Figs 25 and 26) was not converted in 1984 and consequently it retains more of its original features. The floors in this part of the range are all concrete, the walls are painted black to c1.1m high and the remainder of the wall is white. The roofs have queen strut trusses (Fig 27). The windows in this part of the building had four-light steel-frames, which were likely to be the original frames (Fig 28).

Room 6

This room had originally been a stable. Prior to the 1984 conversion the room had been used for a pig sty, so the stable fittings had been removed (pers comm Mr J Featherstone), although the door from the covered archway into this room is a ledged and braced stable door (Fig 29). Access could not be gained to room 6a, however, this room may have served as a foaling stall.

Room 7

Originally a stable this room retains many of its original features. The eastern end of Room 7 is sub divided off by a low wooden stall, which has its own exit/entrance out into the yard. The main part of the room is divided into two equal parts by a wooden stall with a cast iron post (Figs 31 and 32). Each stall was provided with a manger and hay rack along its back wall (Fig 31). On each manger there are two tether rings, making space for four large horses with the divided off space at the eastern end for a fifth. On the inside of the southern wall of the room there are five further wooden pegs for hanging tack (Fig 33).

Room 7a

This room, adjacent to Room 7 had access off the yard and from Room 7 and served as the tack room. A row of wooden pegs for hanging the tack survive on its long wall (Fig 30). An iron rod hanging from the ceiling with two curved ends may have been to hang tack on whilst it was being cleaned.

Room 8

At the eastern end of the northern range, this room was a later addition as it had a butt join to the main range and had been built slightly differently with a projecting plinth (Fig 34). Other than the plinth it followed the same style of building with the

same style of steel-framed windows as elsewhere in the building, which suggests that it was added soon after the main building was completed.

Room 8 was a dedicated foaling box, with a high level window so if the mare was spooked she could not kick out and break the glass. The room contains an iron corner-mounted hay rack (Fig 35).

4.5 The open cart shed 9 (Fig 4 and 36)

The open shed 9 formed the eastern side of the yard (Fig 4). The building was constructed in coursed limestone rubble with ashlar quoins. The open side of the building was supported by three cast iron columns, set on limestone pads. The roof trusses, however, were king post (Fig 36) as opposed to the queen strut as seen in the other buildings.

5 DISCUSSION

The survey recorded the range of buildings and demonstrated that the western range and the western end of the north range had lost the majority of its original features during the 1984 conversion into a house. The original room functions were provided by the current owner of the property who has known the building all his life. The only surviving evidence in the western range was the oil staining on the beams showing the course of the drive shaft from the engine room and the dovecote which has been little altered.

The eastern end of the northern range has retained more of its original features, especially in Rooms 7, 7a and 8. The original details in Room 6 were lost when this stable was altered internally for pigs, which the current owner remembers feeding as a lad.

It is known that the buildings were purpose-built for the Davenport Hanley family in the early 1880s and that they formed an integral part of the farmstead with the group of buildings immediately to the south (Fig 2). The southern group of buildings was previously converted into dwellings, originally these had served as stables carriage house and cottages (see Appendix 1).

The western range was a dedicated workshop area and the northern range was extra stabling. The open shed on the eastern side of the yard was likely to have been a cart shed, with the main carriages kept in the coach house on the western side of the southern group of buildings. The positioning of the dovecote and engine room in close proximity would perhaps indicate that the engine room was a secondary function for the room?

BIBLIOGRAPHY

English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practise*

IfA 2001, revised 2008 *Standard and guidance for the archaeological investigation and recording of standing buildings and structures*, Institute for Archaeologists

NA 2009 *Specification for Archaeological Buildings Recording at Park House, Clipsham*, Northamptonshire Archaeology

Pevsner, N, and Williamson, E, 2003 *The buildings of England: Leicestershire and Rutland*, Yale University Press

Woodforde, J, 1983 *Farm Buildings*, Routledge and Kegan Paul, London

Websites

www.imagesofengland.org.uk

APPENDIX 1 LISTING DESCRIPTION

IoE Number: 186599

Location: STABLES AND COTTAGE, TOGETHER WITH HALL STABLE COTTAGE AT CLIPSHAM HALL, BRADLEY LANE (east side) CLIPSHAM, RUTLAND, RUTLAND

