



UNIVERSITY OF
LEICESTER

Archaeological Services

A Historic Building Photographic Survey at

102 Main Street,

Nailstone,

Leicestershire

NGR: SK 41530 07075

A Hyam



ULAS Report No 2025-005

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Document and Version Control

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Cover photo: Main barn and stables looking north-west within the yard

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University of Leicester

Archaeological Services

University Rd., Leicester, LE1 7RH

T: (0116) 2522848 E: ulas@le.ac.uk

W: <https://le.ac.uk/ulas>



OASIS Summary

OASIS ID (UID)	universi1-531140
Project Name	Descriptive Buildings Record (level 2) at 102 Main Street, Nailstone, Leicestershire
Sitename	102 Main Street, Nailstone, Leicestershire
Sitecode	X.A5.2025 ULAS 25-701
Project Identifier(s)	X.A5.2025
Activity type	Descriptive Buildings Record (level 2)
Planning Id	23/00518/FUL
Reason for Investigation	Planning: Post determination
Organisation Responsible for work	University of Leicester Archaeological Services
Project Dates	20-Jan-2025 - 20-Jan-2025
Location	102 Main Street, Nailstone, Leicestershire NGR: SK 41530 07045 LL: 52.6595434395128, -1.387438215921588 12 Fig: 441530,307045
Administrative Areas	Country: England County/Local Authority: Leicestershire Local Authority District: Hinckley and Bosworth Parish: Nailstone
Project Methodology	This report details the results of a historic building photographic survey carried out by University of Leicester Archaeological Services (ULAS) at 102 Main Street, Nailstone, Leicestershire. The work was undertaken on the 20th of January 2025 in advance of a barn conversion and other associated works.
Project Results	The site consists of a former threshing barn with later stables attached. The present threshing barn is substantially mid-19th century in date but has traces of slightly earlier brickwork in places. The two attached stable blocks are later 19th century additions. A small extension was also recorded to the north-east of the barn and stables which is mid to late 20th century in date.
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HER	Leicestershire HER - unRev – STANDARD
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A historic building recording, photographic survey (full visual record) at 102 Main Street, Nailstone, Leicestershire.

A Hyam

Summary

This report details the results of a historic building photographic survey carried out by University of Leicester Archaeological Services (ULAS) at 102 Main Street, Nailstone, Leicestershire. The work was undertaken on the 20th of January 2025 on behalf of HSSP Architects Limited in advance of a barn conversion and other associated works.

The site consists of a former threshing barn with later stables attached. The present threshing barn is substantially mid-19th century in date but has traces of slightly earlier brickwork in places. The two attached stable blocks are later 19th century additions. A small extension was also recorded to the north-east of the barn and stables which is late 20th century in date.

The digital archive will be deposited with the Archaeological Data Service (ADS), under the accession number X.A5.2025.

Introduction

This document is a report on historic building recording at 102 Main Street, Nailstone, Leicestershire in accordance with National Planning Policy Framework (NPPF): Section 16 Enhancing and Conserving the Historic Environment (DLUHC 2023).

This work was carried out by University of Leicester Archaeological Services (ULAS) on behalf of HSSP Architects Limited.

Planning Permission (Planning Reference number 23/00518/FUL) has been granted for *Barn conversion to form new dwelling, erection of new dwelling, extension of existing dwelling to provide an annex, replacement roof and associated works*. The permission includes a condition for archaeological work.

Due to the historical nature of the building, the Planning Archaeologist for Leicestershire as advisor to Hinckley and Bosworth Borough Council planning authority, has requested a Historic Building Photographic Survey (full visual record) of the former threshing barn, attached stables and office annex in advance of the proposed building conversion and associated works (Condition 5).

Location, topography and geology

Nailstone lies approximately 16km to the west of Leicester city centre and around 13km to the north of Hinckley. The proposed development area (PDA) lies towards the south-western end of the village on the north side of Main Street at its junction with the A447 Ibstock Road (Figure 1 and Figure 2). The site is on a generally level plot of land and lies at around 139m above OD.

At the time of this survey the site, known as The Barns, consisted of a former threshing barn with two stables attached running along the northern side of an open yard. Along the western

side of the yard is a narrow range of buildings presently used as dwellings. Two single-storey barns form the range along the south of the yard along Main Street. The general orientation of the yard is north-east to south-west although the surrounding buildings vary a little from this alignment and from each other to create a slightly oddly-shaped rectangle.

None of the buildings are listed but the site lies within the Nailstone Conservation Area. The site is mentioned in the Conservation Area Appraisal document where it is described briefly (Hinckley Borough Council, 2015).

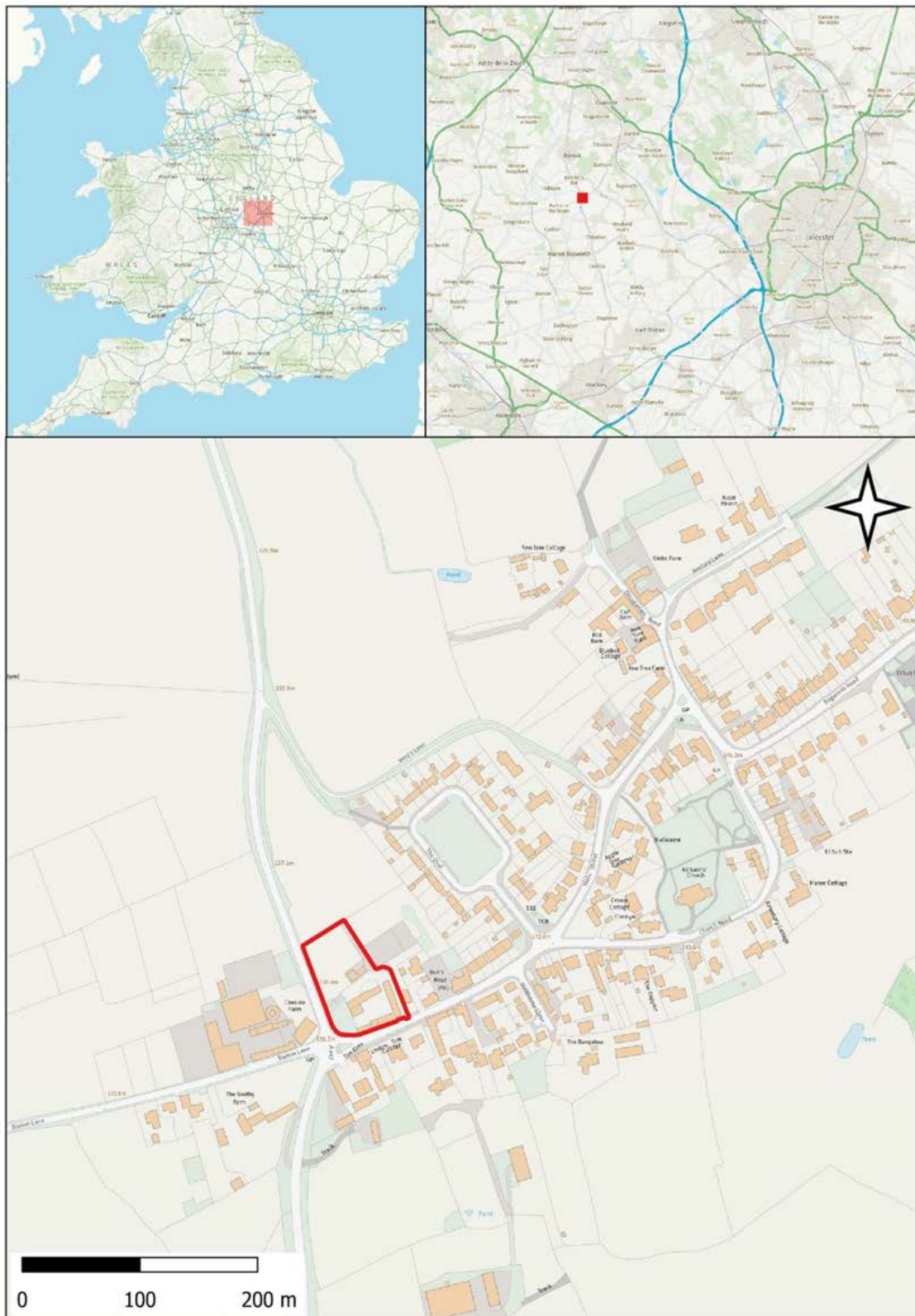
The British Geological Survey identifies the bedrock geology of the area as likely to consist of Gunthorpe Member which is a sedimentary laid down during the Triassic period. Superficial deposits of mid-Pleistocene glaciofluvial sands and gravels are likely to overlie the bedrock

(BGS; <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/> accessed 13/12/2024).

