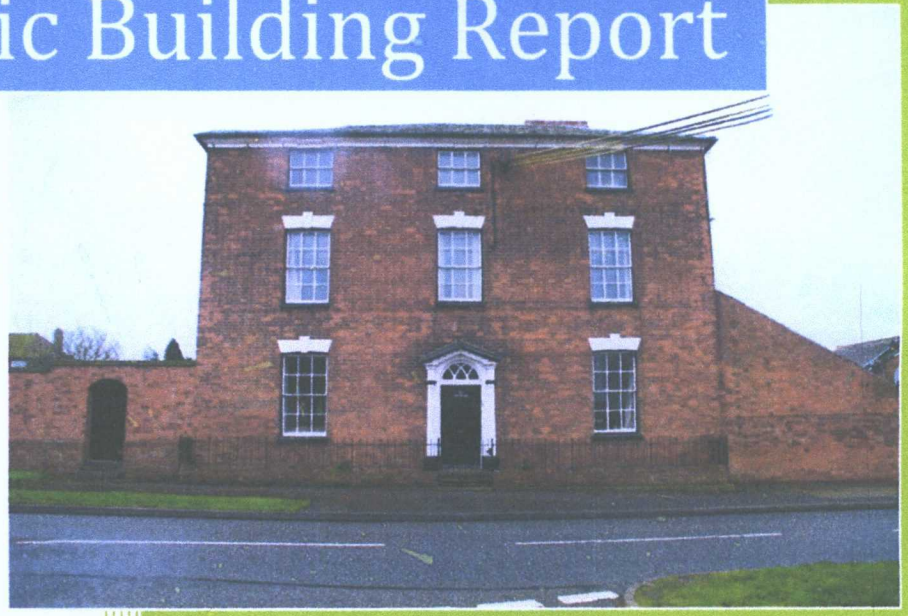
Version: 1.0
20th January 2010

The Elms, Nailstone
Historic Building Report

DEVELOPMENT
SERVICES
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1. Executive Summary

David Hickie Associates has been commissioned by Paul and Gabrielle Riley to undertake a historic building survey of their Grade II listed farmhouse 'The Elms', Main Street, Nailstone.

The Elms is a good example of a late-eighteenth century village farmhouse with a symmetrical façade which has remained unaltered since it was built. It is important to maintain this quality, and to repair fabric only when it is needed, and then in an appropriate and sympathetic way.

Behind the façade the house has been altered and extended over the years, and has now become rather run-down and in need of repair and improvement to ensure its future beneficial use and therefore its preservation for the future. Again, the repairs need to be done sympathetically, and a balance struck between removing previous inappropriate alterations and leaving elements which tell the history of the house.

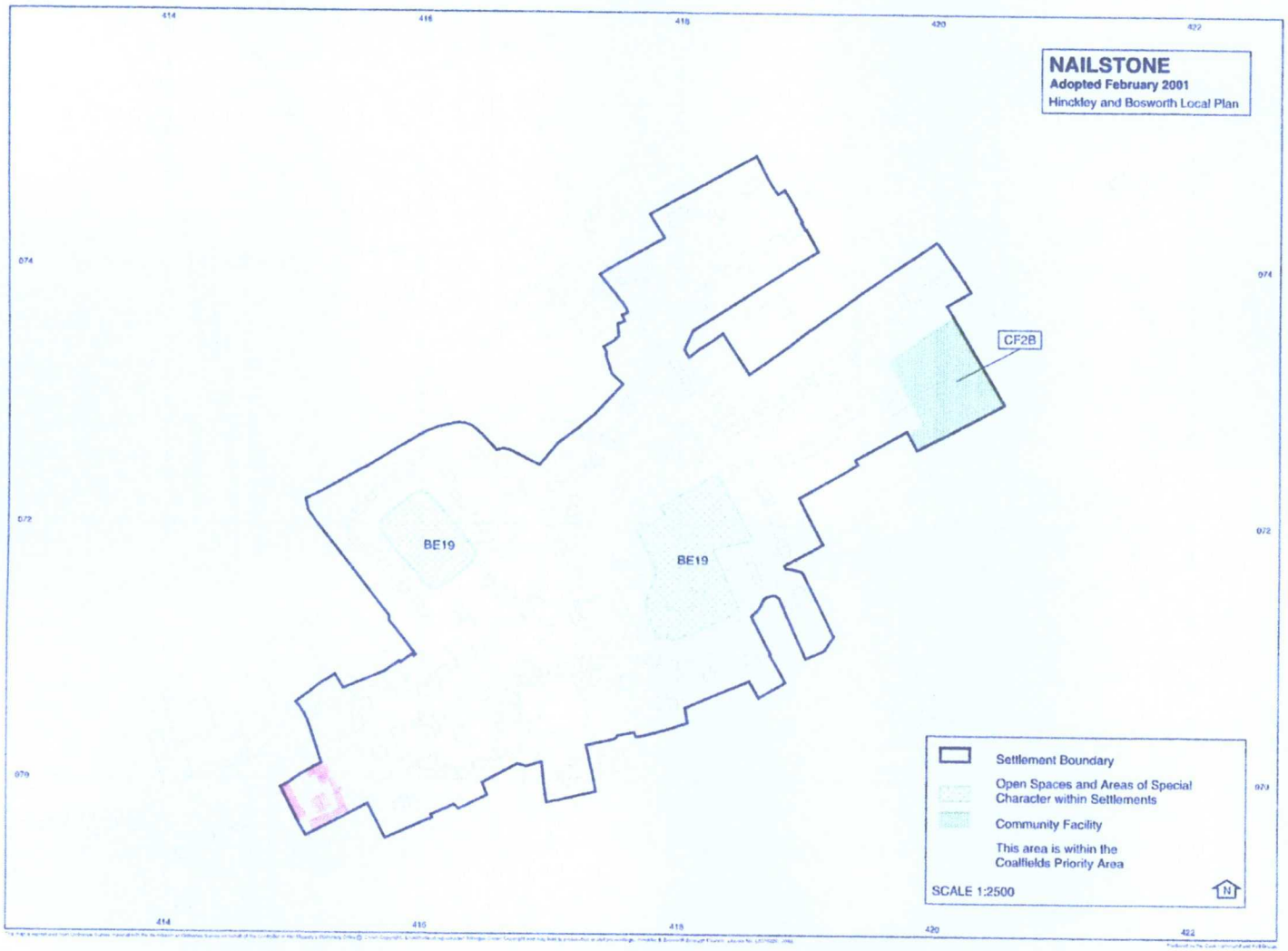


2. Introduction

This survey and report has been undertaken in accordance with the guidelines for an English Heritage Level 2 report - 'Understanding Historic Buildings: A Guide to Good Recording Practice' (English Heritage, 2006) - providing a descriptive summary of the building and plans of the layout and specific elements of historic significance. A site inspection was undertaken on Monday 7th December 2009.

2.1 Location of the 'The Elms' Farmhouse

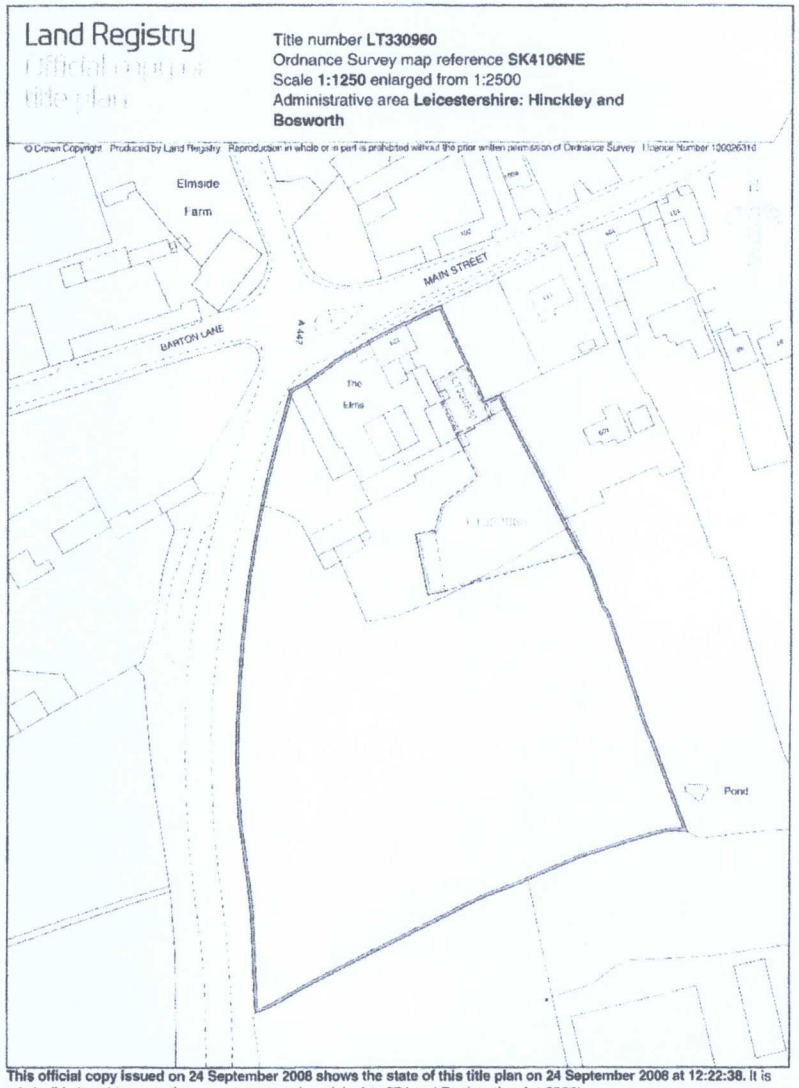
The farmhouse is located at the edge of Nailstone village, as shown in red on the Hinckley and Bosworth Borough Council Local Plan map of the village below.



