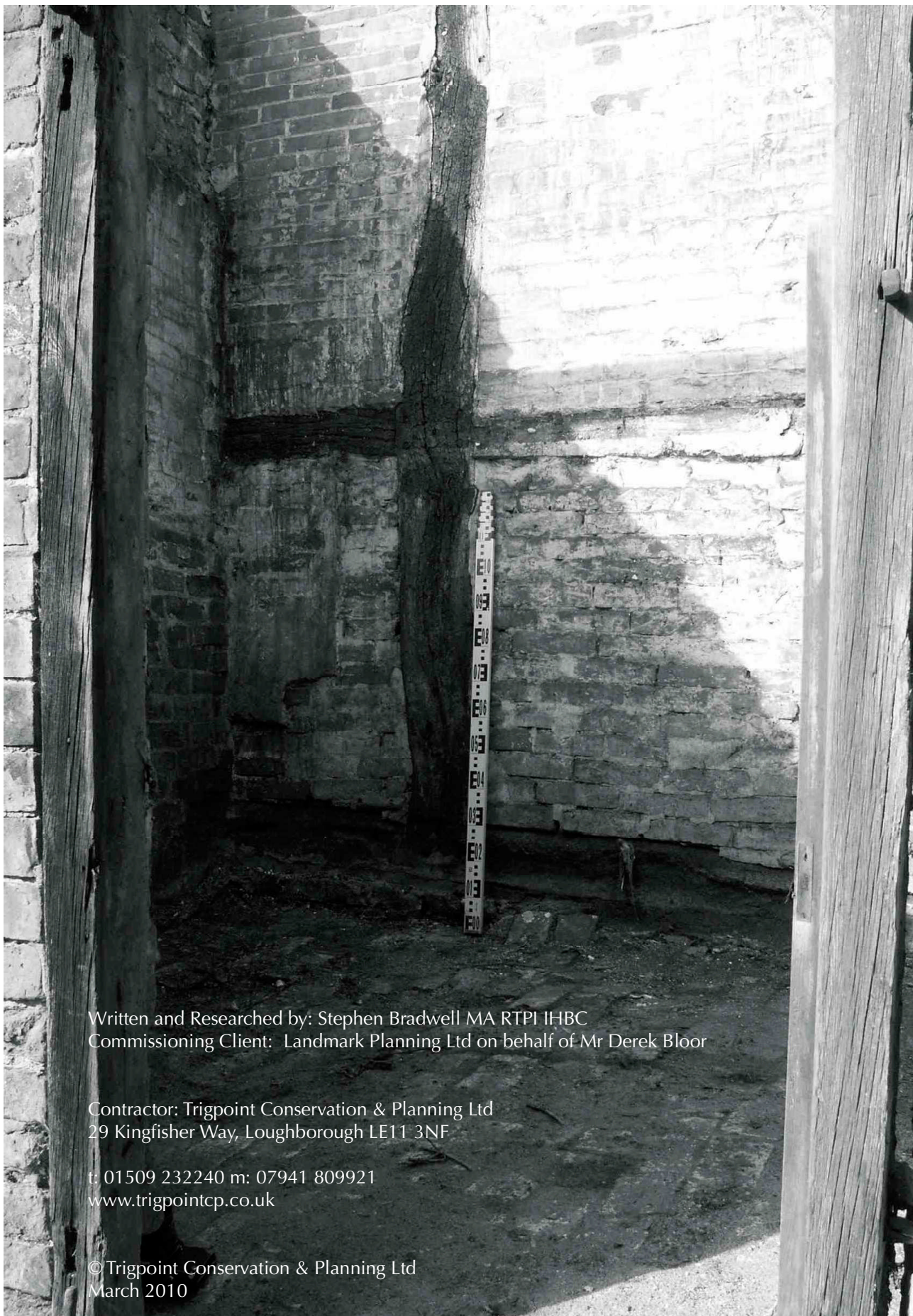


HOME FARM, HALL LANE,
OSBASTON

GRID REFERENCE: SK 42510436

HISTORIC BUILDINGS
APPRAISAL
(LEVEL 2 SURVEY)

TRIGPOINT CONSERVATION & PLANNING LTD.
REPORT DATE: MARCH 2010
ACCESSION No. X.A37.2010



Written and Researched by: Stephen Bradwell MA RTPI IHBC
Commissioning Client: Landmark Planning Ltd on behalf of Mr Derek Bloor

Contractor: Trigpoint Conservation & Planning Ltd
29 Kingfisher Way, Loughborough LE11 3NF

t: 01509 232240 m: 07941 809921
www.trigpointcp.co.uk

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March 2010

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Acronyms

ROLLR: Records Office for Leicestershire, Leicester & Rutland

Summary

A Level 2 Survey was carried out by Trigpoint Conservation & Planning on behalf of Mr Derek Bloor in March 2010 in advance of works to convert the existing threshing barn to a dwelling, and for the demolition of one of the outbuildings at Home Farm, Hall Lane, Osbaston. The existing group comprises of a farmhouse with a range of 19th century farm buildings set around a narrow rectangular farmyard. The buildings are constructed of brick with plain clay tile roof coverings and there are some remnants of earlier timber framed buildings trapped in the gable walls of the barn.

The archive will be deposited with the Leicestershire Museums, Arts and Records Service.

