



Wood Farm, Coalville, Leicestershire

Historic Building Recording

**Wood Farm, Coalville, Leicestershire:
Historic Building Recording**



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SUMMARY

York Archaeology was commissioned by Oxalis Planning to undertake a level 3 historic building recording of a series of historic buildings within Wood Farm (Bardon 3), Coalville, Leicestershire, in advance of proposed demolition of the historic buildings, as part of a planning condition (planning application ref. 23/00954/CONDIT, associated with original planning ref. 21/0531/HYB). The work was undertaken in June 2024.

Wood Farm comprises six historic buildings arranged around an open courtyard facing southwest onto Stanton Lane. The buildings show several phases of construction suggesting that their design evolved over time, rather than being a single phase of planned construction, such as would be seen in a model farm. The farm appears to have originated from the late 18th century through to the 20th century. The earliest phase of the building is stone-built, and may relate to the buildings depicted on the pre-enclosure map.

The historic building recording has provided an account of the developmental history and purpose of Wood Farm and was undertaken to an appropriate level, as recommended by the Local Planning Authority as part of the planning condition. The interpretation of the buildings' development was not appreciably hampered by obscured evidence that may be revealed during the course of the proposed demolition works.

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1 INTRODUCTION

1.1 Purpose of the historic building recording

- 1.1.1 York Archaeology was commissioned by Oxalis Planning to undertake a historic building recording of a series of historic buildings within Wood Farm (Bardon 3), Coalville, Leicestershire, in advance of proposed demolition of the historic buildings. The work was undertaken in June 2024.
- 1.1.2 The historic building recording was undertaken as part of a planning condition (condition 11 of s73 application ref. 23/00954/CONDIT, which is associated with the original planning application ref. 21/0531/HYB). The Senior Planning Archaeologist of the Historic and Natural Environment Team of Leicestershire County Council recommended that the conditional archaeological works should comprise a Level 3 historic building recording (as outlined in Historic England 2016) of the traditional farm buildings identified in a previous assessment produced by Trent & Peak Archaeology (now rebranded York Archaeology) in 2020 (Lobb 2020), which was submitted to the Local Planning Authority in support of the proposed development. A Written Scheme of Investigation (WSI) was produced by York Archaeology (2022, see Appendix 2) in response to the requirements by the Senior Planning Archaeologist of the Historic and Natural Environment Team of Leicestershire County Council Development Control Archaeologist of Derbyshire County Council. The WSI stated that a historic building recording, commensurate with the requirements of a Historic England Level 3, should be undertaken in advance of the work. The planning condition also included an archaeological evaluation within Bardon 3 site which was carried out by York Archaeology and reported in a separate document (York Archaeology 2023).
- 1.1.3 The WSI set out the requirements, aims and methodologies for the historic building recording, and the subsequent reporting and archiving/dissemination. All works were carried out following industry standards and best practice (CIfA 2020, 2022; Historic England 2016a).

1.2 Site location and description

- 1.2.1 The site known in the planning application as Bardon 3 is divided into two areas, of which the western one is much larger and contains the historic Wood Farm, Stanton Lane, Stanton under Bardon, near Coalville, Leicestershire LE67 1FF (centred on SK 44642 10390; Figure 1).
- 1.2.2 The site is surrounded on all sides by open fields. Wood Farm consists of several agricultural ranges arranged around a central courtyard. The buildings are of late-18th to early-19th century character with numerous alterations and additions.
- 1.2.3 The site lies approximately equidistant from the villages of Ellistown and Stanton under Bardon, on the border with the North West Leicestershire and Hinckley and Bosworth Districts of Leicestershire. To the north lies Bardon Hill, formerly an extinct volcano which last erupted about 570million years ago, forming a localised distinctive granite bedrock that is quarried today for construction purposes.
- 1.2.4 The western area of the site lies on the east side of the B585, north of Stanton Lane and south of Cliffe Hill Quarry, approximately centred on NGR SK 44996 10474. It comprises c 31.5 hectares of agricultural land, 12 fields of varying size and shape, as well as the buildings of Wood Farm which lie on Stanton Lane, close to the south-western corner of the site. The woodland which forms the northern site boundary separates the site from the railway line to Cliffe Hill, which links to the Leicester – Burton-upon-Trent line.

- 1.2.5 The underlying geology consists of Edwalton Member Mudstone, while the superficial geology consists of the Oadby Member Diamicton (British Geological Survey 2022).
- 1.2.6 The soils within the site are recorded as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils (Cranfield Soil and Agrifood Institute 2022).
- 1.2.7 The topography of the landscape of the area is rolling, with the western area occupying a generally south-facing slope that undulates, overlooking flatter land to the south. The highest contour lines crossing the western part of the site show levels a little above 175m OD to the northeast and northwest of the existing buildings at Wood Farm and in the north-eastern corner of the redline boundary of the site, with levels falling to 160m OD or below along the southern edge of the site.

2 AIMS AND METHODOLOGY

2.1 Aims

- 2.1.1 The primary aim of the historic building recording was to record all surviving evidence for the original use and subsequent historical form, function and development of the historic buildings at Wood Farm, through the production of a record consisting of measured drawings, descriptions and photography in line with Historic England Level 3 historic building survey standards (Historic England 2016a).
- 2.1.2 The results of the survey have been analysed and interpreted to gain a clear understanding of the buildings' use, and phases of alteration results; which are presented in this report with additional documentary evidence from previous historical research.
- 2.1.3 The historic building recording also aimed to inform wider research aims defined by the East Midlands Historic Environment Research Framework (Knight *et al.* 2012).

2.2 Methodology

- 2.2.1 The methodology for the historic building recording comprised measured drawings, descriptions and photography, in line with Historic England Level 3 historic building survey standards (Historic England 2016a). There were no constraints to carrying out the Level 3 survey. All work on site was carried out by suitably qualified personnel and conducted in accordance with the standards laid out in *Understanding Historic Buildings* (Historic England 2016a), *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (ClfA 2020) and in accordance with ClfA's Code of Conduct (ClfA 2022).

Research

- 2.2.2 A relevant historical research of the site has been undertaken in a previous DBA produced by PCAS (2019) in support of the planning application. This document and the previous assessment produced by Trent & Peak Archaeology (Lobb 2020) formed the basis of the historical background of Wood Farm.

Written

- 2.2.3 A written description of the buildings was made on site to aid in the understanding and interpretation of their history. This was informed by a systematic examination of all accessible

areas of the building. The notes taken on site were compiled to provide a narrative description of the buildings and added to the final report.

Drawings

- 2.2.4 A metric survey was carried out in order to produce scaled floor plans and elevations. The survey was carried out using structure-from-motion (SFM) photogrammetry following the Cultural Heritage Imaging guidelines (Historic England 2017). A photographic sequence of the elevations was captured maintaining a consistent 66% overlap between photographs, captured from ground level. The photographic sequence was processed using Agisoft Photoscan software, which uses SFM algorithms followed by Multi-Viewpoint algorithms to generate a dense point cloud. This point cloud was scaled using measurements taken during the site survey. Additional survey was produced with a Leica Disto laser-distance measurer and hand measuring techniques. This data was inputted into a Motion Tablet PC running AutoCAD software to produce 2D CAD plan drawings.
- 2.2.5 The drawings produced on site were enhanced to Historic England (2016a-b) standards and drawing conventions. The drawn record is presented in this report and the project archive at a scale of 1:100, or other appropriate scale. All plans show the form and location of structural features of historic significance, such as blocked doorways, windows and fireplaces, masonry joints, ceiling beams, changes in floor and ceiling levels, and any evidence for fixtures of significance. Due to the challenging nature of the successive phases of construction and alterations, no phased plans were produced, although inserted elements, such as later walls, inserted doorways, etc. are marked on plans showing their later use and/or function.

Photography

- 2.2.6 The photographic record included the following:
- General views of the buildings in their wider setting, including aerial photography taken with drone.
 - The building's external appearance, comprising a series of oblique views showing all external elevations and views at right angles to the plane of the elevation where appropriate.
 - The overall appearance of the principal rooms and circulation areas.
 - The appearance and composition of internal floors.
 - External and internal detail relevant to the buildings' design, development or use.
 - Any evidence for fixtures, fittings, machinery or plant relating to the buildings' former function.
 - Any dates, inscriptions or graffiti which contribute to an understanding of the buildings or their fixtures or fittings.
 - Any building contents or ephemera which have a significant bearing on the buildings' history.

- 2.2.7 Photographs were taken with a digital SLR camera of 24 megapixels and capable of RAW format image capture. All photographs included an appropriate scale where possible. All photography conformed to industry best practice. Images were captured in RAW format and were converted to uncompressed baseline v.6 TIFF for archiving and JPEG for inclusion in the report. All images have accompanying metadata specifying: photo ID, capture device, converting software, colour space, bit depth, resolution, date of capture, photographer, caption, and any alterations made to the image.
- 2.2.8 For the digital photography, file capture, file management and archiving will be carried out in accordance with standards laid out by Historic England (2015) and the Archaeology Data Service.
- 2.2.9 A register of the subject of each image accompanies the photographic record in the digital archive and the position and direction of the photographs were recorded on the site plans.
- 2.2.10 The drone flight was conducted by a suitable qualified York Archaeology drone operator (Open A1). As per Civil Aviation Authority guidelines (CAA 2024), a flight ceiling of 400ft was adhered to and an additional observer was present to allow the operator to suitably frame the photographs using the remote screen. Further to this, the drone's weight class (under 250g) allows the flight path to come closer than 150m to buildings and 50m to people.
- 2.2.11 Any temporary flight restrictions were checked online (dronesafetymap.com) prior to take-off. Weather on the day was clear with light cloud cover, and a light wind. All photographs were captured with the drone's 48MP camera, equipped with a 1/1.3" CMOS sensor.

3 HISTORICAL BACKGROUND

3.1 Development of Bardon 3 site

- 3.1.1 A Desk-based Assessment (DBA) for Bardon 3 site was produced by PCAS (2019) in support of the planning application. This document provides research into the history and development of the site and a 1km study area around it, which is summarised here as follows.
- 3.1.2 A scatter of prehistoric tools that have been recovered from the area around the site are considered indicative of the typical nomadic activity that characterised the early prehistoric period, as the small communities, probably extended family groups, moved around according to available food and other resources. There are no confirmed features from this period, only the scatter of unstratified artefacts.
- 3.1.3 The site lies in a landscape of Roman roads, the Via Devana to the south and two possible roads along Beveridge Lane to the north and crossing Main Street to the east. Despite this, there are no confirmed Roman period features in the study area, however the presence of scatters of Roman pottery to the west of Stanton under Bardon, close to the eastern part of the site, in conjunction with the quern stone fragments, all indicate the presence of a small domestic and agricultural site, probably lying on the outskirts of the modern village. This likely comprised a farmstead; of possible later Iron Age farm that was developed and continued to be farmed into the Roman period, much like the farmstead excavated close to Louella Stud, c 2km northwest and just off of Beveridge Lane (Leicestershire HER ref: MLE21698). Considering the proximity of the Roman town at Leicester, and the smaller town at Ibstock on the Via Devana, this area was probably relatively dense with farms that supplied the neighbouring towns and cities.

- 3.1.4 It is possible that the settlement of Stanton under Bardon has its origins in this Roman farmstead, although the village is thought to have a Saxon origin based on place name evidence. By the end of the Saxon period Stanton was a substantial village surviving throughout the medieval period although possibly experienced some settlement contraction or shift as evidenced by the earthworks. Domestic activity would have been focused here in and around the village, with outlying areas utilised for agriculture or exploited for the natural resources. The deer parks to the north and south sandwiched the open common fields of Stanton under Bardon.
- 3.1.5 The field system recorded on early mapping shows early, piecemeal enclosures in the medieval and early post-medieval period, prior to the Parliamentary enclosures of the 18th and 19th century. Some of these enclosures may have been related to the early Wood Farm, while others closer to the village in the area of the eastern site are likely to have been for livestock. On the open common fields, seasonal strip farming and grazing would have taken place prior to enclosure. The ridge and furrow earthworks identified in the eastern site are evidence of cultivation, although the features respect the field boundaries that date from the 18th–19th century, suggesting that this agricultural activity dated from the post-medieval rather than the medieval period.
- 3.1.6 A geophysical survey carried out in 2019 within the western area of the site did not identify any significant features that might suggest alternative activities. In the 20th century some of the field boundaries were removed and a drainage system was excavated along some of the remaining boundaries, as the land was more intensively used as part of Wood Farm, with the expansion of the Cliffe Hill Quarry into the fields immediately north of the site and the construction of the railway line probably being the trigger for the reorganisation of the early landscape into the modern field system seen today (PCAS 2019).
- 3.1.7 A recent evaluation carried out by York Archaeology (2023) as part of this planning application only revealed later post-medieval/modern drainage features of no significance.

