

**SURVEY OF BUILDINGS AT
THE RIDINGS,
MOLES LANE,
SEATON,
RUTLAND
(SEML 07)**

Planning Application No: FUL/2005/1088/NH

Work Undertaken For
Mr & Mrs Cockbill

March 2007

Report Compiled by
Paul Cope-Faulkner BA (Hons) AIFA

National Grid Reference: SP 9006 9810
OASIS Record No: archaeo11-24693

ARCHAEOLOGICAL PROJECT SERVICES



A.P.S. Report No. **26/07**

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1. SUMMARY

A programme of archaeological building recording was undertaken at The Ridings, Moles Lane, Seaton, Rutland, prior to alterations to an existing barn.

The buildings, which form an L-shaped arrangement on the southwest side of the farm complex, were photographically recorded and an annotated ground plan was produced. Several phases of development were noted, along with the remains of functionally-specific features.

The earliest phase of the recorded buildings was a dovecote of 19th century date located at the east end of the range. This was subsequently added to by an L-shaped barn comprising a ground floor animal shed and possible first floor granary. At a later date, the ground floor of the barn was divided into two rooms with new entrances and doorways inserted. At perhaps the same time, the dovecote received a new entrance and windows and the ground floor was converted to an animal shed.

2. INTRODUCTION

2.1 Definition of Archaeological Building Recording

Building recording is defined as ‘a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including its buried components on land or under water.’ (IFA 1999).

2.2 Planning Background

Archaeological Project Services was commissioned by Mr & Mrs Cockbill to undertake a building survey at The

Ridings, 4 Moles Lane, Seaton, Rutland. Approval for the change of use was sought through the submission of planning application FUL/2005/1088/NH. The work was undertaken on the 13th February 2007 in accordance with a specification prepared by Archaeological Project Services (Appendix 1) and approved by the Senior Planning Archaeologist, Leicestershire County Council.

2.3 Site Location

Seaton is situated approximately 11km southeast of Oakham, in the county of Rutland (Fig. 1).

The site is located 360m southwest of the centre of the village as defined by the parish church of All Hallows at National Grid Reference SK 9006 9810 (Fig. 2). The site lies at a height of c. 70m OD on land that slopes down to the south, towards the River Welland.

2.4 Historical Setting

The development site is within a post-medieval farmyard complex, incorporating several listed buildings, descriptions of which have been recently documented within a desk based assessment compiled by the University of Leicester Archaeological Services (report ref. 2003/161).

The farmhouse is Grade II listed, with the earliest parts of the house believed to have originated from the 17th century. The remainder of the property dates from the 19th century, including the range of buildings recorded as part of this project which are also listed Grade II.

Recent trial excavations undertaken by University of Leicester Archaeological Services, to the northeast of the farmhouse revealed no significant archaeological

remains (report ref. 2004/062).

A programme of building recording undertaken on buildings located to the east examined a farmhouse and barn. The farm is of three phases of construction of which two are probably 17th century and the last of 19th century date (Kitch and Cope-Faulkner 2006, 1).

3. AIMS

The requirements of the building recording, as detailed in the specification (Appendix 1), were to provide a photographic record prior to renovation works.

4. METHODS

Recording of the buildings was undertaken to Level I standard, according to the English Heritage specification (English Heritage 2006). This involved:

- the production of a dimensioned plan
- general photographic views of the exterior of the building and the overall appearance of principal circulation areas
- a written record of the building's type, materials, possible dates
- photographic coverage of the external appearance and effect of the design of the buildings.
- photographic coverage of internal and external structural and decorative details relevant to the design, development and use of the buildings

Photographic recording was undertaken

with a manual 35mm camera fitted with a 28-70mm macro lens, and a digital camera. Black and white print film was used. An index of the photographs was compiled on Archaeological Project Services pro forma recording sheets.

Access was not possible to the first floors of the structure as these were considered unsafe. An additional range of barns to the north were not examined as part of this project.

5. RESULTS

The recorded structures form an L-shaped arrangement of outbuildings located immediately to the west of the farmhouse (Figs. 3 and 4; Plate 1). This arrangement can be further divided into an L-shaped barn and a former dovecote located towards the east. These two elements will be discussed separately.