The Google Map satelite photograph shows the current context of farmbouse and the surrounding farm buildings



The Land Registry plan dated 2008 shows the complex of buildings associated with The Elms farmhouse. The landholding in 2010, following the sale of the southern field, now just includes the farmhouse and the farmbuildings around the central courtyard.



2.2 Statutory Listing of the Farmhouse and Farm Buildings

Box 1: Building Conservation Listing for Farmhouse

Building Name: THE ELMS
Parish: NAILSTONE
District: HINCKLEY AND BOSWORTH
County: LEICESTERSHIRE
LBS Number: 188074
Grade: II
Date Listed: 07/11/1966
Date Delisted:
NGR: SK4152007006

Listing Text:
NAILSTONE
SK40 NW MAIN STREET (South Side)
2/78 The Elms
7.11.66
GV II

Farmhouse. Late C18. Brick with hipped plain tiled roof. 3 storeyed, three bays with central six panelled door with overlight in Doric pedimented case, flanked by 12 pane sash windows with stuccoed flat arched heads with keystones. Moulded eaves cornice. Gable end stacks.

Listing NGR: SK4152007006

Box 2: Building Conservation Listing for Farm Buildings

Building Details:
Building Name: FARM BUILDINGS AT THE ELMS
Parish: NAILSTONE
District: HINCKLEY AND BOSWORTH
County: LEICESTERSHIRE
LBS Number: 188075
Grade: II
Date Listed: 13/10/1986
Date Delisted:
NGR: SK4152306967

Listing Text:
NAILSTONE
SK40 NW MAIN STREET (South Side)
2/79 Farm Buildings at the Elms
GV II

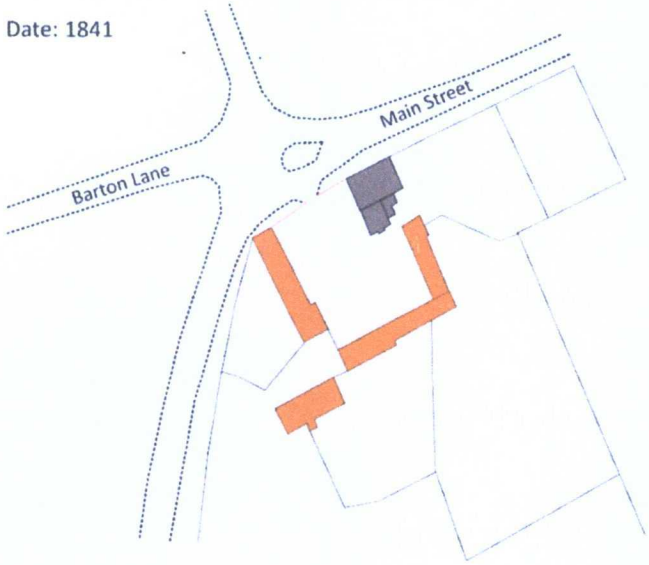
Two ranges of farm buildings at right angles forming two sides of a yard. Late C18 or early C19. Brick with plain tiled roofs. Main barn forms southern range with round arch blank arcading around doorways. This detail is repeated in the smaller buildings to the right. Included for group value.

Listing NGR: SK4152306967

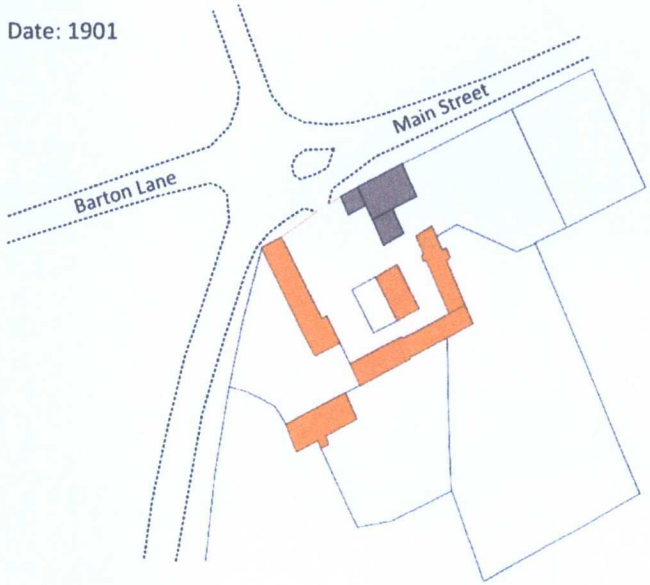
The Elms farmhouse and farm buildings do not lie within any currently designated Conservation Area.

2.3 Map Evidence of Development of House and Farm Buildings

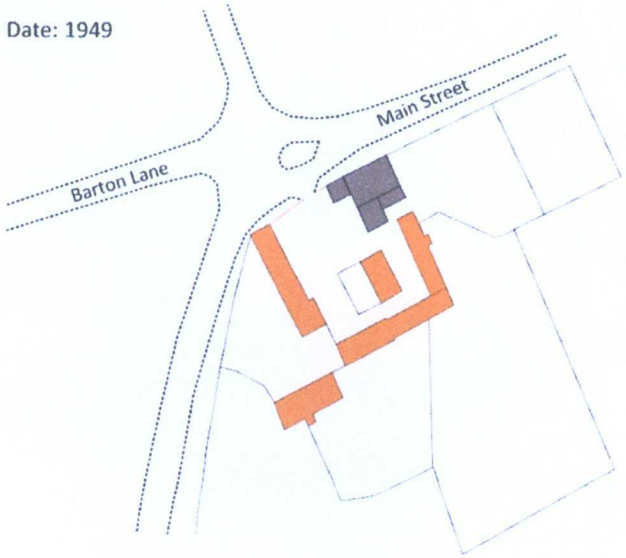
Date: 1841



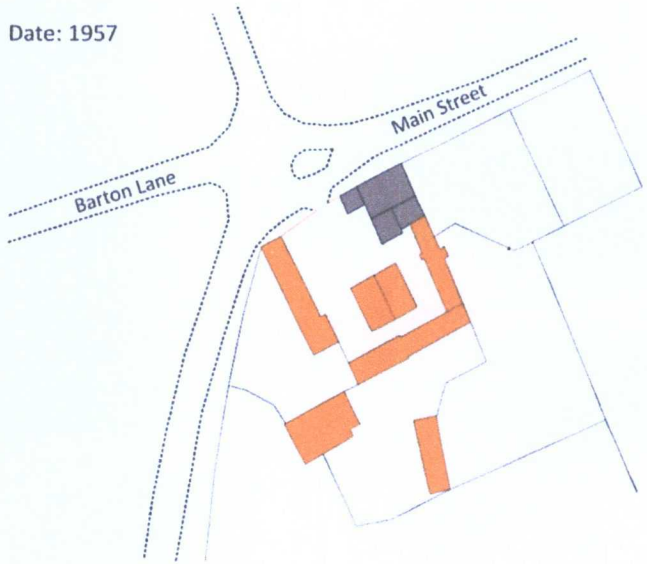
Date: 1901



Date: 1949



Date: 1957



3. The History and Development of the House

The Elms was built in the second half of the eighteenth century in the style typical of this Georgian era. It has three bays and three storeys plus a cellar, of red brick with a hipped, slated roof. The house is listed, Grade II.



The façade shows its original owner to have been wealthy and a man of taste. The brickwork in Flemish bond, the elegant symmetry of the sash windows, and the imposing front door with fanlight and pedimented doorcase are all of high quality, and designed to show off the status of its owner.



The extensive ranges of farm buildings to the rear of the house include some of contemporary date, so the house was in all probability built as a farmhouse and has stayed so ever since. Records show that from at least the early C19 until the mid C20 it has housed tenant farmers rather than owners (Tithe Map record 1841 and various title deeds), and has undergone many changes and extensions.



The earliest available record of ownership, the tithe map of 1841, shows that the 'house, rickyard and buildings' were owned by Earl Howe, and occupied by Edward Knowles. On 19th August 1919 Earl Howe sold it to Lord Waring, who also purchased Gopsall House in the same year.

Four years later it was sold to Mrs Muriel Vestein Hughes of Nailstone Stud Farm, for £4882.14.9. The sale included '143 acres, 3 roods, 32 perches, and buildings'.

The farm changed hands again in 1927, when it was bought by Mr Tom Turner of Sutton Bonington, Nottinghamshire, for £4500, and again in 1945, when James Arthur Bourne of Bradley, Derbyshire became the owner. It then stayed in the Bourne family until 2008, when James Arthur's son William Arthur died with no heirs, and it was sold on the open market.

It is difficult to tell at what exact date the house was divided into multi-occupation, but from the style of the alterations and the number of coats of paint on the joinery it is likely to have been between 1945 and 1960.

The original house was built as one room per floor each side of a central staircase, with an extension at the rear only on the western side, making an L- shaped plan. One would expect this rear extension to house the kitchen (as it now does), but the evidence on site, discussed later, shows that the kitchen was originally, and unusually, in the front room.



This invites the question as to whether the original building was indeed a symmetrical layout only one room deep, but the brickwork and the roof line of the extension show no breaks in construction, and even though the positioning of the eastern wall of the extension prevents a central window to the staircase on the rear wall, and the support of this wall below second floor level is not obvious, it would seem that the L shape was as originally built.

A two-storey extension was added to the eastern side of the rear to make the house a rectangle on plan, not long after its original build. The lean-to roof is clearly not original, but the brickwork is well toothed into the primary east wall as to be almost convincing of its originality. It is shown on the tithe map of 1841. This extension housed a pantry and meat locker on the ground floor, a bedroom above (now a bathroom), and a secondary staircase from ground to first floor.



A further single-storey extension was added to the west side of the rear in the first half of the C19 for utility purposes. This is a brick structure with a pitched tiled roof. An extension of this size and shape is also shown on the map of 1841, but it is difficult to determine whether it has been rebuilt since then on a similar footprint. Either way, it is of inferior quality and its west wall has been built too close to the well. This has caused the subsidence, bowing and fracturing of this wall.