3.2 Wood Farm

- 3.2.1 The origins of Wood Farm may date from the mid-to late 18th century. A datestone contained in the boundary wall facing the road contains a datestone which reads ‘Wood Farm 1755’. This is clearly a later addition added by the occupants in the 20th century but may relate to information gleaned from deeds for the farm although these were not available during the research of its history. The boundary wall also contained an adjacent foundation plaque which reads ‘This stone was laid by Thomas & Ada Baines, May 14th 1904’. It is possible that these stones may have originally been made to commemorate a particular event and were inserted within an earlier building, such as the former farmhouse which was demolished in the late 20th century. The stones were then repositioned into the fabrics of the boundary wall.
- 3.2.2 The earliest representation of the farm is on a pre-enclosure map, which is uncertified but likely to be of late-18th century date, as Stanton under Bardon was enclosed by an Act of 1779. The map shows a series of merged buildings (possibly three forming a somewhat irregular Z-shaped plan) which appear to broadly on the same alignment as the current buildings on site, although the map is not very accurate and it is uncertain whether the buildings may have been positioned to the northwest of the extant historic buildings of Wood Farm (Figure 2).
- 3.2.3 The 1838 Bardon tithe map shows the same northeast-southwest orientated merged ranges in slightly more detail than the previous map indicating a rough U-shaped plan creating an open courtyard to the southeast (Figure 2).

- 3.2.4 A plan of the Bardon estate, the property of William Perry Herrick, Esq. dated 1865, shows the early layout of Wood Farm and the surrounding fields, which remains consistent with those of the tithe map including the merged buildings (Figure 2). The inaccuracy of these maps makes it difficult to create a precise overlay of the site boundary and the historic buildings, although it is possible that the early buildings depicted on these 19th century maps corresponded with the former farmhouse (demolished in the late 20th century) and part of Buildings 1 and 2.
- 3.2.5 The first edition Ordnance Survey map published in 1884 shows the farmstead further developed including the historic buildings subject to this survey (Buildings 1-6) being in place with the exception of Building 3a (Figure 3). The buildings' codes follow the ones previously assigned and shown on a block plan (Figure 4). The 1884 Ordnance Survey map also shows the now demolished farmhouse to the southwest of Building 1, with the same alignment creating the entire north-western section around the courtyard except for the entrance from Stanton Lane. The farmstead contained several additional buildings including a long and narrow L-shaped range projecting to the northwest from the southwest end of Building 1 forming another enclosed yard. This building is shown as an open-fronted cattle barn facing the northern courtyard. The farmstead appears labelled as 'Wood Farm' comprising two wooded areas towards the northeast and southeast, which remained part of the farmstead at least until the late 1960s as indicated by an aerial photograph taken in 1968, albeit with a small cleared section within the south-eastern area (Figure 3).
- 3.2.6 Wood Farm is currently in use as a working cattle farm. The historic buildings on site are mainly used as storage and workshop space, having been made redundant by more modern farming practices.

4 BUILDING DESCRIPTION

4.1 Overview

- 4.1.1 Wood Farm comprises six historic buildings arranged around an open courtyard facing southwest onto Stanton Lane. The buildings show several phases of construction suggesting that their design evolved over time, rather than being a single phase of planned construction, such as would be seen in a model farm.
- 4.1.2 Overall the buildings are composed of different type of brickwork. However, portions of random granite rubble walls are present within the construction fabrics, most notably on the northeast and southwest elevations of the farmstead. In some areas these stone-built walls may represent the remains of an earlier building, whilst elsewhere they may indicate an earlier boundary wall that has been incorporated into the later buildings, or later rebuilding work.
- 4.1.3 The farm complex also includes modern large sheds and a detached large bungalow to the northwest containing two attached dwellings. There is a boundary wall along the road with a datestone 'Wood Farm 1755' which is clearly a later addition as confirmed by an accompanying foundation plaque which reads 'This stone was laid by Thomas & Ada Baines, May 14th 1904' (Plates 1-6).
- 4.1.4 Numerical codes for each historic building follow those assigned previously in the Historic Building Assessment (Lobb 2020). An overall block plan with the buildings' code has been arranged which also includes the location of the surveyed elevations and general plate viewpoints (Figure 4). Although the historic buildings are amalgamated, creating a slightly irregular U-shaped plan often with contiguous construction fabrics; for the purpose of this report the definition 'building' is used to describe a built structure within the confines of the

site boundary, which is identifiable as a single construction, and may have more than one phase of use or alteration.

- 4.1.5 The drawn survey comprises measured floor plans, with room numbers assigned according to their floor level, and annotations; as well as a series of elevations produced during the survey (Figures 5-12).
- 4.1.6 The photographic record includes a selection of 134 high-quality TIFF images, all reproduced in the report as plates, with the location and direction of viewpoints plotted on the floor plans.

4.2 Exterior

Building 1

- 4.2.1 Building 1 is a rectangular two-storey brick-built range located at the north corner of the courtyard extending southwest. This range has a pitched slated roof with close plain verges and projecting eaves with cornices. A former farmhouse adjoined Building 1 to the southwest, demarcating the north-western side of the courtyard, although this was demolished in the late 20th century. To the southeast is Building 2 acting as a cross-wing of the merged ranges (Plates 7-8).
- 4.2.2 The southeast elevation, facing onto the courtyard, comprises a doorway and a single window opening on each level. The brickwork differs between the ground and first floor levels. The ground floor comprises hand-made dark orangey-red bricks of approximately 2¼-½" in thickness (which fall broadly into an 18th century date) bonded with white lime mortar and laid in a Flemish Garden Wall bond. The upper floor, on the other hand, is built with larger and lighter orangey bricks, bonded with paler mortar in a slightly inconsistent Flemish Garden Wall bond, topped with a dentilled cornice. The doorway has a later RSJ lintel supporting a flat head with orangey bullnosed bricks, and a stable timber door with iron strap hinges. The ground-floor window opening to the centre, is a later insertion which truncated an original ventilation slit whose lower section was then blocked with later bricks. To the southwest of the window, there is a clear vertical construction joint which appears to be associated with an earlier window opening which was subsequently blocked with later brickwork. The first-floor window opening has a blue engineering chamfered brick sill and an RSJ lintel supporting a course of bullnosed bricks equivalent to the doorway's head. The southwest end is built with modern brownish brickwork as a result of the demolition of the contiguous farmhouse in the late 20th century creating a new southwest gable elevation (Plates 9-10).
- 4.2.3 The northeast gable elevation comprises an inserted large doorway with an RSJ lintel and a roller shutter. The first-floor level includes a central window opening immediately above the RSJ and contains a segmental arched head and a later glazed fixed window of four lights. The brickwork appears to be a later construction built with standard-size machine-made bricks laid in Flemish Garden Wall bond. A pair of timber side purlins can be seen protruding within the brickwork of the gable area and a later shed is partially abutting the northwest end of this elevation (Plates 11-12). The opposite southwest gable elevation is a later plain wall built with modern brown bricks following the demolition of the contiguous farmhouse in the late 20th century (Plate 18).
- 4.2.4 The northwest side elevation is externally obscured by later structures although a short section is exposed along a corridor revealing a section of stone masonry and several patches of diverse brickwork within the ground floor. The stone masonry extended to the southwest as observed from inside the adjacent modern bungalow during the previous building

assessment (Lobb 2020, plate 12), although access was not available during this survey. The ground floor area facing onto the corridor comprises a blocked doorway with a later small window. The upper section of the wall is built with brickwork equivalent to its counterpart to the southeast which would have been the result of having been heightened sometime in the past. This upper wall is built with lighter orangey bricks, bonded with paler mortar in a slightly inconsistent Flemish Garden Wall bond, topped with a dentilled cornice. The first floor comprises a window opening with a segmental arched head and a multiple light window (Plates 13-14). The central and north-eastern side of the northwest elevation can be seen from inside an adjacent storage shed. The brickwork is integral with the rear gable elevation laid in Flemish Garden Wall bond which appears to have been a later construction or reconstruction. It includes a large doorway with a segmental arched head which had been blocked and contains two later fixed windows. This large doorway would have encompassed a double door which would have led to a threshing floor inside the barn. Scars of a possible truncated wall can be discerned adjacent to the doorway; and towards the northeast, there is an inserted opening which might have acted as a later vent (Plates 15-17).

Buildings 2 and 2a

- 4.2.5 Building 2 is a two-storey brick-built range orientated northwest-southeast along the northeast side of the courtyard together with the merged Building 3 to the southeast. It has a pitched roof creating a cross-wing with the perpendicular Building 1 to the northwest matching the ridge's height. The roof has projecting eaves with exposed common rafters, and is covered with asbestos corrugated sheeting which would have replaced its original fabric, such as slates or tiles. The rear side contains a later open-fronted lean-to extension (Building 2a) abutting the southeast elevation of Building 1 (Plates 18-19).
- 4.2.6 Building 2 and the contiguous Building 3 had been successively altered and extended as indicated by several construction joints and different brickwork as seen within the front southwest elevation (Plates 20-21).
- 4.2.7 The southwest elevation encompasses three distinct areas of brickwork representing successive phases of construction. The lower area indicates that this would have originally been a single-storey range which extended slightly southeast into what is considered now Building 3 following later alterations. The brickwork of the lower area comprises hand-made dark orangey-red bricks of approximately $2\frac{1}{4}$ - $\frac{1}{2}$ " in thickness (of broadly 18th century date) bonded with white lime mortar and laid in a Flemish Garden Wall bond. The middle area is built with slightly larger and darker brownish brickwork, and the upper area with comparable bricks although of lighter orangey colour; and both laid in similar bond although less regular than the original one. The ground floor features two doorways, of which the central one appears to be an original opening with a segmental arched head, included a recessed archivolt and jambs with a stable timber door attached to the frame with iron strap hinges. The doorway to the northwest end appears to have been inserted when the middle area of the brick wall was added which extended further to the northwest abutting Building 1. This comprises a timber lintel supporting a segmental arched head acting as a relieving arch, and a later timber door. A series of regularly laid queen closer bricks along the southeast door jamb demarcates the corner of the original single-storey range. A short distance above the timber lintel, there is an incised graffiti with the year '1861'. The ground floor also features two inserted small window openings with segmental arched heads and later windows; and the floor above, two corresponding larger window openings in the same alignment with flat arched heads and similar later fixed windows with upper awning openings. The wall had been reinforced with cast-iron S-shaped pattress plates (Plates 22-25).

- 4.2.8 The opposite rear elevation is dominated by a later lean-to extension (Building 2a) with a shallow roof covered with corrugated asbestos sheeting and supported by two RSJ stanchions creating an open-fronted side abutting the southeast elevation of Building 1. Although the construction of this lean-to extension is of mid- to late-20th century appearance, the existing fabrics are mostly later replacements as this open-fronted shed appears depicted on the 1884 Ordnance Survey map (Figure 3). However, the southeast wall may be original which has been incorporated into the brickwork of the later Building 3a (another lean-to extension to the rear of Building 3). Nevertheless, a short section of the first-floor level of the northeast elevation can be seen above the corrugated roof of Building 2a which comprises two blocked window openings. The remaining lower section of this wall acts as a partition wall between rooms G4 and G5 which features a doorway to the northwest end similar to its counterpart within the front elevation facing onto the courtyard (Plates 26-27).