All of the recorded buildings are two storey and are constructed mainly of limestone with brick also used in its construction. Roofing materials vary and comprise 20th century clay interlocking tiles above the dovecote and older slate tiles above the rest.

Former dovecote

Exterior

This is a small rectangular structure measuring 6.3m by 5.7m in extent. The lower courses of the building are in coursed limestone which has been rendered above first floor height. The gables (located at the east and west ends of the block) are tall and more steeply pitched than the barn to the west and form a slight parapet to the roof behind. The parapet has limestone coping.

The north facing elevation is plain with a

central door flanked by two windows (Plate 2). Each has a wooden lintel and a stone sill.

The east facing elevation (Plate 3) has a blocked door at ground level to the south (Plate 4). This is shoulder height and has a wooden lintel. Located above eaves height in the centre of the gable are two blocked windows. A more recent garden wall connects to the north side of the elevation.

The south facing elevation is plain (Plate 5).

Interior

The single room on the ground floor of the dovecote has a brick partition to just above waist height. This stops just short of the south wall where a brick manger had been constructed (Plate 6). The marks of a semi-circular hay rack were present in the southwest corner of the room. The doorway is flanked by two brick supporting piers upon which is a more recent upper timber floor.

The floor is constructed of stone cobbles and has an east-west drain.

Access to the upper storey is via a ladder in the northwest corner of the room. It was considered unsafe to access the upper floor.

The Barn

Exterior

The north elevation, adjacent to the dovecote, has a single doorway located towards the corner with an adjacent but slightly higher set window (Plate 7). A window is also apparent at first floor height. The windows and door have wooden lintels and stone sills. To the east of the door are quoins of ironstone.

On the ground floor, the east elevation has

a wide and tall door which has a single opening to the north (Plate 8). The door is flanked by brickwork (using bullnose bricks), possibly a later insertion. To the north of the doorway is a flight of stairs to the first floor which goes over an arched recess or shelter to a single doorway. Above the ground floor door is a window with stone sill.

The south facing elevation is plain but has a single door at ground level flanked by a bullnose brick surround and with a segmental arch over (Plate 9). To the east are three small air vents. At first floor level is a centrally placed window with wooden frames and a stone sill. There is a straight join with the dovecote to the east and the corner has ironstone quoins.

The west facing elevation is obscured by a corrugated tin lean-to. The north elevation of the north-south part of the barn has an attached barn.

Interior

There are two rooms, a smaller adjacent to the dovecote and a larger occupying the north-south element of the L-shaped barn.

The smaller room has a central brick partition wall. Mangers have been removed from the south wall where air vents are visible. Three feed troughs of stone are located beneath the window, east of the doorway on the north side of the room (Plate 10). The western wall of the room is of brick and a later insertion. The floor is of stone cobbles with an east-west drain.

The larger room has three brick internal partitions creating four stalls (Plate 11). No mangers are present but two semi-circular hay racks survive and the position of a further three can be seen. Air vents are located above the stalls.

There is a stone cobble floor with a north-south drain which is aligned on the door set in the south wall.

6. DISCUSSION

The earliest element of the recorded buildings is the dovecote. This would originally have been accessed via the now blocked smaller door in the east facing elevation. This would allow the door to be easily blocked when culling (McCann 1991, 135). The two openings in the gable would have provided access for the birds and lit the interior and the high gable ends would have allowed for perching. Alternatively, a gablet in the roof may have provided access for the birds and subsequently removed when the structure was re-roofed in the 20th century. In the interior, nothing was noted that could be associated with the building's use as a dovecote, although nesting boxes are said to exist.

The dovecote is reputed to date to the early 19th century. However, by this time few purpose built dovecotes were being constructed, with accommodation for the birds provided in the gable ends of other structures (Brunskill 1999, 88) and, therefore, the dovecote and Seaton could be earlier.

The L-shaped barn is of probable early 19th century date and was possibly originally a single room at ground and first floor levels. The function of the upper storey would closely tally with use as a granary or feed store. The lower floor is more likely to have been an animal shelter or loose box, though is not typical of a stable. There is a possibility it was a cow house, though in neighbouring Lincolnshire there was little accommodation for cattle until the mid 19th century (Barnwell and Giles 1997, 57).