A large lean-to was added to the west side of the house in the late C19 to provide garage accommodation. This building is shown on the Ordnance Survey map of 1901, but not that of 1841. It is of fairly solid construction but detracts from the purity of the architecture of the house.



A final extension was added recently to the rear, with large windows and a corrugated asbestos roof. The purpose of this is unclear, but it could perhaps be called a 'garden room'.

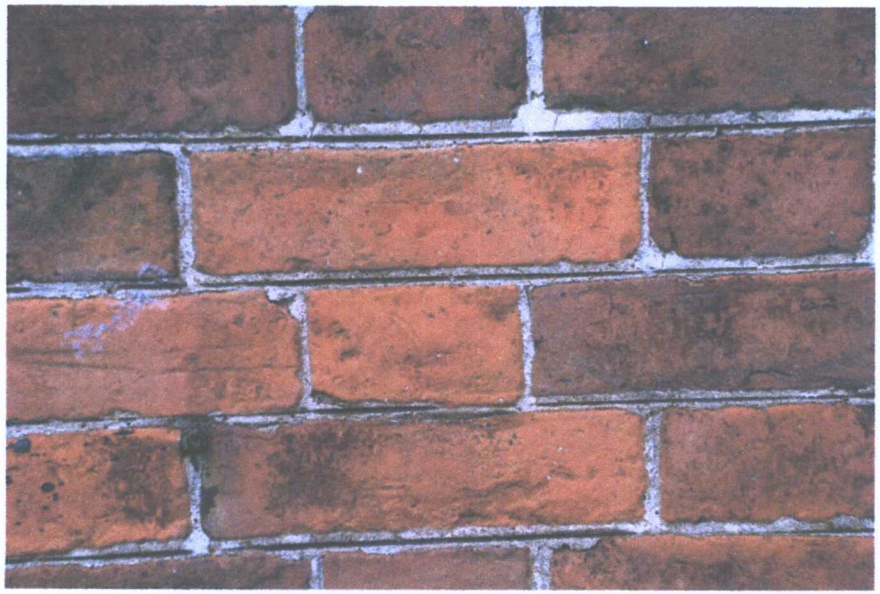


It is sad to observe that each of the extensions and alterations to the house have been progressively poorer in quality.

4. Building Materials

4.1 Walls

The external walls are of solid red brick construction. The bricks are likely to have come from a local brickworks in the nearby Ibstock area. The front (north) elevation is laid in Flemish bond with a groove cut in the horizontal mortar beds. The mortar is lime-based, typical of the Georgian period, and the brickwork and pointing is still, over two centuries after it was built, in excellent condition.



The side walls are built in similar bricks, but in a random bond with far fewer headers bonding the two leaves of brickwork together.

The eaves level of the main house has a brick dentil course, which is another indicator of a relatively high-status building.



The rear (south) elevation has been rendered. It is possible that the south-facing walls suffered some erosion of the brick face, and rendering over the poorer quality bricks was seen as the best way of preventing further spalling. It is unlikely to have been done for aesthetic reasons.

The rear single-storey extension is also rendered.

4.2 Roofs

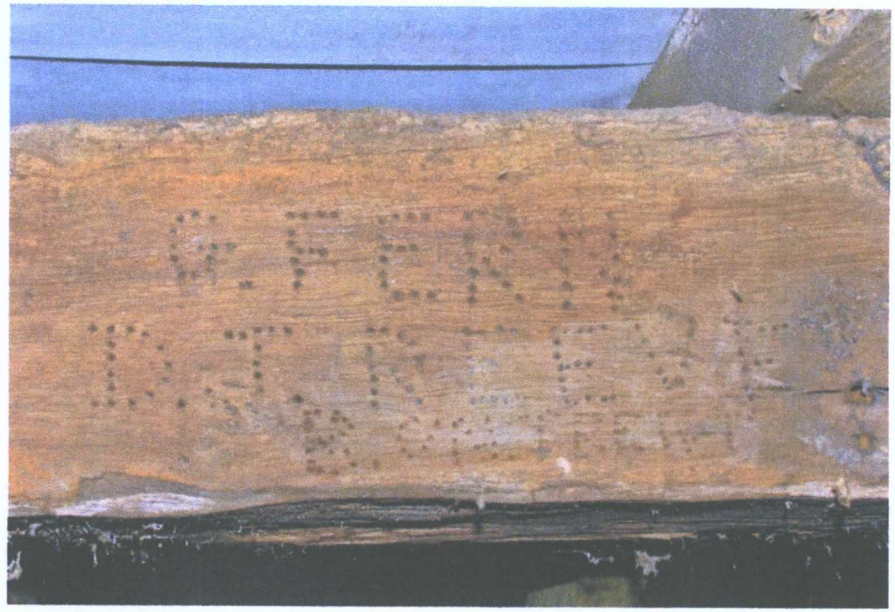
The roof construction of the main house can be seen where ceilings have been removed. It is a fairly low pitch, with wall plates, hips and purlins of oak, and rafters of softwood. It was always intended to be covered in plasterwork, so the construction is utilitarian.





Sections of hips and purlins not covered by lath and plaster have been limewashed.

During the recent re-roofing exercise, the original roofer's marks were discovered: the names 'G. Fern', 'DJ Reeve' and 'B. on Trent' indicating where these craftsmen came from. Many of the timbers also have roman numerals indicating how they were to be positioned in the roof.



The roof of the main house was originally covered in slates. The low pitch is more suitable for slating than tiling, and it was the Georgian fashion to have the roof, if not hidden behind a parapet, then at a low pitch not detracting from the elegance of the brick façade. The slopes on the main part of the farmhouse are still slated, but rear single storey extension is tiled.

The garage is still covered in slates. The single-storey rear extension with the mono-pitch roof is tiled.

4.3 Windows

The windows on the façade of the house are all box-framed sliding sashes typical of the C18. Two on the ground floor and three on the first floor (one over the central doorway) have stone flat arches with raised keystones, and stone cills. The fenestration pattern is 6 panes on 6. The second floor windows are 3 on 3, again with stone cills but with the heads directly below the dentil course at eaves level. The front elevation is perfectly symmetrical.



The frames and internal architraves are all original, but the sashes on the first and ground floors have all been replaced at least once in the lifetime of the house. The glazing bars, although a close approximation of the original, have slightly cruder mouldings and modern float glass. The three windows on the second floor, however, have survived intact, and one can immediately see that the glazing bars are slimmer and more elegant than those on the lower floors. If it was ever proposed to replace the sashes on the first and ground floors, these would provide the pattern for the replacements.





The windows to the sides and rear are nowhere near as elegant as those on the front. Neither their shapes nor their fenestration are typically Georgian, and it is likely that they have all been replaced at least once in the history of the house.



All the front windows on the ground and first floors have been secondary glazed, presumably to reduce the noise from the busy road as well as thermal insulation. These are all fairly crude examples, and there are far better designed secondary glazing systems available now, which detract less from the purity of the sash windows when viewed both from inside and out.



The west elevation has three blocked windows, two at second floor and one at first floor. These are all in rooms which have one other window on the north or south elevations, so they were probably blocked to avoid the window tax.

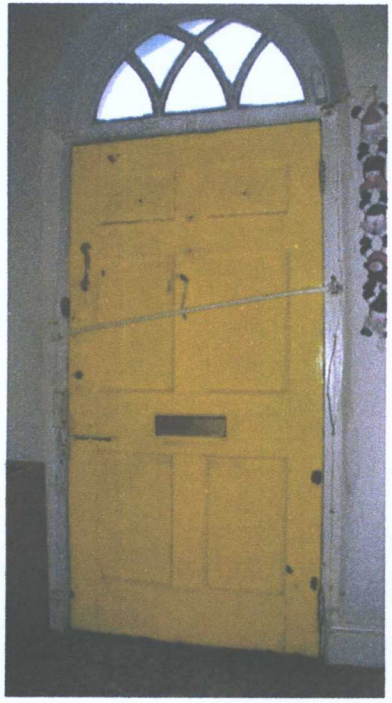


It is likely that the rear room in the south-east corner (now a bathroom) once had a window in the rear (south) wall, but since the wall is rendered externally and tiled internally, it is impossible to tell until some uncovering has been done.

4.4 External doors

The central door on the front elevation is the original 6-panelled door with a semi-circular fanlight above, with curved glazing bars. The door case gives the façade its lift in status, with its pilasters each side supporting a pediment with dentils.





The original back door has been lost within the later extensions and alterations, and even its original position is uncertain.

There is a blocked doorway in the south wall of the pantry.

The room on the east side of the main house has a door to the garden, with a brick arch over it. The doorway has been narrowed by half a brick on one side, perhaps to accommodate a new door which was slightly narrower than the opening. The door is certainly recent, and the opening probably not original. A doorway in this position in a Georgian house would have been unusual.



5. The Interior Layout of the House

5.1 Ground floor

Front room West

The front room on the west side of the staircase appears originally to have been the kitchen. The present modern fireplace is placed on the blocked-up opening of the original kitchen fireplace, and the original beam over this opening can be seen where plaster has fallen away. A doorway through to the rear room was on the left of this fireplace, and a bread oven was positioned off this passage on the left of the kitchen range, the barrel vaulted top of which can still be seen. To the right of the fireplace was, and still is, a cupboard with its original panelled door.



The door to this room (and the one opposite) off the hallway is the original six-panelled door with original ogee architraves.

This room has a picture rail but no cornice. It is likely that even a kitchen would have had a cornice originally, but the room has been completely replastered, probably at the time when the fireplace was blocked up and the modern one inserted.

A downstand beam has been added into the ceiling of this room, perhaps to reduce the span of the undersized joists. This has been repeated in other rooms, but not all.



Rear room West

This room was probably originally divided up as a scullery, pantry, laundry and coal store, but converted quite early in its life to a kitchen, when further extensions were added to provide the space for utilities. The new kitchen fireplace was simply added to the back of the original one, and the bread oven could still be accessed from the passage between the original and the new kitchen.