Buildings 3 and 3a

- 4.2.9 Building 3 is the southeast range around the courtyard, aligned together with Building 2 to the northwest. Building 3 is also a two-storey brick-built range although with a slightly lower pitched tiled roof exposing the upper section of the southeast gable wall of Building 2 which has plain close verges. Building 3 has another lean-to extension to the rear (Building 3a) with corrugated asbestos sheeting contiguous with the roof of the adjacent Building 2a (Plates 28-30).
- 4.2.10 The southwest front elevation comprises three bays demarcated by symmetrically arranged openings including a doorway to the northwest and window openings on each level. The wall had been reinforced with cast-iron S-shaped pattress plates and contains construction joints of earlier forms, including the brickwork of a likely single-storey range that extended from Building 2, and later repaired areas. The doorway has a segmental arched head and a stable timber door. The window openings also have segmental arched heads although the ones within the central bay are later insertions and feature RSJ lintels and flat brick heads. The fenestration comprises later replacements. The southeast end is abutted by Building 4 which forms a perpendicular cross-wing of the entire U-shaped farm around the courtyard (Plates 31-35).
- 4.2.11 The southeast elevation comprises the gable brick wall, the later lean-to extension of Building 3a and the adjacent Building 4 to the southwest. The ground floor of Building 2 features significant portions of stone masonry which appears truncated by the insertion of a large doorway with brick jambs. The stone masonry also extends within the adjacent Building 4 although the division is delineated with brick quoins. The doorway features a timber lintel and ledged double doors with iron strap hinges. The lean-to extension (Building 3a) is built with mid-20th century brickwork (Plates 36-37).
- 4.2.12 The northeast elevation of Building 3 is entirely obscured by the mid-20th century lean-to extension (Building 3a) which is built with modern bricks laid to stretcher bond and comprise a large opening which leads to a workshop (Plates 38-39). Of note is that the actual wall of Building 2, now acting as a partition wall, contains a significant portion of stonework rising to the first floor. This stonework most likely represents the earliest phase of the extant building on site, and might have correspond with some of the buildings shown on the earliest mapping.

Buildings 4 and 5

- 4.2.13 Buildings 4 and 5 comprise the northeast-southwest orientated merged ranges that form the southeast side or wing of the courtyard. Both buildings are single-storey with pitched tiled

roofs including later skylights to the southeast. The roof of Building 5 is slightly lower than its counterpart, merging perpendicularly with the ridge of the adjacent Building 6 to the southwest. These buildings were originally open-fronted cow sheds which have been modified with brick infill walls to the front comprising separate entrances to each building with central stable doors flanked by window openings within the infill panels. The original pillars are built with bullnosed bricks whereas the infill panels comprise standard-size 20th century brickwork. The pillars of Building 5 comprise lighter yellowish bricks supporting a continuous timber wall plate with chamfered edges. Their rear southeast elevation comprises an integral wall composed of rubble-built stonework with brick quoins. To the southwest end, there is a blocked doorway with brick segmental arched head and brickwork around the jambs (Plates 40-51).

Building 6

- 4.2.14 Building 6 is a small single-storey stone-built open-fronted cart shed with three bays demarcated by brick pillars facing onto Stanton Lane to the southwest. The range is a short cross-wing perpendicular to Building 5 delineating the south corner of the courtyard. It has a pitched slated roof with plain close verges and eaves. Each gable wall contains a small window opening with brick architrave and timber lintel, although the one to the southeast has been blocked with later bricks. The stone wall of the northeast elevation appears to be abutted by Building 5 whose brick gable had been built over the stone masonry of Building 6 (Plates 52-56).

4.3 Interior

- 4.3.1 Internally, some of the merged ranges have been linked with inserted openings and the general lay-out has been slightly altered through time, although most of their original plan-form design remain extant albeit with later alterations, different uses, etc. Later additions are evident throughout, with many of the interior fixtures and fittings having been renovated in the mid- to late 20th century, as well as new installation of modern utility services (i.e. heating, electricity, plumbing, etc.).
- 4.3.2 Unless otherwise stated, the general internal fabrics consist primarily of brick walls, concrete, floors, and timber ceilings (where present) with exposed joists and beams. The fenestration, doors, architraves, etc. are mostly later replacements.
- 4.3.3 A summary of each room is provided below in Table 1 highlighting significant features, fixtures and fittings and additional relevant comments and descriptions with accompanying photographs reproduced as plates.

Table 1: Summary of rooms of Wood Farm

Room	Plate	Description
Ground floor		
G1	57-60	- Room to the southwest end of Building 1 which retains internally the original brickwork to the southwest wall although with a concrete projecting plinth which appears to be part of a later unpinning work for the construction of the later gable wall following the demolition of the adjacent farmhouse in the late 20th century - Last-and-plaster ceiling with exposed joists - Ventilation slits within the side walls indicative of an earlier use as a threshing barn which would have been altered into a cow house with a hayloft ('shippon')

Room	Plate	Description
		Northwest wall retains earlier stone masonry and includes a blocked doorway
G2	61-68	- Store accessed from a modern roller shutter to the northeast elevation - Exposed roof structure with a central timber queen-post truss carrying a pair of side purlins supported by the gable walls - External side of later gable of adjacent Building 2 with taking-in door and adjacent iron bracket of former hoist to the southeast with merging cross-wing roof structure - Blocked arched doorway of former threshing barn to the northwest and additional concealed ventilation slit to the opposite wall - Most of the northeast bay has been built later or rebuilt with standard size brickwork delineated by construction joints - Later doorway to the southeast concealed with concrete blockwork
G3	69-72	- Passageway at the northwest end of Building 2 with doorways to the main courtyard and G5, although it would have led to the rear yard prior to the construction of the lean-to extension (Building 2a) - Northwest wall is part of the external elevation of a former threshing bar within Building 1 comprising a blocked ventilation slit and a later doorway to G2 concealed with concrete blockwork. It also comprises a vertical construction joint to the northwest doorway of a later construction or rebuilt northeast bay of the adjacent former threshing barn
G4	73-76	- Cow house with a hayloft or shippon within Building 2, comprising a concrete drainage channel, boskin and four stalls added in the mid- to late 20th century - Lower section of brick wall rendered and upper limewashed - Vents to the northeast - Two bridging beams and lath-and-plaster infill between joists - External doorway to the courtyard and internal to G6 within adjacent Building 3
G5	77-79	- Open-fronted store/barn formed by infilling the space between Buildings 1, 2 and 3a - Doorway to passageway G3 - RSJ stanchions, timber roof structure and corrugated asbestos sheeting built in the mid- to late-20th century replacing an earlier similar form as indicated by the 1884 OS map of which the southwest wall may be original which is built with darker brickwork laid in Flemish Garden Wall bond and comprises a partially boarded window opening - Southwest wall is the external load-bearing wall of Building 2 which retains random granite rubblework along the lower courses
G6	80-88	- Small square-plan room at the northwest end of Building 3 which may have been a loose box or calf house comprising a doorway to the courtyard and linked to the adjacent rooms G4 and G6 with internal doorways within the southwest end of the partition walls creating a long and contiguous corridor - Timber ledged doors, paved floor with later concrete boskin and stalls - Limewashed brick walls and exposed timber ceiling with a bridging beam and a long trimmer joists to the northwest end which might have been the site of a former staircase - Window to the northeast wall
G7	85-91	- Long open room with a brick paved floor within the remaining area of Building 3 - The room was originally accessed from the northeast through a central doorway which leads now to G9 within the mid-20th century lean-to extension (Building 3a), but a set of double doors has been added to the southeast elevation to permit its use as a garage. There are also internal doorways to G6 and G11 - Timber ledged doors, paved floor, limewashed walls

Room	Plate	Description
		• The northeast wall is built with random granite rubblework, except for the bullnosed brick pilasters for the doorway to G9, as well as sections flanking the inserted garage double door to the southeast • Exposed timber ceiling with three bridging beams of which the two to the southeast are flitched types with central iron plates. There is also a trimmer joist for an inserted staircase to the first floor and a longitudinal additional one to the northeast with an attached belt drive wheel also supported by a timber post • Windows to both side walls arranged asymmetrically from each other
G8	92-94	• Small compartment to the northwest of the lean-to extension Building 3a created with sections of concrete blockwork and upper timber boards • Lower section of brick walls rendered and faint limewash throughout • The dividing wall to G5 contains a short vertical construction joint which might have been associated with a former window opening although this remains uncertain
G9	95-99	• Large workshop within Building 3a with mid- 20th century brickwork to the northeast • Southwest wall built with stone masonry, comprising random granite rubble, which extends through the entire height and length as part of an earlier external wall of Building 3 except for the section to the northwest of the doorway to G7 and a taking-in door immediately above to F3; as well as the brickwork employed for the architraves and segmental arched heads of the openings including casement windows of multiple lights on each level although one of the first-floor level had been blocked with later bricks • Later cement plinth and RSJ roof structure supporting corrugated asbestos sheeting
G10	100-101	• Small compartment to the southeast of the lean-to extension Building 3a created with sections of concrete blockwork and upper timber boards • Southwest wall also with stone masonry, later cement plinth and a small upper area repaired with modern bricks
G11	102-108	• Cow house within Building 4 with paved floor and boskin, concrete stalls, brick infill panels to the courtyard with windows flanking a central doorway • Limewashed walls except for the infill panels • Northeast brick wall with doorway to G7 comprising a segmental arched head and a ledged door. This wall is part of the external elevation of Building 3 with another cast-iron S-shaped pattress plate and a later triangular upper section creating the apex of the gable for the later pitched roof of Building 4 • Exposed timber roof structure comprising two composite king-bolt trusses with timber raking struts, and side purlins reinforced with cleats; which are supported to the front by the original brick pillars and the rear stone-built southeast wall • Southwest gable brick wall with doorway to G12 comprising segmental arched head and a timber ledged door
G12	109-114	• Cow house within Building 5 with paved floor and boskin, concrete stalls, brick infill panels to the courtyard with windows flanking a central doorway, and timber wall plate • Limewashed walls except for the infill panels • Exposed timber roof structure comprising two composite king-bolt trusses with timber raking struts, and side purlins reinforced with cleats; which are supported to the front by the original brick pillars and the rear stone-built southeast wall • Northeast gable brick wall with doorway to G11 comprising segmental arched head and a timber ledged door • Southwest wall with lower stone masonry, part of the side wall of the adjacent Building 6, and later brick gable

Room	Plate	Description
G13	115-118	• Stone-built open-fronted cart shed with three bays demarcated by bullnosed brick pillars supporting two timber trusses carrying four purlins reinforced by cleats • Small windows with brick surrounds to the gable walls • Later brick gable for the roof of the adjacent room G12 of Building 5
First floor		
F1	119-122	• Bedroom within the southwest area of Building 1 which would have connected to the former farmhouse through a doorway which had been concealed with the construction of a later gable wall, although the ledge door is still present • Chimney breast to the northeast wall • Window openings to each side walls • Plaster brick walls, timber floorboards and later plasterboard ceiling
F2	123-126	• Shippon within Building 2 opened to the rafters with two queen-post trusses carrying a pair of purlins reinforced with cleats • Poured gypsum screed floor and brick walls with the remains of limewashing • The windows in the northeast wall have been bricked up, presumably following the construction of Building 2a to the northeast • Northwest gable wall with taking-in door to G2 from where hay and other material would have been hoisted up • Southeast gable wall with doorway to F3
F3	127-134	• Long shippon within Building 3 opened to the rafters with three queen-post trusses carrying a pair of purlins reinforced with cleats • Northeast gable wall with scars of lower gable line of a former single-storey structure, and doorway with timber steps up to F2 • Northeast wall built with stone masonry, except for the northwest end, containing window openings and a taking-in door with segmental arched head and a ledged door from where hay and other material would have been hoisted up • Timber floorboard with inserted stairwell to the northeast and walls with the remains of limewashing and later brick repaired areas • Southwest side wall with window openings to the courtyard with segmental arched head to the sides and the central one may be a later insertion with an RSJ lintel

5 DISCUSSION AND CONCLUSIONS

5.1 Discussion

5.1.1 The results of the historic building recording successfully identified different phases of construction of Wood Farm, represented mainly by changes in the buildings' plan, with additional extensions, insertion of openings and building materials, and the removal of former features such as doorways and window openings, etc. However, the precise original layout may be rather challenging to establish due to the considerable amount of alterations, as well as dismantled fabrics. Wood Farm comprises six historic buildings arranged around an open courtyard facing southwest onto Stanton Lane. The different phases of construction indicates that their design evolved over time, rather than being a single phase of planned construction, such as would be seen in a model farm.

5.1.2 The exact date of the primary construction is not known, but the origins of Wood Farm may date from the mid-to late 18th century. Stanton under Bardon was enclosed by an Act of 1779.