The Soilscape website indicates that the soils, will be slowly permeable seasonally wet slightly acid but base rich loamy and clayey soils with impeded drainage (Soilscape 18 <http://www.landis.org.uk/soilscapes/> accessed 13/12/2025).

Development Proposals

Under the proposed redevelopment the two stables attached to the threshing barn will be removed and the barn converted to a new dwelling (Figure 3). The current small office annex at the northern end of the eastern range of buildings will be extended out to the south-west and its roof will be modified to accommodate this alteration. Elsewhere on site the two barns running alongside Main Street are currently connected by a low roofed structure, this will be altered to match the roofline of the barns. The Conservation Area document notes that this flat roof is one of the only corrugated asbestos roofs in the village. To the north of the site are two modern wooden stable buildings which will be removed. In their place a new L-shaped dwelling will be constructed on a similar alignment to another new development to the north-east of the site.



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Created by: M Beamish on 2024-12-17

Figure 1: Site Location, within UK, county, and local

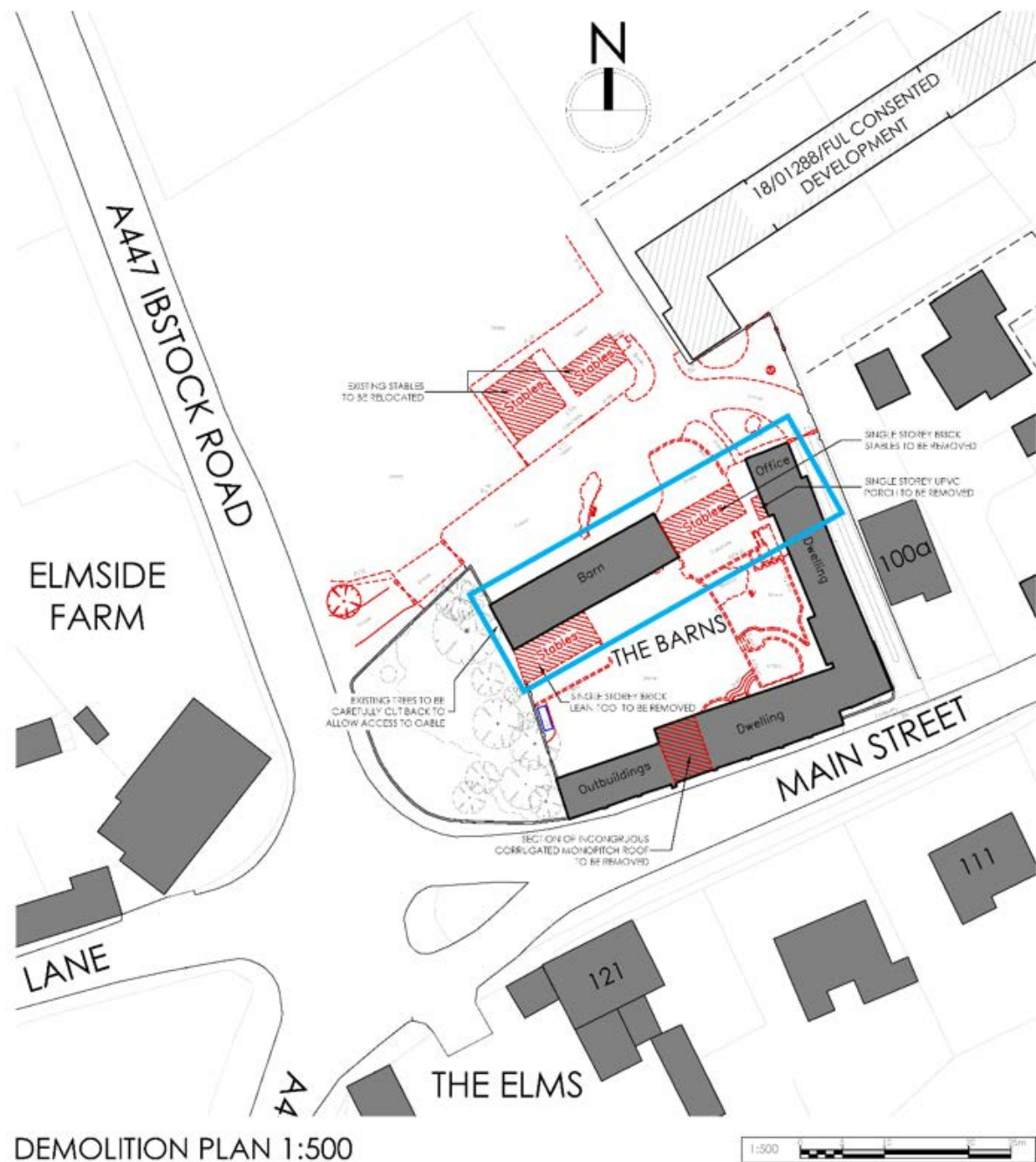


Figure 2: Detailed site location plan showing proposals
The buildings recorded in this survey are highlighted within the blue rectangle. Original plan provided by Client



Figure 3: Redevelopment proposals
Compare with Figure 2. Plan supplied by client

Historical and Cartographic Background of the buildings

The barns at 102 Main Street, Nailstone are a set of brick-built agricultural buildings set around an open yard. The buildings to be recorded run along the north-east to south-west orientated yard. The principle building a barn with centrally located opposing central full-height doors with equally-sized storage areas at each end was most probably built as a threshing barn.

The First edition Ordnance Survey map of 1885 shows a building footprint and layout very much as it survives to the present although there are a number of significant small differences (Figure 4). The threshing barn and two stables, which are the subject of this report, are shown on this map but the annex office to the north-east is not yet shown. There is also an open gap between the two barns which run alongside Main Street to the south-east. Another gap can be seen between the barn alongside Main Street and the buildings to the north-east of the yard. A small pond is shown on the north side of the stable block.

The next available map, published in 1903 (revised 1901), shows the same details as the First Edition but with better clarity as the available map is 25 inches to the mile rather than 6 inches to the mile (Figure 5).

The next published map is the 1958 Ordnance Survey map which still shows the same building detail as the first and second editions. The pond appears to have been infilled and is not now shown. Also on this website is the 1973 edition which continues to show the gaps between buildings and the lack of the office annex in the north-east corner. By the time of the 1983 map, the office annex finally appears. The open gap leading out onto Main Street is however still shown. None of the maps show the two modern wooden stable blocks which are now located to the north of the site (see Figure 2).