1. Introduction and Scope of the Survey

- 1.1 This record has been prepared by Trigpoint Conservation & Planning Ltd on behalf of Mr Derek Bloor, the site's owner.
- 1.2 A site and photographic survey was carried out by Stephen Bradwell on 9 March 2010, the weather was bright and sunny. The photographic survey was carried out 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 and transferred to a CD-rom for deposition in the archive.
- 1.3 This survey has been undertaken to comply with conditions attached to the approvals of conservation area consent (ref. 09/00914/CON) and planning permission (ref: 09/00934/FUL) for conversion of the barn to a dwelling, along with extensions and alterations to the existing dwelling and other outbuildings, and for the demolition of an existing outbuilding and the Dutch barn. These conditions were imposed following recommendations by Leicestershire County Council's Assistant Planning Archaeologist (APA).
- 1.4 The Project Design submitted to the APA proposed a Level 2 Survey, which is defined by English Heritage as essentially a descriptive investigation, with only limited interpretation of the phasing and use of the building (*Understanding Historic Buildings. A Guide to Good Recording Practice, 2006*).
- 1.5 The objectives of the survey are:
 - to create a written account of the buildings' plan, form, function, age and development sequence;
 - to create a photographic record of the internal and external features of the buildings and their general setting;
 - to produce an archive and report to allow future interpretation of the buildings within the context for which they were designed and subsequently evolved.
- 1.6 The survey comprises three parts:
 - a written record: a descriptive record of the building;
 - a photographic record: 35mm black and white prints and colour digital images of the main features of the buildings and their immediate surroundings;
 - a drawn record: comprising the site and survey drawings submitted with the planning and conservation area consent applications.

2. Statutory Designations

2.1 Whilst the existing buildings are not listed they are situated within the Osbaston Conservation Area although no known archaeological work has previously been carried out on the buildings.

3. General Setting & Location

3.1 Osbaston stands within gently rolling countryside about 2.5km (1½ miles) north-east of Market Bosworth [Figure 1]. Home Farm, the principal farm house, stands at the corner of Hall lane and Osbaston Lane and the complex of farm buildings that are the subject of this survey stand immediately to the side and rear of the house (NGR SK 4571 3123).

3.2 The farm yard is accessed from Hall Lane and the existing site comprises of a range of farm buildings, with a two-storey former threshing barn standing adjacent to a range of single storey farm buildings that are clustered in a roughly L-shape plan at the rear of the house with a further more isolated single storey building located in the north west corner of the farmyard.

3.3 The site is relatively flat although the land falls away to the north into the valley of a small stream.

4. Historical Development

4.1 The existing range of buildings appear to have undergone significant change over time and evidence of these changes can be found both in the surviving physical fabric and historic maps.

4.2 Early Ordnance Survey (OS) drawings from c.1814 [Map 1] show a small complex of farm buildings, L-shaped in plan, fronting the two adjacent lanes. These buildings appear to correspond to the existing farmhouse that fronts Hall Lane and the single storey range that is attached to the rear (north-east corner) of the farmhouse that presents its rear elevation to Osbaston Lane [Plates 1 & 2].

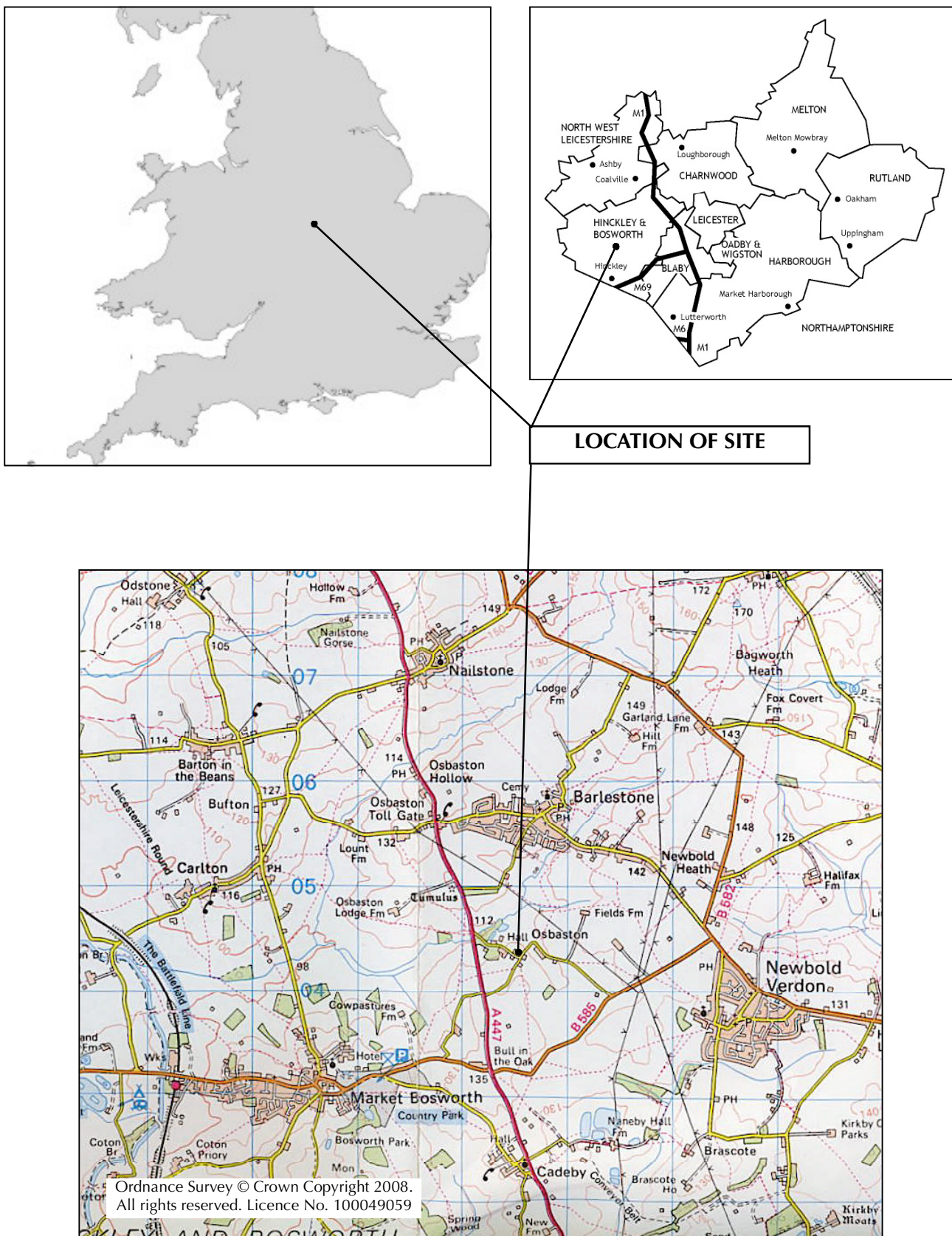
4.3 These drawings also appear to show a further detached building standing to the west and rear of the farmhouse. Over time this building appears to have been incorporated into the later developments at the farmyard and it survived until as late as 1958 to be demolished sometime after that date (see para. 4.8).

