

LEVEL 2 HISTORIC BUILDING SURVEY

Agricultural Buildings at Stonton Road, Church Langton, Leicestershire [Grid Reference: SP728943]

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Commissioning Client: Mr Andrew Blake

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Summary

A Level 2 Historic Building Survey was carried out by Stephen Bradwell on behalf of Mr Andrew Blake in September 2010 in advance of works to convert a range of 19th century farm buildings to a residential dwelling at Stonton Lane, Church Langton.

This group of redundant agricultural buildings appear to have been originally built in the fields as an outfarm away from the main farmstead in the early to mid 19th century. The group comprises of a mixed range of single and two storey buildings providing cattle shelters, loose boxes and an implement and personnel shed, built in a U-plan to provide an enclosed foldyard.

The buildings are constructed of brick with a mix of slate and corrugated asbestos roof coverings and there are a number of surviving fittings that relate to their original agricultural use.

The archive will be deposited with the Leicestershire Museums, Arts and Records Service under accession no. X.A166.2010.

1. Introduction and Scope of the Survey

- 1.1 This survey has been prepared by Stephen Bradwell on behalf of Mr Andrew Blake, the owner of the property, to comply with condition no. 16 attached to the grant of planning permission issued by Harborough District Council relating to the conversion of these redundant agricultural buildings to a dwellinghouse (ref. 09/01240/FUL).
- 1.2 The site visit and photographic survey was carried out by Stephen Bradwell on 9 September 2010 using a 35mm SLR camera, with HP5 Ilford monochrome film, and a digital camera. The digital images were taken as RAW image files and subsequently converted to TIFFs for submission to the archive. The weather at the time was bright and sunny.
- 1.3 The objective of the survey was to produce an archive and report to allow future interpretation of the buildings within the context for which they were designed and subsequently evolved.
- 1.4 The survey comprises three parts:
 - a written record: providing factual information and a summary of the buildings type, purpose and possible dates;
 - a photographic record: providing 35mm black and white prints and colour digital images of the main features of the buildings and their immediate surroundings;
 - a drawn record: providing site location plans and plans indicating the position and orientation of the photographs and copies of the site survey drawings submitted with the planning application.

2. Statutory Designations

- 2.1 The buildings that are the subject of this report are not listed and they are not situated within any conservation area.

3. Previous Archaeological and Survey Work

- 3.1 No known archaeological work has previously been carried out and there are no records on the Leicestershire & Rutland Historic Environment Record (HER).

4. General Setting & Location

- 4.1 These redundant farm buildings stand within undulating open countryside on the western slopes of the River Welland valley [Plate 1] about 1.5 km (1 miles) to the north of Church Langton on the east side of Stonton Road close to its junction with Cranoe Road [NGR SP728943] (see Figure 1).
- 4.2 The site comprises a range of redundant agricultural buildings, U-shaped in plan, which along with a brick wall along the southern edge of the site, provide an enclosed and sheltered foldyard that lies at the centre of these buildings. The buildings include a single storey, open fronted cattle shelter along the eastern side of the range [Plates 3 & 8], which is attached to the rear of a two-storey implement and personnel shed that extends into a single storey range of loose boxes that form the northern side of the foldyard [Plates 2, 5 & 6].
- 4.3 To the west of this group is a further brick-built cattle shelter, that does not form part of the planning proposals, and this, along with the brick wall along the southern side of the site, completes the enclosure of the foldyard [Plates 2 & 4].
- 4.4 To the north of this group of traditional farm buildings is a large, modern Dutch barn [Plate 1].

5. Historical Development

- 5.1 There is no evidence of these farm buildings on the early Ordnance Survey (OS) drawing from c.1814 (Map 1). However this small complex of farm buildings, with their distinct U-shaped plan, had been established by the time of the 1886 OS map (Map 2).
- 5.2 Whilst there is no precise dating evidence for these buildings Brunskill (pp 70) notes that foldyards were not confined to the main farmstead and that during the mid-19th century they were added to the fields to make outfarms. These existing buildings would appear to be an example of that type of satellite outfarm, thereby providing reasonable dating evidence to the mid-19th century.
- 5.3 This farm complex appears to survive throughout the 20th century with little apparent alteration (Maps 3 - 5).