A number of aerial images of the site are available on Google Earth with the earliest clear image being the one taken in 2006 (Figure 7). This shows the threshing barn and the two attached stables as they existed at the time of the survey. The office annex with its two small gables is also shown as it is at the time of the survey. The former open gap leading out to Main Street between the southern two barns has been roofed over by this date too. The smaller gap between the eastern range and the southern barns has also been infilled. The 2006 image shows only one wooden stable building to the north of the site where there are now two. To the north-east of the site is what appears to be a horse exercise yard. By 2011 the aerial image shows two wooden stables to the north but no changes to the site buildings are apparent.

The most up to date image appears on the Google maps site and shows the site as also shown in the Google Earth 2023 image (Figure 8). Once again the site buildings remain unchanged but a large development is shown under construction to the north-east.



Figure 4: 1885 First Edition Ordnance Survey map
Surveyed buildings highlighted. Sheet: Leicestershire XXIX NE original scale 6 inches to 1 mile

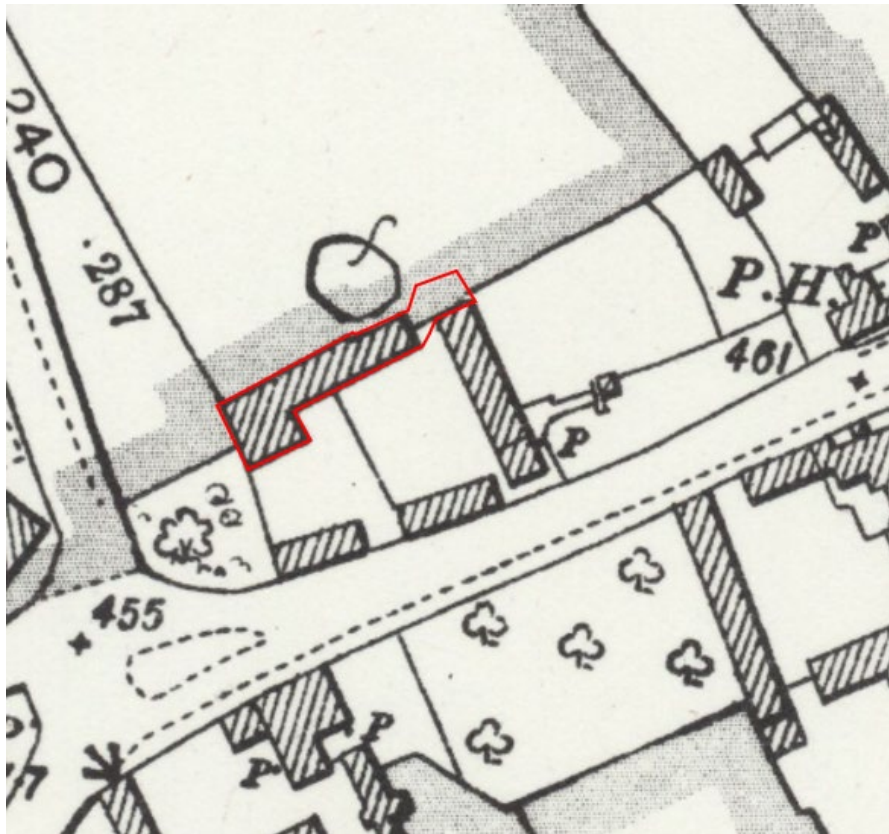


Figure 5: Detail from the 1903 Ordnance Survey map
Surveyed buildings highlighted. Sheet XXIX.7. Original scale 25 inches to 1 mile

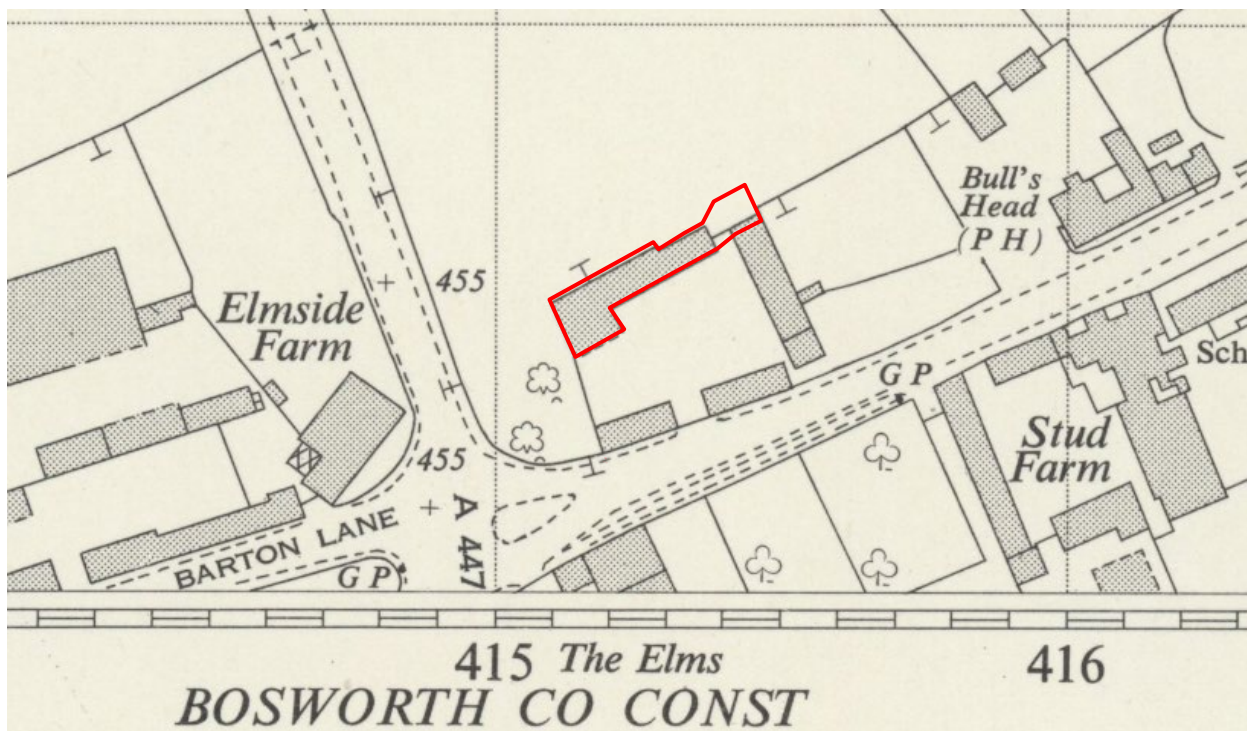


Figure 6: Detail from the 1958 Ordnance Survey map
Surveyed buildings highlighted. Sheet 4107 -A. Original scale 25 inches to 1 mile