A datestone contained in the boundary wall facing the road contains a datestone which reads 'Wood Farm 1755'. This is clearly a later addition made by the occupants in the 20th century but may relate to information gleaned from deeds for the farm although these were not available during the research of its history. The boundary wall also contained an adjacent foundation plaque which reads 'This stone was laid by Thomas & Ada Baines, May 14th 1904'. It is possible that these stones may have originally been made to commemorate a particular event and were inserted within an earlier building, such as the former farmhouse which was demolished in the late 20th century. The stones were then repositioned into the fabrics of the boundary wall.

- 5.1.3 The earliest cartographic records indicate that the farmstead evolved from a late 18th century outfarm set within a long and narrow enclosure to the north of Stanton Lane. The inaccuracy of the early maps makes it difficult to create a precise overlay of the site boundary and the historic buildings, although it is possible that the early buildings depicted on these maps corresponded with the former farmhouse (demolished in the late 20th century) and part of Buildings 1 and 2.
- 5.1.4 The earliest diagnostically datable construction fabrics are the thin hand-made brickwork that is present within some of the buildings, whose typology falls broadly within the 18th century. However, portions of random granite rubble walls are present within the construction fabrics, most notably on the northeast and southwest elevations of the farmstead. In some areas these stone-built walls may represent the remains of an earlier building, whilst elsewhere they may indicate an earlier boundary wall that has been incorporated into the later buildings or later rebuilding work. Moreover, comparable stone masonry is present within the front façade of the modern bungalow dwelling suggesting that the stonework might have been reused from earlier buildings. Historic farm buildings within the area around the site occasionally were built with comparable granite rubble including the grade II listed buildings of Little Markfield Farmhouse and attached Farm buildings (NHLE 1074084) and Steppingstone Farmhouse (NHLE 1074084); both in Markfield to the east of the M1.
- 5.1.5 The stone-built walls and structures within Buildings 3-6 had been previously interpreted in the building assessment (Lobb 2020) as being the remains of the earliest phase/s of construction depicted on the early maps. However, the merged buildings on those maps comprised a different configuration with a reverse U-shaped plan along the western boundary wall and with a courtyard to the eastern side. The current stone-built walls are along the northeast wall of Building 3, returning perpendicularly through the southeast walls of Buildings 4 and 5, and returning once more towards the northwest within the entire Building 6, which creates a contrary U plan from the one depicted on the early maps. Furthermore, the northwest wall of Building 1 retains sections of stone walling within the southwestern area which does not match with the overall merged buildings shown the early maps. Thus, the interpretation is not conclusive and it is possible that the stone masonry does not necessarily represent the remains of earlier phases.
- 5.1.6 Below is a proposed brief description of main different phases within each building which may differ from the general interpretation in the previous building assessment. The author of this report would like to emphasise that it is not his desire to challenge existing reports/interpretations but to provide the required level 3 historic building survey stipulated by the Local Planning Authority as part of the planning condition. The author accepts errors and omissions that might have misled the interpretation of the sequential development of the farmhouse. Nevertheless, the interpretation is based on physical evidence and architectural design and surviving features, fixtures and fittings.

- 5.1.7 Building 1 appears to have originally been a threshing barn, as is indicated by the large arched doorway and ventilation slits, although this building shows evidence of having possibly been formerly a single-storey structure; and furthermore, the northwest wall retains stone masonry which appears to be part of an earlier phase. The northeast bay is a later construction which could have been added to create the subsequent threshing barn. A former farmhouse was attached to the southwest, although this was demolished in the late 20th century. The farmhouse extended into the first floor of Building 1 with a bedroom on the first floor.
- 5.1.8 Building 2 also appears to have originally been a single-storey barn which extended slightly towards the southeast into Building 3 comprising 18th-century brickwork. The building was a cow house or byre which was subsequently heightened in two successive stages providing a hayloft or shippon above. The first heightening stage comprises a band of darker and thicker brickwork. Of note is graffiti incised into one of these bricks with the years '1861', which could have been when the first upper section was erected, although this remains unknown. The heightening also involved connecting the northwest end with the adjacent Building 1 creating a passageway with a storey above comprising a taking-in door from where hay and other goods would have been hoisted from inside Building 1 up to the shippon of Building 2. These distinct phases of construction are not equally represented within the fabrics of the opposite rear wall to the northeast which comprises lower courses of stone masonry supporting the brickwork of the 'primary' single-storey barn, and a single upper section. It is likely that the stone-built section of wall may represent an earlier phase incorporated into the fabrics of the barn. In the late 19th century an open-fronted extension (Building 2a) was added to the rear which was mostly renovated in the mid-20th century.
- 5.1.9 Building 3 is a later cow house with a shippon creating a continuous wing with Building 2. The brickwork, roof structure, etc. suggests a late 19th-century date. However, most of the northeast wall and the lower section of the southeast wall are built with stone masonry that could have been the remains of an earlier phase although this is not known and may have also been a distinct but contemporary construction instead. In the mid- to late 20th century a lean-to extension (Building 3a) was added creating a contiguous alignment with Building 2a.
- 5.1.10 Buildings 4 and 5 appear to have been erected in the late 19th century as open-fronted sheds which later became cow houses following the insertion of infill panels and doorway to the front, and the creation of stalls. The southeast wall is a contiguous stone-built construction with a concealed doorway to the southwest end with brick surrounds as well as the combined corner quoins. It appears that the stone rubblework has been the original fabric of these combined sheds and the brickwork for the pillars to the front and quoins were employed where precise joints were required as the granite rubble is less adaptable for such purposes.
- 5.1.11 Building 6 appears to have been built before the combined Buildings 4 and 5, although it also appears to have been erected in the late 19th century utilising mostly granite rubblework and brick pillars comparable to the construction of Buildings 4-5.

5.2 Conclusion

- 5.2.1 The historic building recording has provided an account of the development and history of Wood Farm to an appropriate level of detail, as outlined by the WSI and research aims. The interpretation of the standing structures was not appreciably hampered by obscured evidence that may be revealed during the course of the demolition work.

- 5.2.2 Wood Farm developed from a late 18th century outfarm, set within a long and narrow enclosure to the north of Stanton Lane, into a farmstead around an open courtyard by the late 19th century which included a farmhouse and several barns.
- 5.2.3 A major impact on the character of the farmstead has been the demolition of the earlier farmhouse, which would have continued southwest from Building 1 to complete the northwest range framing the courtyard. The building was demolished in the late-20th century due to structural damage caused by subsidence. Similar structural issues can be seen elsewhere through the historic buildings of the farmstead. The replacement farmhouse is a brick-built bungalow of late-20th century design which is built on a different alignment to the earlier building. This replacement has compromised the integrity of the earlier courtyard plan, and negatively impacted on the significance of the farmstead as a whole.
- 5.2.4 There have been substantial alterations to the fabric of the buildings over time, most notably the replacement of most of the roofing material with corrugated sheeting, alteration of most of the fenestration and the insertion of concrete floors and stalls. Most of these changes are typical of farm buildings which have remained in use through the 20th century, and reflect functional alterations in line with changing material technology and farming practices.
- 5.2.5 The farmstead at Wood Farm was not constructed as a single planned design, but evolved in a piecemeal and haphazard way over time. The subsequent alterations to the building to facilitate new practices do not follow a consistent or coherent design.
- 5.2.6 Wood Farm has no association with significant historical events or figures. It is broadly illustrative of changes to agrarian practice from the 18th century through to the modern period, but does not provide a coherent narrative for those changes.
- 5.2.7 The historic building recording has been undertaken to an appropriate level, as recommended by the Local Planning Authority as part of the planning condition. The interpretation of the buildings' development was not appreciably hampered by obscured evidence that may be revealed during the course of the proposed demolition, although the interpretation of the sequential development of the buildings was found to be somewhat challenging due to the considerable amount of alterations through time.

6 DISSEMINATION AND ARCHIVING

- 6.1.1 A digital copy of the report in PDF/A format will be provided to the client and the Historic and Natural Environment Team of Leicestershire County Council as part of the planning application and for inclusion with the Leicestershire HER.
- 6.1.2 The drawn, written and photographic archive will be fully catalogued and prepared to recognised standards (AAF 2011). The archive will be deposited with the Archaeology Data Service (ADS) and comprises the following items:
- 1 digital copy of the final report (ref. YA/2024/212) in PDF/A file with the entire photographic record, reproduced as plates, and a set of surveyed drawings
 - 134 high resolution digital photographs in TIFF format
 - 1 Excel spreadsheet with photographic register for ADS metadata sheet for raster images file

- 6.1.3 An OASIS online record form has been completed for the project (ref. yorkarch3- 528761). A copy of this document has been included as Appendix 1.

7 REFERENCES

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ND uncertified pre-enclosure map of Bardon under Stanton. Leicestershire Record Office reference: PP281.

1838 Old Tithe Plan of Hugglescote, Bardon, Bagworth. Leicestershire Record Office reference: DE380/45.

1865 Plan of the Bardon estate, the property of William Perry Herrick, Esq. Leicestershire Record Office reference: DG9/Ma/18/2.

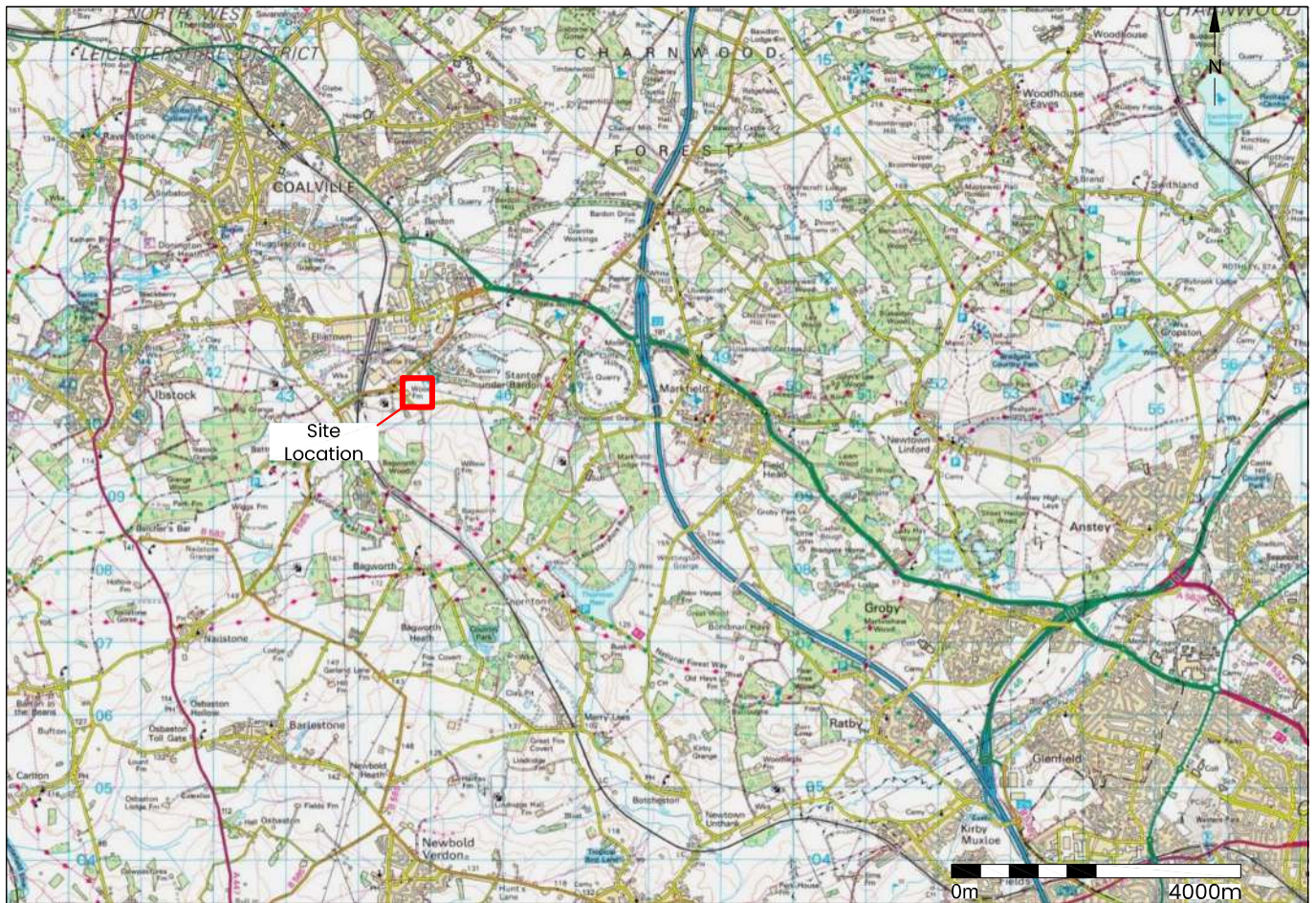
1884 Ordnance Survey map.