6. Summary of the Buildings' Plan Form, Materials and Function

Functional Arrangements

- 6.1 The layout of these building around three sides of the foldyard appears to have been carefully planned to provide an enclosed and sheltered foldyard. Brunskill (pp 70) notes that foldyards typically faced south to benefit from the sun and were protected from the coldest winds by a barn built along the northern side. In the case of this complex the northern side of the foldyard is defined by the longest range of farm buildings and the southern side is contained by a 1.7m high brick wall, with bull-nose copings, that provides an open aspect to the south [Plate 4].
- 6.2 The use of these buildings appears to fall into three distinct groups. The northern range comprises of a two storey personnel and implement shed with a separate first floor loft. Attached to this building is a pair of single storey loose boxes [Plates 2, 5 & 6] and along the eastern side of the range is a cattle shelter with an open front onto the foldyard [Plate 3].

6.3 There is also a separate cattle shelter with its brick rear wall onto the foldyard along the western side of this complex [Plate 4].

6.4 The buildings are built in the local agricultural tradition and style, having no known architects or builders.

Description of the Buildings

The Northern Range

Arrangement

6.5 The northern side of the complex is defined by a range of single storey and two storey units, rectangular in plan and built along on an east-west axis [Plates 2, 5 & 6]. The existing fabric suggests that there were possibly 3 development phases. The original building is likely to have comprised of the ground floor of the implement shed and the adjoining loose box, given the similarity of their building materials and design.

6.6 Subsequently a second loose box appears to have been added to the western end of this range. This is clearly differentiated by its narrower width and the concrete lintel over the door as opposed to the brick segmental arch seen over the doors in the rest of this range [Plates 6 & 11]. There is also further evidence of an extension of the original range in the north-facing elevation. Whilst this elevation gives the appearance of being built as a single wall there is a noticeable break in the bonding pattern towards the western end of this range where the extension has been tied into the rest of the building. This is now highlighted by a vertical line of concrete pointing [Plate 7].

6.7 The loft over the implement shed is also a later addition, there is a noticeable horizontal break between the red brick of the ground floor and a more orange brick of the upper floor in the north facing elevation and eastern gable [Plates 5 & 8]. This also appears to be a softer brick given the greater degree of spalling in the upper storey brickwork compared to the ground floor.

6.8 There are no internal stairs in this part of the building, or any evidence of stairs, indicating that the only access to the loft was by the external doorway in the end gable [Plates 8 & 9].

Materials

6.9 This range of buildings are constructed of brick, laid in a Flemish Garden Wall bond (three stretchers between each pair of headers). The roof of the two-storey element is covered with slates [Plates 5 & 6] supported by timber rafters and purlins on a king post truss [Plate 10] while the roof of the single storey bays is covered with corrugated sheeting [Plates 5 & 6] supported by timber rafters and purlins.

6.10 Internally the ground floor of the implement shed is constructed of blue engineering bricks with timber boarding to the first floor loft [Plate 12]. The floors within the single storey cattle boxes are constructed of red brick and the middle bay has a noticeable channel running towards the rear wall into the foldyard [Plates 13 & 15].

Architectural Details

6.11 The principal surviving architectural details within the two-storey range are the wide, double width doors in the front (north facing) elevation with a three light horizontal sliding sash

window above to the first floor loft [Plate 5]; in the eastern elevation there is also a doorway to the first floor and although the door has been removed the remains of a projecting timber landing survives [Plates 8 & 9].

- 6.12 Access from the rear elevation is by means of a single width, 50-50 split door with a brick segmental arch over [Plates 6 & 11]. Internally there is a brick-built fireplace and chimney (indicating that this was used by farm labourers) set within the north-west corner of the ground floor room [Plate 12].
- 6.13 The two loose boxes have similar single width 50-50 split doors set within a rebate in the rear wall [Plate 11], the middle door has a brick segmental arch while the end door has a concrete lintel.
- 6.14 Internally these loose boxes have retained their original brick-built feeding troughs against the rear (north-facing) wall and the timber hay racks also survive [Plates 13, 14 & 15]. Peters (pp 66) notes that the provision of hay racks was normal before 1840 but thereafter omitted, supporting the dating evidence for these buildings to no later than the mid-19th century.
- 6.15 Peters (pp 71) also notes that loose boxes were designed to accommodate two animals and that they were free to move about, there was no means of tying the cattle in the loose boxes. Whilst these boxes fit the design proposed by Peters, in that they are only wide enough to accommodate two animals, they are however fitted with tethering rings that are fixed to the front wall of the feeding troughs [Plates 13 & 15].
- 6.16 Whilst there are no windows to the loose boxes they appear to have been ventilated through the ridge although there is a single metal ventilator grill set within the rear elevation of the middle unit [Plates 11 & 16].

