AN HISTORIC FABRIC RECORD OF AN UNLISTED FARMHOUSE KNOWN AS:

DEVELOPMENT SERVICES
22 DEC 2010
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WESTMORELAND FARM

ROGUES LANE,

STOKE GOLDING,

Leicestershire

Undertaken for Martin Anderson of Hayward, Architects, Hinckley, acting on behalf of their clients:

Mr Mark RICHARDS and Ms Sharon JONES

by

TR PROJECTS



Westmoreland Farm, view from the south.

December 2010

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WESTMORELAND FARM,

ROGUES LANE,

STOKE GOLDING

Leicestershire

NGR: SP 4180.9680

SUMMARY

TR Projects *were invited by* ***Martin Anderson*** *of* ***Hayward Architects, Hinckley,*** *acting on behalf of his clients* ***Mark Richards*** *and* ***Sharon Jones,*** *to undertake an* ***Historic Fabric Survey*** *of an unlisted, late 18th and 19th century farmhouse known as* ***Westmoreland Farm,*** *situated on a site near the parish boundary adjacent to* ***Rogues Lane, Stoke Golding, Leicestershire,*** *prior its demolition, permission for which has already been granted. This survey represents the fulfilment of a Planning Condition requested by the* ***Senior Planning Archaeologist,*** *of* ***Leicestershire County Council, Richard Clark,***

The present farmhouse is a two-bay, two-storey, brick structure with tiled roof and having chimneys set in both gable ends. A three-bay, brick out-building, probably of late 18th or early 19th century date and having a 20th century cement asbestos roof extends from the north-west gable of the farmhouse. At some stage during the second half of the 20th century the south-east bay of this out-building has been converted into residential use. The outbuilding is of an unusual arrangement inasmuch as there is no visible evidence to indicate the building ever had windows to it. Three entrance doors to this range do survive, two of them are now incorporated into the residential part of the house, one forms an entrance doorway leading directly into the kitchen on the south-west side of the house and the second now forms an internal door giving access to a later, 20th century, breeze-block bedroom extension on the north-east side of the house. The third entrance doorway, is situated in the north corner of the north-west gable bay. Surviving fixtures and features in this bay indicate the area was used latterly as a small milking parlour with standings for three beast.

The earliest part of the present farmhouse is considered to be the single-cell building now forming the south-east end bay of the present range. A masonry line, which is clearly visible on the south-west elevation of the house, marks the point where a second bay was attached to the original single cell unit. The farm-house, in both its single-cell and two-cell form, is characteristic of some of the few surviving, single-cell or two-cell, post-enclosure farmsteads that had retained sufficient acreage of lands under the dividing and re-striping of lands which in the case of Stoke Golding the parish appears to have been 'Enclosed by Agreement' sometime in the early 17th century enabling the owner of the farm to continue farming

AIMS and OBJECTIVES

The aim of this non-intrusive, Historic Fabric Assessment and Photographic Record is to identify the principal historic features of the farmhouse known as *Westmoreland Farm* prior to its demolition, for which planning permission has already been granted. This survey is in fulfilment of a planning condition requested by the Senior Planning Archaeologist, Leicestershire County Council. The farm and its outbuildings are unlisted, are not situated within a Conservation Area. and the site is not a Scheduled Monument.

The objectives of the work are derived from *English Heritage's* guide to good recording practice - *Understanding Historic Buildings* (2006), and all the building assessment work has been carried out at a level consistent with Level 2 as outlined in that document, these can be summarised as involving:

A Written Account involving information relating to:

1. The building's precise location including a National Grid Reference and an address.
2. A note of any statutory designation, (Listing, Scheduling or Conservation Area status).
3. A summary of the building's type or function, historically and at present and including information concerning the buildings past and present relationship to its setting.
4. Information and description of the materials of construction and possible dates of features.
5. Identification of the architectural or historical context of the building in terms of its origin, purpose, function, form, materials and construction.
6. A Table of Contents and list of illustrations or figures.

B. Drawings Where appropriate drawings are provided, these will include:

1. Any earlier, recorded versions of the site identified in the archive searches etc.
2. Plans of the existing layout of the site and where relevant of individual buildings within the site.
3. A plan identifying the location and directions of accompanying photographs used to illustrate the text.

C. Photography

1. Photography will be used as a means of record and to illustrate specific details identified in the body of the report.

METHODOLOGY

The methodology of this Historic Fabric Assessment and Photographic record has involved:

1. A preliminary site-visit to ascertain the nature of the building to be investigated and to provide preliminary visual information. In addition the visit enabled an indicative plan to be drawn up that would be used for subsequent investigative fieldwork and archive research the outcomes of which form the basic content of this report.

2. A detailed, on-site, non-intrusive investigation of the farmhouse that forms the subject of the report and includes a brief, contextual evaluation of the building within the early 19th century, post-Enclosure landscape in which it is situated.

3. A search of documentary sources, e.g., maps, photographic collections and other relevant Secondary sources held by the Record Office for Leicestershire, Leicester and Rutland, (hereafter ROLLR), material held in the Local Studies section of the Leicestershire County Library's Local History Collection at Hinckley, appropriate web-sites and other recognised sources.

INTRODUCTION

Although the farmhouse complex has already been granted consent for demolition of *Westmoreland Farm*, this Historic Fabric Record has been undertaken in fulfilment of a Planning Condition requested by the Senior Planning Archaeologist of Leicestershire County Council that such a Report should be undertaken prior to the commencement of demolition work. This survey consists of an on-site, non-intrusive investigation of the living accommodation forming *Westmoreland Farm,* Rogues Lane, Stoke Golding, Leicestershire. In addition to information derived from the on-site investigation it includes observations about the historical and physical context of the farm and evidence drawn from archive sources relating to the site.