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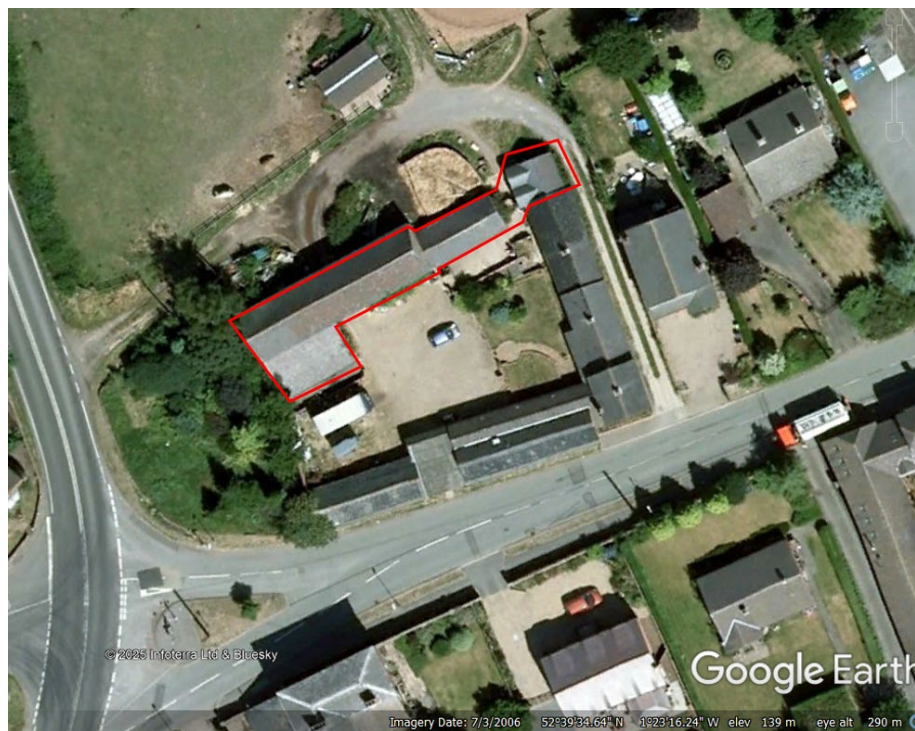


Figure 7: Google Earth image of the site in 2006
Surveyed buildings highlighted in red. Image ©2025 Infoterra Ltd & BlueSky

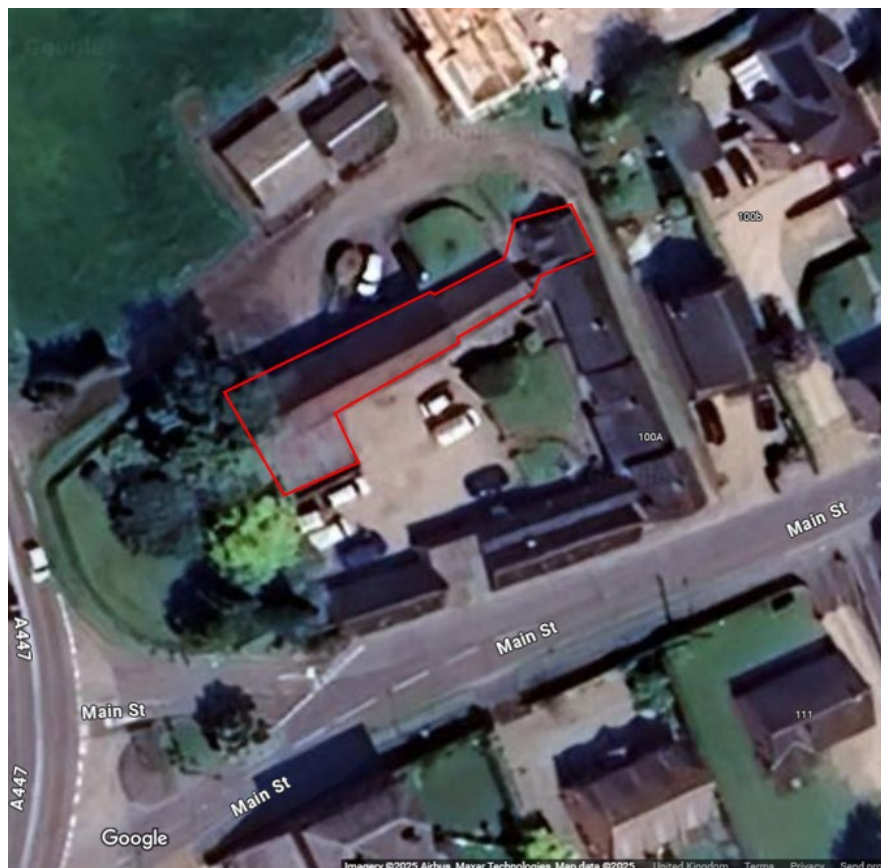


Figure 8: Google aerial image 2025
Site highlighted in red. Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025

Client drawings

Drawings have been produced by the client as part of the planning application for this development. These drawings were used for this survey with photographs being used where, for example, blocked openings were identified during the work.

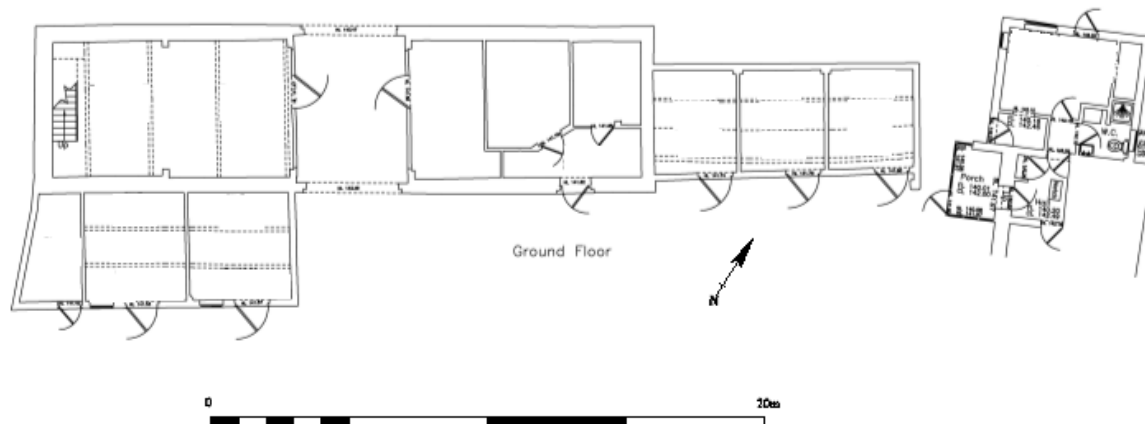


Figure 9: Ground floor plan of the threshing barn and attached barns

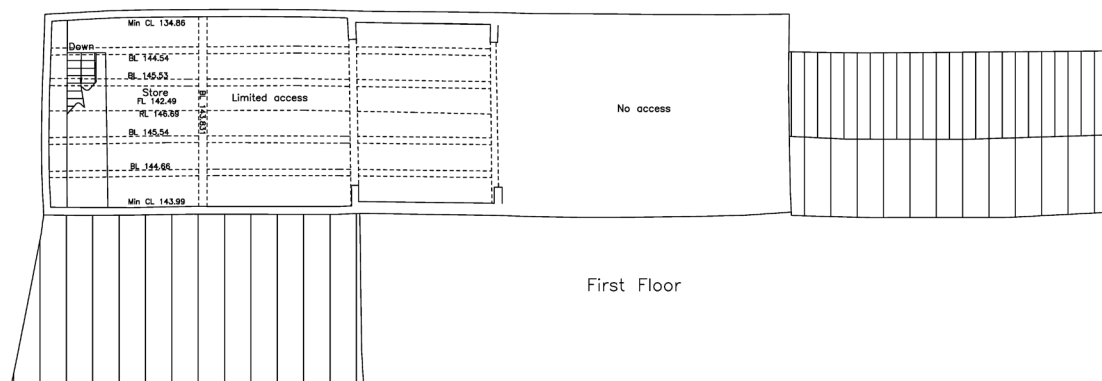


Figure 10: First floor plan of the threshing barn and attached stables

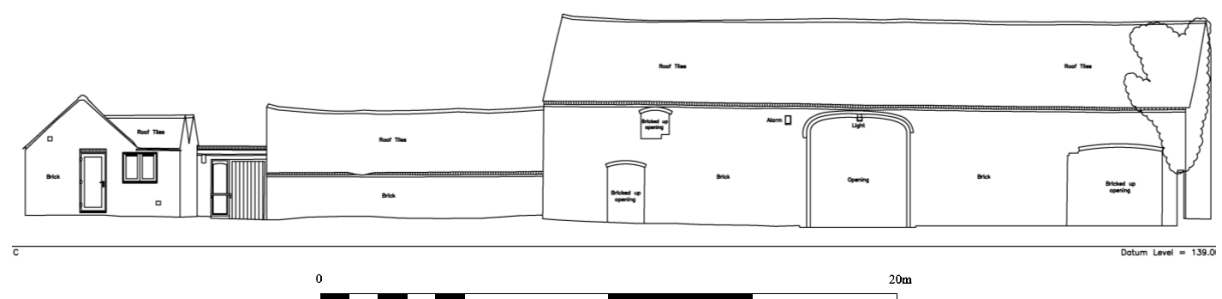


Figure 11: North-west facing elevation of the threshing barn, stable and office annex