Eastern Range Arrangement

- 6.17 Attached to the rear of the northern range is a single storey cattle shelter, rectangular in plan on a north-south axis with a blank brick wall to the rear (east facing) elevation [Plate 8] and a three bay open front to the foldyard [Plate 3].

Materials

- 6.18 The animal shelter is constructed of brick, laid in a Flemish Garden Wall bond however the original brick piers in the front elevation have been replaced by blockwork [Plate 3].
- 6.19 The roof is covered with slates [Plates 3 & 8] supported by timber rafters and purlins that span between the end gable walls with two king post trusses [Plate 17].

Architectural Detail

- 6.20 The principal surviving architectural details include the brick-built feeding troughs against the rear (east) wall, now strengthened by metal framing and divided by rudimentary wooden struts. There is also a series of tethering rings fixed to the front wall of the feeding trough and attached to a bar fixed into the end gable walls [Plates 17 & 18].

7. Archive Deposition

- 7.1 A copy of this survey has been deposited with the local planning authority, the SPA and English Heritage National Monuments Record in Swindon.
- 7.2. The photographic and digital archive along with a copy of this report and plans have been deposited with the Leicestershire Museums Service (Accession Number: X.A166.2010). The deposited archive consists of:
1. Copy of the submitted report;
 2. Copy of the project design brief;
 3. Set of black & white prints with negatives and a contact sheet;
 4. CD-rom with colour digital images in TIFF format and a contact sheet;
 5. Photographic Index Sheet and Register.
- 7.3 In addition, a summary of the project has also been submitted to the ‘Transactions of the Leicestershire Archaeological and Historical Society’ and a record of the project made on the OASIS scheme.

8. References

- Brunskill, R. W. (2007) Traditional Farm Buildings of Britain and their Conservation, Yale University Press;
- Peters, J. E. C. (1981) Discovering Traditional Farm Buildings, Shire Publications Ltd.