Stoke Golding and Westmoreland Farm - Site Location

The village of Stoke Golding lies 4.8 kms, (3 miles), north of the Leicestershire market town of Hinckley and a similar distance west of Barwell. The neighbouring village of Dadlington lies 1.2 kms, (¾ mile), to the north. The village of Higham-on-the-Hill lies, 2.4 kms, (1½ miles), to the south-west and the Roman Road - *The Watling Street,* now the A 5 trunk road, which forms a substantial part of the county boundary between Leicestershire and Warwickshire is situated a further 1.2 kms, (¾ mile) south-west, with the Warwickshire market town of Nuneaton lying another 3.2 kms, (2 miles), to the south-west, *(see Fig. 1 Location – Stoke Golding, Leicestershire - below).*

Fig. 1 ***Location - Stoke Golding, Leicestershire***



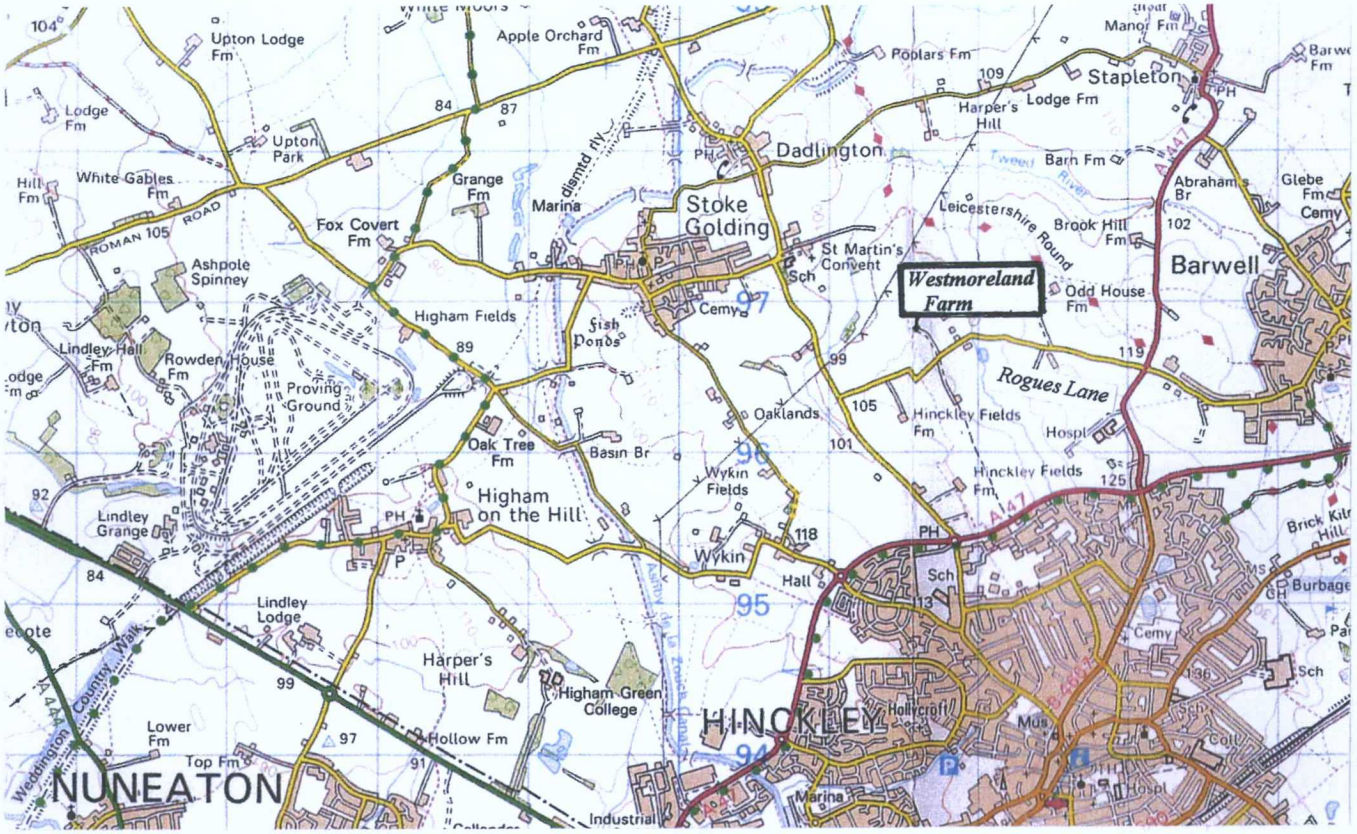
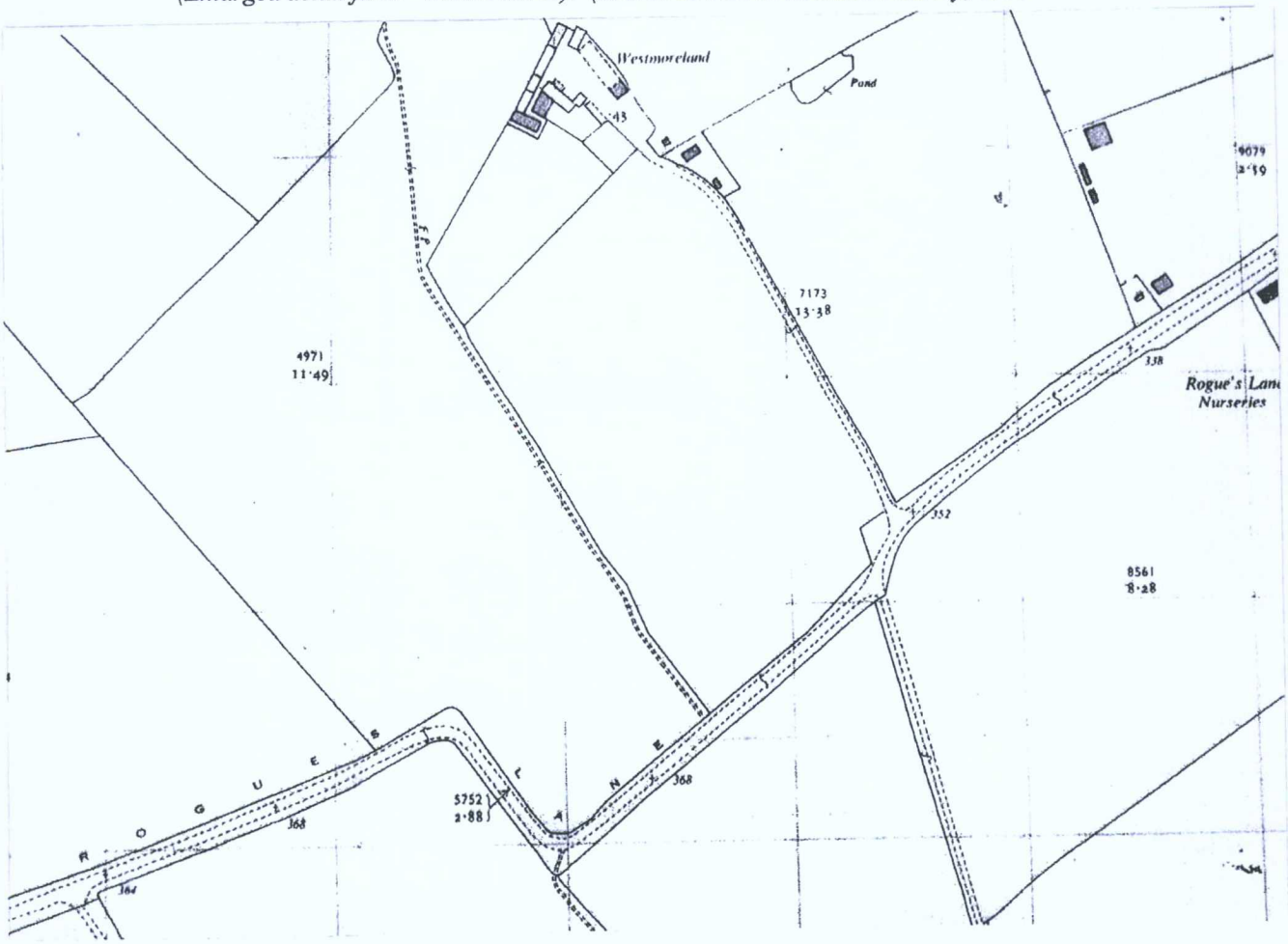