4.4 The range of farm buildings shown on the 1835 OS map [Map 2] is less clear but the 1852 Tithe Map [Map 3] adds much more detail and shows clearly the development of a linear range of farm buildings in quite a restricted space over the first half of the 19th century. This map shows the farmhouse at the front of the site with the single storey range extending from its rear elevation, which by this time had been extended with an additional range returning along the northern boundary of the site.

4.5 The Tithe Map also shows the addition of the threshing barn that stands to the rear of the farmhouse and attached to it at an angle appears to be the earlier detached building shown on the 1815 OS map. A further range has also been built off the western gable of this detached building extending towards Hall Lane.

4.6 The explanatory tables attached to the Tithe Map indicate that at that time the site of Home Farm was owned by Thomas Cope, the principal landowner and lord of the manor, and was

Figure 1: General Location Plan



occupied by William Hook. The individual parcels shown on the map are recorded as being a stockyard and barn (no. 142), house, outbuildings, yards, etc. (no. 143) and on the opposite side of the lane were a range of barns, hovel & foldyard (no. 144) that were also part of the Home Farm complex.

- 4.7 This mid-19th century complex of farm buildings is repeated on the 1903 OS second edition, although it shows the farmyard in more detail and it is evident that there was a physical break between the early detached building and the extended range to Hall Lane. This farmyard layout appears to have survived until at least 1958 [Map 5] with the only apparent change being the construction of the steel framed Dutch barn that still stands to the rear of the historic farmyard complex.
- 4.8 Whilst it is difficult to accurately trace the overall development sequence from the maps and surviving structural evidence, the early map evidence implies that there was an initial group of farm buildings on the site at the start of the 19th century and the structural evidence would suggest that the single storey range attached to the rear of the farmhouse was one of these original buildings and is the only surviving farm building from that time. A detached range of single storey buildings shown on the earliest maps appears to have been demolished in the later half of the 20th century although the remains of a timber frame structure trapped in the west-facing gable wall of the barn gives some indication of the building's structure, materials and overall form. However a second surviving timber frame structure trapped in the opposite gable of the barn has no obvious explanation.
- 4.9 The considerable expansion of the farmyard in the first half of the 19th century, between the publication of the 1814 OS map and the 1852 Tithe Map, appears to be associated with the purchase of Osbaston Hall and its lands by Thomas Cope in 1827. In describing Osbaston in 1846 White's Directory notes that Cope '*owns nearly the whole and is lord of the manor*'. This mid-19th century farmyard then appears to have survived intact until at least 1958 after which the single storey range shown on the early 19th century maps was removed.

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

Functional Arrangements

- 5.1 Whilst there are few surviving architectural or functional details that would confirm the functional use of these agricultural buildings, the extant farm buildings appear to fall into two distinct groups: a threshing barn at the centre of the farmyard with a number of stock sheds and a cart shed built alongside. The buildings are built in the local agricultural tradition and style, having no known architects or builders.

Description of the Buildings

The Barn (Figure 2)

Arrangement

- 5.2 Along the northern side of the farmyard is a four bay double height threshing barn, rectangular in plan, with a mono-pitched lean-to attached to its eastern gable [Plates 3, 5 & 7]. The off-centre double height threshing doors lead to the main threshing floor which has a single storage bay on its east (right) side and two storage bays on its west (left) side and internally the individual bays appear to have been partially sub-divided by brick buttress walls [Plate 11]. While the threshing bay and the bay immediately to its left (west) are open to the roof, the two end bays are split by a first floor and loft space.

Materials

- 5.3 The barn is constructed of brick, laid in a Flemish Garden Wall bond (three stretchers between each pair of headers) with a brick dentil course at the eaves [Plate 5]. The modern roofing materials indicate that it has recently been renewed but it is covered with reclaimed tiles and there is one surviving king post truss within the middle bay [Plate 11]. The floors within the barn are brick-paved.

Architectural Detail

- 5.4 The double height opening in the front elevation of the barn retains its timber doors [Plate 4] but the similar opening on the rear elevation has now been infilled in brick. At the eastern end of the front elevation a single width door with a segmental brick arch provides access to the front section of the lean-to extension and a door in the side wall provides access to the rear section [Plates 7 & 8].
- 5.5 At the western end of the front elevation is a double width, single height opening that appears to be a later opening as indicated by the structural I-beam lintel over the door and the use of common bricks to infill the internal space between the opposing buttresses below the height of the loft floor [Plate 5].
- 5.6 There is also some faint evidence of infilled ventilation slits on the front elevation, most noticeably to the left of the single height door, and two windows, one to the ground floor and a further window at the first floor onto the internal mezzanine floor. Neither of which appear to be original and the brick infill panel below the first floor window would suggest that this was originally a loft access door [Plate 5].
- 5.7 Of particular architectural and historic interest are the remains of timber framing now trapped in each gable end of the barn. [Plates 5 - 10 & 12]. The surviving frames do not span the whole width of the barn or reach the height of the existing gables suggesting that these are the remnants of earlier buildings and whilst there is map evidence for a building attached to the west end of the barn there is no evidence for a building attached to its east end.

*Cattle Shed/Milking Parlour (Figure 2)**Arrangement*

- 5.8 A single storey building, now detached and isolated from the existing buildings, stands in the western corner of the farmyard [Plate 4]. Internally the building is divided by a cross wall into two separate cells each accessed by a door off the front elevation [Plates 13 & 14]. The central recessed channel in the concrete floor suggests that this building was used to house cattle and possibly used as a milking parlour given that it was well lit by three windows in the front elevation [Plate 13].