When the extension to the south-east corner was added, probably in the early C19, this new kitchen was extended across the back of the staircase. An access from the back of the staircase could be arranged, but with only just enough headroom below the half landing. This is obviously a contrived access, and certainly not original.

A secondary staircase to the rear of the first floor was added in the corner, enclosed with a matchboarded partition and door. The construction of the stair is crude but solid, and probably dates from the second half of the C19. Although not particularly beautiful, this stair is part of the history of the house, and the matchboarding could be better painted and form quite an attractive feature.

The staircase partition does cut across a window in the rear wall. The original purpose of this window is uncertain as it is at high level and in the corner of the room. The joinery looks C20, and of not particularly good quality.



The window on the west wall is also C20 in what appears to be an original opening.

The remains of an original cornice is evident over only a short length on the west side.

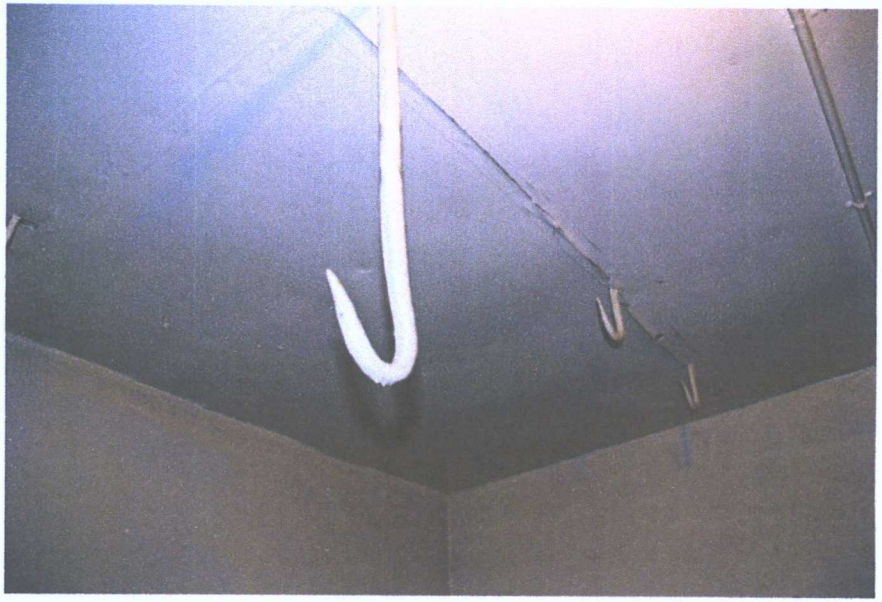
Rear room East

The ground floor room in the extension with the tiled lean-to roof seems always to have been a pantry with a meat locker divided off to the eastern side. It has a solid floor with quarry tiles and two thralls on which foodstuffs were kept cool. A former doorway in the south external wall has been blocked.



The door and partition to the meat safe, with the wire mesh-covered opening, look original.

The ceiling plaster has been replaced with hardboard, but where a section of this has fallen, the positions of the original laths and nail holes can be seen on the underside of the joists. Several large hooks are still attached to some of these joists.



Front room East

This was the principal reception room of the original house. It has a surviving elaborately moulded cornice, a six-panelled door from the hall, and a chimney breast with a modern tiled fireplace. The doorway onto the garden is probably a later insertion, and the door itself is modern. There is no downstand beam in this room, and the springiness of the floor above perhaps indicates that it needs one.





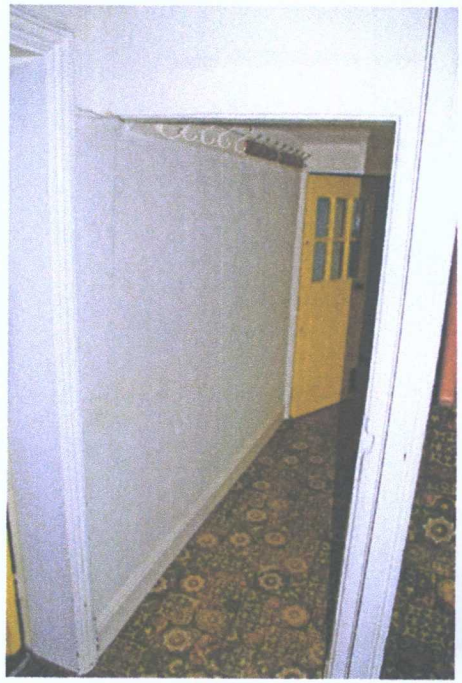
Hall and stairs

The external doorway would perhaps suggest quite a generous entrance hall, but it is in fact of modest proportions. It is only as wide as the staircase, and only deep enough to accommodate the doors to the rooms to left and right.

The staircase itself has been brutally partitioned down its centre when the house was divided into separate occupations. The upper floors were divided from the Ground floor by this partition and a door at the bottom. The door has been removed, but the partitioning, which has destroyed the balustrades and the newel posts, remains. There might be some elements of the handrail and balusters remaining under the partitions, but it seems unfortunately doubtful.

The handrail and balustrade which do exist at second floor level are no help in determining the form of the original staircase joinery, as they are clearly modern replacements. It is likely that the balusters were either slim and turned, or of plain square section, painted (two per tread), with turned hardwood newel posts and a simple mahogany handrail with a bun or a small scroll at the bottom of the first flight.

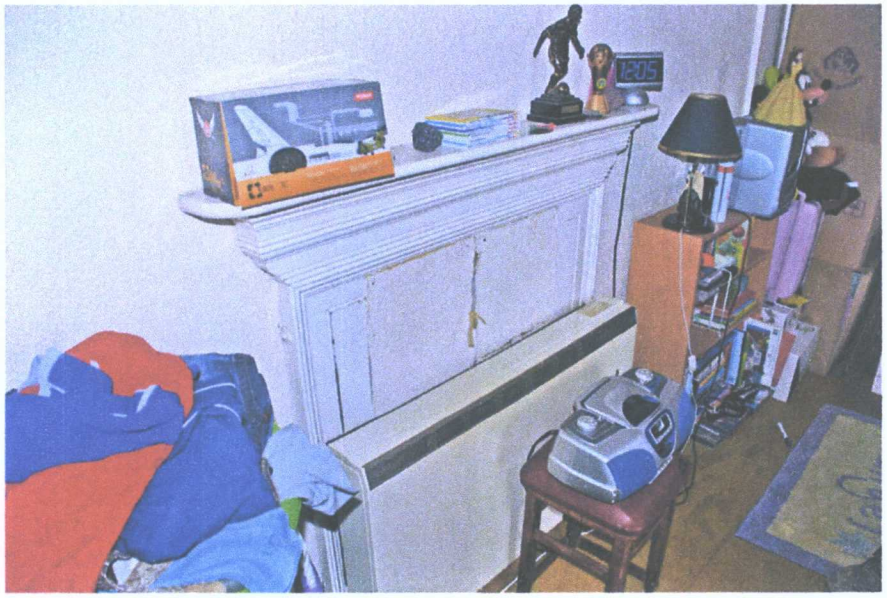
The original staircase would have been modest but elegant, and it is most unfortunate that it has been butchered in this way, and the hallway spoiled by the intrusive partitioning.





5.2 The upper floors

The two main bedrooms at first floor are relatively unchanged. The original doors and joinery remain. The fireplaces have unsurprisingly been "modernised". The room on the east side has had a large casement window added in the side wall, whereas the western room originally had a window set centrally in the side wall, which has since been blocked.



The rear room on the east side under the tiled lean-to roof was once a bedroom and now a large bathroom. It has a casement window in the side wall, probably not original. The original window would probably have been in the rear wall, now obscured by external render and internal tiling.



The rear room on the west side was possibly originally entered off the front room to the side of the chimney breast, because before the lean-to was added, the wall at the back of the staircase would have been external. The window in this position has been converted to a door, giving access to the two rear rooms and the secondary stair.

The second floor is interesting in that it is relatively unchanged and where the plasterwork has come down, the roof construction is revealed. The front sash windows are original, and the cast iron fireplaces are also nice survivals, if not of the C18, certainly early C19. The doors are original, panelled on the stair side but with no panel mouldings on the room side. Servants did not warrant such luxury.

The rooms are partly in the roof space, and the sloping ceilings were lathed and plastered, with exposed purlins and hips limewashed.





The floors to these second storey rooms are lime-ash laid on a reeded base. Upper floors of houses in this area were often constructed of this material, but few survive intact.

The rear room was probably not originally intended as a bedroom, as it was accessed from the landing below by a ladder through a floor hatch. The hatch is still there although an opening has at some point been cut through the wall into the front room.

6. Condition

The house appears to be in good condition structurally, with the notable exception of the rear extension with the pitched roof. The western wall of this building is very close to the well, and consequently has an inadequate foundation. The wall has subsided locally, causing the wall to bow and to crack vertically.





The external walls are otherwise in good condition. The roof coverings are sound, and the chimney stacks have recently been repaired.

The windows are in variable condition. Most of those on the front elevation have some rot in the frames and bottom rails of the sashes, and they have all been badly painted. Some sections are bare or peeling, and paint has strayed onto the glass in many places, making the glazing bars look thicker than they in fact are. The second floor windows have been redecorated less, but these original sashes have survived much better than those below, partly because they are somewhat protected by the overhanging eaves, and partly because they have not suffered any inappropriate attention over the years.

All the front windows need at least a thorough overhaul, and replacement of sash-cords.

Windows on the side and rear walls are all of later date than those on the front, and most are in repairable condition. It appears that these were all casement windows rather than sliding sashes.