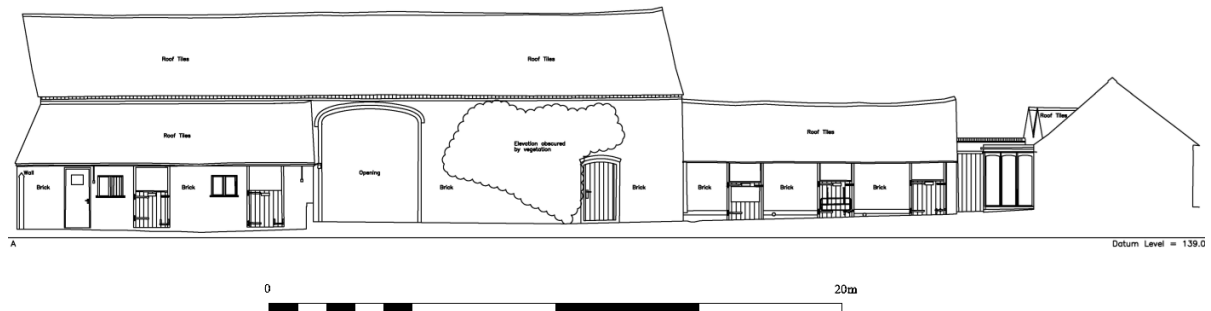


Figure 12: South-east facing elevation of the threshing barn, stable and office annex

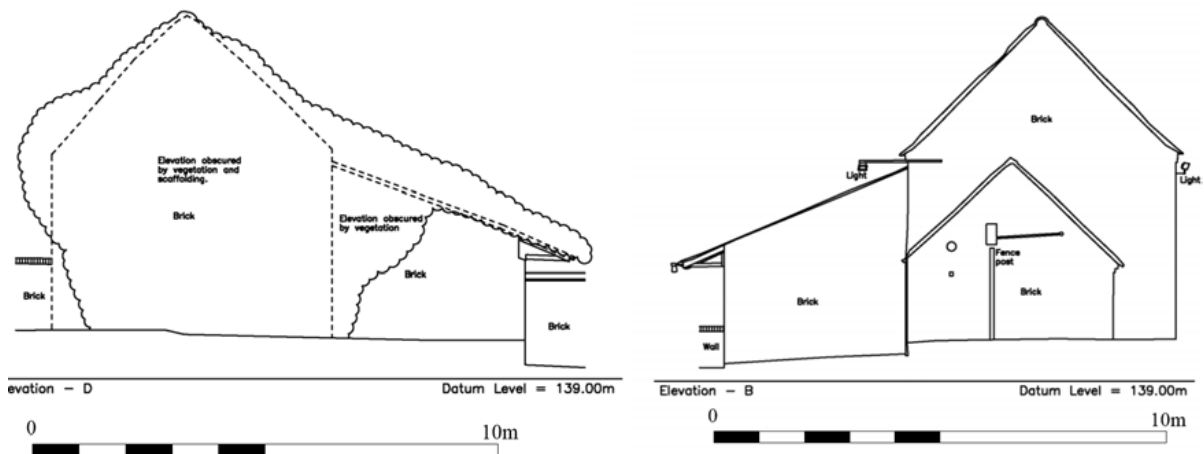


Figure 13: Threshing barn south-west and north-east facing elevations

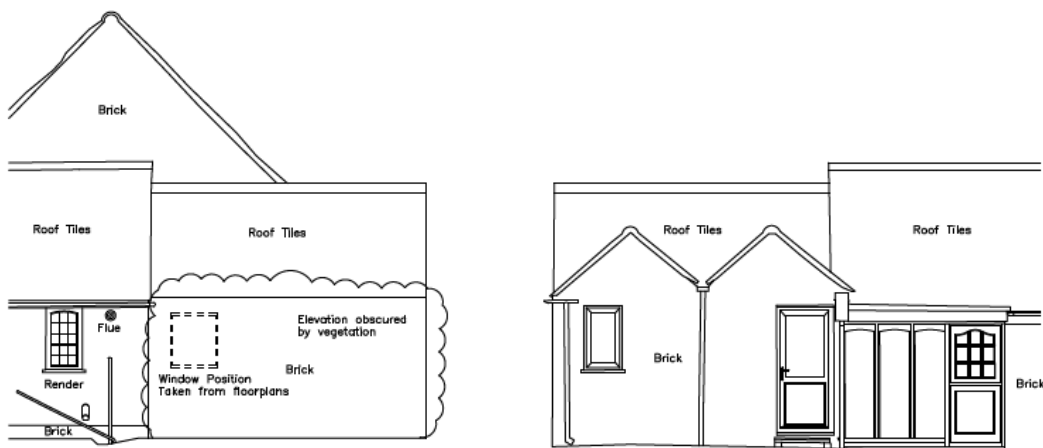


Figure 14: Office annex north-east and south-west facing elevations

Aims and Objectives

The main aim of the building recording was to provide a photographic, written and drawn record of the historic building and associated structures prior to the commencement of any redevelopment or demolition work, to mitigate the impact of the development using preservation by record.

The main objectives of the archaeological work set out in the Written Scheme of Investigation (ULAS 2025) as follows:

- To provide a photographic, written and drawn record of all the affected parts of the historic building prior to the commencement of works.
- To ensure the long-term preservation of the information through deposition of the record and a summary written report with an appropriate depository.

Research Objectives

The site had the potential to add to research objectives from the post-medieval and modern periods, identified within the *East Midlands Historic Environment Research Framework*

<https://researchframeworks.org/emherf/introducing-the-research-agenda/>

There is known archaeology in the immediate vicinity dating to the post medieval period and associated with the historic village. During the building recording phase the following specific research agenda topics have been identified as relevant to this work.

Post-medieval (1485-1750)

8C Establish a typology of regional building traditions

8E Identify Agricultural improvements of the 16th – 18th centuries Modern (1750-present)

9C investigate the landscape resource for the early industrialisation of agriculture;

9I Explore evidence for continuing non-factory trades and industries

Methodology

The fieldwork followed the procedures set out in the approved *Written Scheme of Investigation* (WSI) for the project (WSI 2025-071).

All work was carried out in accordance with the Historic England's guidelines *Understanding Historic Buildings: A guide to good recording practice* (2016) and the Chartered Institute for Archaeologists (CIfA) *Standard and guidance for the archaeological investigation and recording of standing buildings and structure* (rev. 2023) and *Code of Conduct : professional ethics in archaeology* (rev. 2022) <https://www.archaeologists.net/codes/cifa> . The accession number X.A5.2025 was used to identify all records.

The sitework was carried out by ULAS on the 20th of January 2025 and was followed by analysis and reporting.