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22 September 2010

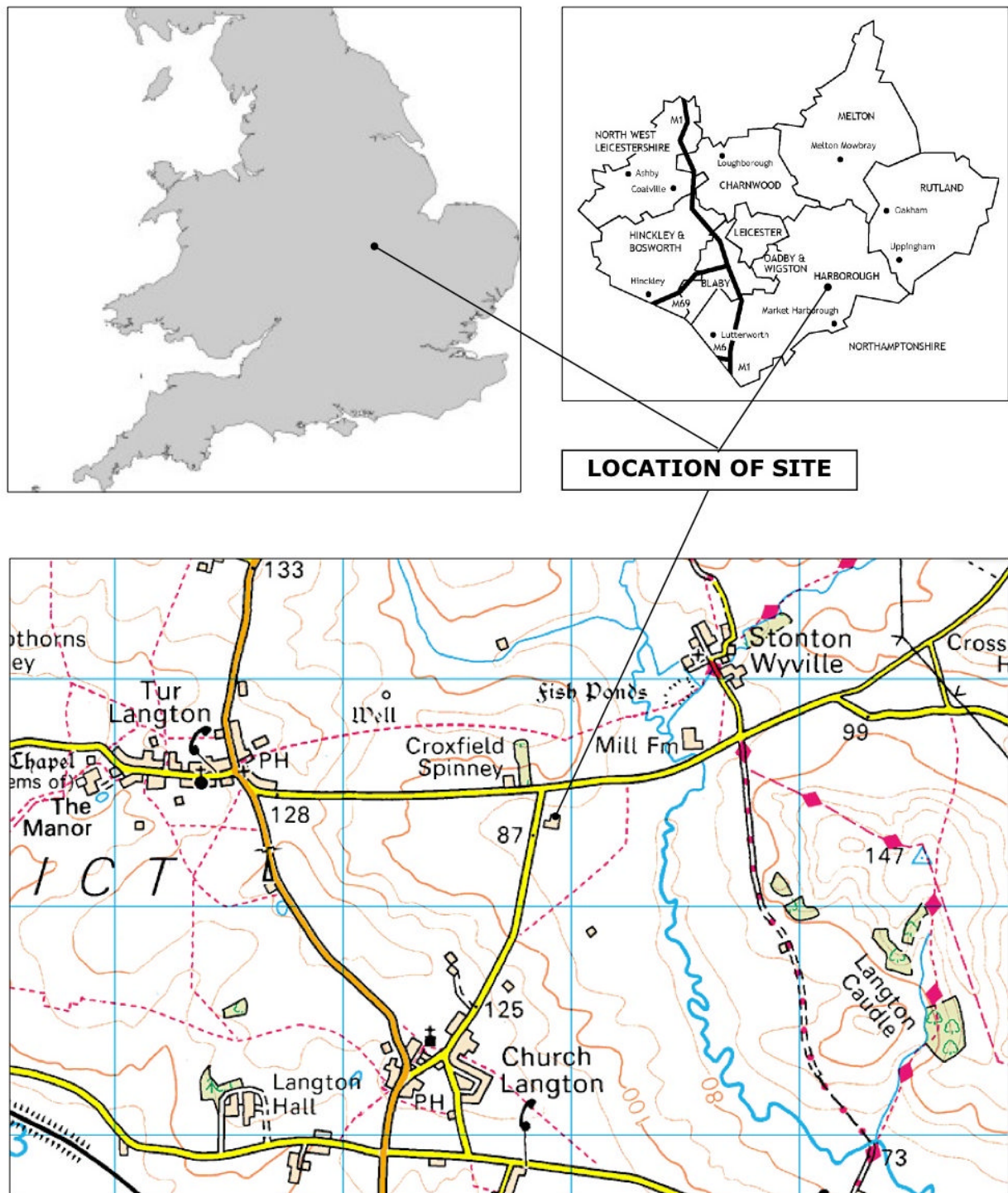


Figure 1: General Location Plan
Stonton Lane, Church Langton

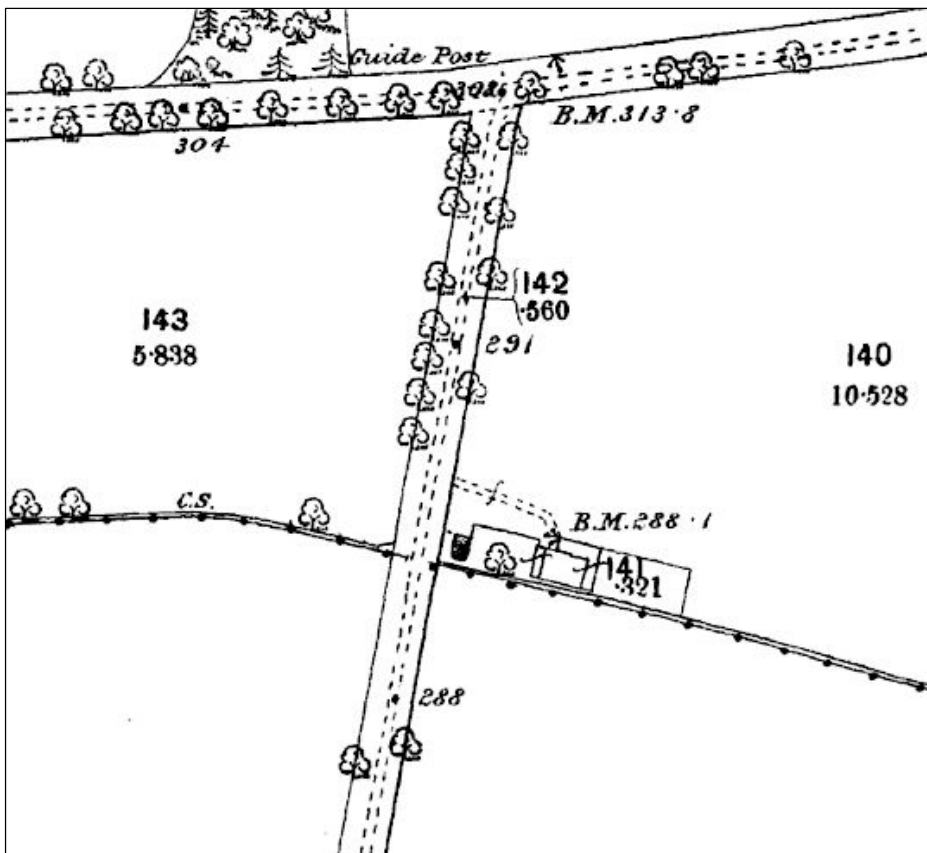
Ordnance Survey
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Appendix 1: Map Regression Series