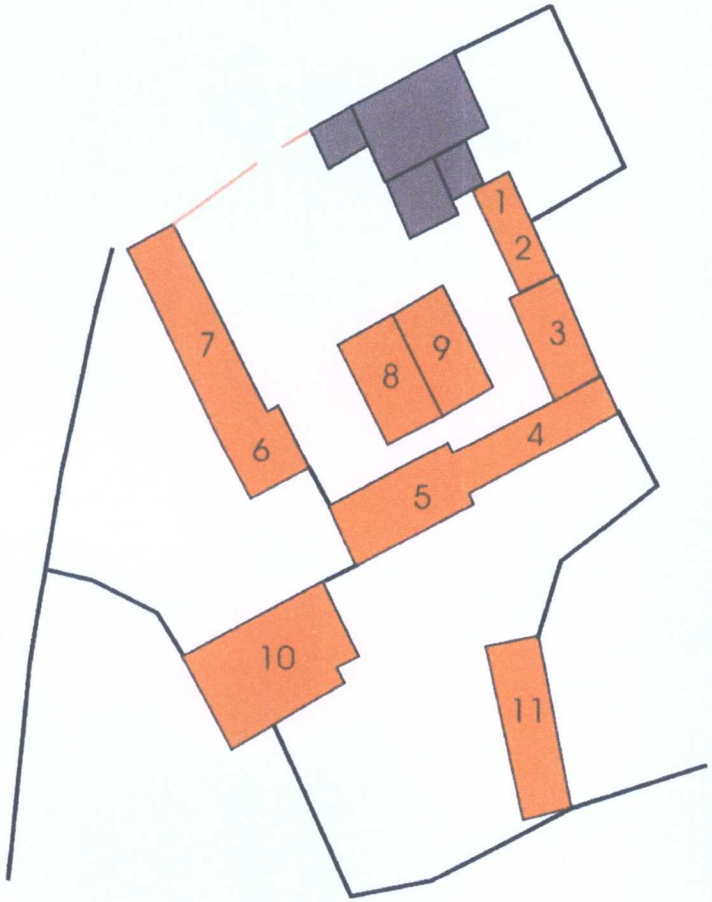
Internally, the plasterwork is of variable quality but mostly sound. The joinery is mostly in good condition except that it has been badly painted many times.

The lime-ash floors at second floor level are intact, but cracked in some places. This is a common defect and repairable.

The solid floors in the rear of the house have no damp-proof membrane, and are very damp, particularly in the kitchen and the pantry.

7. Farm Buildings

The complex of farm buildings is fine example the late-eighteenth and early nineteenth new farmstead layouts designed in a courtyard U-plan with a separate farmhouse. The plan below shows the layout and the numbered buildings shown in the photographs of this section.



Box 3: Historic Farmsteads: East Midlands Region (English Heritage, 2006)

16 Farmstead plan types (Farmhouses are shaded darker)

A Linear plan. House and farm building attached and in line. This is the plan form of the medieval longhouse but in upland areas of the country in particular it was used on small farmsteads up to the 19th century.

B L-plan including the farmhouse. Such plans are usually either a development from a linear plan or resemble a small regular courtyard plan (see E–G, below).

C Dispersed plan. Within this small hamlet the farm buildings of the two farmsteads are intermixed, with no evidence of planning in their layout or relationship to the farmhouses. Dispersed plans are also found on single farmsteads where the farm buildings are haphazardly arranged around the farmhouse.

D Loose courtyard. Detached buildings arranged around a yard. In this example the yard is enclosed by agricultural buildings on all four sides with the farmhouse set to one side. On smaller farms the farmhouse may form one side of the yard, which may have agricultural buildings to only one or two of the remaining sides.

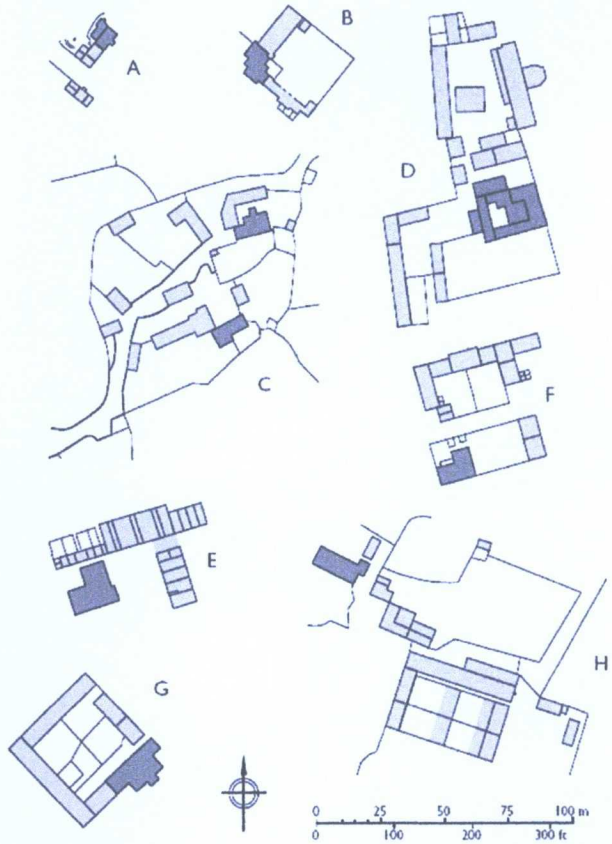
E Regular courtyard L-plan. Two attached ranges form a regular L-shape. The farmhouse is detached from the agricultural buildings.

F Regular courtyard U-plan. The yard, in this example divided into two parts, is framed by three connected ranges. Again, the farmhouse is detached.

G Full regular courtyard. The yard is enclosed on all sides by buildings including, in this example, the farmhouse. Other examples are formed by agricultural buildings on all sides with the farmhouse built to one side.

H Regular courtyard E-plan. This plan form (and variations of it with additional ranges) may be found on some of the larger planned farmsteads where livestock were a major part of the agricultural system. Cattle were housed in the arms of E, the 'back' of which provided space for fodder storage and processing.

Drawn by Stephen Dent © English Heritage



Box 4: Historic Farmsteads: East Midlands Region (English Heritage, 2006)

4.2.15 Leicestershire and South Derbyshire Coalfeld (JCA 71)

The area was predominantly common grazing land in the medieval period with limited arrangements of arabe open fields surrounding the scattered medieval villages. The open fields were mainly enclosed before the end of the 16th century, fostering the rearrangement of farmsteads within the villages. The enclosure of the wider heath lands and commors, underway from the 17th century, reached completion in the late 18th and 19th centuries under Parliamentary Acts and led to the establishment of some isolated farms. The pre-18th-century rural economy included some small-scale mining, stone cutting, lime burning and other minor industries alongside farming. However, industry and agriculture became increasing specialised and separate as the scale of the coal and related industries grew and their workforces provided a ready market for agricultural produce.

Box 5: Historic Farmsteads: East Midlands Region (English Heritage, 2006)

5.1.5 REGULAR COURTYARD PLANS

Formal courtyard layouts, where the barns, stables, feed stores and cattle shelters were ranged around a yard and carefully placed in relation to one another in order to minimise the waste of labour, and where the manure could be conserved, were recommended from the mid-18th century and many are documented from this period, although no surviving groups can be dated before the 1790s. The earlier examples are courtyard or U-plan with the barn forming the central block, and shelter sheds, stables and enclosed cow houses the two side wings. The fourth side was no more than a wall with a gateway, or contained further sheds or smaller buildings such as pigsties, or was distinguished by a house (usually looking away from the yard). From the 1820s and 1830s, extra yards made E or even double-E plans.

The ultimate examples of courtyard farmsteads are the planned and model farms of the late 18th- and 19th-century estates (Figure 18), the ideas for which were widely disseminated in textbooks and journals (Wade Martins 2002). They are generally associated with holdings over 150 acres, and are far less likely than the other plan types to be associated with other loose scatters of buildings.

Outbuildings 1 and 2



Interior of Outbuilding 1



Interior of Outbuilding 2 (stable and loft)



Outbuilding 3: demolished and replaced with open barn with corrugated iron roof.



Outbuilding 4 to left: Brick cowshed with replacement roof.