Materials

- 5.9 The building is constructed of red brick, laid in a Flemish Garden Wall bond but has now lost its roof covering leaving timber roof structure exposed [Plates 13 & 14]. The main bay to the left has a concrete floor with a central recessed channel for the removal of slurry.
- 5.10 The remains of the original cobbled farmyard survive in the area immediately to the front of this building [Plate 13].

Architectural Detail

- 5.11 There are no surviving architectural details except for one of the timber window frames, which indicates that the windows had a fixed bottom light and an inward opening top light [Plate 13].

*The Stock Building (Figure 3)**Arrangement*

- 5.12 Attached to the back corner of the farmhouse and with a rear elevation to Osbaston Lane is a single storey range of buildings that is rectangular in plan [Plates 1 & 2]. The building is subdivided by a number of cross walls to provide a series of loose boxes to accommodate horses or cattle, each individually accessed by a door off the front elevation and all unlit except for the largest bay at the northern end of the building which has a single window and roof light to the front elevation [Plates 17 & 18].

Materials

- 5.13 This building is constructed of red brick, much of which is in a poor condition, laid in a Flemish Garden Wall bond, with plain tiled roofs supported by a timber roof structure with one surviving king post roof truss. [Plate 19].
- 5.14 Internally the two largest loose boxes at the northern end of the building have concrete floors, with drainage channels set in the concrete [Plate 19], while the remaining bays have brick floors laid on the earth.

Architectural Details

- 5.15 There are few surviving details, although the two bays at the northern end of the building have a range of ground level water troughs and a single metal hay rack survives in the middle bay [Plates 19 & 20].

*The Cart Shed**Arrangement*

- 5.16 To the rear of the farmhouse, between the barn and the stock building, is a detached single storey building, rectangular in plan, with two bays separated by a brick cross wall [Plate 15]. The wide openings in the front elevation would appear to suggest that this was used as a cart shed.

Materials

- 5.17 This building is constructed of red brick, laid in a Flemish Garden Wall bond with a plain tiled roof supported by a timber roof structure with one surviving king post roof truss [Plate 6].

Architectural Details

- 5.18 There are few surviving details, other than the king post roof truss and the remains of the timber windows within the front and rear elevations [Plate 15].

6. Archive Deposition

- 6.1 The photographic and digital archive along with a copy of this report and architect's drawings will be deposited with the Leicestershire Museums, Arts and Records Service (Accession Number: X.A37.2010).
- 6.2. A copy of the final report will be deposited with the National Monuments Record in Swindon and with the OASIS scheme.

6.3 In addition, a summary of the project will also be submitted to the '*Transactions of the Leicestershire Archaeological and Historical Society*'.

7. Archive Catalogue

7.1 The deposited archive will consist of:

1. One copy of the Level 2 Survey report;
2. One copy of the project brief submitted to the County Council's Senior Planning Archaeologist;
3. One set of black & white prints (24 prints) with negatives and contact sheets;
4. One CD-rom with colour digital images in TIFF format and contact sheet;
5. Photographic index (2 pages) and register of digital images (general context and site photographs);
6. One set of the architect's survey drawings of the buildings (dwg nos. V/HFO/01 & V/HFO/01-09) and one block plan (dwg no. V/HFO/04) and OS location plan.

8. References

English Heritage (2006) *The Conversion of Traditional Farm Buildings: A Guide to Good Practice*

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.