1968 aerial photograph. Historic England reference: 1 081

8 ACKNOWLEDGEMENTS

- 8.1.1 The project was managed by Alvaro Mora-Ottomano on behalf of York Archaeology who also prepared this report. The fieldwork was carried out by Alvaro Mora-Ottomano and Glyn Davies. York Archaeology would like to thank Oxalis Planning for commissioning the project; and William Kelly, Senior Planning Archaeologist for Leicestershire County Council for monitoring the archaeological conditional work for this project.

9 FIGURES



□ site boundary

▨ historic buildings

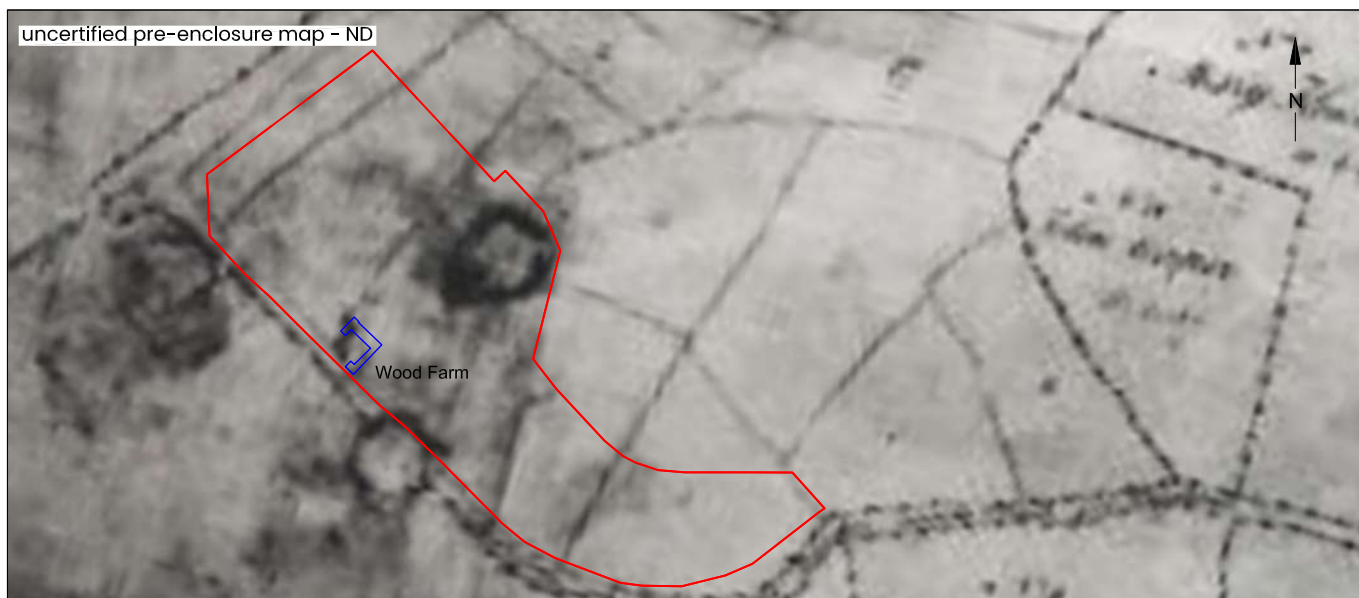
0m 40m
Scale at A4 - 1:1000



Figure 1 - Site location
9650 - Wood Farm, Coalville, Leicestershire: HBR

Scale at A4 - Varies
Drawn by AMO

uncertified pre-enclosure map - ND



1838 tithe map



1865 plan of Bardon estate



Figure 2 - Historical maps
9650 - Wood Farm, Coalville, Leicestershire: HBR

Scale at A4 - Varies
Drawn by AMO

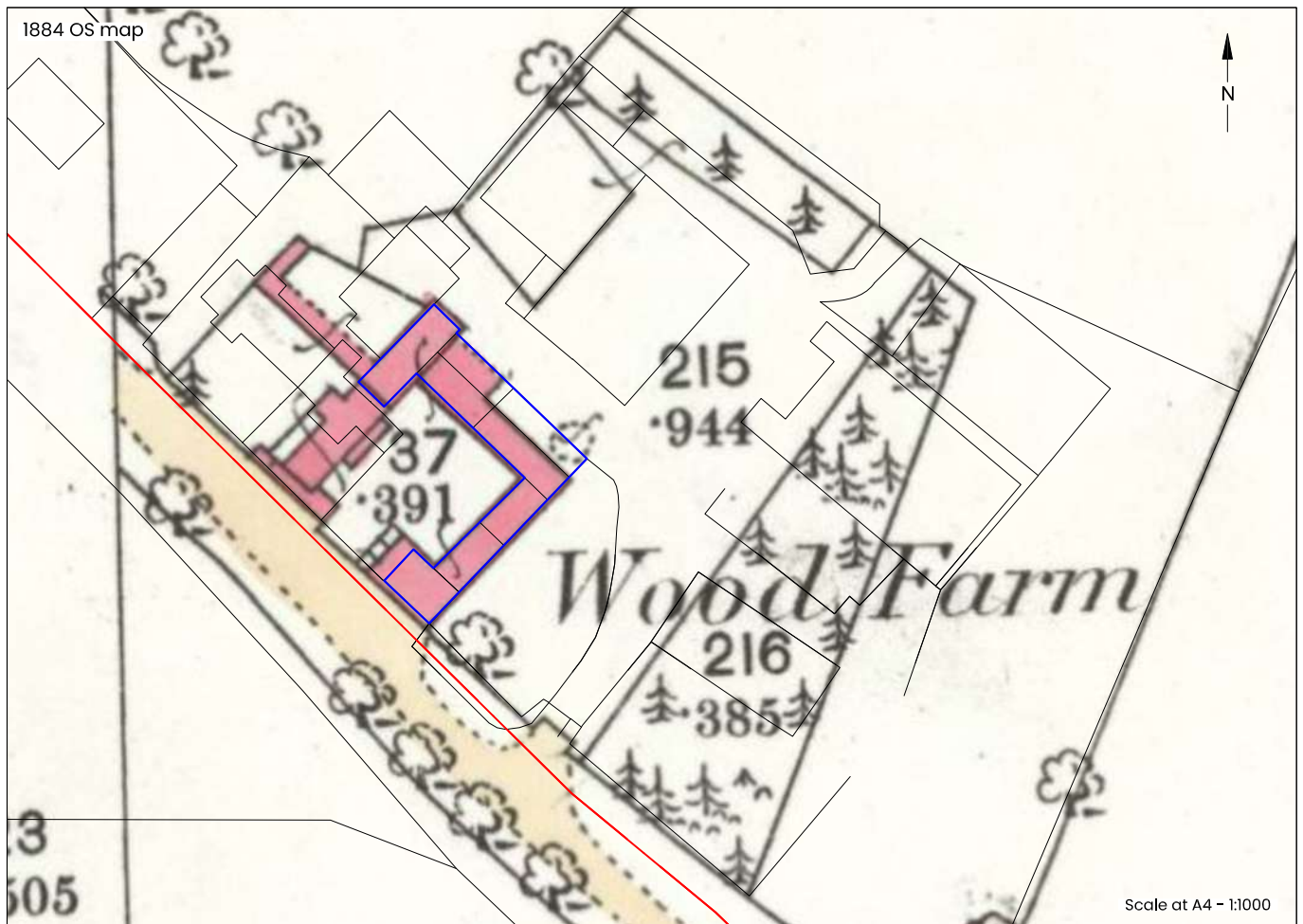
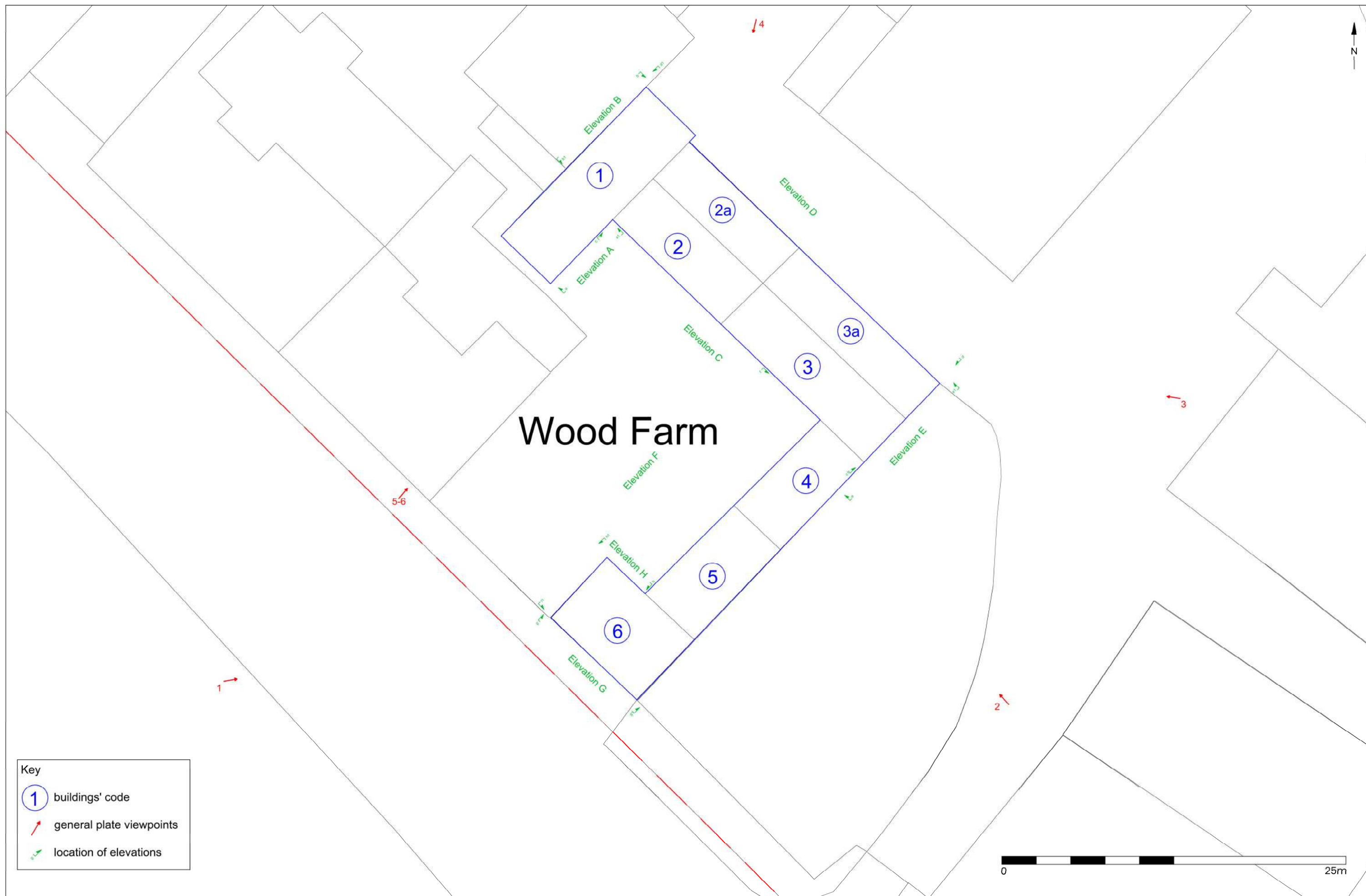


Figure 3 - Historical OS map and aerial photograph
9650 - Wood Farm, Coalville, Leicestershire: HBR

Scale at A4 - Varies
Drawn by AMO



Key

- ① buildings' code
- ↗ general plate viewpoints
- ↗ location of elevations



Figure 4 - Block plan with buildings' code and location of elevations
9650 - Wood Farm, Coalville, Leicestershire: HBR