Outbuilding 4: Indoor poultry coupes



Outbuilding 5: Main Barn with threshing machine in loft area



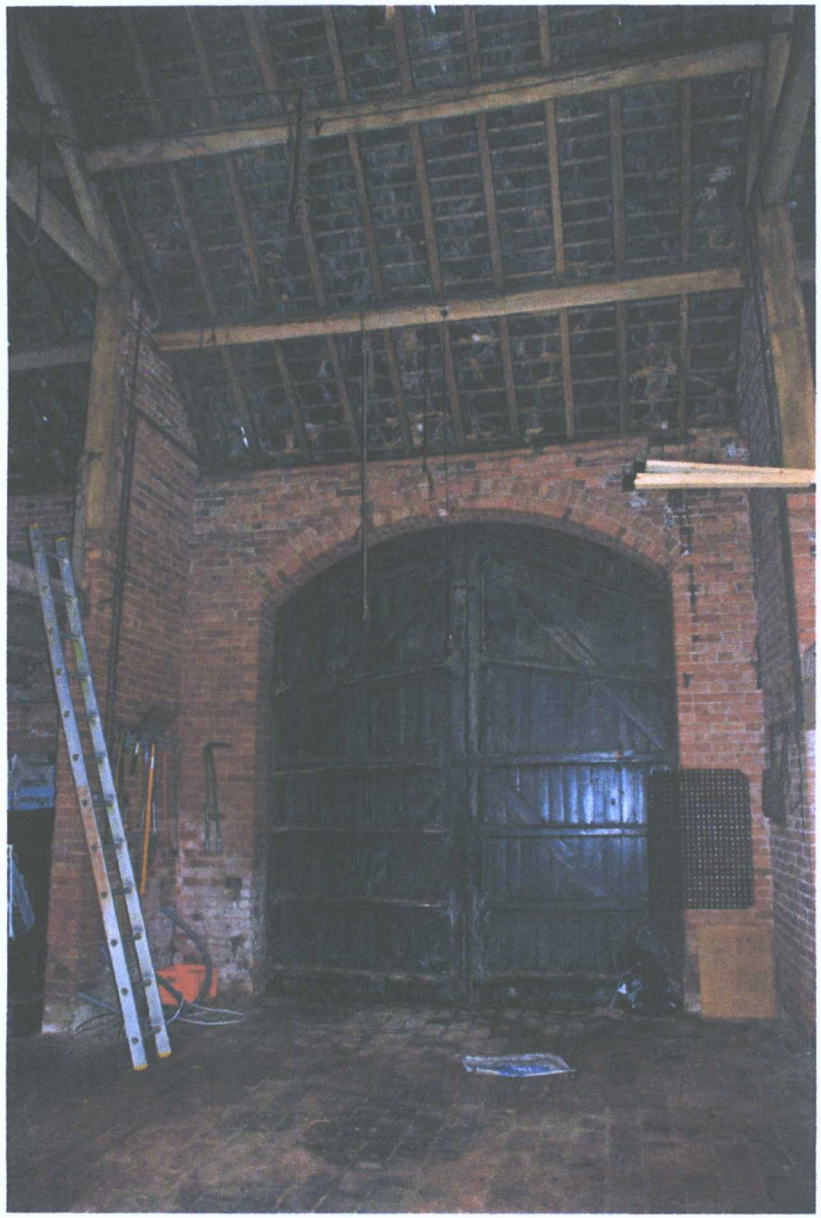
Outbuilding 5: Roof structure



Outbuilding 5: Large arched doorway to right of picture



Outbuilding 5: Rear arched doorway out to fields



Outbuilding 5: Roof structure and arched doorway to cowshed (4)



Outbuilding 10: Separate Barn to rear of farmstead



Outbuildings 5, 6 and 7: Barns and cowsheds



Outbuilding 7: Cowshed



Outbuildings 8 and 9 (to right) Post-1841 new barns



Interior of outbuilding 7: typical detail of feeding troughs



Interior of outbuilding 8: View of roof structure



8. Conclusions and Recommendations

8.1 Historic context

The Elms is a good example of a mid-eighteenth century village farmhouse with a symmetrical façade which has remained unaltered since it was built. It is important to maintain this quality, and to repair fabric only when it is needed, and then in an appropriate and sympathetic way.

Behind the façade the house has been altered and extended over the years, and has now become rather run-down and in need of repair and improvement to ensure its future beneficial use and, therefore, its preservation for the future. Again, the repairs need to be done sympathetically, and a balance struck between removing previous inappropriate alterations and leaving elements which tell the history of the house.

8.2 External fabric including windows

The exterior of the main house is mostly in good condition. The roofs are sound, and the chimney stacks have been repaired recently. The windows are all in need of overhauling and some repair. The sashes on the ground and first floors of the front elevation are repairable, but since they are not original it could be acceptable to replace them. The surviving original sashes in the second floor windows could provide the pattern for replacements, but the slim glazing bars are not standard and would probably have to be specially made. Suppliers should be researched and compared, and if possible, hand-made cylinder glass should be used rather than the usual characterless float glass.

Some manufacturers advertise double-glazed sashes, but these should be approached with caution, because the increased weight of a sash would not operate with the existing counter-balancing weights contained in the box frame.

Noise reduction from the road outside the front of the house will be desirable, as well as thermal insulation. If double glazed units are not feasible in this historic context, secondary glazing should be considered. Again, suppliers should be researched and a well-designed system chosen, with a discreet frame which does not detract from the view of the windows from inside or out.

The windows to the sides and rear of the house are of lesser architectural quality, but consent will be needed for any proposed changes to the fenestration pattern or other alterations.

8.3 The main staircase

Inside the house, the main staircase has been much altered to provide multi-occupation. It has now reverted to single occupancy, and the house would benefit from the removal of the partitions and the restoration of the staircase back to its original form, as described above. Although the partitioning and removal of the handrail and balustrades can be said to tell of an episode in the history of the house, that episode was not beneficial in the historic context. Providing that the restoration is well detailed, the central feature of the Georgian interior will be greatly enhanced.

8.4 Internal details

In the two principal Ground floor rooms, the modern fireplaces are of little architectural value, and only illustrate a passing fashion of the 1950s. The original kitchen fireplace could perhaps be revealed by removal of the recent blocking up and modern plasterwork (which is anyway not in good condition).

The doors, architraves and other joinery in the main house should be retained, and would benefit from a high quality redecoration scheme. This also applies to the matchboard partition around the secondary stair in the kitchen.

The lime-ash floors at the upper level are good survivals, and should be conserved. The cracks can be repaired, and the floors could be locally levelled before carpeting or other floor finishes applied. The cast-iron fireplaces at second floor level are original and should be retained.

The quarry-tiled ground floors at the rear of the house are damp, and the tiles are of no great age. The floors would benefit from the addition of a damp-proof membrane, but inserting this under the thralls in the pantry poses a problem. It might be worth considering carefully dismantling these and rebuilding them in the same positions with the same bricks, on a damp-proofed base.

Replacement of ceilings where they have been removed and where there is evidence of previous lath and plaster, should be replaced in the same material. The finish of a lime-plastered ceiling on laths is so much more satisfactory than plasterboard, which looks too flat and precise in an historic building.

8.5 Rear and side extensions

The various extensions to the rear and side of the house are of inferior quality to the original house, and the removal of the garage on the west side could only be of benefit. The bricks could possibly be re-used to rebuild the west wall of the south extension. This wall, so near to the well, should perhaps be looked at by a structural engineer, but the likely solution to its subsidence will be to rebuild the wall on a ground beam while the roof is temporarily supported.

8.6 Farm Buildings

Whilst the listing text suggests that the main conservation feature is the group value, and 'early C19', it is highly likely that the farm-buildings were built at the same time as the main farmhouse, in the late-eighteenth century. It would be important to conserve the grouping of the building and retain the external design features of round arch doorways etc. Most of the farm buildings have been re-roofed over time. All roofs should be kept watertight. When re-roofing ideally these should be replaced with low pitched slate roofs.

8.7 Statutory consents

These recommendations are intended as a guide only. Any alterations to the fabric of the building as it now exists will require consent from the Local Authority.

Appendix 1: Timber Window and Glass Suppliers

Traditional sash windows:

The Original Box Sash Window Company, Windsor
www.boxsash.com

Mumford & Wood Ltd, Tiptree, Essex
www.mumfordwood.com

The Sash Restoration Co., Hereford
www.sash-restoration.co.uk

Sashcraft of Bath
www.sashcraftofbath.co.uk

Traditional hand-blown glass:

English Antique Glass Ltd., Redditch
www.englishantiqueglass.co.uk

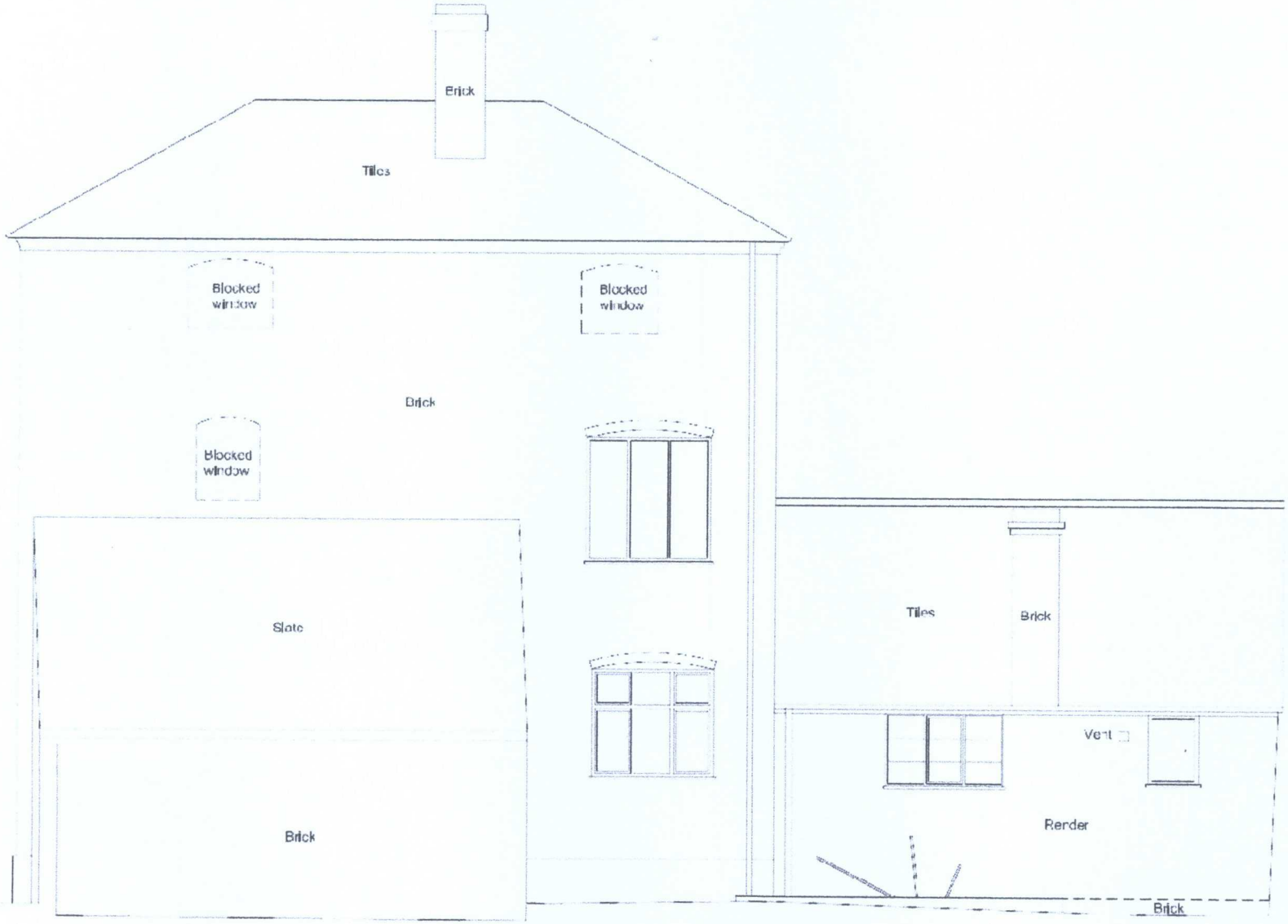
The London Crown Glass Company, Henley on Thames
www.londoncrownglass.co.uk