White's History, Gazetteer & Directory of Leicestershire 1846

Stephen Bradwell MA MRTPI IHBC

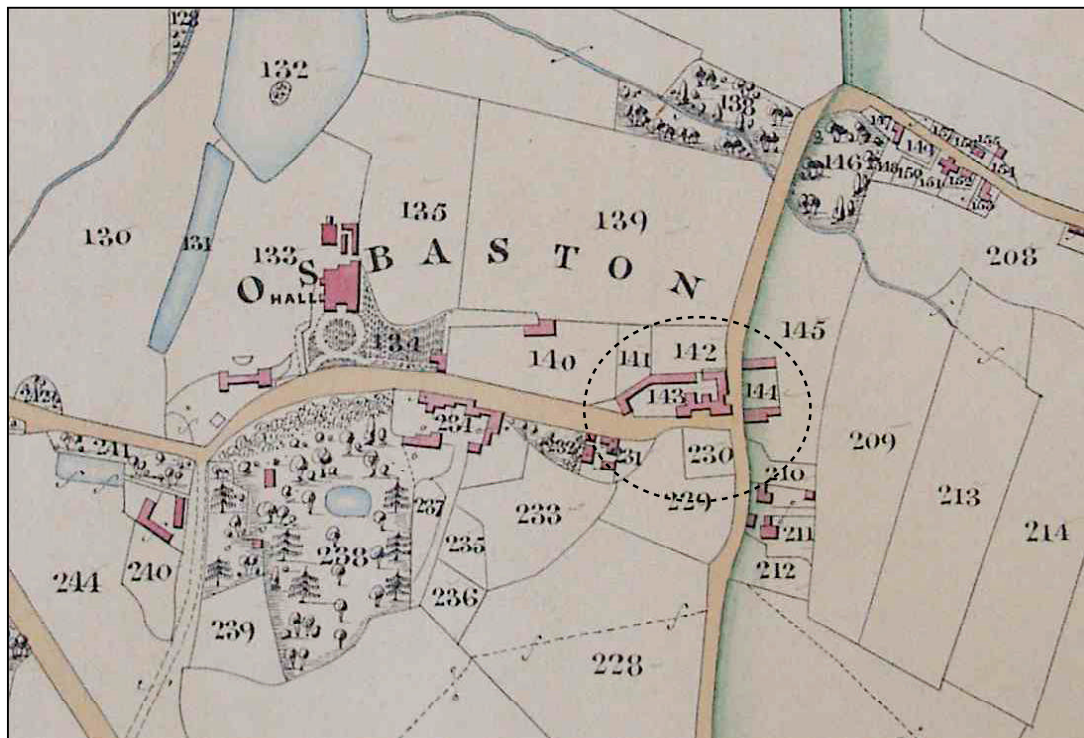
30 March 2010



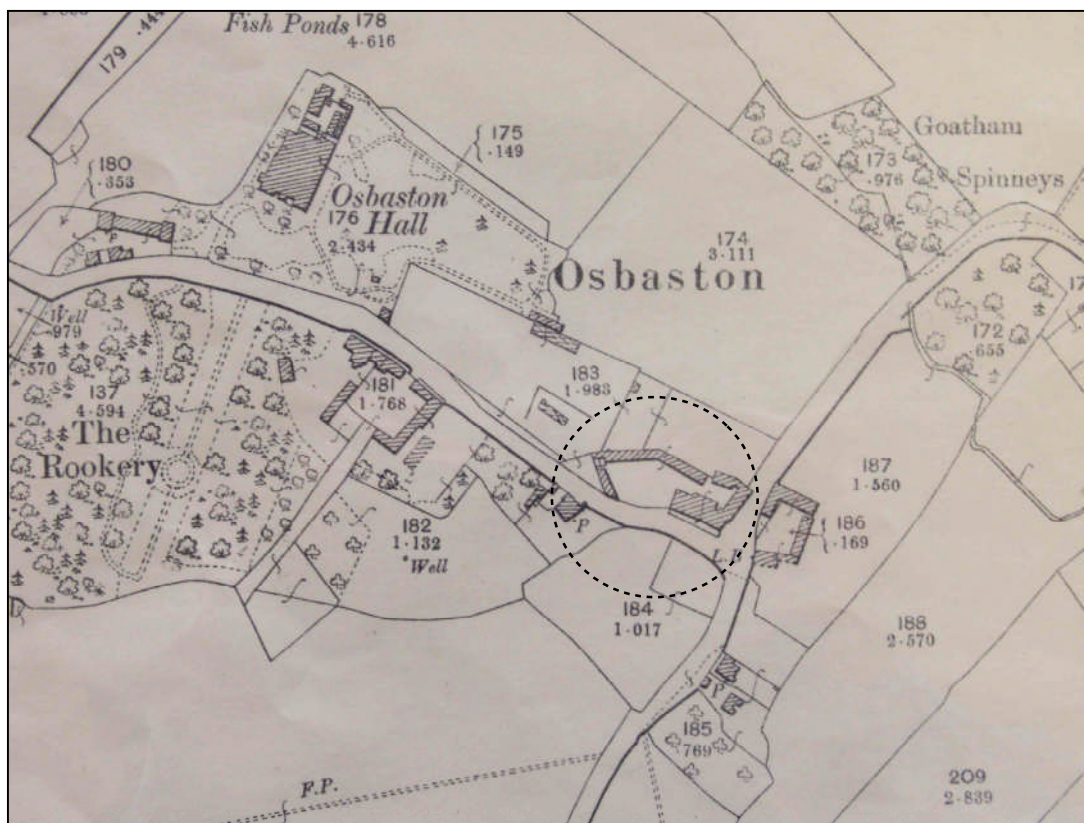
Map 1: Extract from 1814 Ordnance Survey Drawings (Original map Map scale ratio: 2 " : 1 Mile)
[Source: <http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/h/002osd000000012u00219000.html>] [Accessed 10 March 2010]



Map 2: Extract from First Series Ordnance Survey 1835
[Source: http://visionofbritain.org.uk/iipmooviewer/iipmooviewer.html?fileName=first_edition%2Fsheet63%3DThe+British+Library%3DOrdnance+Survey%3DFirst+Series%3D63+-+Leicester] [Accessed 10 March 2010]



Map 3: Extract from 1852 Tithe Map [Source: ROLLR Ti/246/1]



Map 4: Extract from Ordnance Survey Second Edition 1903



Map 5: Extract from 1958 Ordnance Survey

Plate 1:

View looking north-north east towards junction of Hall Lane and Osbaston Lane showing front elevation of the farmhouse and rear elevation of the stock building

**Plate 2:**

View looking south west towards junction of Hall Lane and Osbaston Lane showing rear elevation of the stock building and the gable of farmhouse

**Plate 3:**

View looking east along Hall Lane showing the front elevation of the farmhouse with the threshing barn to the rear



Plate 4:

View looking east along Hall Lane showing the rear elevation of the milking shed with the threshing barn in the background



Plate 5:

View looking north-east across the front elevation of the threshing barn showing the original double height doors and remnants of timber framing in the gable end



Plate 6:

View looking south-south east towards the gable end of the threshing barn



Plate 7:

View looking north-west across the front elevation of the threshing barn showing the single storey lean-to and remnants of timber framing in the gable end

**Plate 8:**

View looking north-west towards the gable end of the threshing barn showing the single storey lean-to and remnants of timber framing in the gable end

**Plate 9:**

Detail view of timber framing in the eastern gable of the threshing barn



Plate 10:

Detail view of the timber framing and narrow bricks in the eastern gable of the threshing barn



Plate 11:

Internal view of the threshing barn showing internal buttress walls and king post truss



Plate 12:

Internal view of the timber framing in the western gable of the threshing barn



Plate 13:

View looking west towards the front elevation of the cow shed



Plate 14:

View looking east towards the side and rear elevation of the cow shed



Plate 15:

View looking north east towards the front elevation of the cart shed



Plate 16:

Internal view of the cart shed showing the king post truss



Plate 17:

View looking south east towards the front elevation of the stock building



Plate 18:

View looking east towards the front elevation of the stock building



Plate 19:

Internal view of the loose box showing a king post truss and ground level water troughs against the rear wall



Plate 20:

Internal view of the loose box showing the surviving metal hay rack



Figure 2: Architect's Survey Plans (1)