However, the ground floor of the barn would appear to have been used as a cow house from later in the 19th century when the ground floor was partitioned and new doors with brick surrounds inserted into the western room of the barn. Late 19th century maps show that the crew yard was sub-divided, perhaps to keep cattle apart. It is possible that the dovecote was also changed at this time to house animals by inserting a new door and windows on the north facing elevation and the provision of a manger and hay rack.

7. CONCLUSIONS

Recording was undertaken on farm buildings at The Ridings, Moles Lane, Seaton, Rutland, because the structure was of significance in terms of local history and vernacular architecture.

The survey has successfully provided a record of the appearance of a dovecote and barn range. The dovecote is the earliest element of the recorded buildings. A later barn was constructed with a possible granary above and animal sheds below. Later additions include internal partitioning of the barn and the insertion of windows and new entrances

8. ACKNOWLEDGEMENTS

Archaeological Project Services wishes to acknowledge the assistance of Karen Mellor of McCombie Smith Architects for commissioning the fieldwork and post-excavation analysis on behalf of Mr and Mrs Cockbill. The work was coordinated by Gary Taylor who edited this report along with Tom Lane. Dave Start kindly allowed access to the library maintained by Heritage Lincolnshire.

9. PERSONNEL

Project Coordinator: Gary Taylor
Building Recording: Rachael Hall
Photographic reproduction: Sue Unsworth
Illustration: Paul Cope-Faulkner, Andy Failes
Analysis and reporting: Paul Cope-Faulkner

10. BIBLIOGRAPHY

Barnwell, PS, and Giles, C, 1997 *English Farmsteads, 1750-1914*

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McCann, J, 1991 'An Historical Enquiry into the Design and Use of Dovecotes', *Transactions of the Ancient Monuments Society* Vol. **35**