Fig. 2a, Site Location - Westmoreland Farm and Rogues Lane, Stoke Golding, Leicestershire. *(Sce: OS Landranger Sheet 140)*

Fig. 2b, Site Location - Westmoreland Farm, Rogues Lane, Stoke Golding, Leicestershire.
(Enlarged detail farm - shown in red). (Sce: 1961 1:2500 Ordnance Survey, 1961



Westmoreland Farm is one of a series of relatively small, isolated, post-Enclosure, farmstead sites that are accessed from Rogues Lane, an unclassified road situated at the southern margins of the parish of Stoke Golding where, historically it bordered the boundaries of Hinckley and Wykin. The lane runs between Barwell and Stoke Golding. As its name would suggest *Rogues Lane* has associations with marginal peoples and, like similarly named lanes, was located at the very margins of established communities where parishes met and where movement between individual Parish Constable's areas of jurisdiction was easily moving into the adjacent parish.

Westmoreland Farm lies within its own fields, which currently amount to some 36 acres, and is situated 500 metres, (550 yards), north of Rogues Lane, and 2 kms, (1¼ miles), south of the village of Stoke Golding, *(see **Figs 2a, 2b, Location - Westmoreland Farm, Rogues Lane, Stoke Golding,** p.4.)*

ARCHIVE

Unfortunately *Westmoreland Farm* proved elusive in terms of archive evidence. Parker identified Stoke Golding as a parish where a substantial amount of the lands had been enclosed *"by Agreement"* sometime during the first decade of the 17th century.* Though an absence of documentary evidence from this period means it is not known whether the area of *Rogues Lane* was included in that enclosure. In many enclosed parishes the smaller parcels of land were often allocated at the physical margins of the parish where older, individual 'enclosures' of lands already existed. In order to farm the land more efficiently it was considered appropriate to relocate the farmstead to a location within its newly allocated lands. The first building to be erected seems to have been a multi-purpose service facility for storing equipment and feed and might also contain a single bay of rudimentary living accommodation. Such buildings were hastily constructed, contingency erections that would that would eventually be replaced by more permanent structures whose ultimate surviving testimony might only be preserved in the footprint of the original structure.

Although the Title Deeds include an Abstract of Title, the earliest document they refer to was one of 1899 and by that date most of the significant building work in the form of adding the second bay to the original farmstead had already been undertaken. The Title Deeds also include a traced copy of part of Sheet XXXV.15, First Edition, Ordnance Survey map of 1886, indicating the lands that belonged to the farm in 1936, which at that time amounted to some 39 acres. The plan of the farmhouse shown on the 1886 Ordnance Survey map shows a similar layout plan as currently exists, *(see **Fig. 3,** p 6.)*.

HISTORIC FABRIC SURVEY

DESCRIPTION of SURVEY BUILDINGS *(see **Fig. 3, Farmhouse Plan**, p. 6 and **Fig.5,** p.8)*.