Scale at A3 - 1:250
Drawn by AMO

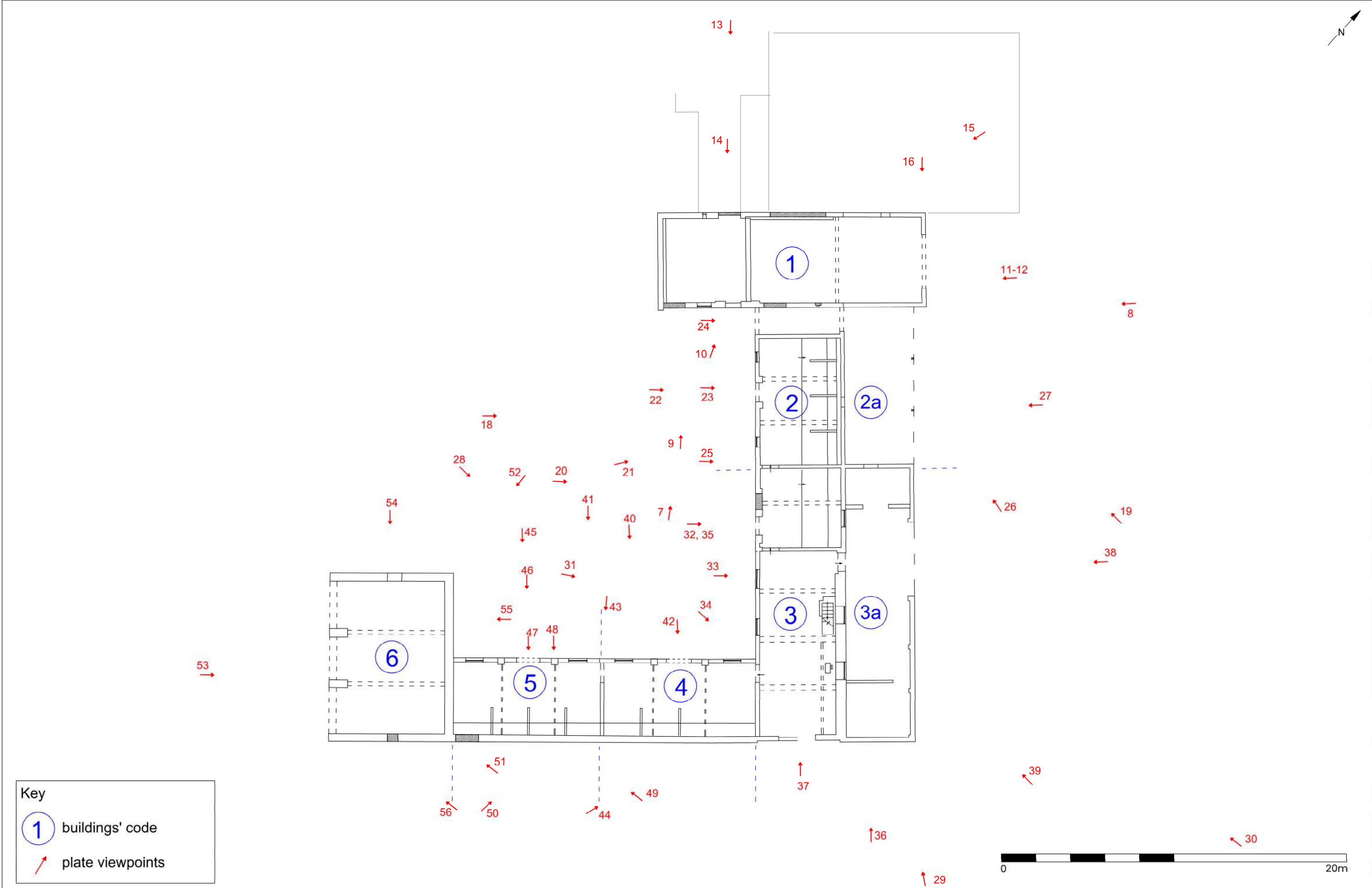


Figure 5 - Plan of the buildings with external plate viewpoints
9650 - Wood Farm, Coalville, Leicestershire: HBR

Scale at A3 - 1:200
Drawn by AMO

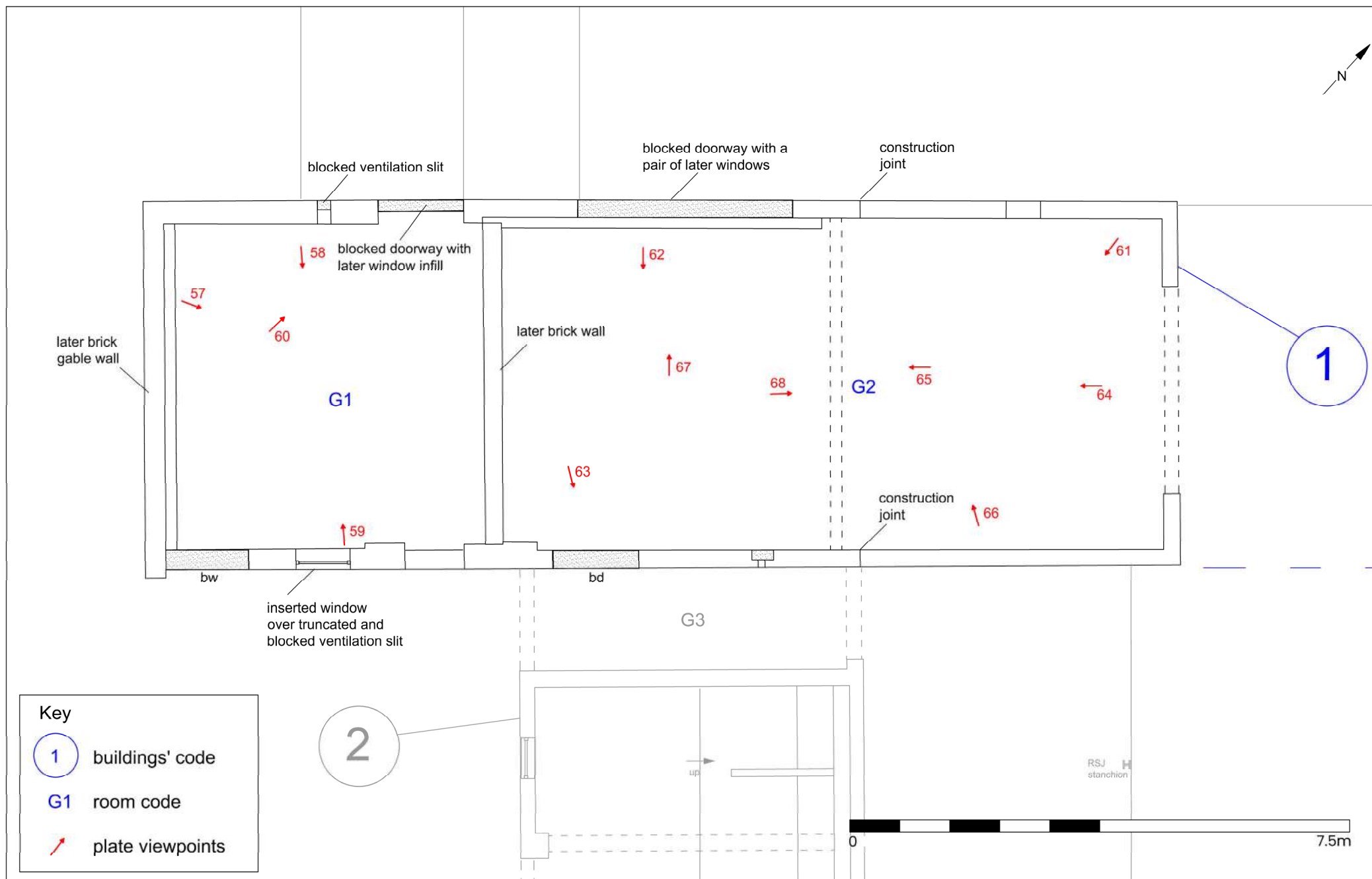
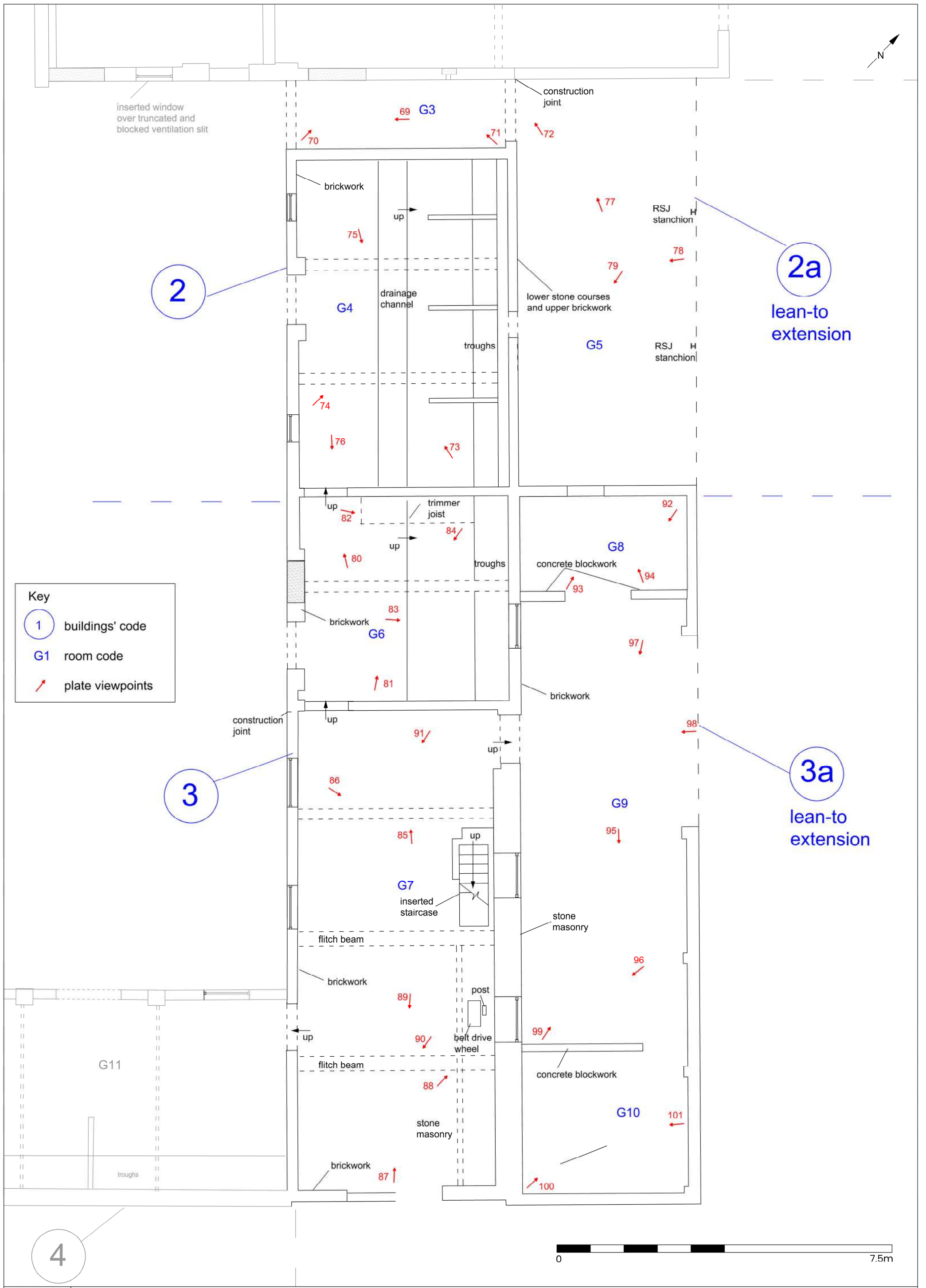


Figure 6 - Ground floor plan of Building 1
9650 - Wood Farm, Coalville, Leicestershire: HBR