11. ABBREVIATIONS

APS Archaeological Project Services

IFA Institute of Field Archaeologists

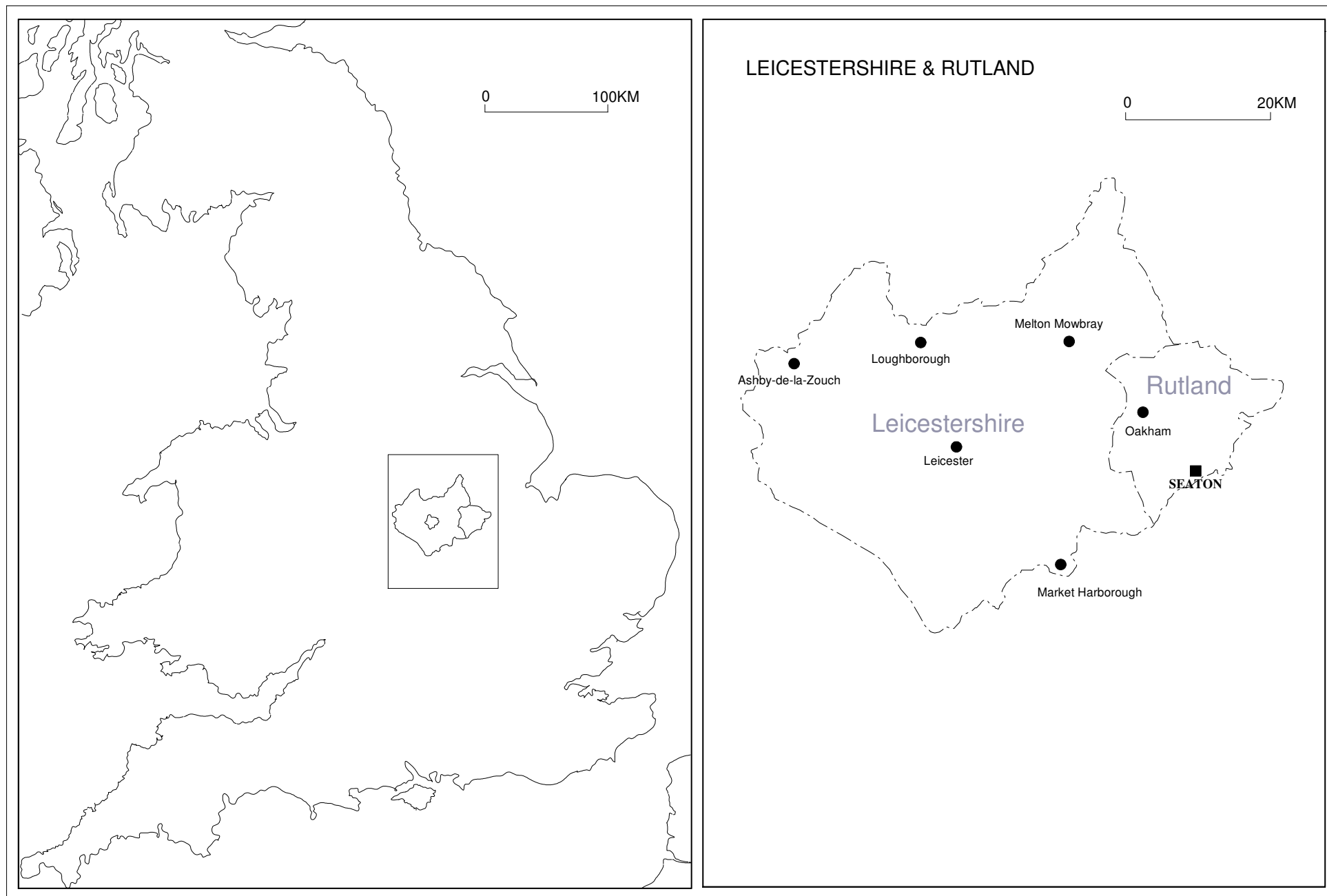
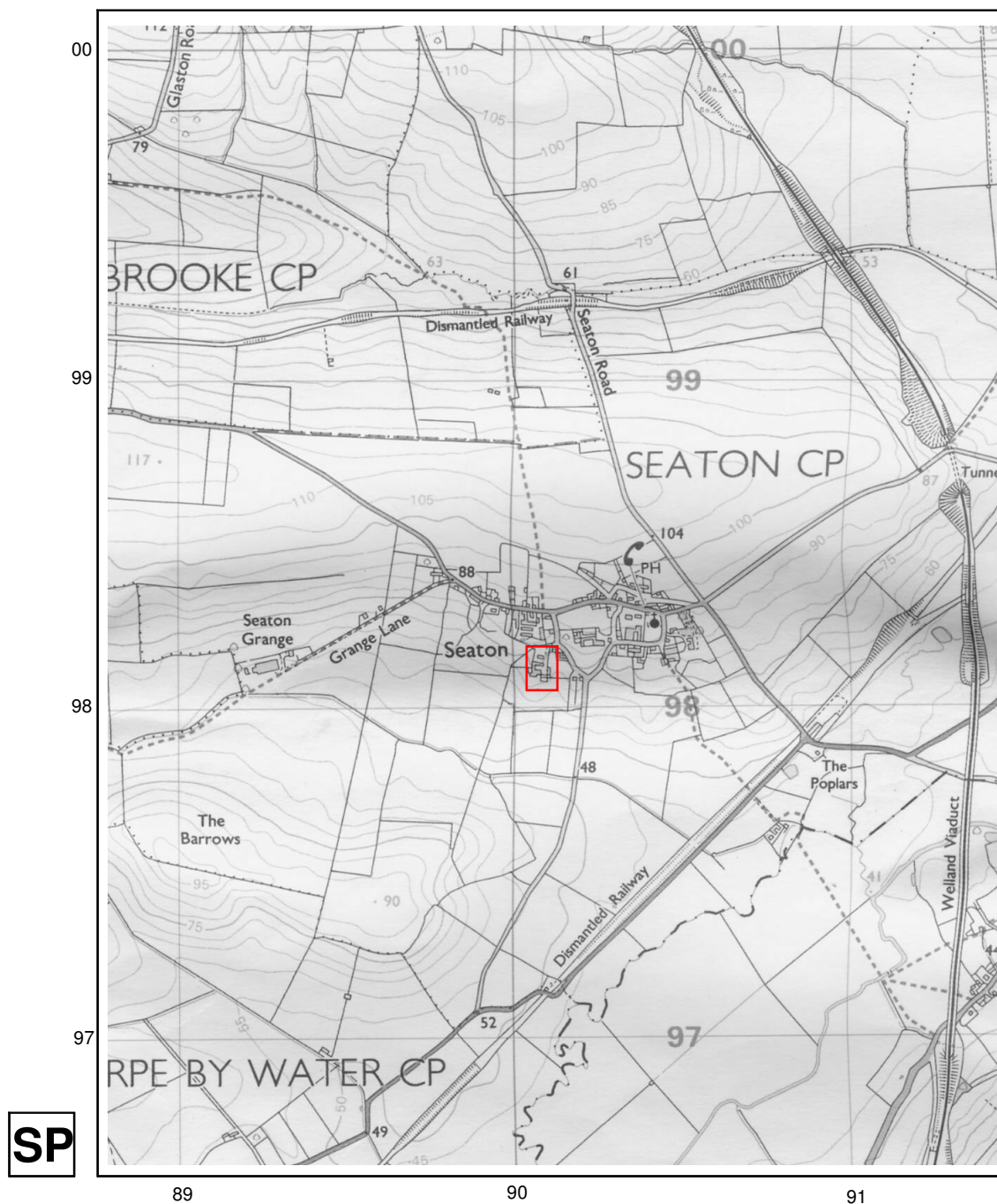