***(NB** For the sake of continuity of description - the names of Rooms given in italic within brackets in this section and elsewhere in the report refer to names used on Plans of the site received from Hayward Architects, Hinckley. In this series of notes the two bays of building forming the main part of the farmhouse are also referred to respectively as Bay 1 and Bay 2. Bay 1 is the south-east bay and Bay 2 formed the north-west bay of the farmhouse.)*

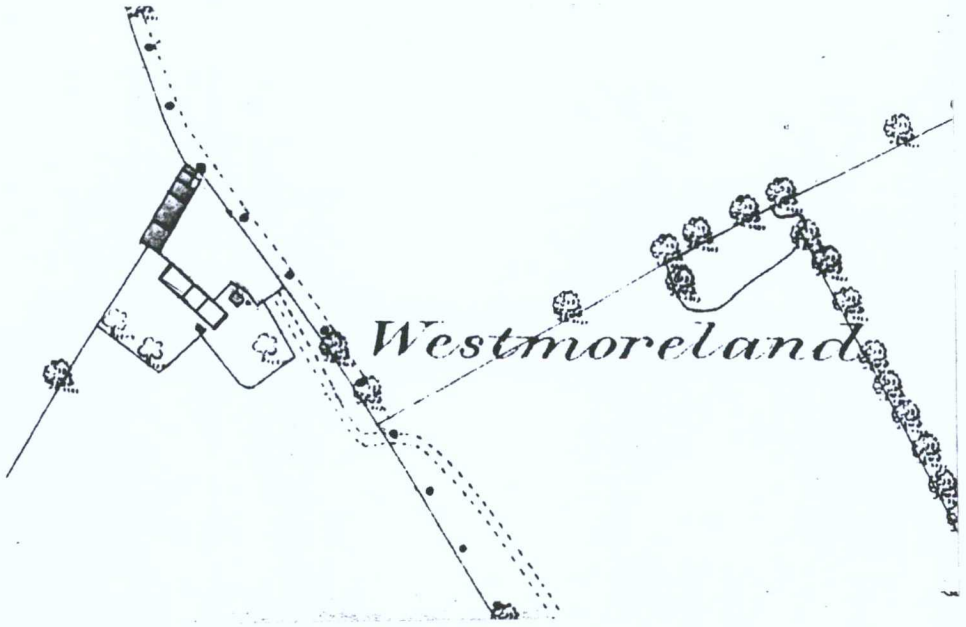
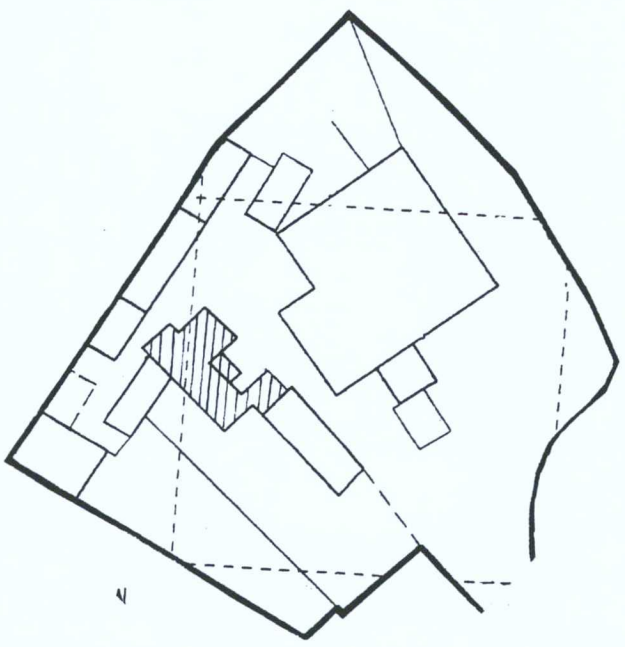


Fig. 3 Westmoreland Farm, Rogues Lane - Site Layout *(Enlarged detail based on 1st Edn 1:2500, Ordnance Survey Map. Sheet XXXV.15, 1886.)*

Fig. 4 Westmoreland Farm, Rogues Lane – Current Site Layout *(Detail from Drawing received from Hayward Architects, Hinckley.)*



External

(1) Post-Enclosure, single-cell, Farmhouse

Analysis of the materials of the farmhouse suggest that the earliest building now occupying the site of *Westmoreland Farm* is a single-cell, one-and-half storey, post-Enclosure, farmhouse of the early 19th century. The farm-house is built of brick, now rendered, and has a tiled roof with red ridge tiles, it forms the south-east end of a range of brick buildings that are

1). A gable set chimney rises at the south-east gable of this original farmhouse building, *(see **Cover Plate**)*. The farmhouse is first recorded on the First Edition, 1:2500, Ordnance Survey map of 1886, * *(see **Fig. 3**)*. By that date the second bay of building had already been constructed and the layout of buildings on the 1886 map clearly shows the additional building at the north-west gable of the domestic accommodation and a short distance to the north-east another range of brick outbuildings that now have a cement asbestos roof. In its final working stage this outbuilding range appears to have served as a milking parlour.

Brickwork

With the exception of a small area of brickwork located between the ground and first floor windows in the north-east elevation and a small section of brickwork at the base of the south-west side-wall where Bays 1 and 2 are joined, *(see **Plate 2**)*. all the brickwork has been rendered over thereby precluding any possibility of undertaking analysis of the bricks in terms of means of manufacture, nature of coursing and recording dimensions.. The few exposed bricks at the footings of the two Bays of building reveal a shallow, earth-fast construction with a single, later, inserted damp proof course. Tell-tale plug holes in the brickwork above the damp proof course bricks represent subsequent attempts to offset damp penetration in the brickwork. The dimensions of the bricks of Bay 1 and Bay 2 are slightly different, though both appear to be of 19th century origin. The bricks of Bay 1 are considered to be of an earlier size than those of Bay 2. A small, exposed section of brick between the ground and first floor windows on the north-east elevation, *(see **Plate 3**)*, retains evidence of an earlier, segmental arched window at ground floor level with three courses of stretcher bonded brick set above it.

(2) Additional single bay of building for the farmhouse

A distinct masonry line can be detected through the render on the south-west elevation of the farmhouse, *(see **Plates 1,4**)*, this marks the point where the second, north-west bay of the farmhouse building was added to the original single, south-east bay, during the mid-19th century. A second chimney is situated at the north-east corner of the north-west gable of this second bay, *(see **Plate 5**)*.