Historic England's guidelines were used as a basis for defining levels of recording. The Historic Building Record undertaken for this project was a Photographic survey (full visual record). The

site-based element of the Historic Building Recording programme involved the validation and, if necessary, correction of existing survey drawings and the compilation of photographic and written records. All Plans and elevations were supplied by the client and adapted for the requirements of this report.

Monitoring

Internal monitoring procedures were undertaken with the Project Manager, to ensure that project targets were met and professional standards maintained. Because the work took a single day no monitoring visits were undertaken, but descriptions of the results were shared with Planning Archaeologist during the course of the project.

Results

The site at 102 Main Street was visited on the 20th of January 2025. The weather was dry and alternated between sun and partial cloud. At the time of the visit the barn and stables were in use for storage, whilst the small office annex was being used as an office. The barn and stables were in a reasonable state of repair although some of the brickwork of the threshing barn was showing signs of serious structural failure. The office annex, due to its relatively recent construction date, was in good repair.

The Site

As of January 2025 the entire site consists of three ranges of buildings set around an open yard as discussed in the historical background section of this report. A cottage and barns which have been converted into a dwelling form the eastern range with another dwelling being located in the easternmost barn which runs alongside Main Street. There are no buildings along the western boundary of the yard, only a brick wall.

The site is located at the junction of Main Street and the A447 Ibstock Road (Figure 15 and Figure 16). The two single-storey barns on Main Street are presently joined by an infilled section of wall with a corrugated section of flat roof (Figure 17). Under the planning proposals this section will be altered to match the roofline of the two barns. It seems likely that this originally formed the main entrance into the site (see Figure 6).

The north of the site forms the main vehicle access into the yard via the former double doorway of the threshing barn (Figure 18). To the north are two modern wooden stables which will be replaced by a new dwelling (Figure 19). North-east of the site is a new development which is first shown in the latest Google Earth image and which is still being built.

To the west of the site is a slightly raised grassed area with a low brick wall which extends towards the busy Ibstock Road. There are a number of possible earth banks and hollows within the area covered by trees and shrubs which may be remnants of earlier structures which pre-date the 19th century complex. There is no apparent regular form or layout to them. See Figure 16 for this location.

Within the yard is mix of graveled parking and landscaped lawns and paths (Figure 20 to Figure 23). The flat-roofed junction between the two barns on the southern side of the yard appears to be built using fairly modern bricks, probably later 20th century (Figure 24).

The description of the threshing barn follows the site location photographs.



Figure 15: The site seen from Main Street
Looking east. The white building is the cottage belonging to the site. Ibstock Rd junction to the far left



Figure 16: The site seen from the junction of Main Street and Ibstock Road
Looking north-east. A small area of possible earthworks is located within the trees and bushes in the centre of this picture



Figure 17: Area of roof to be raised between the barns on Main Street
Looking north-west



Figure 18: Northern side of the site
Looking south. The threshing barn and stable are on the right. The office annex is in the foreground on the left. Main Street can be seen on the far left down the track



Figure 19: Northern side of the site
Looking north-east. Threshing barn on the right. Modern stable buildings on the left and, beyond these, the recent new development



Figure 20: View of the yard looking north-west
Looking towards the threshing barn and the two attached stables



Figure 21: View of the yard looking north-east
Threshing barn and stables on the left



Figure 22: View of the yard looking south-west
Note the low roofline above the black car which will be raised. Main Street runs behind these buildings



Figure 23: View of the yard looking NNE

Threshing barn on the left with attached stable in the centre. The porch mid-right will be removed and the gabled roofline of the office annex behind this will be altered



Figure 24: Flat-roofed section on the southern range

Looking south-east towards Main Street. The brickwork on the infilled area is late 20th century. Note the different brickwork on the range behind which suggests that it has been extended. Most site buildings use roof tiles although the north-facing roof of the right hand barn has graded Swithland slates

The threshing barn

The threshing barn lies on a roughly north-east to south-west alignment. It is slightly more NNE to SSE than the other buildings on the eastern and southern sides of the yard which may suggest a different phase of laying out the footprints of the buildings. The threshing barn uses mid-19th century red bricks laid in courses of three stretchers to one header. Alternating projecting brick headers along the eaves form a decorative break to the gutterless eaves. 20th century ceramic roof tiles are used with numerous patches and repairs especially on the southern side. A full-height doorway runs across the centre of the barn on the northern and southern sides. Iron pintles for the doors remain but no doors survive.

Presently the north-west facing side of the threshing barn has only the single central doorway with no other openings (Figure 25 and Figure 29). There is however evidence of a number of blocked openings on this elevation. To the west of the main doorway is a blocked ground floor doorway with a blocked first floor window above it (Figure 26). Just below the window is evidence of two blocked vents (Figure 27). To the east of the main doorway is a wide ground floor blocked doorway with an arched head (Figure 28). There is also another partially blocked area although the wall has been patched and repaired so that the former blocked shape is not clear.

The south-west facing gable end of the threshing barn is presently covered in ivy and supported by scaffolding making it difficult to inspect (Figure 30).

The north-east facing gable end is partially obscured by the single-storey stable building (Figure 31). Enough of the barn gable is visible to show that there is a blocked opening at first floor level which has been partially covered by the later stable building. Additionally, there is a trace of earlier wall, using thinner late 18th century (possibly early 19th) bricks, which has been incorporated into the gable wall. No other similarly sized bricks to this were seen in other buildings on site.

The south-east facing elevation of the threshing barn uses the same bricks and tiles seen on the opposite elevation. It is partially obscured on its western end by the single-storey stable which butts against it (Figure 32). No blocked openings were seen within the rear wall of the stable. To the east of the central doorway are two ground floor single doorways one of which has been blocked by later brickwork (Figure 33).

Inside the threshing barn the walls have been lined with 20th century concrete breeze blocks, probably added to support failing brickwork. This masks the earlier fabric of the building. To the west of the central doorway the ground floor room is an open single room with a low ceiling supported by modern RSJ girders (Figure 34). Modern steps lead up to the first floor to reveal the roof structure (Figure 35). The roof trusses appear to be of early to mid-19th century in date and consist of pegged (rather than bolted) king posts with cleated purlins resting on the backs of the principal rafters.

To the east of the central doorway the ground floor of the barn has been divided into four smaller storage areas all of which show that the outer walls have been lined with concrete blocks (Figure 36 and Figure 37). This modern lining means that no original fabric or features can be seen anywhere within the barn.

The stable blocks are discussed following the threshing barn photographs.



Figure 25: North-west facing elevation of the threshing barn
Looking southeast



Figure 26: Threshing barn. Eastern end of the north-west facing elevation
Note the blocked doorway to the left of the 1m scale. Another first floor window above the scale has been blocked



Figure 27: Threshing barn vents. Eastern end of the north-west facing elevation
Note the two blocked vents which are located below the blocked window shown in Figure 26



Figure 28: Threshing barn. Western end of the north-west facing elevation
Note the wide opening above the 1m scale. There is evidence of another blocking to the left of this



Figure 29: Threshing barn. North-west facing elevation doorway detail
Note the door pintles. 1m scale



Figure 30: Threshing barn. South-west facing gable end
Looking east. Hardly any brickwork was visible during the survey. The scaffolding suggests a poor and unstable condition so no attempt was made to remove the vegetation



Figure 31: Threshing barn. North-east facing elevation

Note the blocked window close to the ridgeline of the single-storey stable on the left. Also note the earlier brickwork rising up behind the 1m scale



Figure 32: Stables built against the south-east facing elevation of the threshing barn