Figure 1 - General location map



 Area detailed in Figure 3

Reproduced from the Ordnance Survey 1:25,000 map with the permission of The Controller of Her Majesty's Stationary Office
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0 1km

Archaeological Project Services

Project Name: Moles Lane, Seaton SEMLO7

Scale 1:20000

Drawn by: PCF

Report No: 26/07

Figure 2 - Site location plan



Figure 3 - Plan showing location of recorded building

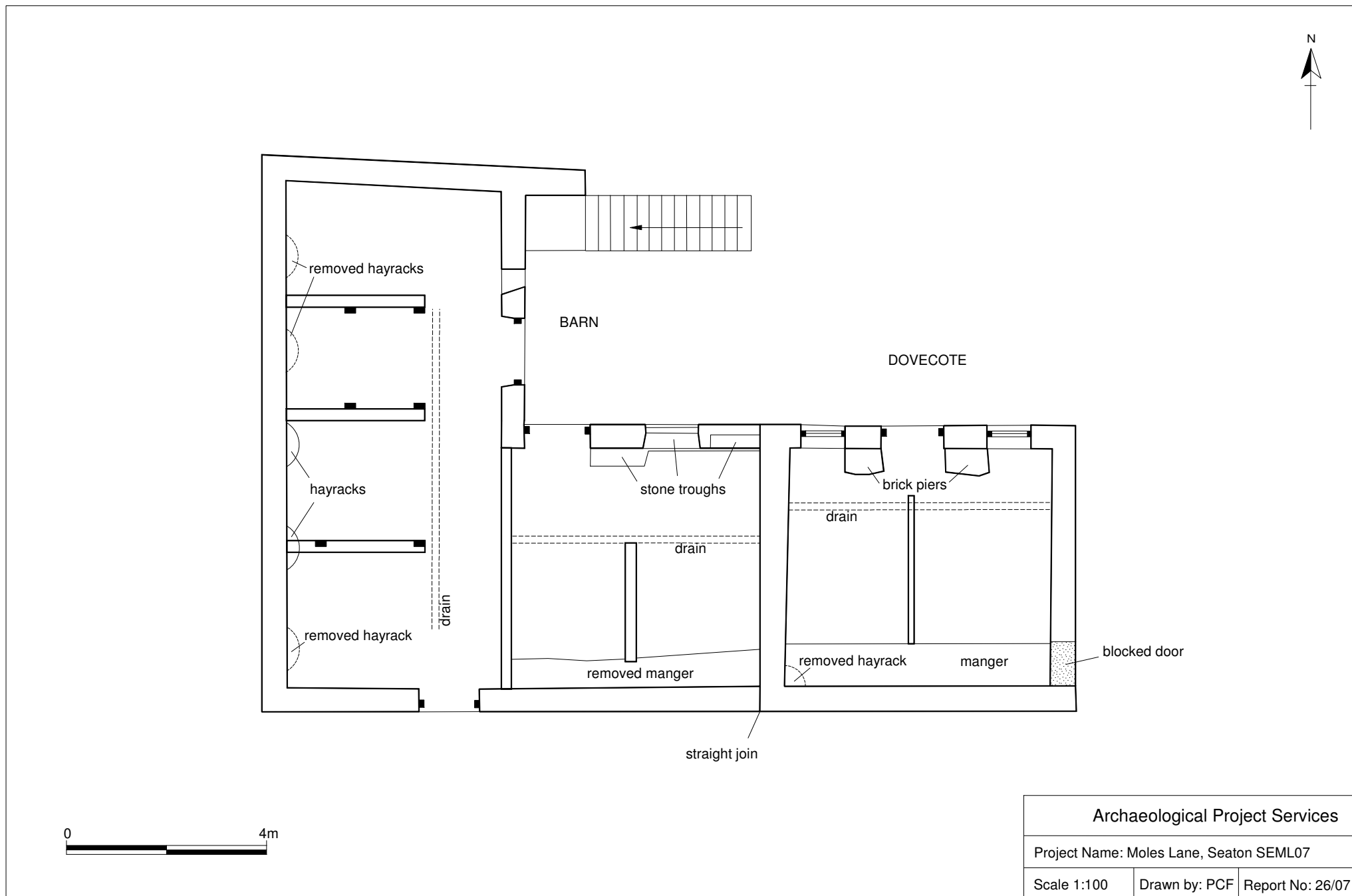


Figure 4 - Plan of the ground floor showing principal features



Plate 1 - View showing the range of recorded buildings, looking southwest



Plate 2 - North facing elevation of the dovecote showing gable arrangement and inserted doors and windows, looking south



Plate 3 - East facing elevation of the dovecote showing blocked windows and rendering, looking west



Plate 4 - View showing the blocked door in the east facing elevation, looking west



Plate 5 - South facing elevation of the dovecote, looking north



Plate 6 - Interior view of the dovecote showing brick partition and manger, looking southeast



Plate 7 - View of the north facing elevation of the barn, looking southwest



Plate 8 - East elevation of the barn with steps to first floor, looking west



Plate 10 - South elevation of the barn showing inserted doorway, looking north



Plate 10 - Interior view of the east room of the barn showing brick partition and stone feeding troughs, looking northeast



Plate 11 - View of the west room of the barn showing the brick stalls and hay racks, looking north

Appendix 1

BUILDINGS AT THE RIDINGS, MOLES LANE, SEATON, RUTLAND - SPECIFICATION FOR BUILDING RECORDING

1 SUMMARY

- 1.1 *A programme of building recording is required prior to the conversion of buildings at The Ridings, Moles Lane, Seaton, Rutland.*
- 1.2 *The buildings are of historic interest and include some listed structures.*
- 1.3 *The building recording will be undertaken prior to conversion/demolition of the structures. A photographic survey, related to architect's plans, will be undertaken.*
- 1.4 *On completion of the fieldwork a report will be prepared detailing the results of the investigation. The report will consist of a narrative supported by illustrations and photographs.*

2 INTRODUCTION

- 2.1 This document comprises a specification for historic building recording prior to conversion of buildings at The Ridings, Moles Lane, Seaton, Rutland.
- 2.2 This document contains the following parts:
 - 2.2.1 Overview.
 - 2.2.2 Stages of work and methodologies.
 - 2.2.3 List of specialists.
 - 2.2.4 Programme of works and staffing structure of the project

3 SITE LOCATION

- 3.1 Seaton lies approximately 7km to the southeast of Oakham in Rutland. Located at the southwestern edge of the village, the site is at The Ridings, 4 Moles Lane, at National Grid Reference SP 901 981.
- 3.2 The buildings are of historic interest, with some listed structures. The main farmhouse, located in the southeastern corner of the farmyard, is Grade II listed. Its earliest parts, comprising the east wing, are believed to originate from the 17th century. The remaining parts of this building date from the 19th century and include later alterations. To the west of The Ridings is a further listed building comprising a Grade II listed 19th century dovecote and stables.