(3) Original outbuilding range

A further, single storey, two-bay, brick building, now rendered on its south-west face but having the brickwork exposed at the north-west gable and on part of the north-east elevation, has a cement asbestos roof, *(see **Plate 6**)*. Although this building retains three original doorways to it, no evidence could be found to show it ever had any windows. This out-building is set in line with the two residential bays already described and though built originally as service accommodation, the bay set against the north-west gable of Building 2 was, at some date in the mid-20th century, converted into residential use. This conversion also necessitated the installation of a second access point by means of a door cut through the brickwork of the gable wall of Building 2, this door led directly into the new *(Kitchen)* area of the farmhouse. The same conversion work also required a new doorway to be cut through the existing brickwork of the north-west, gable wall of the original single-cell, building

The section of roof adjacent to Building 2 can be seen from the upper floor and is shown to be supported by a deal, through purlin, principal rafter roof truss with raked struts, *(see **Plate 7**)*.

(4) Brick outbuildings – north-east elevation

A single bay, lean-to, wash-house unit is set against the wall of a much larger, outbuilding and a short part of the north-east wall of the original farmhouse, *(see **Plate 8**)*.

Fig. 5 i Ground Floor Plan – Westmoreland Farmhouse, Rogues Lane, Stoke Golding
(Details based on drawings received from Hayward, Architects, Hinckley)

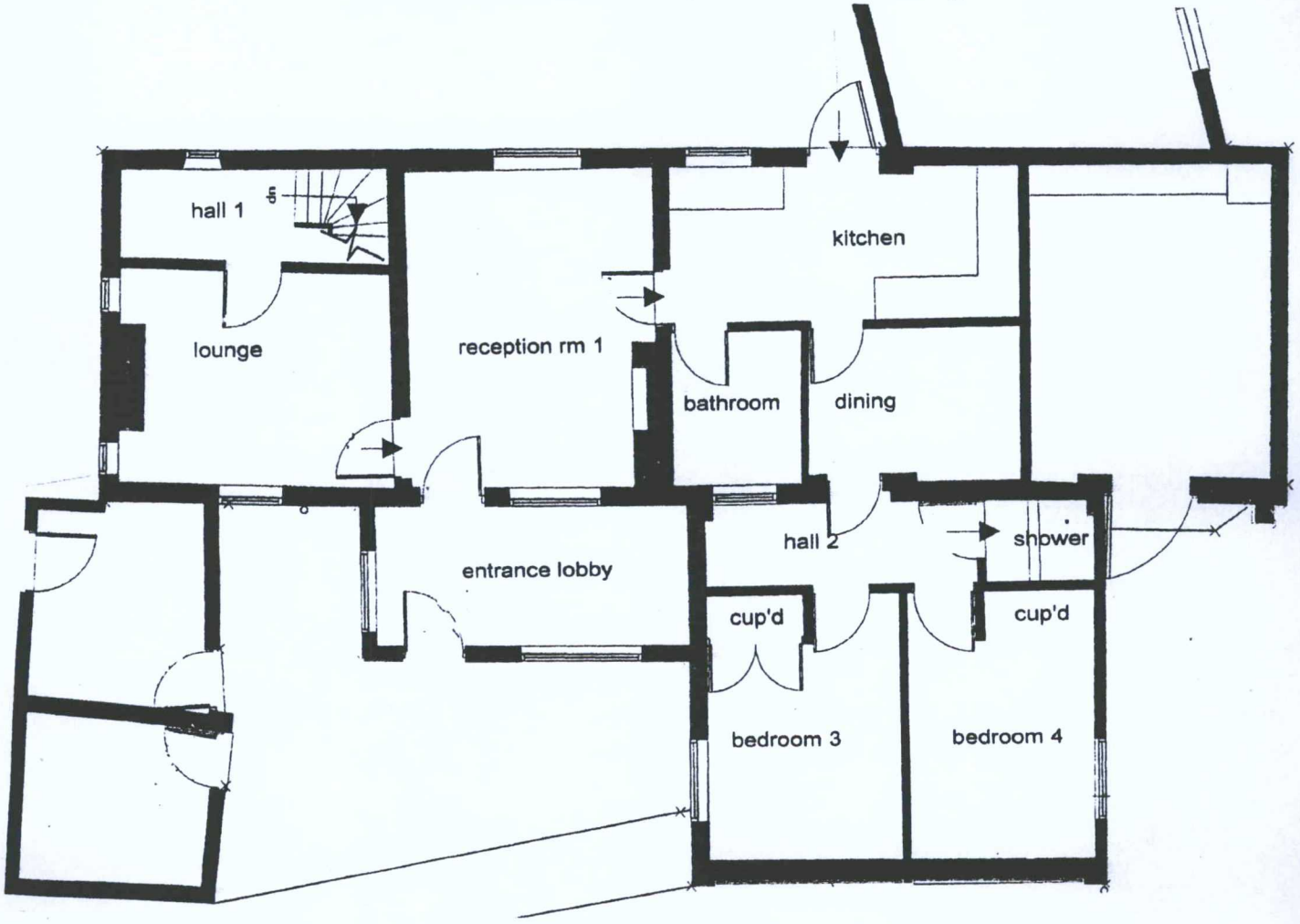
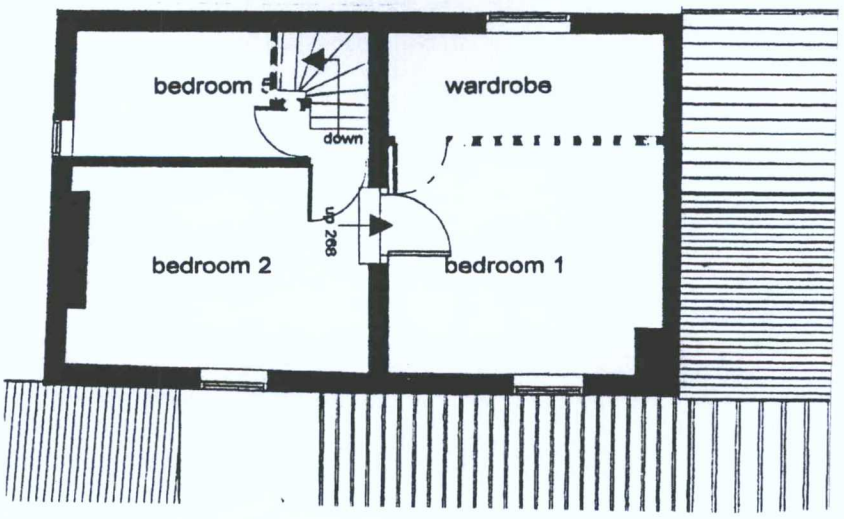