Looking north-west. 1m scale



Figure 33: Threshing barn. Eastern end of the south-east facing elevation
Looking north. 1m scale to the right of a blocked doorway



Figure 34: Threshing barn ground floor
Looking south-west in the western room. Note the breeze block-lined wall at the end and sides of the room and the modern RSJ girders forming the ceiling



Figure 35: Threshing barn roof structure
Looking north-east. Taken from stairs at the western end of the building



Figure 36: Threshing barn ground floor store to the east of the central doorway
Looking east. The internal dividing walls are concrete blocks as are the lined external walls (to the right of this picture)



Figure 37: Threshing barn ground floor east end room

Looking north-east at the concrete block lined wall (behind the 1m scale) and the outside doorway

The stable buildings

Two sets of stables have been added to the threshing barn on its south-eastern and north-eastern sides. Despite being shown on the First Edition Ordnance Survey map the stables butt against the threshing barn brickwork showing that they were built at a later date. Both are brick-built using the same size and colour bricks suggesting that they were built at a similar time which is likely to have been towards the end of the 19th century. The stable against the south-east of the barn has a slate roof (Welsh slate) whilst the stable to the north-east has a tiled roof with tiles similar to those used on the barn and other buildings on site. No windows, doors or internal fittings in either stable are original with all appearing to be of later 20th century date.

South-western stable

This stable forms a lean-to type structure built against the south-east facing elevation of the threshing barn (Figure 38). A small brick-paved and walled yard has been built in front of the stable (Figure 39). This is not shown on any maps so is likely to be fairly recent in date. The north-east facing elevation of the stable has no openings, blocked or otherwise (Figure 40). The south-west facing elevation is obscured by vegetation. The building contains two loose boxes and a small store room at the western end. The store room has brick dividing walls (Figure 41). Both loose boxes have the same layout and the posts supporting the purlin lean-

to roof can also be seen (Figure 42 and Figure 43). Within the stable building large areas of the threshing barn brickwork can be seen. No former windows or doors appeared to be present on this part of the barn wall. The eastern end of the stable building has been reinforced by an internal skin of modern concrete breeze blocks in the same way as seen in the threshing barn (Figure 44).

North-eastern stable

The north-eastern stable building has been built against the north-east facing gable end of the threshing barn. All of the openings are located on the south-east facing elevation of the building (Figure 45). There is no evidence of any former blocked openings on either the north-west or north-east facing elevations (Figure 46 and Figure 47). A high brick wall with a narrow gateway joins the north-east gable wall of the stable to the office annex to the north-east.

Internally, the north-eastern stable building has been divided into three similarly sized loose boxes which have concrete breeze-block dividing walls but no skinning blockwork on the outer walls (Figure 48). The roof is supported by a king post with the purlins resting on the backs of the common rafters and is typical of agricultural buildings from the second half of the 19th century in this region (Figure 49).

The office annex is discussed following the stable buildings figures.



Figure 38: Stable built against the south-east facing elevation of the threshing barn
Looking north-west. 1m scale



Figure 39: Yard in front of the south-western stable building
Looking south-west. 1m scale



Figure 40: North-east facing elevation of south-western stable
Looking south-west. 1m scale. Threshing barn on the right



Figure 41: South-western stable, west store room
Looking from the doorway to the north-west. 1m scale



Figure 42: South-western stable building
Looking south. 1m scale



Figure 43: South-western stable roof structure
Looking north-west. Threshing barn south-west facing wall on the right



Figure 44: South-western stable, reinforced eastern end wall
Looking north-east at the inserted skin of modern blockwork



Figure 45: North-eastern stable, south-east facing elevation
Looking north-west. 1m scale. Threshing barn on the left



Figure 46: North-eastern stable, north-west facing elevation
Looking south-east. 1m scale. Threshing barn on the right



Figure 47: North-eastern stable, north-east facing gable end
Looking south-west. 1m scale. The wall and gateway on the left joins the front of the office extension



Figure 48: North-eastern stable, end wall with the threshing barn
Looking north-west



Figure 49: North-eastern stable, dividing wall and roof structure
Looking east. 1m scale

The office annex

The office annex has been built against the north-western end of the range of buildings running up the entrance trackway from Main Street (see Figure 18 and Figure 50). The proposals are to modify the internal layout and roofline of this building which is currently connected to the dwelling to the south-east. The building is brick-built and has a tiled roof with two small gables projecting to the south-west. The roof of the office on the north-eastern side has a slate covering. All of the window and doors are modern.

The north-east facing elevation is covered with thick vegetation but it is possible to see a single-width doorway and window (Figure 51). The window lights a small toilet and shower room. The north-west facing elevation has a small window and doorway (Figure 52). Another window and door are located on the south-west facing elevation (Figure 53). Attached to the south-west corner of the office annex is a modern timber and glass porch which will be removed during the proposed works (Figure 54).

Internally, the office annex is modern with plastered walls and ceiling forming a small office and bathroom (Figure 55). At the time of the survey this was in use as part of the dwelling to the south-east and was only inspected through the windows. No brickwork or structural components were visible.



Figure 50: The office annex
Looking south-east



Figure 51: North-east facing elevation of the office annex
Looking south-west. 1m scale. Note the obscured window and doorway behind the vegetation



Figure 52: North-west facing elevation of the office annex
Looking south-east. 1m scale. The north-eastern stable building is on the right



Figure 53: South-west facing elevation of the office annex
Looking north-east. 1m scale



Figure 54: Porch attached to the south-west corner of the office annex
Looking north-east. 1m scale. The small gables of the office can be seen above the porch. The corner of the north east stable is on the left



Figure 55: Inside the office annex
Looking south-east. The doorway on the left leads to the small bathroom and the dwelling beyond

Discussion

The historical building recording undertaken by ULAS at 102 Main Street, Nailstone, Leicestershire in January 2025 has provided a permanent record of the building prior to any works being undertaken.

The threshing barn appears to be a mid-19th to later century structure. The roof trusses are of a style commonly seen in agricultural buildings in this area in the late 19th century. However, most trusses of this style are bolted rather than pegged, which might suggest a slightly earlier construction date, possibly mid-19th. Most of the brickwork is also from this date although there is a trace of an earlier building which has been incorporated into the north-east corner. The size and appearance of these earlier bricks suggests a late 18th or early 19th century date. These earlier bricks might have been part of an earlier complex of buildings. This in turn might explain why the threshing barn follows a slightly different orientation to the building ranges to the south and east.

Over the years the threshing barn has been modified by blocking entrances on the northern side and on the gable end to the east. Later reinforcing work has involved creating an internal concrete block frame which has unfortunately hidden any earlier historic fabric.

The brickwork and roof structure of the two stable buildings built against the threshing barn are of later 19th century design. Their appearance on the 1885 OS map would put their likely construction date somewhere between the 1870s and 1885.

The small office annex is a relatively modern extension. The use of relatively modern materials and the fact that its first appearance is only on the 1983 map supports this.

Archive & Publication

The digital archive will be deposited with the Archaeological Data Service (ADS): <https://archaeologydataservice.ac.uk/>).

- Digital Photographs
- Report

The online OASIS data entry has been completed detailing the results of the project and the report will be digitally accessible through The Archaeological Data Service (www.archaeologydataservice.ac.uk) with universi1-531140 as the identifier.

Acknowledgements

The fieldwork and post-excavation were undertaken by A Hyam and project managed by M Beamish for ULAS.

The author would like to thank the owner Mr M Beeston for help with access in and around the site.