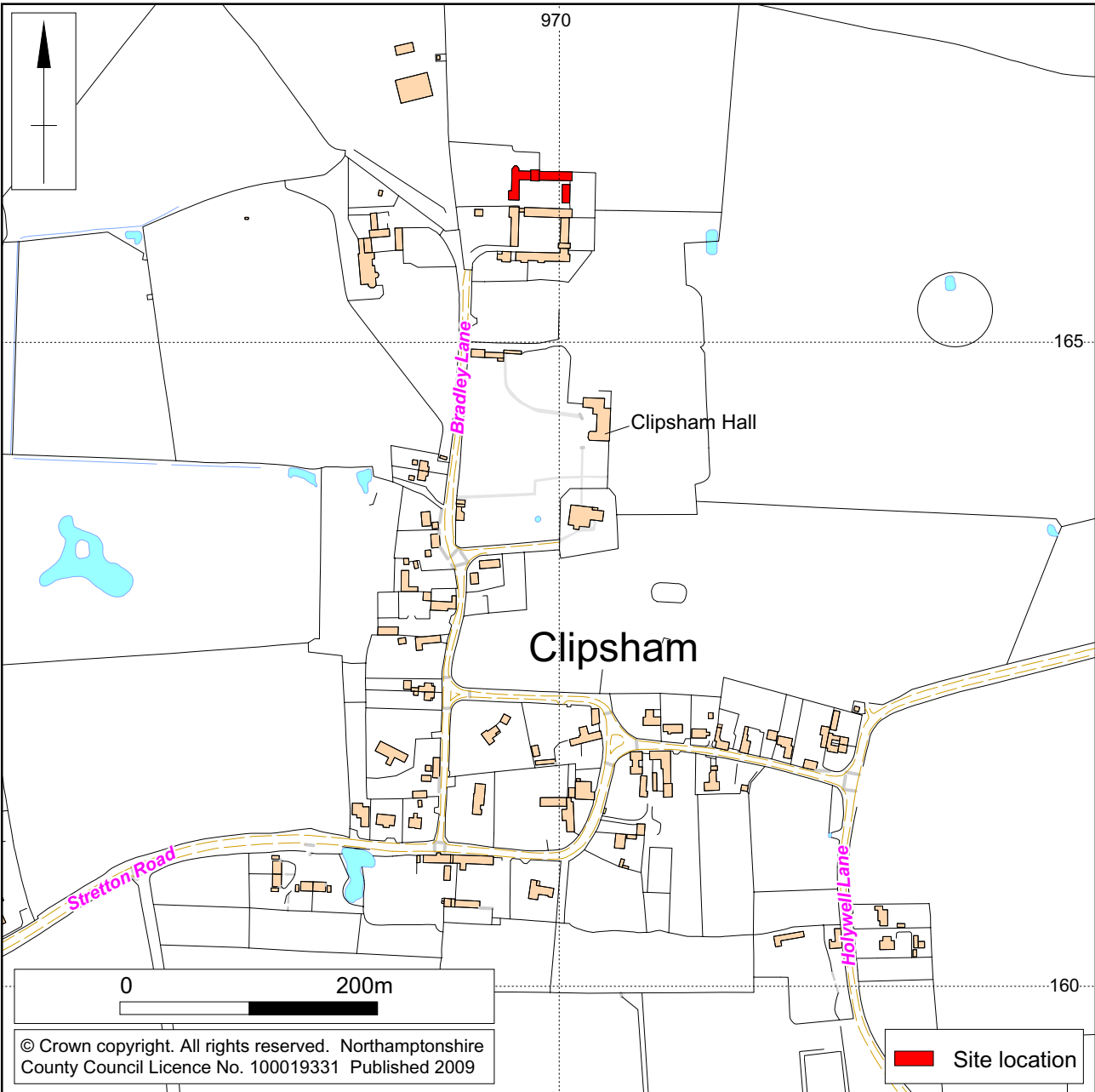
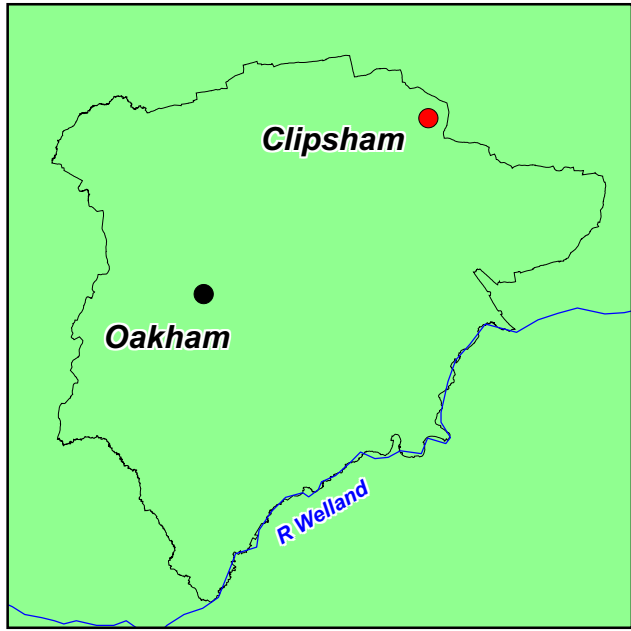