Fig. 5 ii First Floor Plan – Westmoreland Farm, Rogues Lane, Stoke Golding
(Details based on drawings received from Hayward, Architects, Hinckley.)



Built of brick it has a mono-pitch, tile roof which is underlined with deal boards. A small workshop built of similar materials forms the second bay of this short range, this unit has a tiled, pitch roof.

(5) Entrance Lobby – north-east elevation

Sometime during the 20th century, a modern, breeze-block Lobby Entrance with shallow, mono-pitch roof, was added on the north-east side of the house, *(see **Plate 9**)*. This afforded protection to the entrance door that was installed in the north-east, side-wall of the second bay of farmhouse building and provided access directly into the 'Reception Room' of the house.

(6) Other Outbuildings

A brick built milking parlour, now with a cement asbestos roof, is situated a short distance to the north of the farmhouse. Like the farmhouse, this range is shown on the First Edition of the Ordnance Survey's 1:2500 map of 1886, *(see **Fig. 3 – Site Plan - Westmoreland Farm**)*. The milking parlour is not discussed in this report.

The remaining outbuildings, which spread over a considerable area in close proximity of the farmhouse, are modern constructions of cement asbestos and breeze block all with cement asbestos roofs. These buildings do not form any part of this report. As a matter of record, all the outbuildings are shown on ***Fig. 4, p. 6.***

BUILDING DESCRIPTION

Internal

(1) FARMHOUSE - Bays 1 and 2

The floor plan of the original, farmhouse shows a traditional layout for a single-cell unit, having the fireplace set in a gable wall and the original entrance door, which in this example now serves as an internal access door between the *(Lounge)* and the (*Reception Room.)* A winder staircase rises to a small landing and narrow, unheated, open chamber set in the south-west corner of the building, *(Bedroom 5)*, *(see **Plates 10, 11**)*. and also provided access to a larger chamber set over the ground floor 'Lounge,' *(Bedroom 2)*, *(see **Plate 12**)*. A second larger chamber, *(Bedroom 1),* which could only be accessed by passing through *(Bedroom 2)* was set over the ground floor *(Reception Room)* area of the additional, single bay, (Building 2). Both *(Bedroom 2)* and *(Bedroom 1)* had small, chamber fireplaces, on both examples the cast-iron grates etc., were missing. Considerable alterations had occurred on the upper floor of the second bay of building where the floor had been removed exposing the top of a boxed steel girder that is assumed to have replaced an earlier spine beam. A series of square, deal joists, which passed over the back of the girder, spanned the full width of this bay. Other than an exposed section of the boxed detail surrounding the girder, no details were visible at ground floor level where the ceiling had been under-drawn.

In the main *(Lounge)* area of the original single-cell building the floor-frame was completely exposed, *(see **Plate 13**)*. A substantial, boxed-heart, pit-sawn, oak spine beam with a simple, run-out chamfer, carries a series of square joists, some of which have a shallow chamfer to them. The joists are jointed into the spine-beam and at their outer end are pocketed into the fabric of the wall. All features redolent of late 17th century carpentry practices. The upper floors of Building 1 are of lime-ash plaster.

At the upper floor level a small window set in the south corner of the south-east gable lit *(Bedroom 5)* at the head of the stairs. *(Bedroom 2)* was lit by a window set in the north-east side-wall and a small, window in south-east gable. Originally there was also a window set in the north-west gable. The subsequent addition of the second bay of building at the north-west end of the range caused this window to be removed and the courses of brickwork below the window sill were broken out with the enlarged opening being converted into an access door to *(Bedroom 1)* situated over the *(Reception Room)* in Building 2, *(see **Plate 14**).*. Windows set in the north-east and south-west side-walls of the farmhouse lit the ground floor *(Reception Room)*, a single, casement window set in the north-east side wall of the house lit *(Bedroom 1)* and a similar window set in the south-west side-wall at first floor level lit an area described as *(Wardrobe)*, the partition of which had been removed by the time of this survey.

(3) Original Outbuilding Range.

The Outbuilding range consists of a two-bay, single storey unit built of brick which rises in courses of Flemish Garden Wall Bond, *(see **Plate 6**)*, this range now has a cement asbestos roof. A single, exposed deal roof truss shows it to be of a conventional bolted deal form, *(see **Plate 7**)*. Reference has already been made to the fact that no evidence of any window inserts were identified on this building and that the south-east bay of this building was converted from service to domestic use at some stage in the 20th century. The converted section now forms the *(Kitchen, Bathroom)* and, an unlit *(Dining Room)*, and utilises two of the original outbuilding's bull-nosed brick, segmental, and rebated arches on the north-east and south-west elevations to form doorways in the enlarged farmhouse. The entrance door on the south-west elevation gives access directly into the kitchen, that on the north-east side gave access to *(Hall 2; Bedrooms 3 and 4)*, *(see **Plate 15** and **Fig.5**, Farmhouse Plan.)*

A third, original entrance door to the outbuilding range survives at the north-east end of this range. This now provides access to what appears to have been used latterly as a small, milking parlour, *(see **Plate 16**)*.