Scale at A4 - 1:75
Drawn by AMO



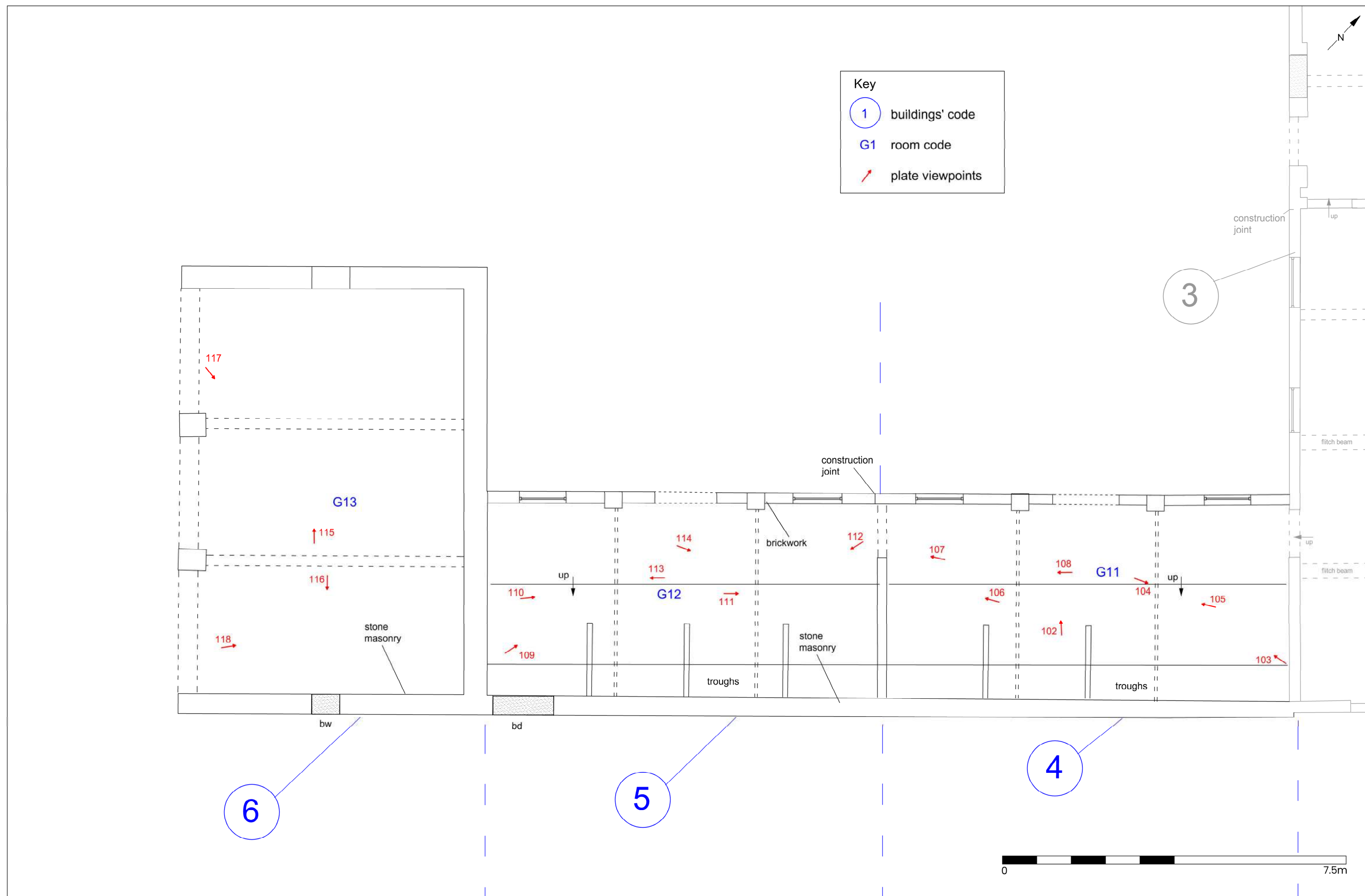
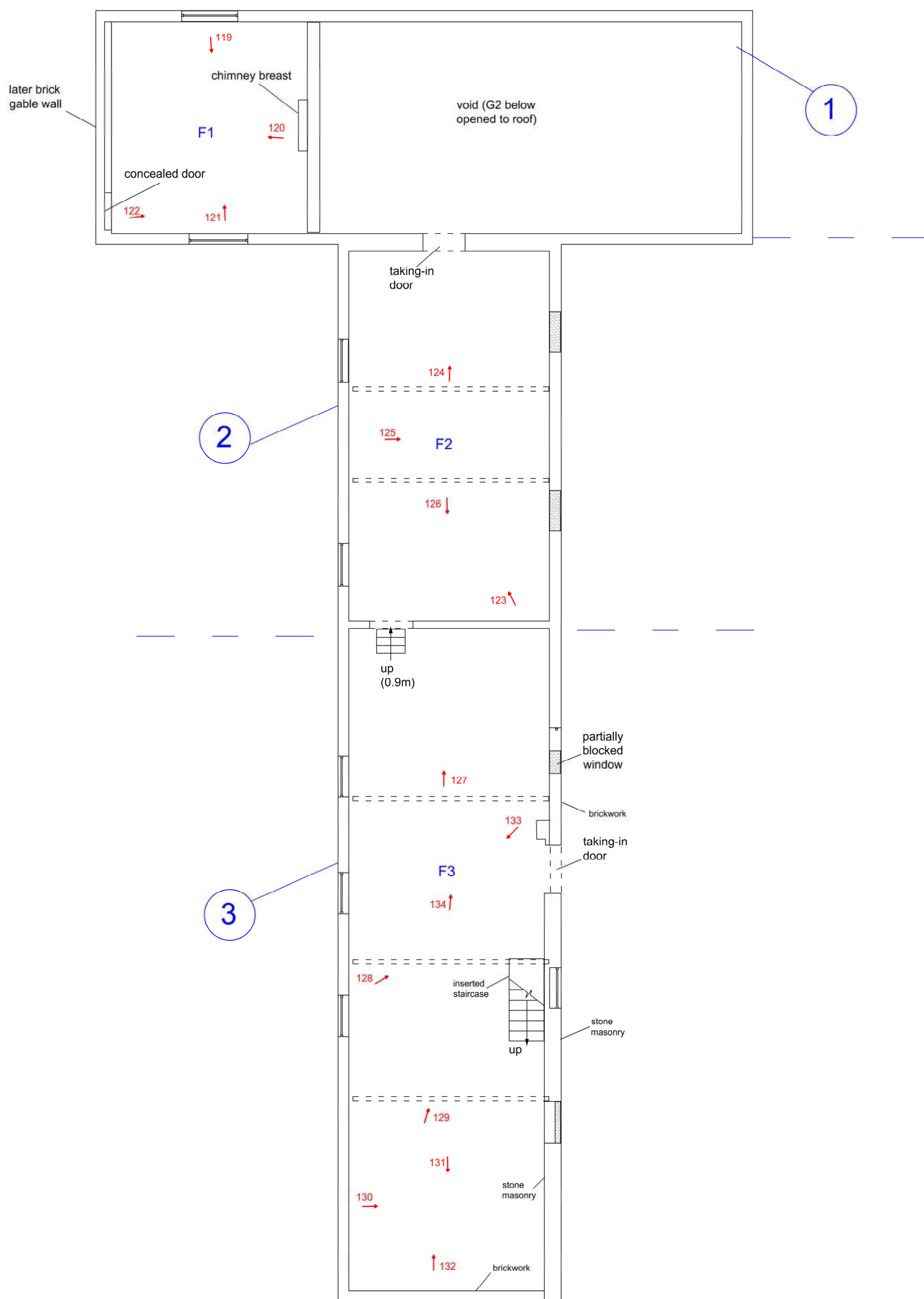


Figure 8 - Ground floor plan of Buildings 4 - 6
9650 - Wood Farm, Coalville, Leicestershire: HBR

Scale at A3 - 1:75
Drawn by AMO



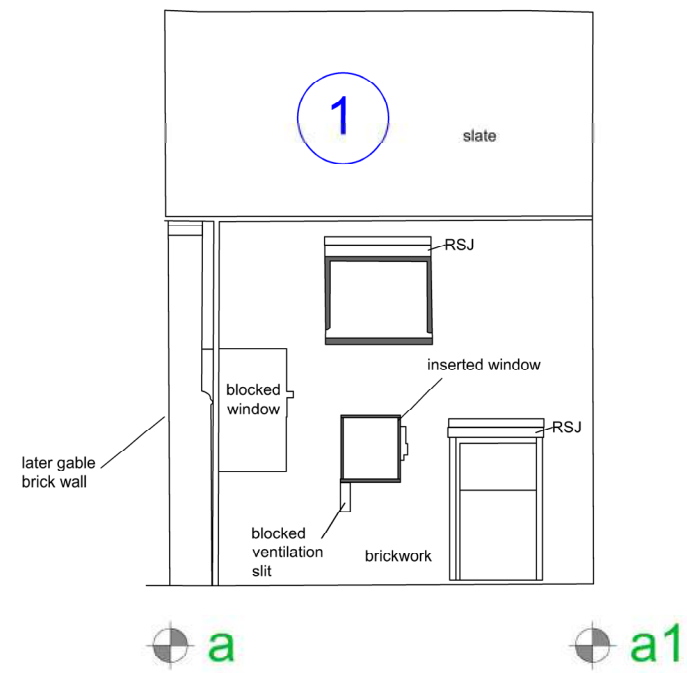
Key

- 1 buildings' code
- F1 room code
- plate viewpoints

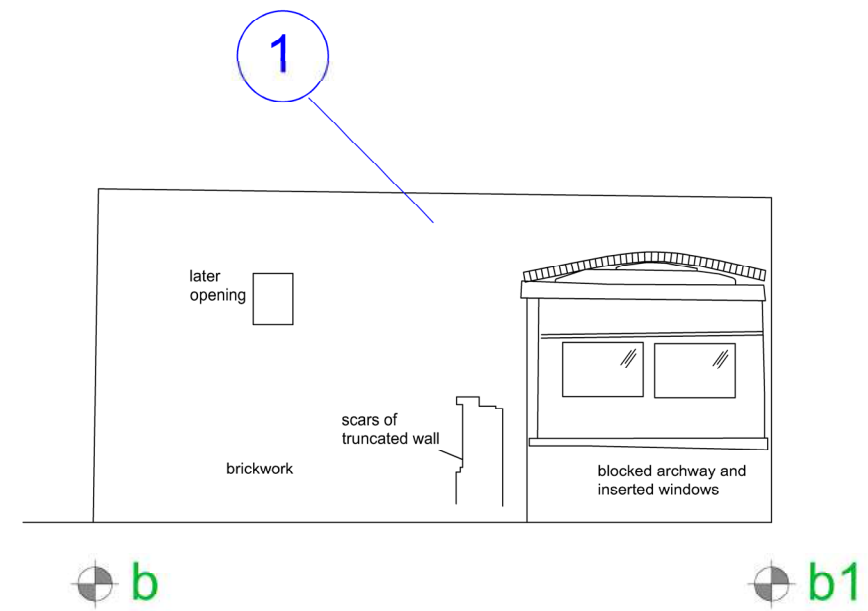


Figure 9 – First floor plan of Buildings 1 – 3
9650 – Wood Farm, Coalville, Leicestershire: HBR

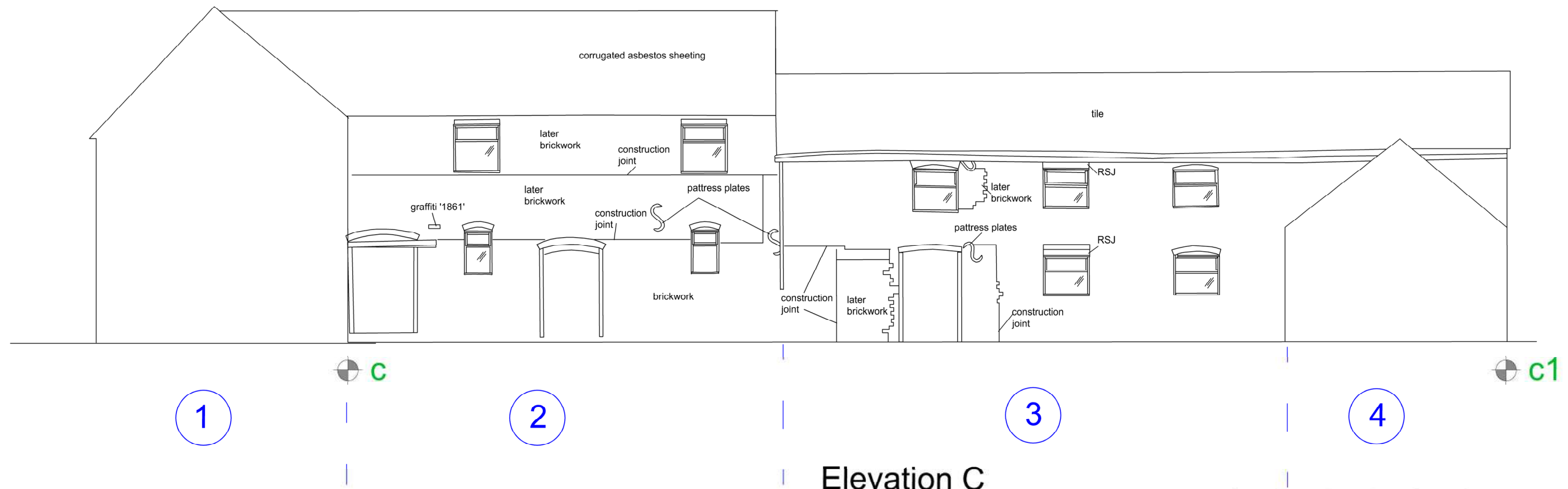
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Drawn by AMO