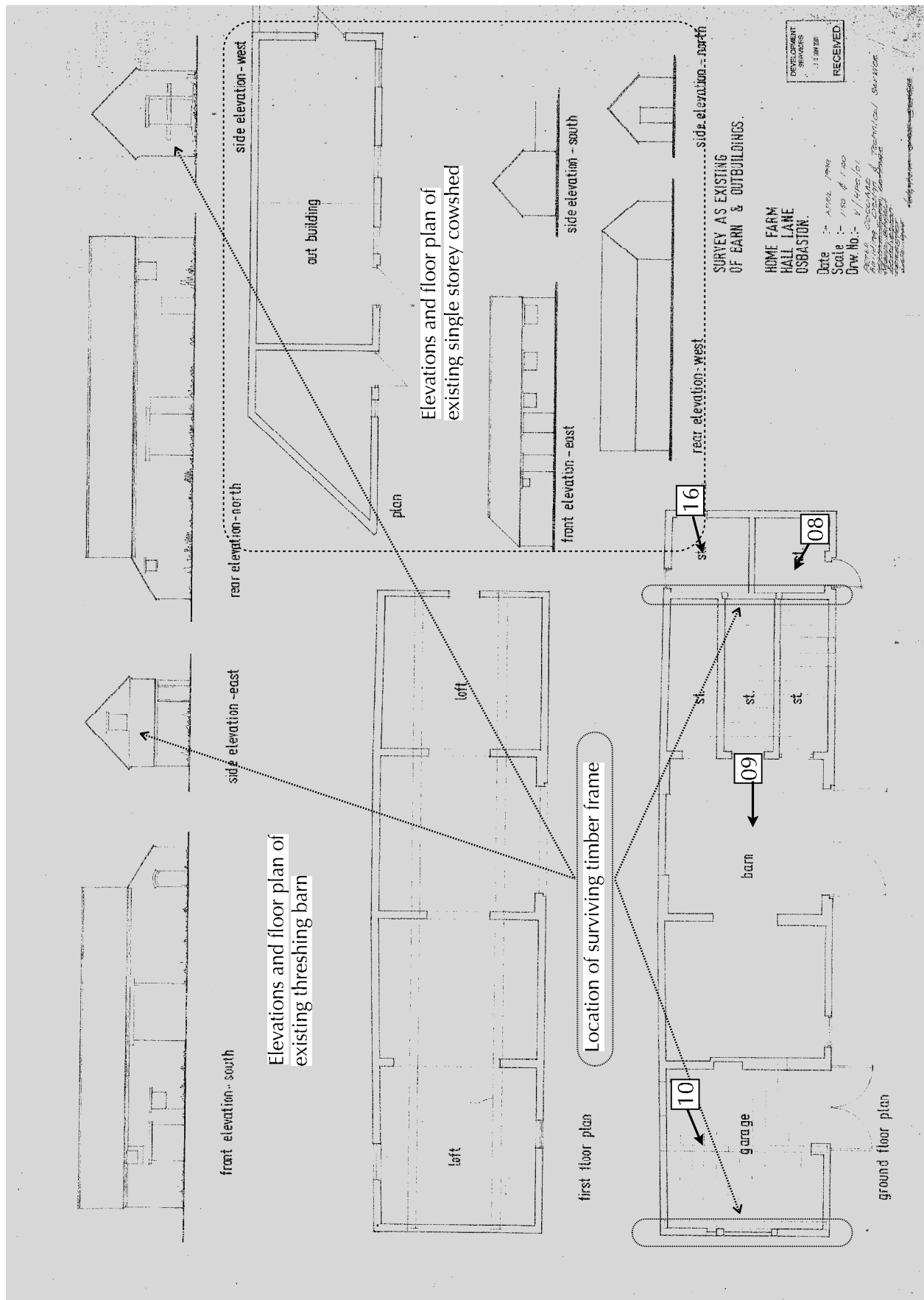
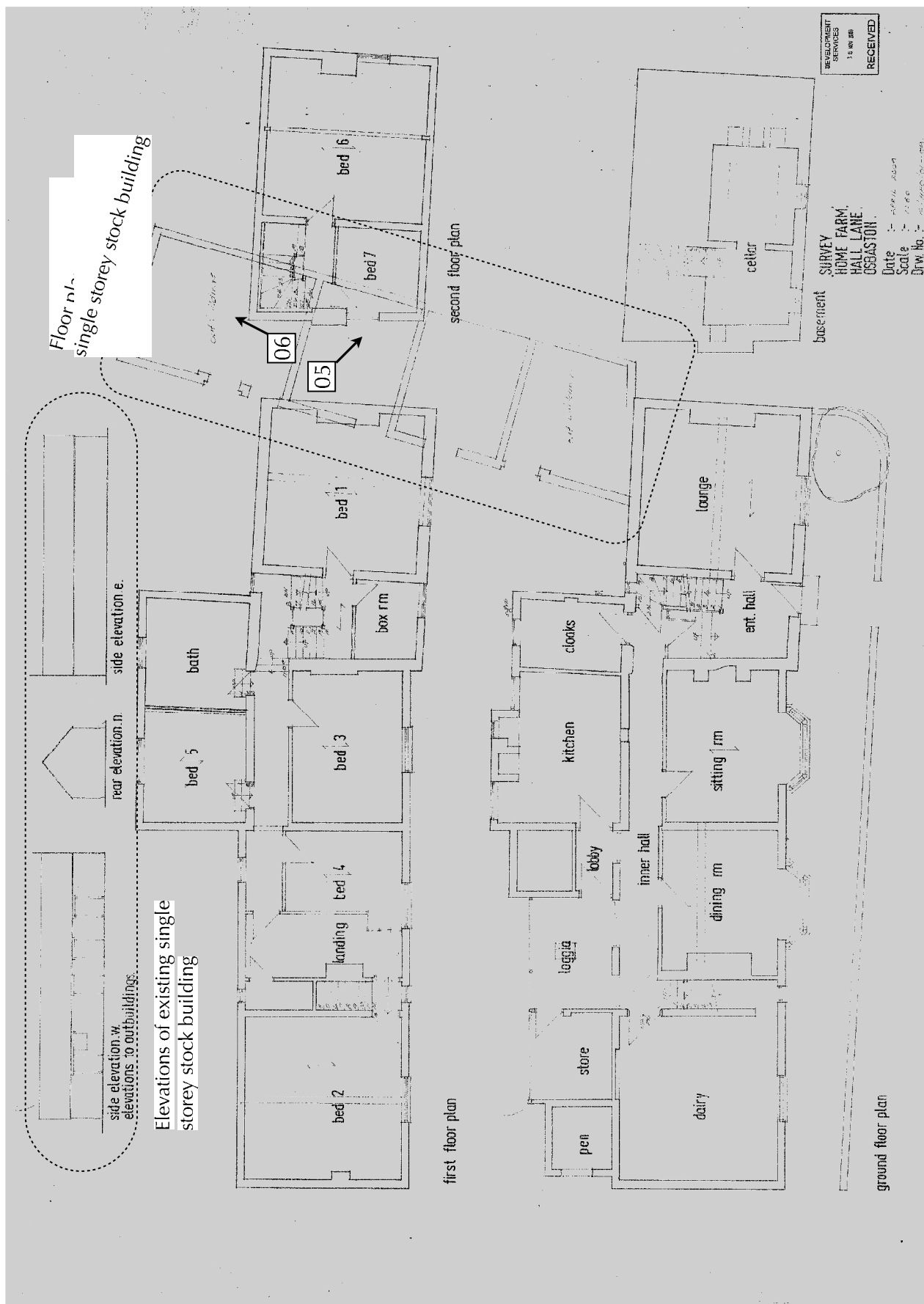