CONCLUDING REVIEW

Westmoreland Farm consists of two separate bays of brick building with a third bay at the north-west end of the range that has been converted to residential use from an original outbuilding. Comparison between the ground floor plan types of the two single cells of building suggest Bay 1 retains evidence of the original 1½ storey construction. This single bay also contains a gable end fireplace and chimney, which may originally havwe been hooded; winder stairs situated behind reed and plaster partition mounted in the west corner of the north-west gable wall and clearly demarcating private space from communal space within the house and an access door set in the north corner of the ground floor area. By comparison the only special feature in Bay 2 is a domestic fire-grate and chimney which is set in the north corner of this bay. First floor access to the upper floor of Bay 2 is gained by using the winder stairs in the Bay 1 and passing through the first floor sleeping chamber of the south-east bay to gain access to the door into the upper floor area of Bay 2.

In the mid-20th century the south-east bay of the adjacent outbuilding was incorporated into the farmhouse to create an enlarged kitchen, bathroom and dining area. Additional accommodation in the form of two bedrooms and a shower area were constructed on the east side of the house. This latter work, like most of the additional farm buildings that stand within the yard area were constructed of breeze and cement asbestos.

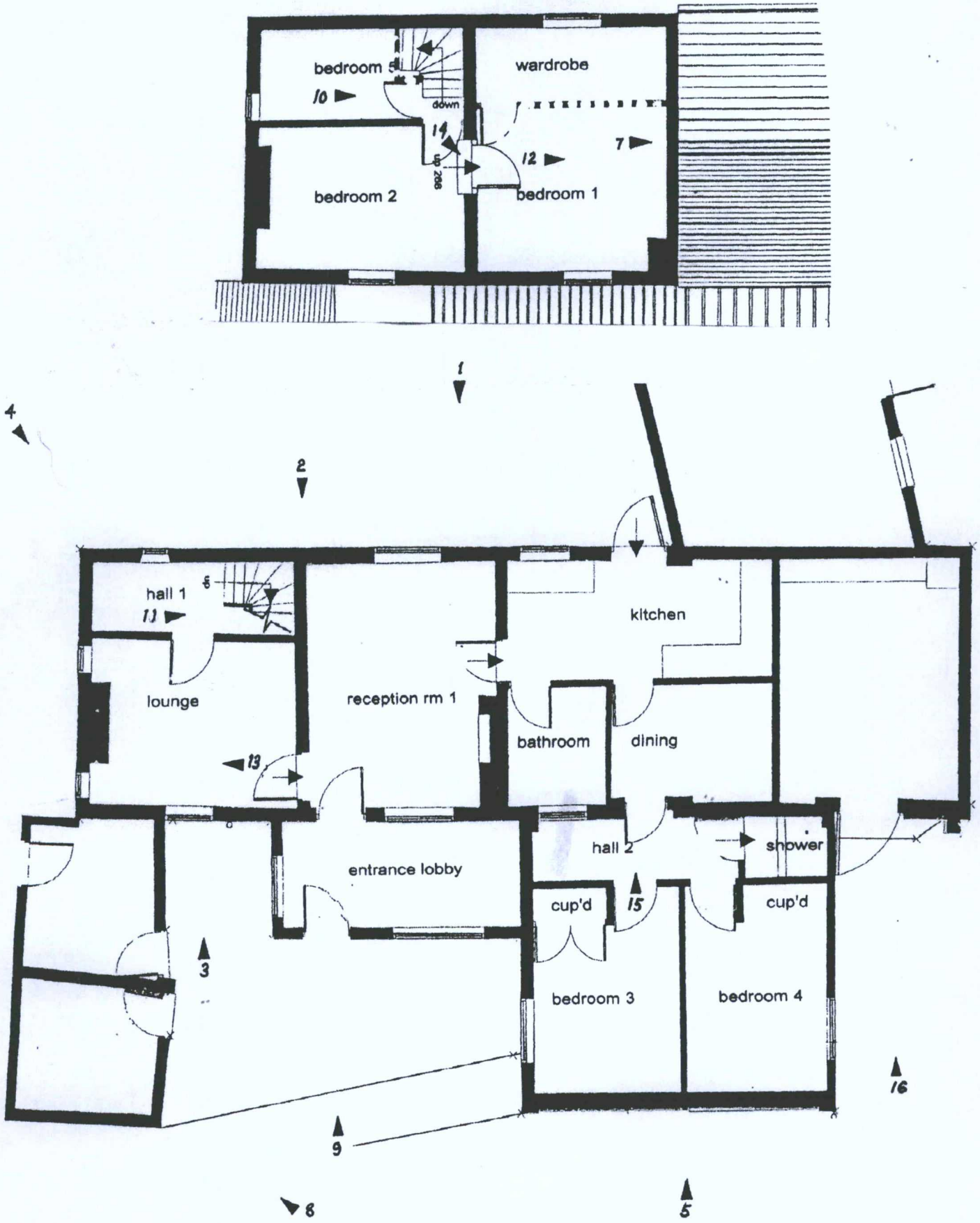
The possibility that the original, single-cell farmhouse marks the location of an early post-enclosure farmstead building of the early 17th century relocated onto its lands cannot be confirmed. The presence of one of these basic, plan-type buildings, *i.e.* single cell houses, situated in a holding of lands on the margins of the parish might be considered a significant indicating feature but further confirmation will only be obtained when more examples of this type of arrangement are recorded and compared.