4 PLANNING BACKGROUND

- 4.1 A planning application (FUL/2005/1088/NH) was submitted to Rutland County Council for the change of use of barns to ancillary residential. Permission is subject to conditions including the undertaking of building recording prior to the conversion of the buildings, specifically the L-shaped barn in the southwest, and the northern range.

5 AIMS AND OBJECTIVES

- 5.1 The aim of the work will be to provide a photographic record of the standing buildings on the site prior to their alteration/demolition.

5.2 The objectives of the photographic survey will be to:

- 5.2.1 Provide a general view or views of the exterior of the buildings.
- 5.2.2 Provide an overall appearance of principal rooms and circulation areas.
- 5.2.3 Provide detailed coverage of the exterior appearance of the buildings.
- 5.2.4 Provide a record of any external detail, either structural or decorative, which is relevant to the design, development and use of the building, and which would not have been adequately covered by general photographs of the exterior.
- 5.2.5 Establish the relationship of the building to the setting of other buildings.
- 5.2.6 Provide a record of internal detail whether structural or decorative relevant to the design, development and use of the building, which would not have been adequately covered by general photographs.

6 BUILDING RECORDING

6.1 Building Investigation will be undertaken prior to the alteration/demolition of the existing buildings. Survey of the standing buildings to approximate Level 1 of the English Heritage guidelines (2006) will be undertaken. Subject to accessibility and Health and Safety considerations, the record will include:

- 6.1.1 A photographic survey showing the buildings in context, details of the exterior, interior views of the principal rooms, circulation areas and details, with the location of photographs related to architect's plans.

7 SITE OPERATIONS

7.1 General considerations

- 7.1.1 All work will be undertaken following statutory Health and Safety requirements in operation at the time of the investigation.
- 7.1.2 The work will be undertaken according to the relevant codes of practice issued by the Institute of Field Archaeologists (IFA), under the management of a Member of the institute (MIFA). Archaeological Project Services is IFA registered organisation no. 21.
- 7.1.3 The building recording would be undertaken by staff with experience of such examinations up to RCHME Level 3 standard.
- 7.1.4 Any and all artefacts found during the investigation and thought to be 'treasure', as defined by the Treasure Act 1996, will be removed from site to a secure store and promptly reported to the appropriate coroner's office.

8 REPORTING

8.1 On completion of the fieldwork, a report detailing the results of the building recording will be prepared. This will consist of:

- 8.1.1 A summary of the survey results.
- 8.1.2 A description of the history and historical setting of the buildings.
- 8.1.3 A text describing the results of the building survey.

8.1.4 Location plans of the site and buildings.

8.1.5 Plans of the building floors, showing the direction of plate views.

8.1.6 Appropriate photographs of all elevations, general interior views and specific features.

9 REPORT DEPOSITION

9.1 Copies of the report will be sent to the client; Rutland County Council Planning Department; and to the Leicestershire County Council Archaeological Sites and Monuments Record.

10 ARCHIVE

10.1 The documentation and records generated during the investigation will be deposited with Rutland County Museum, sorted and ordered into the format acceptable to the museum. This will be undertaken on accordance with guidelines published in *UKIC Guidelines for the preparation of archives for long term storage (1990)*; and following the requirements of the documents titled *Acquisition and Disposal Policy*, prepared by Rutland County Museum.

11 PUBLICATION

11.1 Reports of the results of the investigations will be submitted to the journals *Rutland Record* and *Transactions of the Leicestershire Archaeological and Historical Society*. If appropriate, notes on the findings will be submitted to the appropriate national journals: *Medieval Archaeology* and *Post-medieval Archaeology* and *Journal of the Medieval Settlement Research Group*.

11.2 Details of the investigation will be input to the Online Access to the Index of Archaeological Investigations (OASIS).