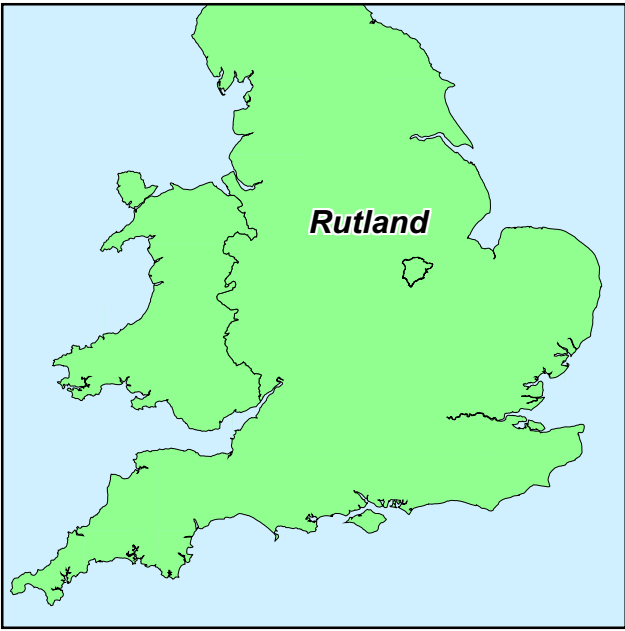
Date listed: 21 February 1984