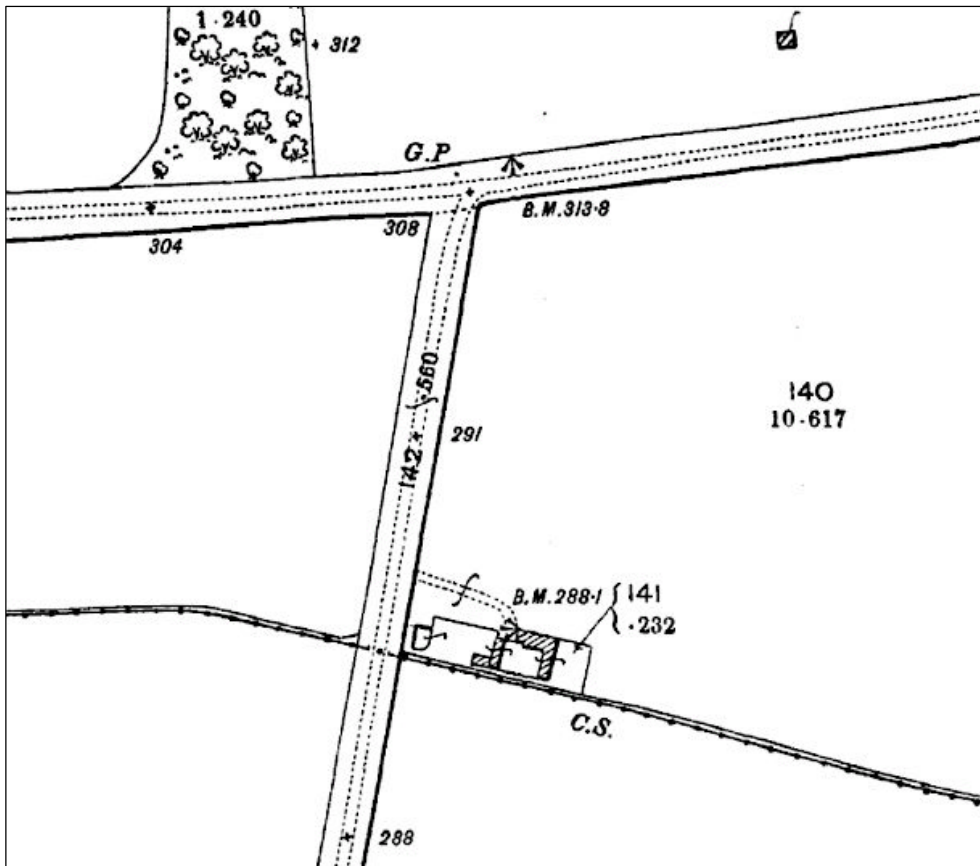


Map 1: Extract from 1814 Ordnance Survey Drawings: Burton Overy
(Original map scale ratio: 2" : 1 Mile)