Appendix 2: Plans of Farmhouse

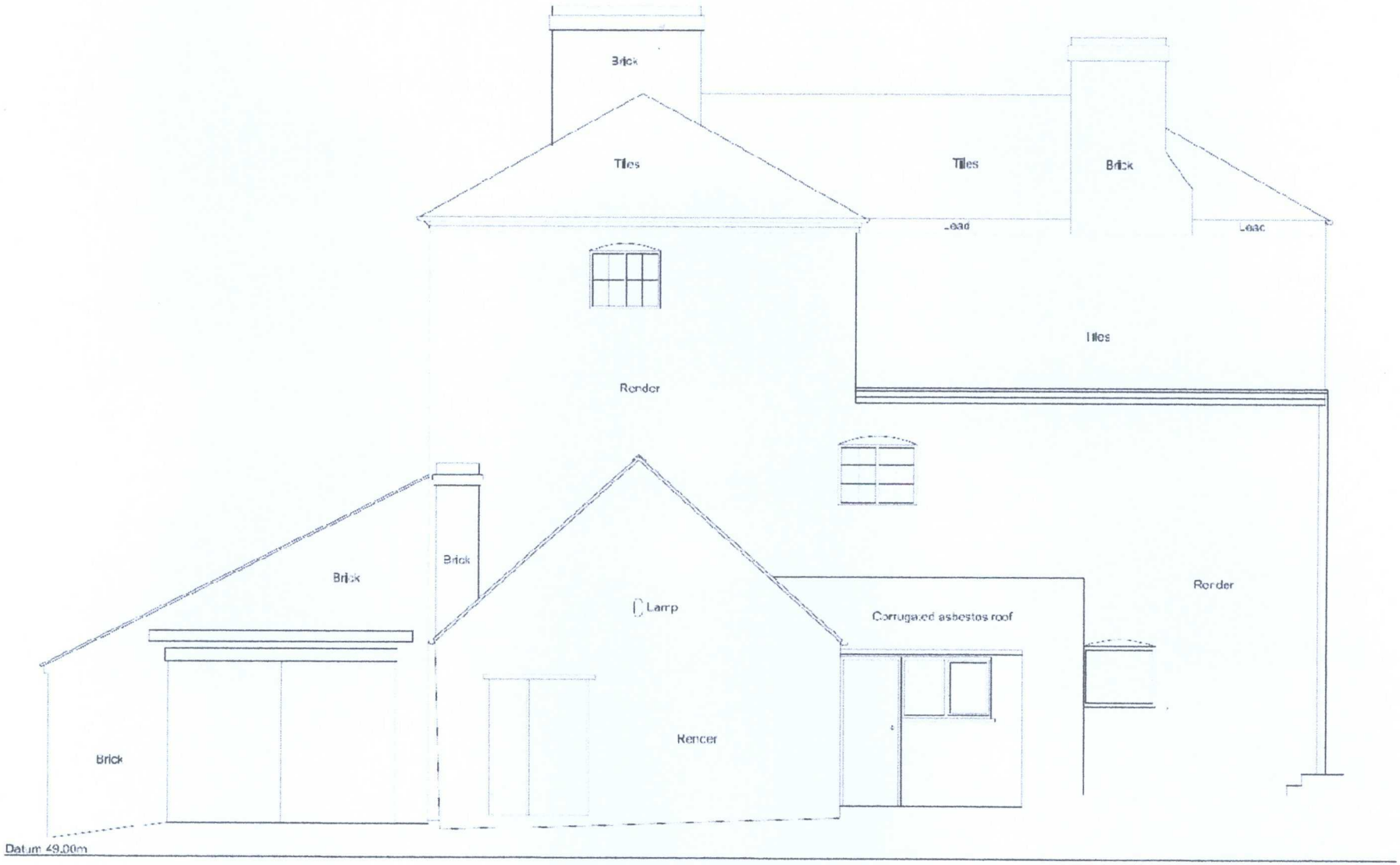
North Elevation of The Elms



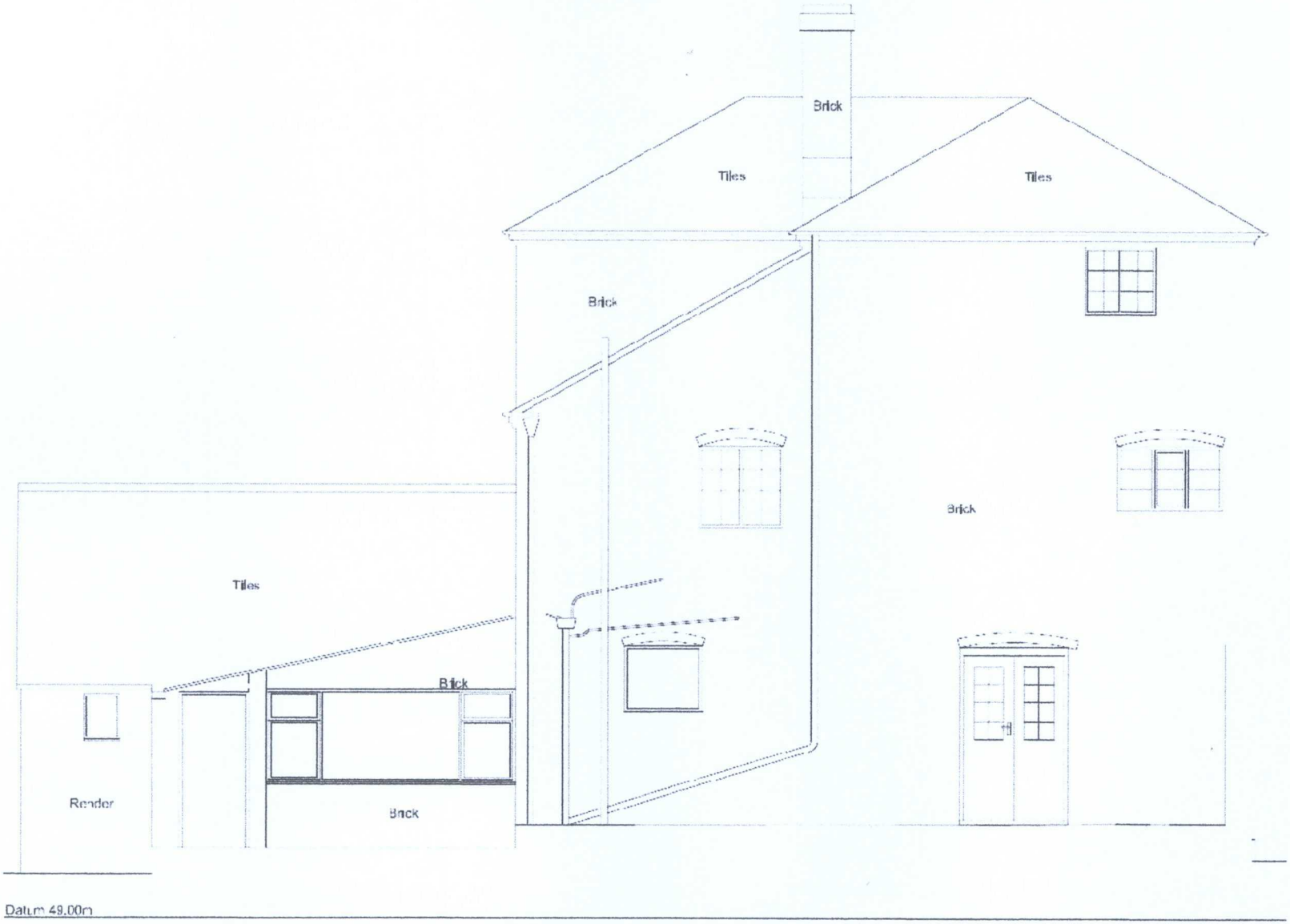
West Elevation



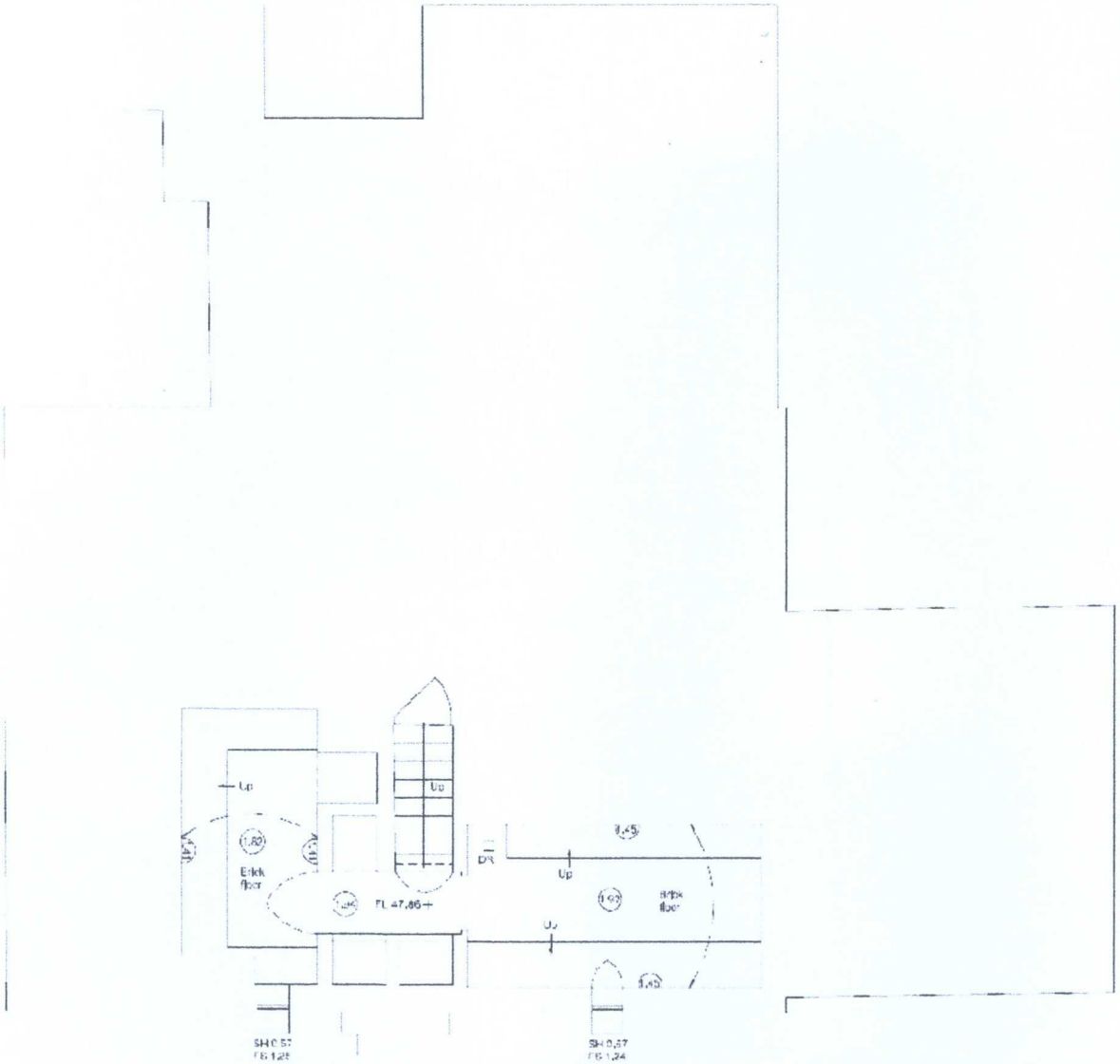