Date of last amendment: 21 February 1984

Grade II

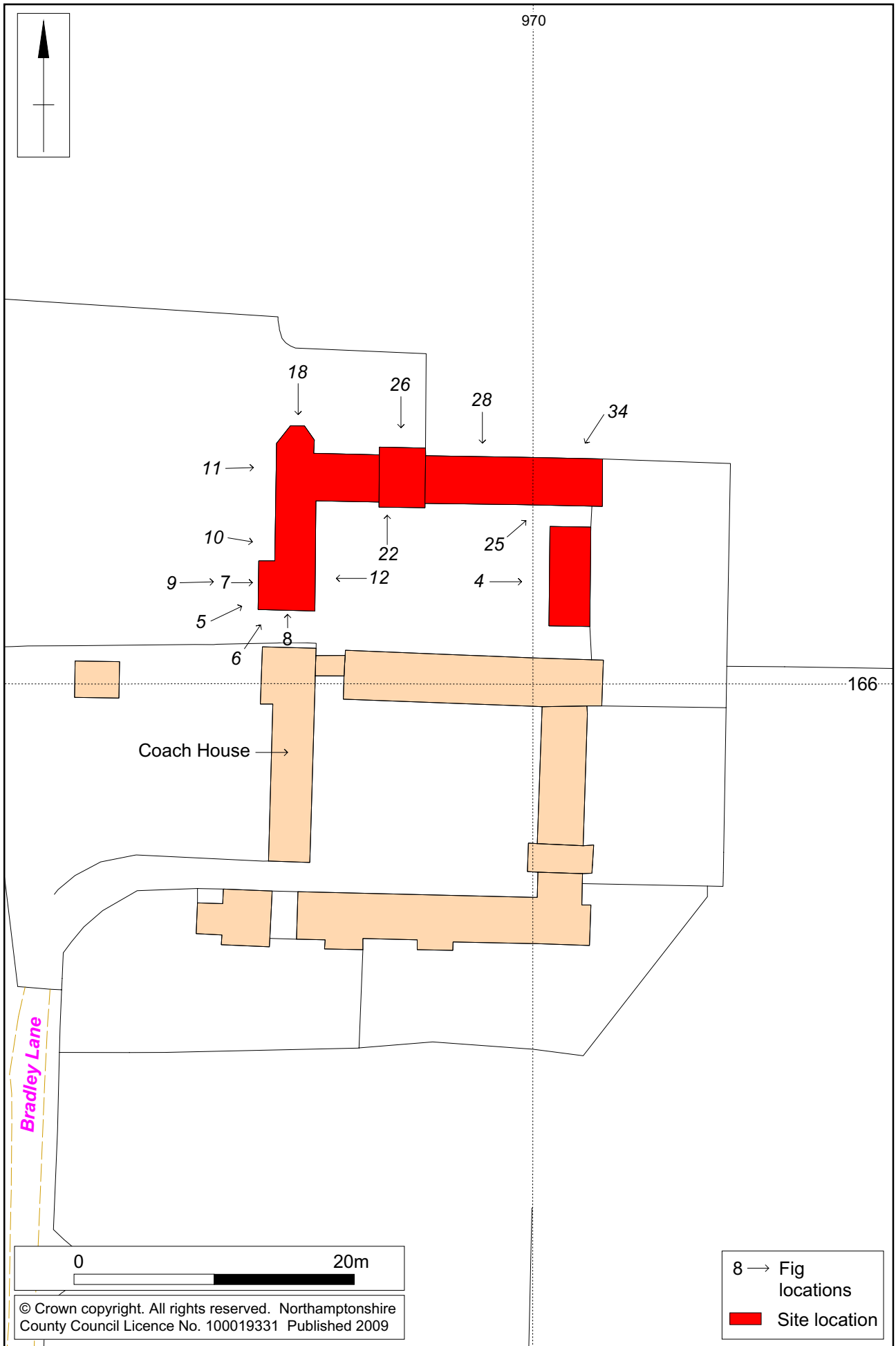
CLIPSHAM SK 91 NE BRADLEY LANE (East side) 4/30 Stables and Cottage, together with Hall Stable Cottage at Clipsham Hall II Stables with cottage, and further cottage of 1882. By A Young for Davenport Handley family. Coursed squared stone with stone dressings and Collyweston slate roof with shouldered stone coped gables. Finials to shoulders and apex. Various stone ridge stacks. Extensive range of stabling in Jacobean style set around quadrangle including cottage in one corner and further separate Hall Stable Cottage to right of entrance. Further range of stabling behind left hand block. Entrance drive enters quadrangle on right side of square between near and right blocks passing Hall Stable Cottage on right. Straight ahead in far block is tower forming arched way over drive to Hall. To right of this tower in angle is other cottage. Blocks are I and 1½ storeys with stone mullion windows. Facing quadrangle near block has 3 carriage doorways with segmental arches, hood moulds and label stops, and further door. A first floor covered bridge connects with left block. This has 2 gables with 4-light window in left and rounded archway in right, doors, windows and 2 square lanterns on roof ridge. Far block has 3 doorways with windows surrounding them and, to right, the tower with clock face and octagonal turret at side with ogee lead roof. Door in angle with right block. This has 3 dormers to left, gables to centre and right with first floor doors, and doors and 2-light windows below. Square lantern on roof ridge. On outside walls buttresses, windows and dormers. Hall Stable Cottage has canted bay on front gable, and porch, door, with dormer over, and 4-light with 3-light over on left side.