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Appendix 1: Digital Photos taken during the survey

See appendix 2 for locations



XA5 2025 (1)



XA5 2025 (2)



XA5 2025 (3)



XA5 2025 (4)



XA5 2025 (5)



XA5 2025 (6)



XA5 2025 (7)



XA5 2025 (8)



XA5 2025 (9)



XA5 2025 (10)



XA5 2025 (11)



XA5 2025 (12)



XA5 2025 (13)



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XA5 2025 (23)



XA5 2025 (24)



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XA5 2025 (26)



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XA5 2025 (46)



XA5 2025 (47)



XA5 2025 (48)



XA5 2025 (49)



XA5 2025 (50)



XA5 2025 (51)



XA5 2025 (52)



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XA5 2025 (61)



XA5 2025 (62)



XA5 2025 (63)



XA5 2025 (64)



XA5 2025 (65)



XA5 2025 (66)



XA5 2025 (67)



XA5 2025 (68)



XA5 2025 (69)



XA5 2025 (70)

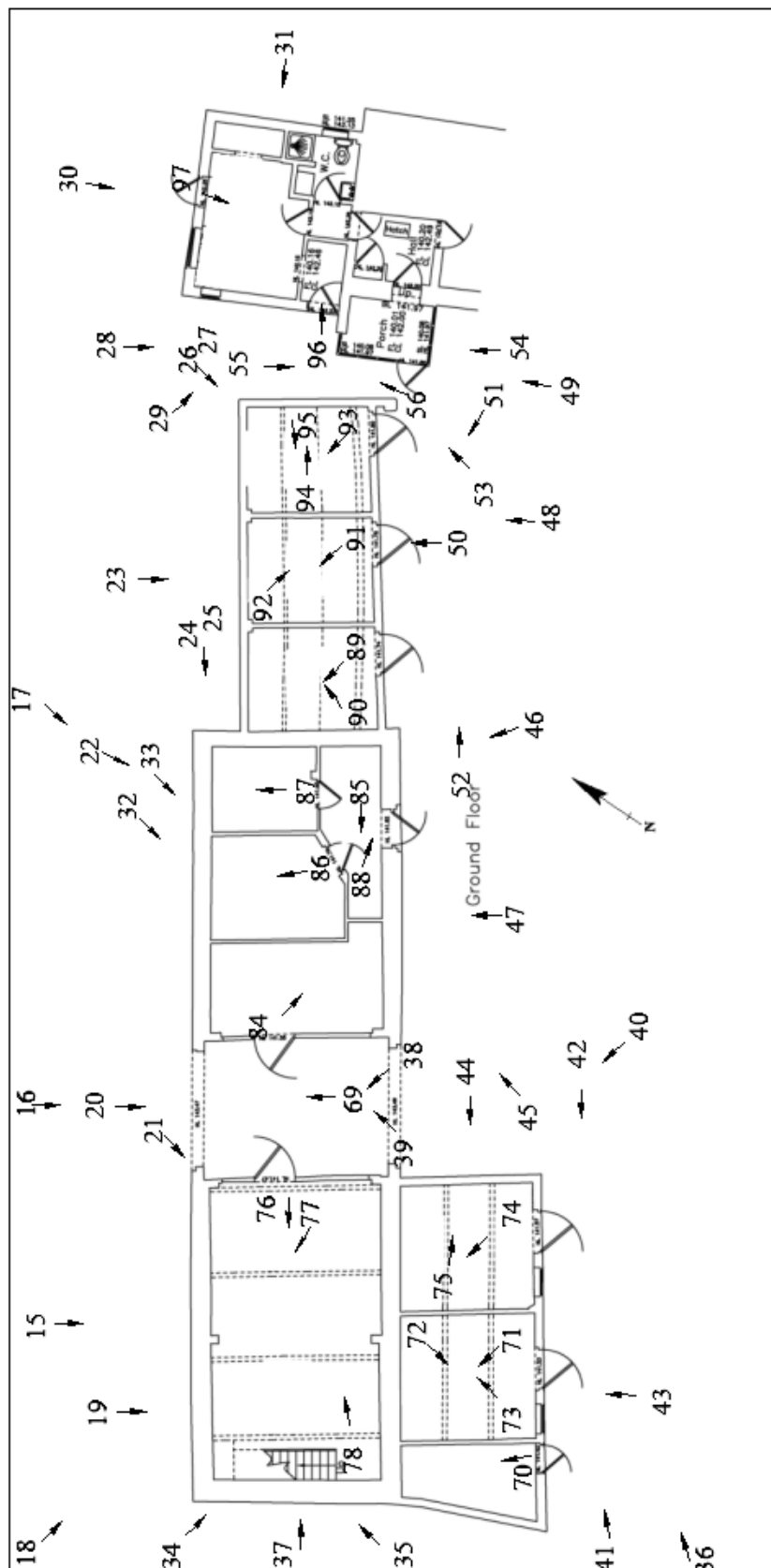


Appendix 2: Photograph locations

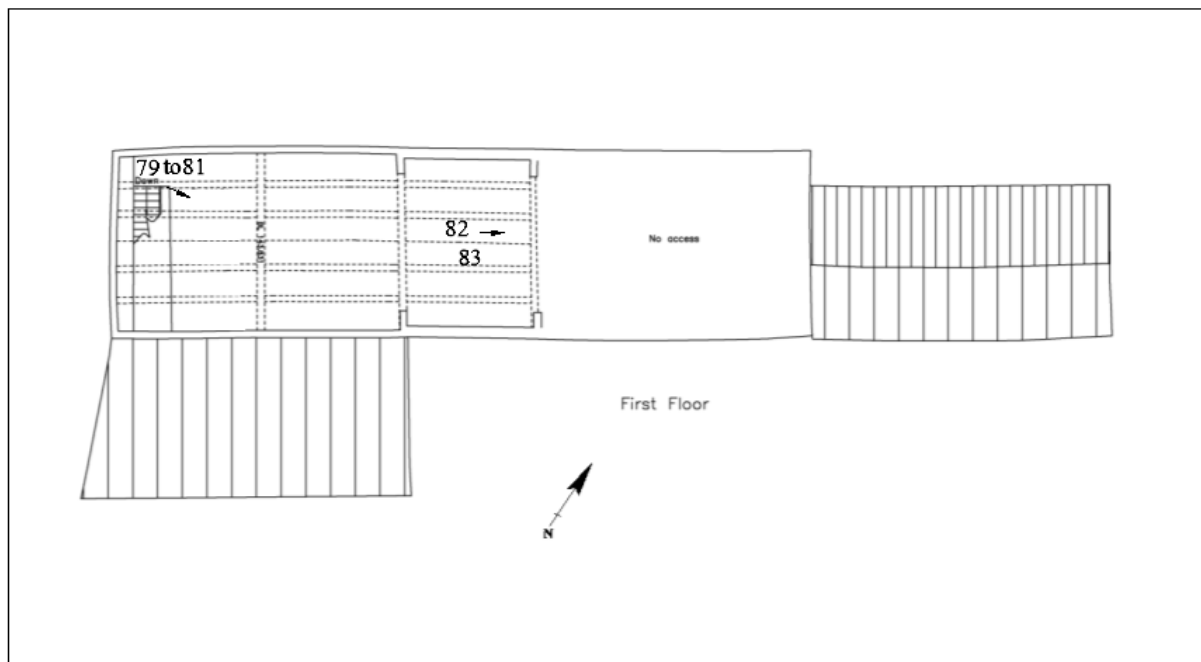
Site location photographs:



Ground floor photographs:



First floor locations:





UNIVERSITY OF
LEICESTER

Archaeological Services

University of Leicester
University Road
Leicester LE1 7RH
UK

t: +44 (0)116 252 2848

f: +44 (0)116 252 2614

e: ulas@le.ac.uk



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