South Elevation



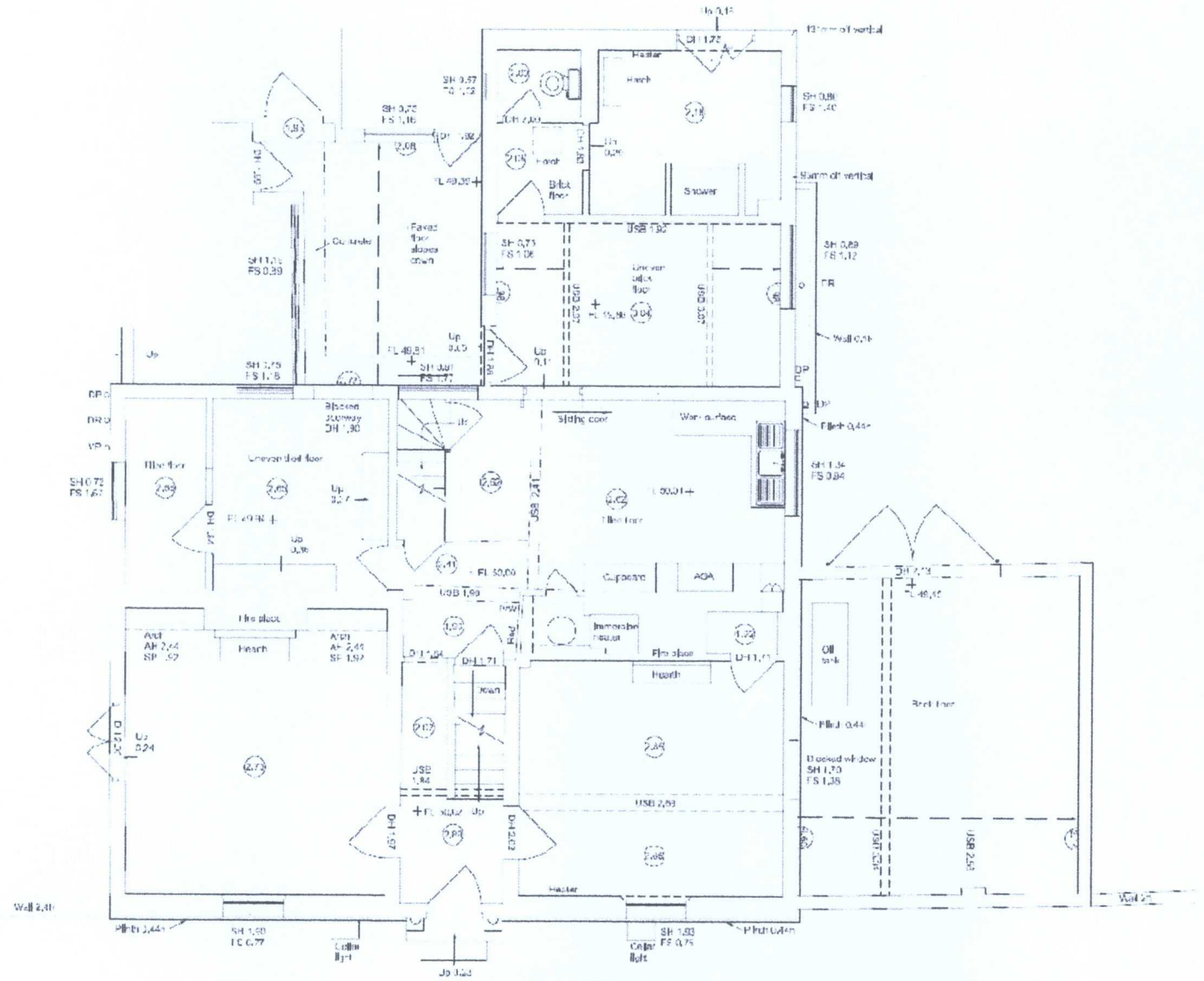
East Elevation



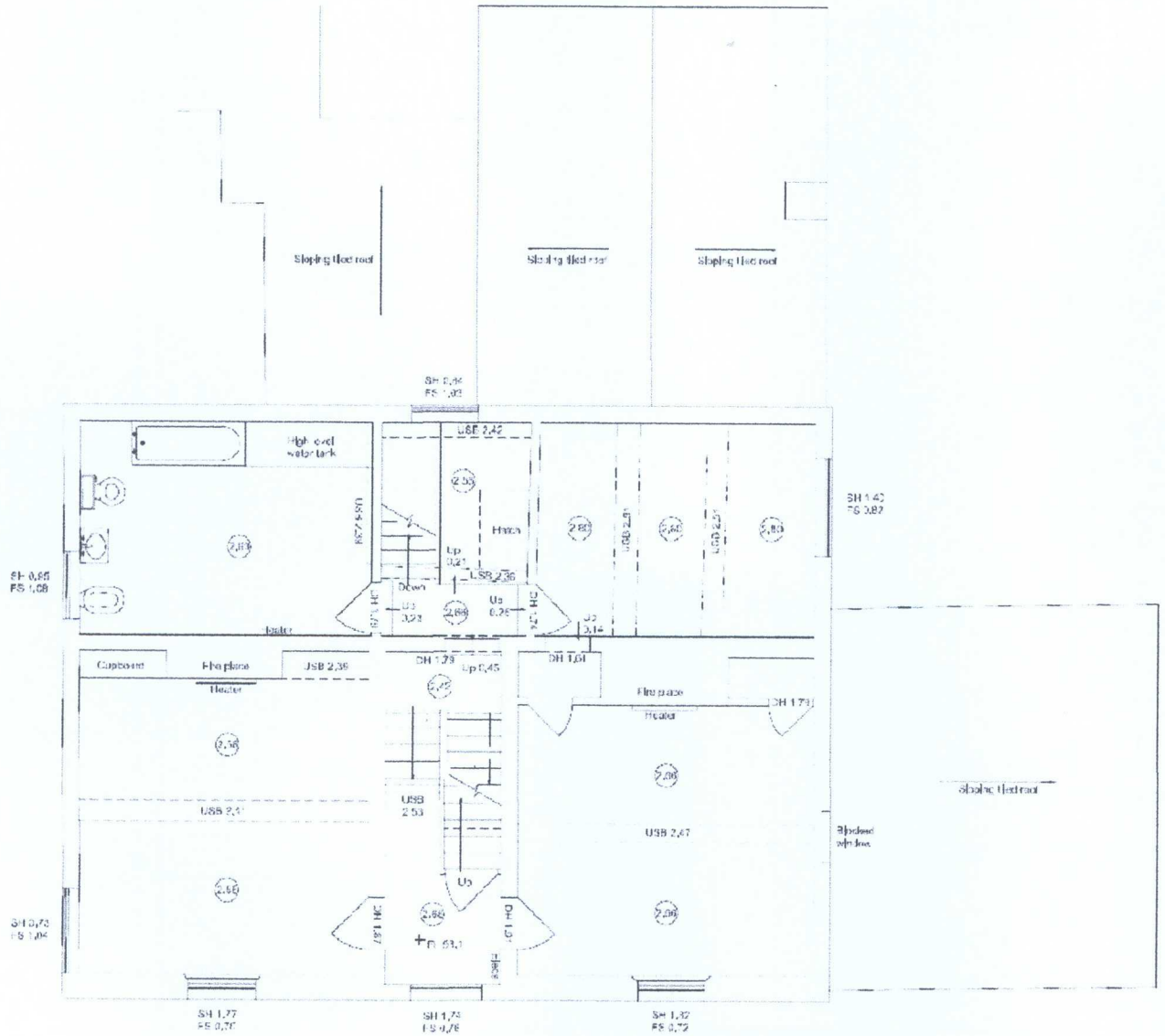
Basement Plan



Ground Floor Plan



First Floor Plan



Second Floor Plan