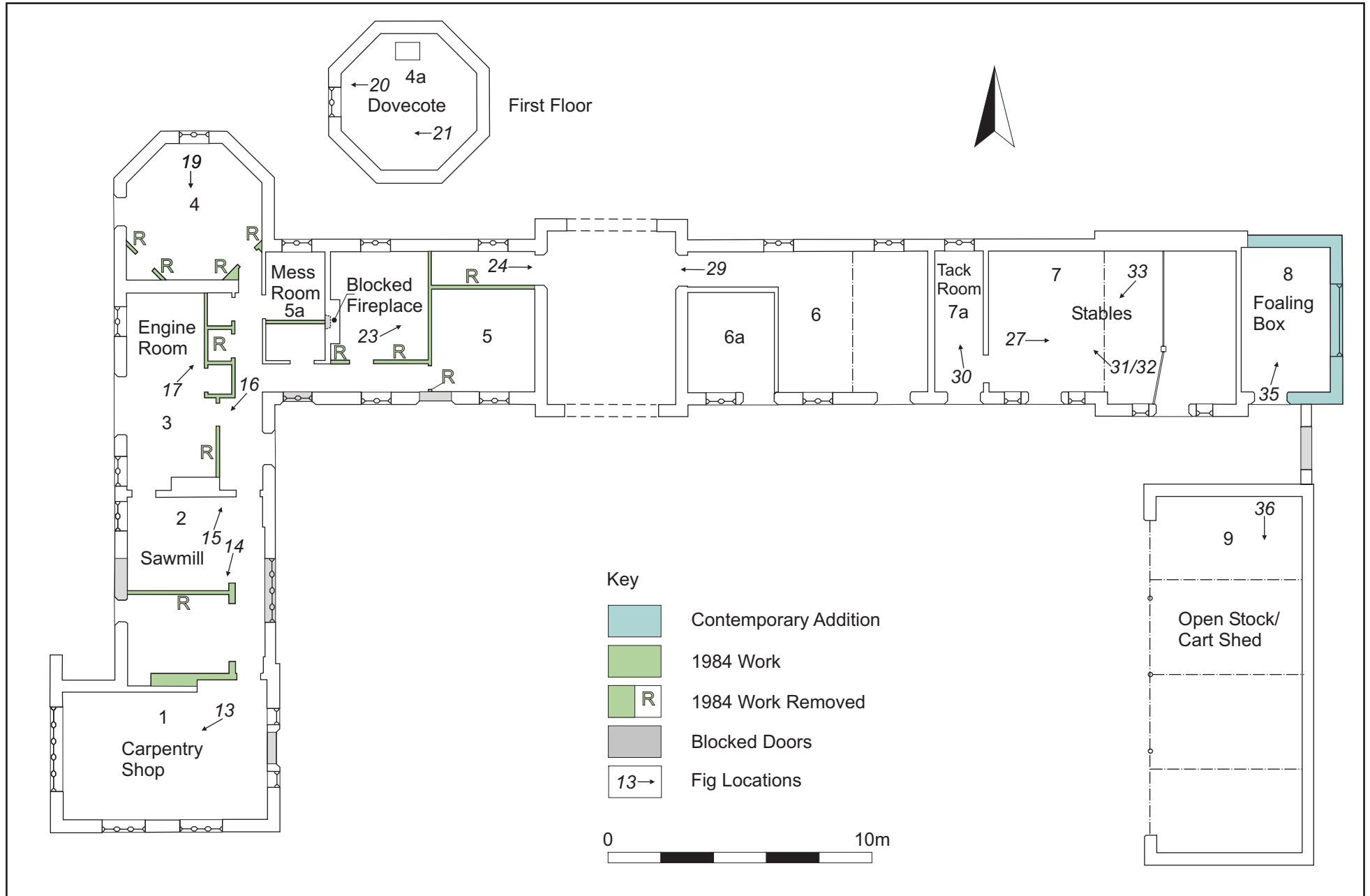
The further 1 storey range behind left block has, in left corner, an octagonal 2 storey dovecote with lantern top.