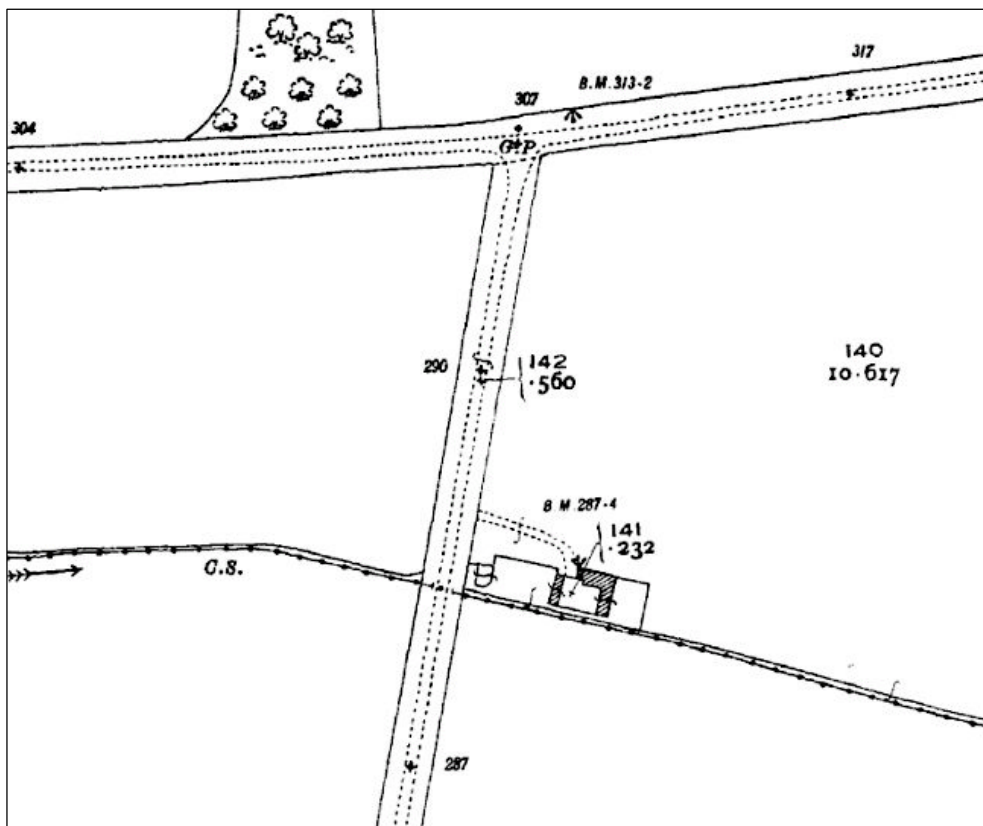
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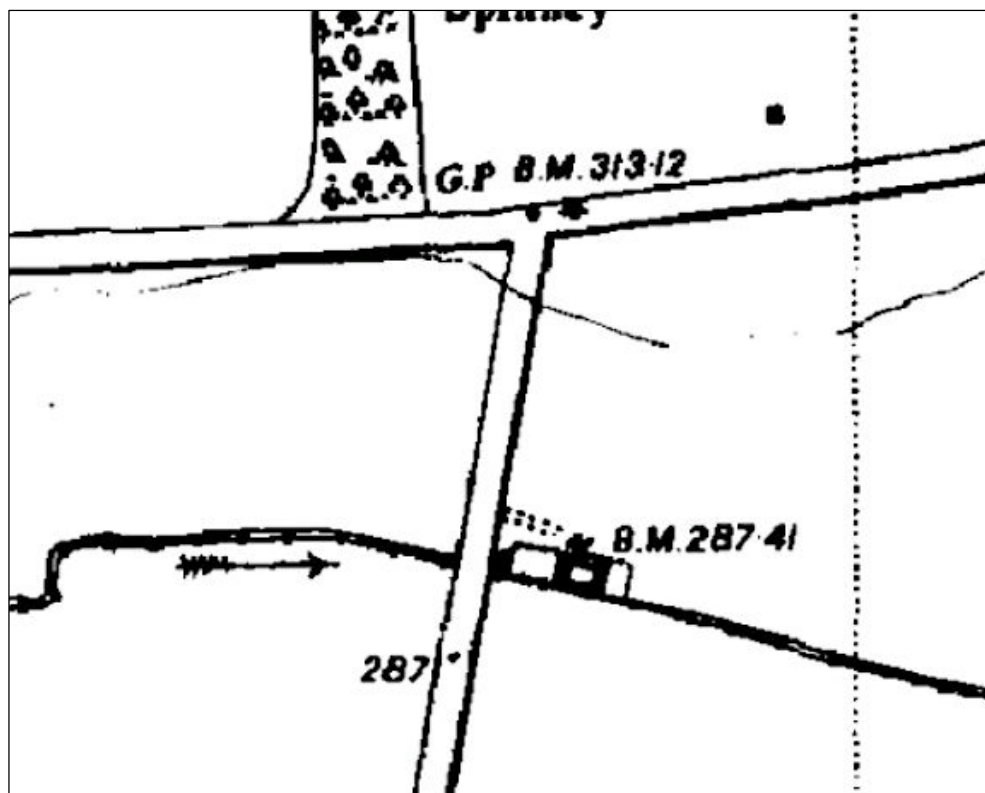
Map 2: Extract from Ordnance Survey Map 1886 Edition