Figure 3: Architect's Survey Plans (2)



Appendix 1: Index of Digital Images & Contact Sheet

Digital Image (Ref: Osbaston..)	Plate No. in Report	Description	Direction Of Shot
01	Plate 2	View looking south west towards junction of Hall Lane and Osbaston Lane showing rear elevation of the stock building and the gable of farmhouse	SW
02	Plate 1	View looking north-north east towards junction of Hall Lane and Osbaston Lane showing front elevation of the farmhouse and rear elevation of the stock building	NNE
03	Plate 3	View looking east along Hall Lane showing the front elevation of the farmhouse with the threshing barn to the rear	E
04	Plate 4	View looking east along Hall Lane showing the rear elevation of the milking shed with the threshing barn in the background	E
05	Plate 20	Internal view of the loose box showing the surviving metal hay rack	SE
06	Plate 19	Internal view of the loose box showing a king post truss and ground level water troughs against the rear wall	NE
07	Plate 16	Internal view of the cart shed showing the king post truss	NW
08	Plate 10	View looking north-west towards the gable end of the threshing barn showing the single storey lean-to and remnants of timber framing in the gable	NW
09	Plate 11	Internal view of the threshing barn showing internal buttress walls and king post truss	WNW
10	Plate 12	Internal view of the timber framing in the western gable of the threshing barn	NW
11	Plate 5	View looking north-east across the front elevation of the threshing barn showing the original double height doors and remnants of timber framing in the gable end	NE
12	Plate 7	View looking north-west across the front elevation of the threshing barn showing the single storey lean-to and remnants of timber framing in the gable end	NW
13	Plate 18	View looking east towards the front elevation of the stock building	E
14	Plate 17	View looking south east towards the front elevation of the stock building	SE
15	Plate 15	View looking north east towards the front elevation of the cart shed	NE
16	Plate 9	Detail view of timber framing in the eastern gable of the threshing barn	ESE
17	Plate 8	View looking north-west towards the gable end of the threshing barn showing the single storey lean-to and remnants of timber framing in the gable	NW
18	Plate 6	View looking south-south east towards the gable end of the threshing barn	SSE
19	Plate 14	View looking east towards the side and rear elevation of the cow shed	E
20	Plate 13	View looking west towards the front elevation of the cow shed	W