1:5000

Site location Fig 1





Ground and First Floor Plans Fig 3



Fig 4: Open stock/cart shed



Fig 5: Gable west range



Fig 6: South end west range



Fig 7: Bitumen damp course



Fig 8: Lead flashing under window



Fig 9: Vents on gable end



Fig 10: West range west facing elevation



Fig 11: West range west facing elevation



Fig 12: West range east facing elevation



Fig 13: Room 1 general view



Fig 14: Room 2 queen strut truss



Fig 15: Room 2 truss detail showing oil staining



Fig 16: Room 3 general view



Fig 17: Room 3 roof detail



Fig 18: Dovecot exterior



Fig 19: Room 4 general view



Fig 20: Room 4a dovecot interior



Fig 21: Lantern roof in dovecot



Fig 22: North range south facing elevation



Fig 23: Room 5 interior



Fig 24: Room 5 door latch detail



Fig 25: North range south facing elevation



Fig 26: North range north facing elevation of arch



Fig 27: Queen strut truss in Room 7

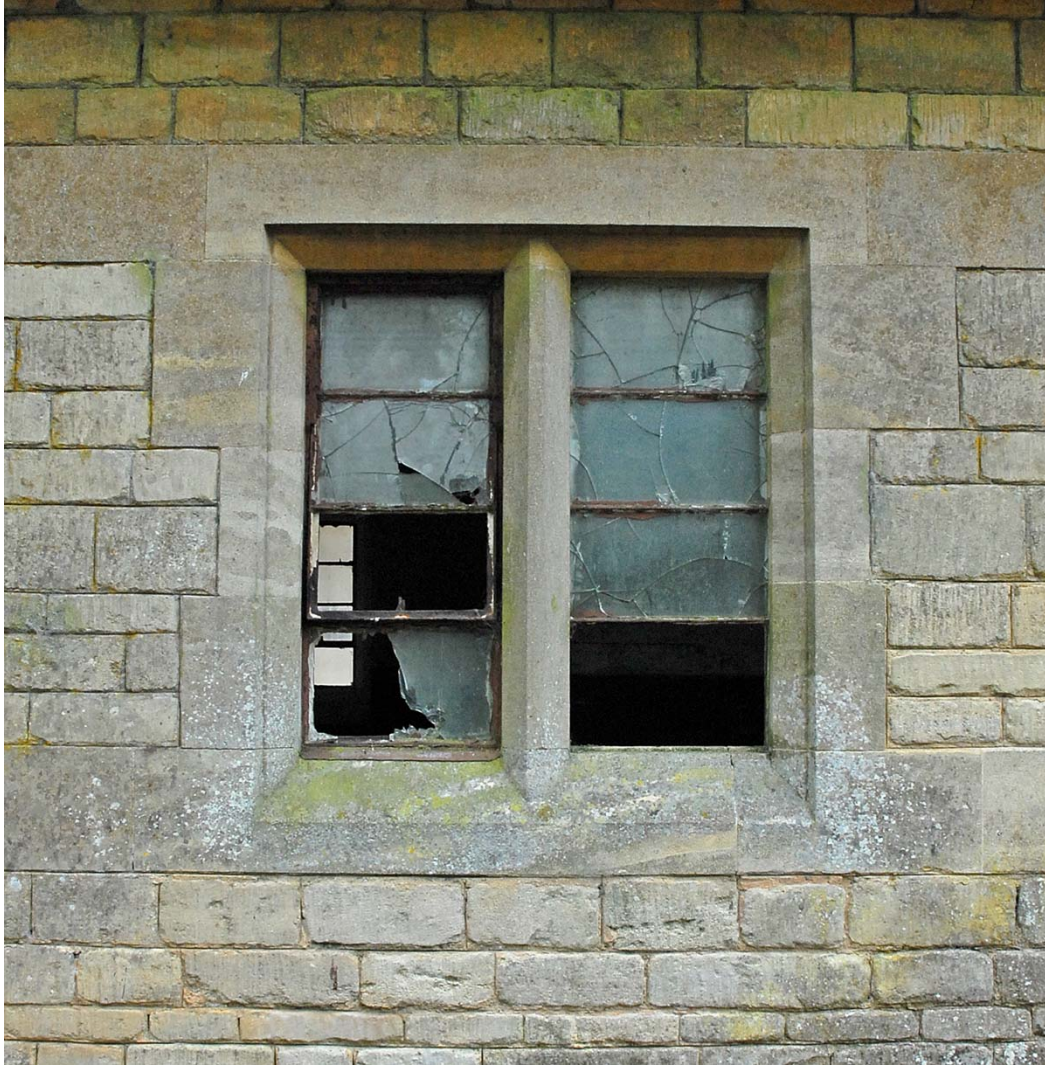


Fig 28: Window detail north range



Fig 29: Ledged and braced door in Room 6



Fig 30: Room 7a general view of tack room



Fig 31: Stalls in Room 7



Fig 32: Detail of cast iron stall post



Fig 33: Room 7 general view



Fig 34: North facing elevation of north range showing the extension

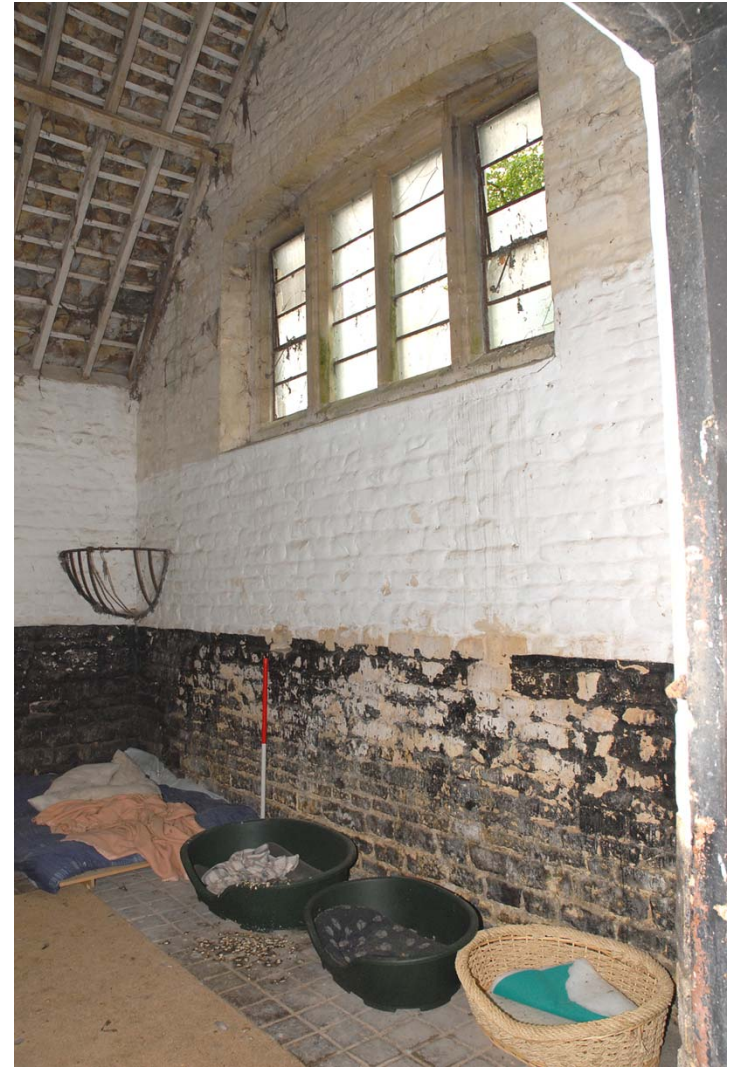


Fig 35: Room 8 interior of foaling box



Fig 36: King post truss in the open stock/cart shed



Northamptonshire County Council

Northamptonshire Archaeology



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



Northamptonshire
County Council