12 CURATORIAL RESPONSIBILITY

12.1 Curatorial responsibility for the archaeological work undertaken on the site lies with the Senior Planning Archaeologist, Leicestershire County Council. They will be given written notice of the commencement of the project.

13 VARIATIONS AND CONTINGENCIES

13.1 Variations to the proposed scheme of works will only be made following written confirmation of acceptance from the archaeological curator.

13.2 In the event of the discovery of any unexpected remains of archaeological/historical importance, or of any changed circumstances, it is the responsibility of the archaeological contractor to inform the archaeological curator.

13.3 Where important archaeological/historical remains are discovered and deemed to merit further investigation additional resources may be required to provide an appropriate level of investigation, recording and analysis.

13.4 Any contingency requirement for additional fieldwork or analysis outside the scope of the proposed scheme of works will only be activated following full consultation with the archaeological curator and the client.

14 PROGRAMME OF WORKS AND STAFFING LEVELS

14.1 The building recording will be undertaken prior to the conversion.

- 14.2 An archaeological supervisor with experience of building recording will undertake the work.
- 14.3 Analysis and report production will be undertaken by the archaeological supervisor, or a post-excavation analyst as appropriate, with assistance from an illustrator.

15 INSURANCES

- 15.1 Archaeological Project Services, as part of the Heritage Trust of Lincolnshire, maintains Employers Liability Insurance of £10,000,000, together with Public and Products Liability insurances, each with indemnity of £5,000,000. Copies of insurance documentation can be supplied on request.

16 COPYRIGHT

- 16.1 Archaeological Project Services shall retain full copyright of any commissioned reports under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Specification.
- 16.2 Licence will also be given to the archaeological curators to use the documentary archive for educational, public and research purposes.
- 16.3 In the case of non-satisfactory settlement of account then copyright will remain fully and exclusively with Archaeological Project Services. In these circumstances it will be an infringement under the Copyright, Designs and Patents Act 1988 for the client to pass any report, partial report, or copy of same, to any third party. Reports submitted in good faith by Archaeological Project Services to any Planning Authority or archaeological curator will be removed from said planning Authority and/or archaeological curator. The Planning Authority and/or archaeological curator will be notified by Archaeological Project Services that the use of any such information previously supplied constitutes an infringement under the Copyright, Designs and Patents Act 1988 and may result in legal action.
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17 BIBLIOGRAPHY

English Heritage, 2006 Understanding Historic Buildings, A guide to good recording practice

Appendix 2

GLOSSARY

Bullnose brick	Brick with one, or occasionally two, rounded edges, used where a sharp edge would be inconvenient or liable to damage.
Chaff House	Room for storage of animal fodder.
Loose Box	A small room, usually almost featureless, in which a single animal (horse or cattle) could be isolated or a small number of cattle could be kept untethered. Loose boxes usually have some form of drain in the floor for the removal of liquid manure.
Parapet	Low wall or barrier at the edge of a roof, rising above the eaves.
Segmental arch	Arch with its centre below the springing-line, thereby forming a very gentle arc compared to the width of the opening it spans.
Straight join	Regular vertical junction between two sections of walling that shows one part was butted against the other.
Ventilator openings	Openings through a wall to provide ventilation. Usually formed by omitting bricks, and arranged in various patterns.

Appendix 3

THE ARCHIVE

The archive consists of:

2	Photographic record sheets
1	Annotated plan
1	Dayworks sheet

All primary records are currently kept at:

Archaeological Project Services
The Old School
Cameron Street
Heckington
Sleaford
Lincolnshire
NG34 9RW

The ultimate destination of the project archive is:

Rutland County Museum
Catmose Street
Oakham
Rutland
LE15 6HW

Accession Number: awaiting

Archaeological Project Services Site Code: SEML 07

The discussion and comments provided in this report are based on the archaeology revealed during the site investigations. Other archaeological finds and features may exist on the development site but away from the areas exposed during the course of this fieldwork. *Archaeological Project Services* cannot confirm that those areas unexposed are free from archaeology nor that any archaeology present there is of a similar character to that revealed during the current investigation.

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