Osbaston01



Osbaston02



Osbaston03



Osbaston04



Osbaston05



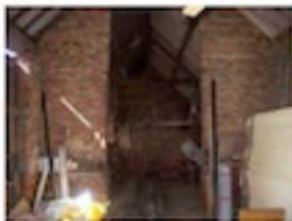
Osbaston06



Osbaston07



Osbaston08



Osbaston09



Osbaston10



Osbaston11



Osbaston12



Osbaston13



Osbaston14



Osbaston15



Osbaston16



Osbaston17



Osbaston18 copy

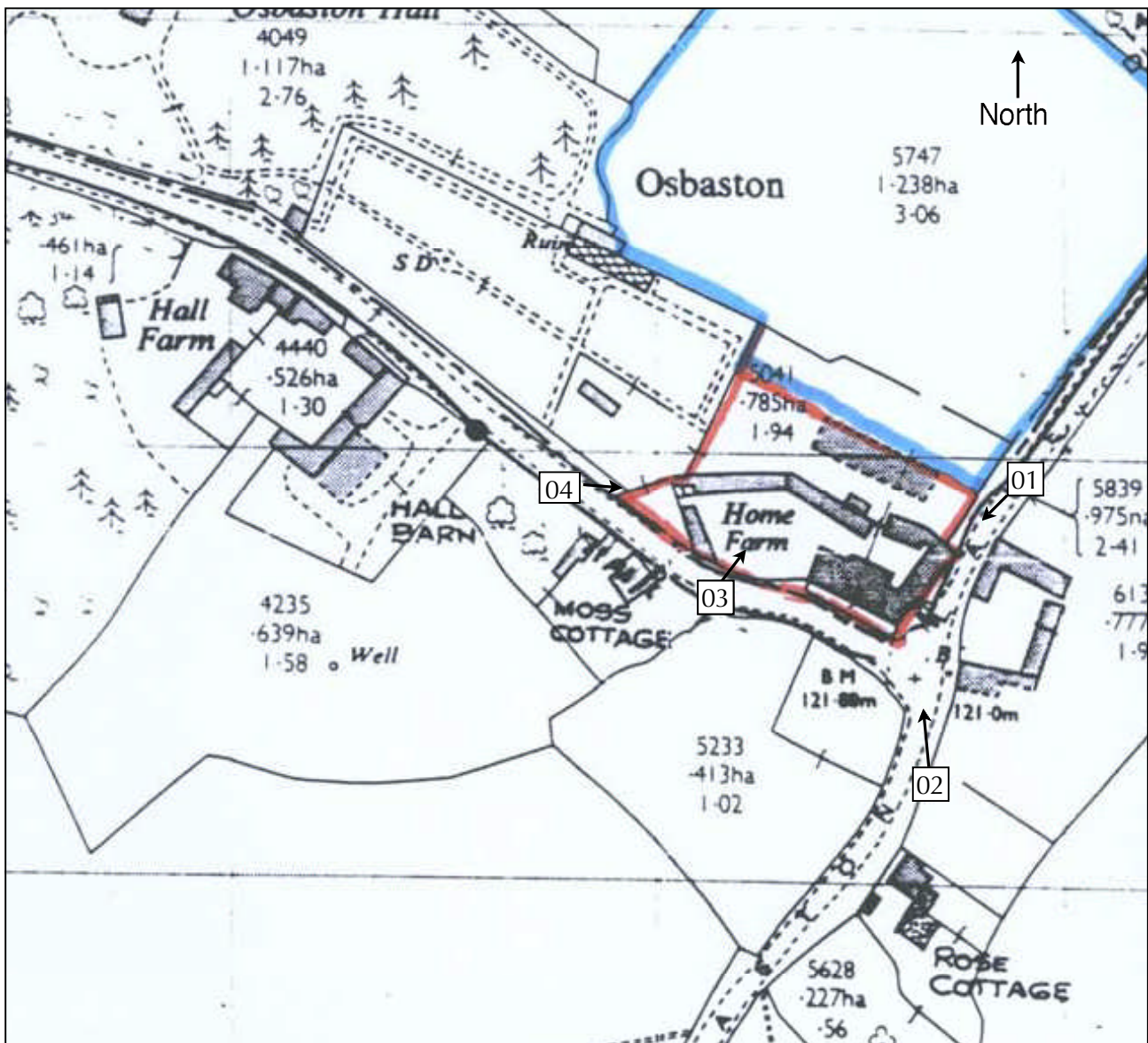


Osbaston19



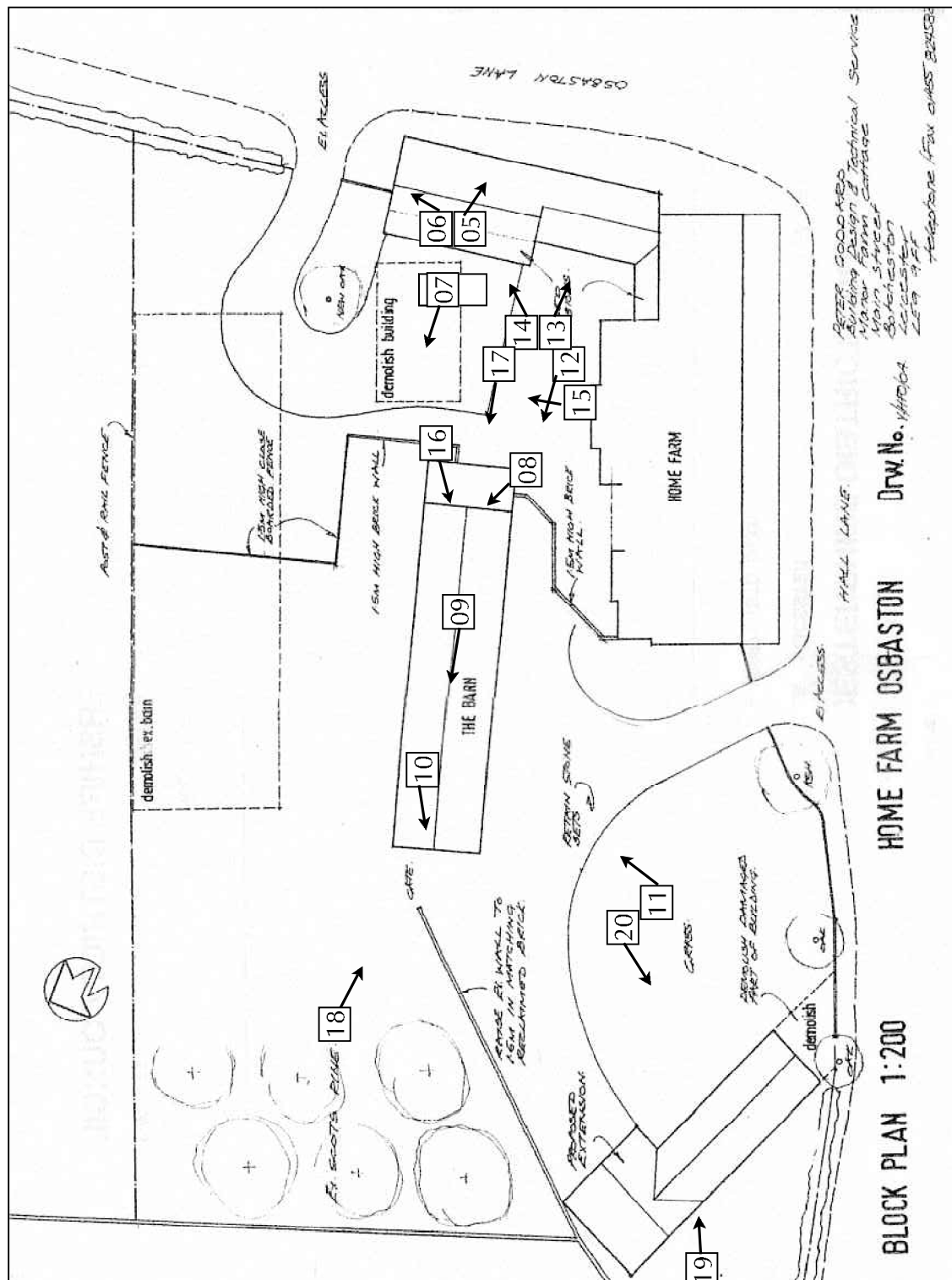
Osbaston20

Appendix 2: Register of Digital Images General Context



(Extract from OS Location Plan submitted with planning application)

Appendix 3: Register of Digital Images - Site Photographs



(Extract from Block Plan V/HFO/04 submitted with planning application) Site photographs