Map 3: Extract from Ordnance Survey 1904 Edition



Map 4: Extract from Ordnance Survey 1929 Edition



Map 5: Extract from Ordnance Survey 1953 Edition

Appendix 2: Selection of Plates

Plate 1:

View looking south-east across the Welland valley showing the farm buildings within the wider landscape



Plate 2:

View looking south-east towards the front elevation of the single and two storey range with the detached cattle shelter alongside (right)



Plate 3:

View looking east across the foldyard towards the open fronted cattle shelter along the eastern side of the range



Plate 4:

View looking west across the foldyard towards the rear wall of the detached cattle shelter with the boundary wall along the southern side of the foldyard



Plate 5:

View looking south to the front elevation of the northern range of buildings showing the distinct horizontal break in the brickwork above the double door



Plate 6:

View looking north-east to the rear elevation of the northern range of buildings showing the arrangement of doors and the narrow metal ventilator window



Plate 7:

View of the vertical pointing indicating the joint between the two phases of development of the northern range of buildings



Plate 8:

View looking west of the rear wall of the cattle shelter and gable of the northern range with the first floor loft doorway



Plate 9:

Detailed view of the gable of the northern range with the first floor loft doorway and timber landing



Plate 10:

View looking into the loft showing the king post roof truss



Plate 11:

View looking north towards the rear elevation of the northern range showing the recessed doors to the loose boxes and different lintels over the doors



Plate 12:

Internal view of the fire place in the implement shed



Plate 13:

Internal view of the middle loose box showing the brick-built feeding trough with tethering rings fixed to the front wall of the trough and the timber hay racks and central drainage channel within the floor



Plate 14:

Detailed view of the timber hay racks



Plate 15:

Internal view of the western loose box showing the brick built feeding trough with the tethering rings fixed to the front wall of the trough and the timber hay rack



Plate 16:

Detail view of the metal ventilator grill in the loose box



Plate 17:

Internal view looking south across the cattle shelter showing the king-post roof trusses and the brick-built feeding troughs fixed to the rear wall



Plate 18:

Detailed view of the tethering rings fixed to the front of the feeding trough and attached to a metal bar fixed to the gable wall