David Smith : Rob Hayward
December 2010

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APPENDIX ONE

Camera locations for plates used in this report



APPENDIX TWO

Drawings received from Hayward, Architects, 18 Station Road, Hinckley, Leicestershire

Dwng No.	Description
01 A	Proposed Alterations & Extensions, Westmoreland Farm, Rogues Lane
02 B	Proposed Alterations & Extensions, Westmoreland Farm, Rogues Lane
09 B	Proposed Alterations & Extensions, Westmoreland Farm, Rogues Lane



Plate 1 Westmoreland Farm, *General view from the south-west. The masonry joint marking the link between Bay 1 and Bay 2 is clearly visible.*

Plate 2 Westmoreland Farm, *Detail showing the exposed masonry joint at the base of the wall, south-west elevation, with later 19th century brick to the left.*



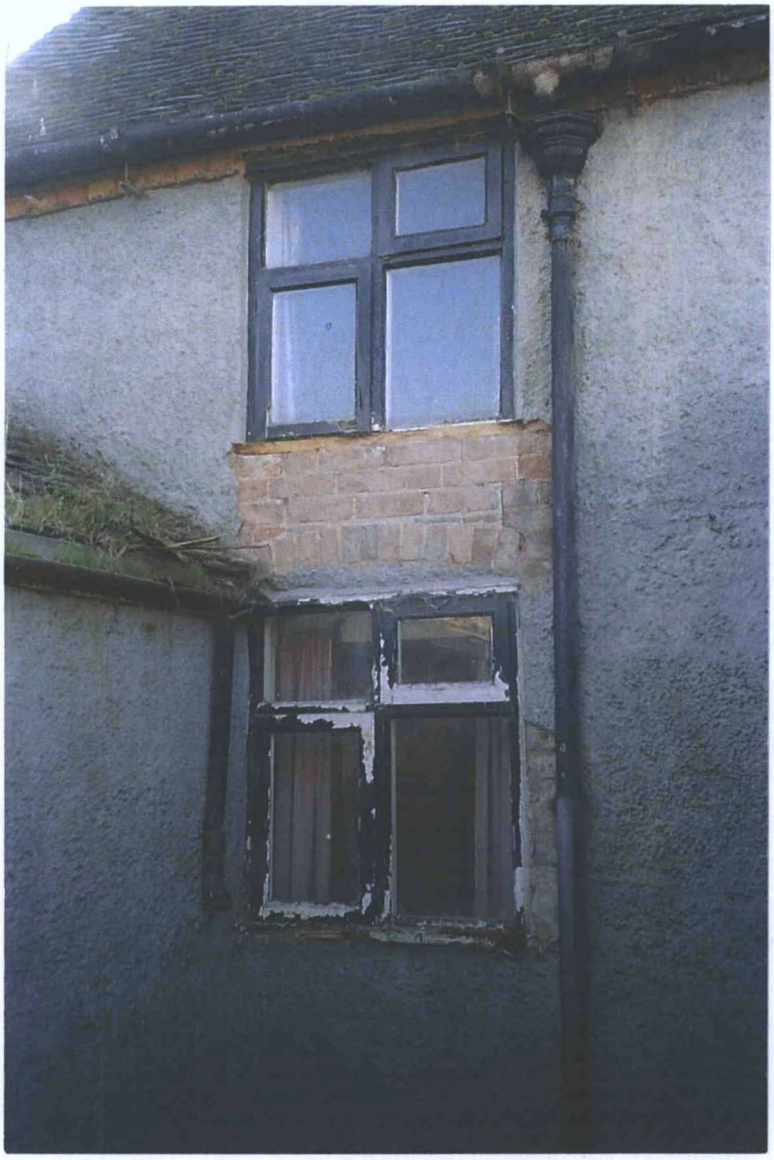


Plate 3 Westmoreland Farm, *detail showing courses of stretcher bonded brick between the north-east facing windows of Bay 1, note also the low segmental brick arch over the ground floor window.*



Plate 4 ***Westmoerland Farm,*** *General view of the south-west elevation of the farmhouse, viewed from the south also showing the rendered, brick outbuilding range including the front access door leading into the kitchen, introduced when the first bay of the outbuilding range was converted to residential use.*

Plate 5 Westmoreland Farm, *general view of the north-east elevation of the out-outbuilding range with cement asbestos roof behind later garage block. Also shows the gable end chimney set at the north-west end of Bay 2.*





Plate 6 Westmoreland Farm, *north-west gable end of the outbuilding range showing the brickwork coursed in Flemish Garden Wall Bond.*

Plate 7 Westmoreland Farm, *detail of the bolted, deal truss supporting the roof of the outbuilding.*





Plate 8 Westmoreland Farm, *detail view of original outbuiliding range accommodating a wet room for the farmhouse and a workshop in the foreground.*

Plate 9 Westmoreland Farm, *general view of the rear, yard facing, elevation of the farmhouse with later, breeze extension in centre ground.*





Plate 10 Westmoreland Farm, *winder stairs in the corner of Bay 1.*

Plate 11 Westmoreland Farm, *head of winder stairs viewed from the open chamber at the stair head.*





Plate 12 ***Westmoreland Farm,*** *upper chamber, (Bedroom 1) in Bay 2, the the chamber fireplace can be seen in the corner of the room and an opening formed in the end wall leading into the void over the Kitchen within the out-building range.*

Plate 13 ***Westmoreland Farm,*** *general view of the 'Lounge' area in Bay, showing the substantial floor frame with spine-beam and square set joists reminiscent of 17th century carpentry practices.*





Plate14 Westmoreland Farm, *detail showing the doorway cut through the original, north-west gable window to form and access door between Bedroom 2, (Bay 1) and Bedroom 1, (Bay 2).*

Plate 15 Westmoreland Farm, *interior detail showing one of the original doors of the out-building range with bull-nose bricks forming a rebate. This doorway now leads from the new kitchen area into the additional ground floor sleeping accommodation.*





Plate 16 Westmoreland Farm, *Detail showing the gable end section of the Outbuilding, viewed from the east, shows another bull-nose, rebated door leading into an area that was used latterly as a milking parlour with standing for three.*