Elevation A

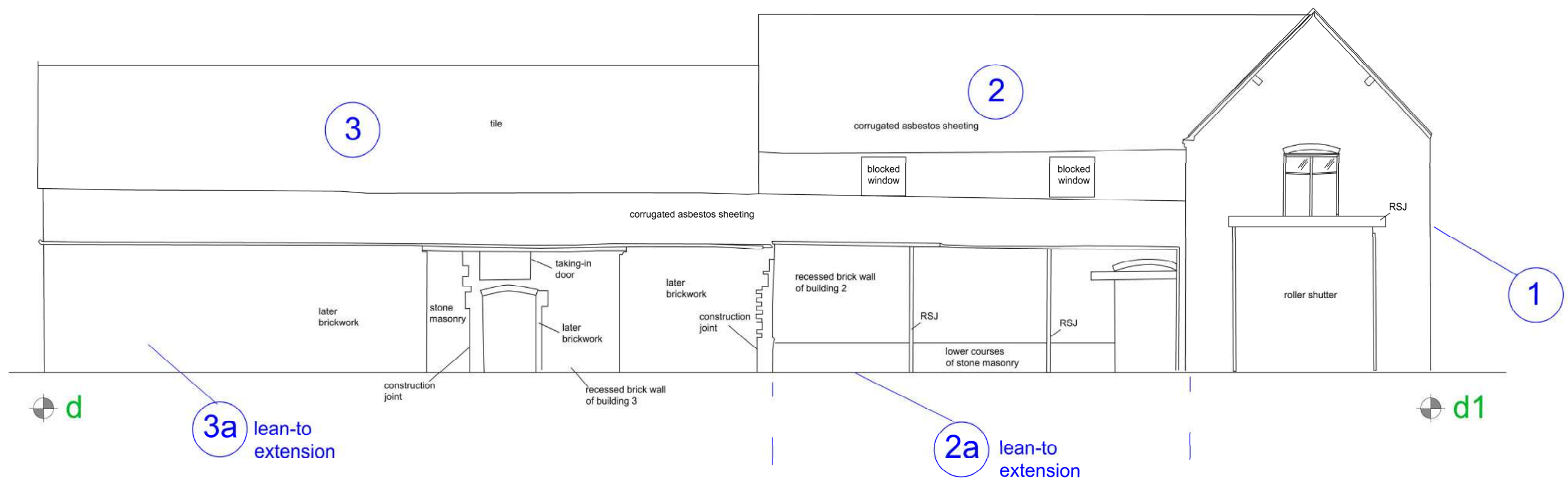


Elevation B

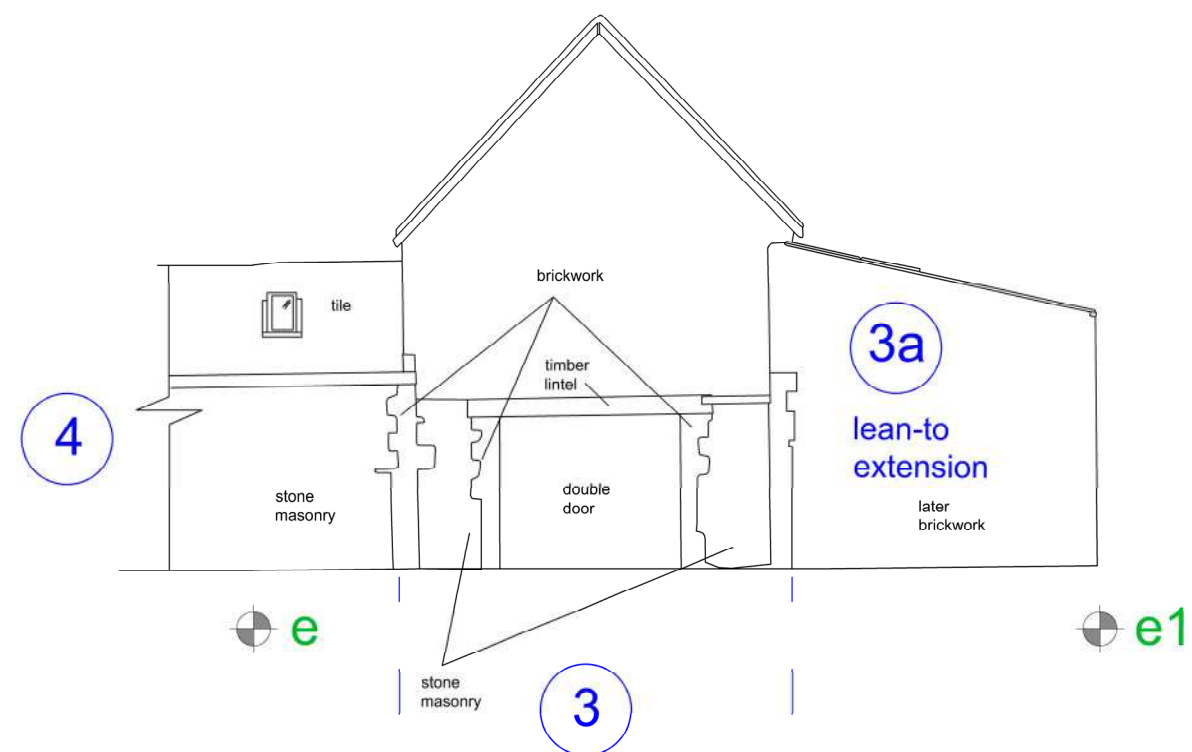


Elevation C



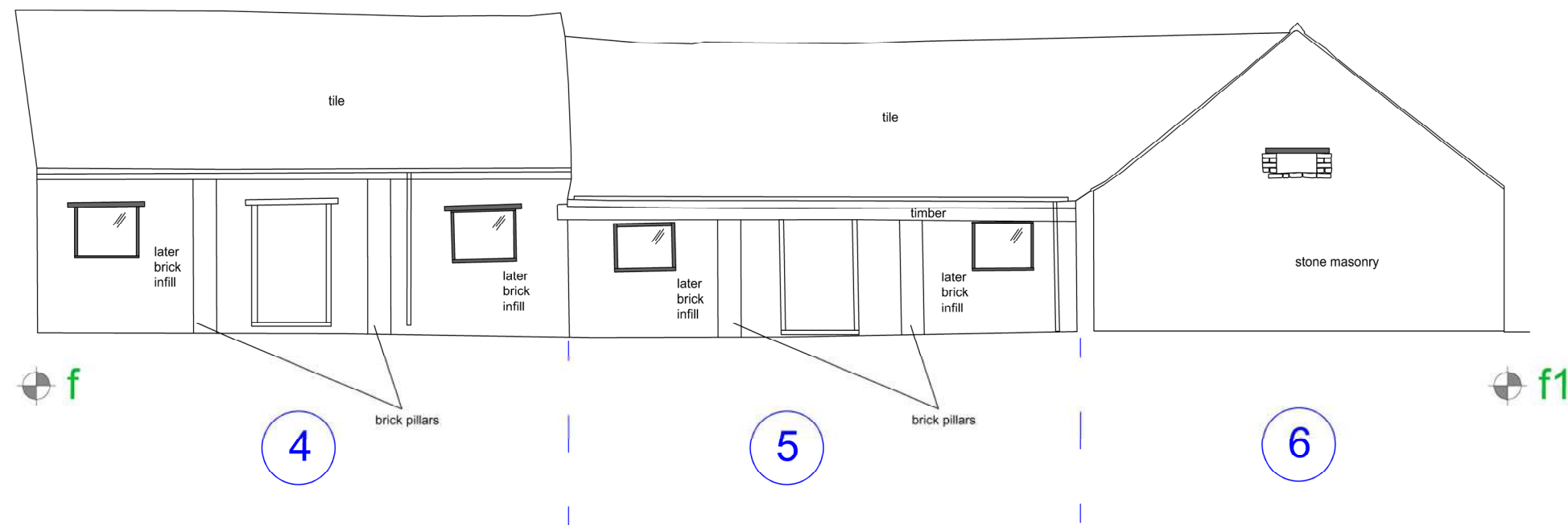


Elevation D

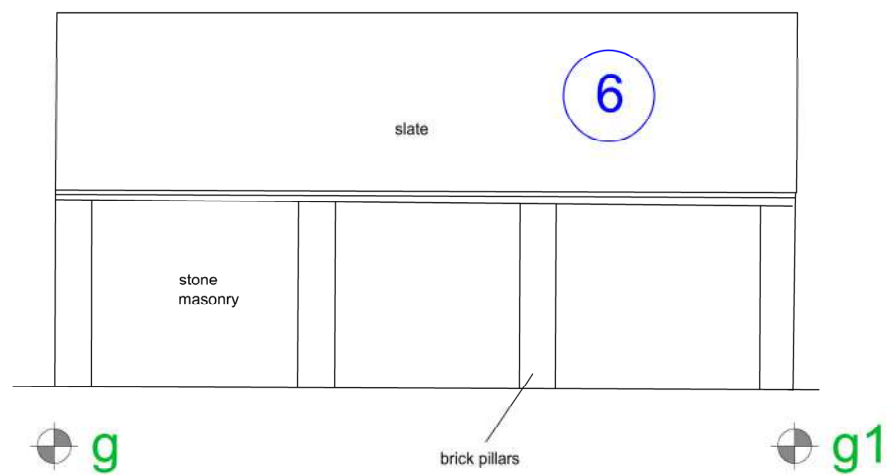


Elevation E

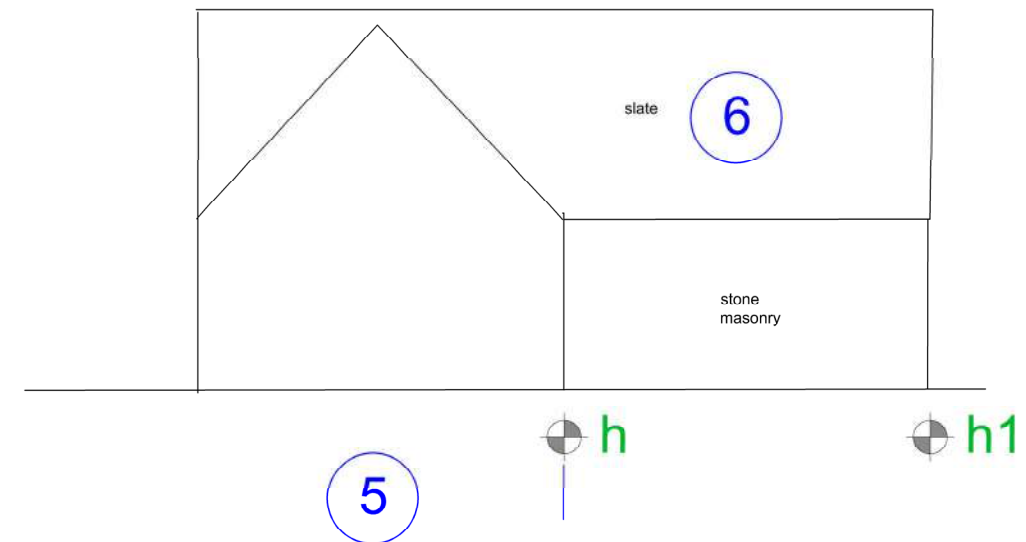




Elevation F



Elevation G



Elevation H