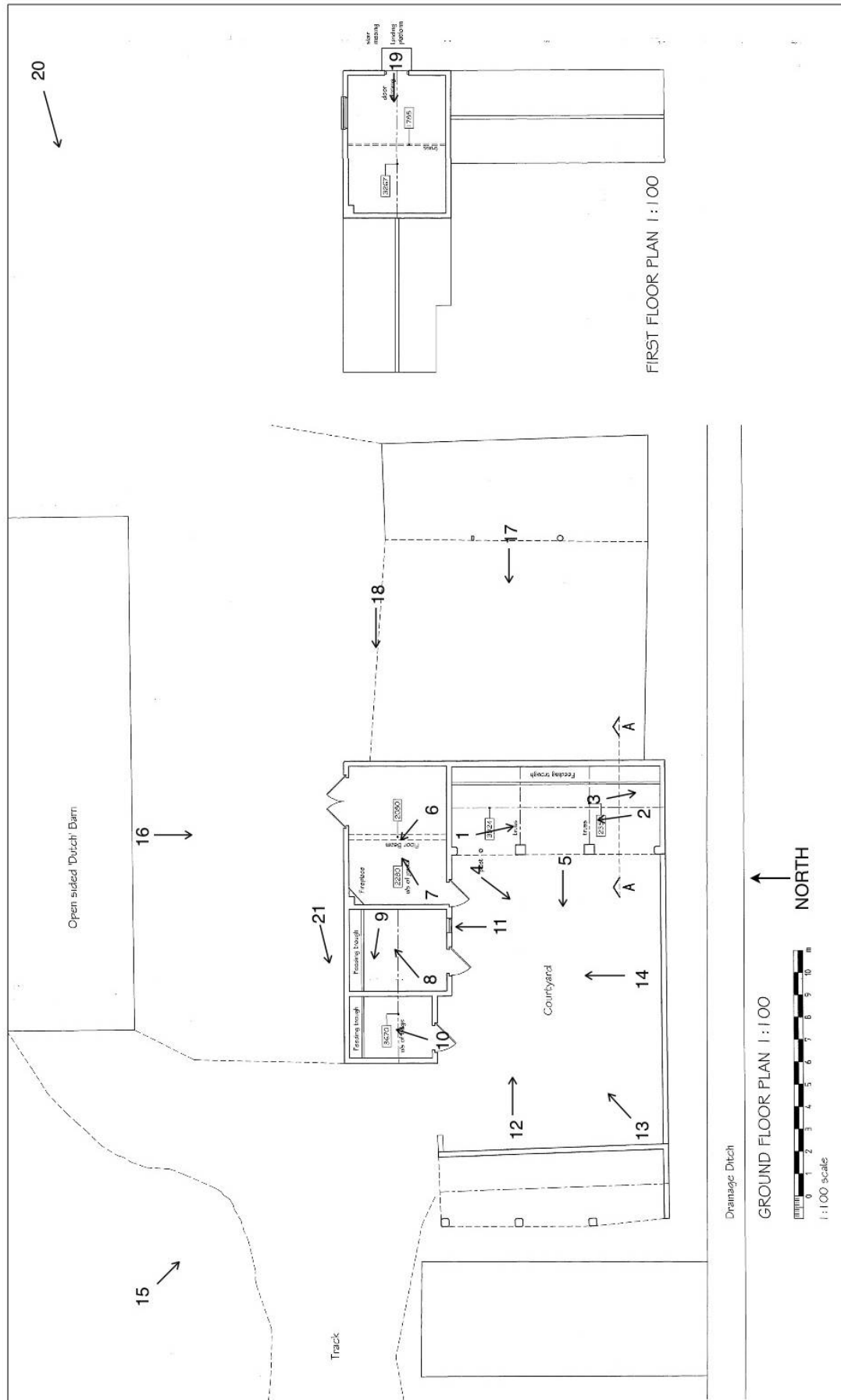


Appendix 3: Photograph Register & Survey Plans

The following contains the photograph index, contact sheet of digital images and plans showing location and direction of images.

Digital Image No.	Plate No.	Description	Direction of Shot
01	17	Internal view looking south across the cattle shelter showing the king-post roof trusses and the brick-built feeding troughs fixed to the rear wall	SSE
02	X	Internal view looking north across the cattle shelter showing the king-post roof trusses and the brick-built feeding troughs fixed to the rear wall	NNW
03	18	Detailed view of the tethering rings fixed to the front of the feeding trough and attached to a metal bar fixed to the gable wall	SSE
04	X	View looking south across the foldyard towards the rear boundary wall	S
05	4	View looking west across the foldyard towards the rear wall of the detached cattle shelter with the boundary wall along the southern side of the foldyard	W
06	12	Internal view of the fire place in the implement shed	NW
07	X	Internal view of the double door within the implement shed	NE
08	13	Internal view of the middle loose box showing the brick-built feeding trough with tethering rings fixed to the front wall of the trough and the timber hay racks and central drainage channel within the floor	NE
09	14	Detailed view of the timber hay racks	NNW
10	15	Internal view of the western loose box showing the brick built feeding trough with the tethering rings fixed to the front wall of the trough and the timber hay rack	N
11	16	Detail view of the metal ventilator grill in the loose box	N

Digital Image No.	Plate No.	Description	Direction of Shot
12	3	View looking east across the foldyard towards the open fronted cattle shelter along the eastern side of the range	E
13	6	View looking north-east to the rear elevation of the northern range of buildings showing the arrangement of doors and the narrow metal ventilator window	NE
14	11	View looking north towards the rear elevation of the northern range showing the recessed doors to the loose boxes and different lintels over the doors	N
15	2	View looking south-east towards the front elevation of the single and two storey range with the detached cattle shelter alongside (right)	SE
16	5	View looking south to the front elevation of the northern range of buildings showing the distinct horizontal break in the brickwork above the double door	S
17	8	View looking west of the rear wall of the cattle shelter and gable of the northern range with the first floor loft doorway	W
18	9	Detailed view of the gable of the northern range with the first floor loft doorway and timber landing	W
19	10	View looking into the loft showing the king post roof truss	W
20	X	View looking south-west showing the farm buildings within the wider landscape	SW
21	11	View of the vertical pointing indicating the joint between the two phases of development of the northern range of building	SW
22	1	View looking south-east across the Welland valley showing the farm buildings within the wider landscape	SE



Appendix 4: Architect's Existing Survey Drawings

