University of Leicester

Archaeological Services

A Photographic Survey of Outbuildings At Groby Old Hall Farm, Markfield Road, Groby, Leicestershire (NGR SK 5241 0757)

Gerwyn Richards



ULAS Report No 2011-009
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A Photographic Survey of Outbuildings at Groby Old Hall Farm, Markfield Road, Groby, Leicestershire (NGR SK 5241 0757)

Planning Application No's: 10/00267/LBC

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For: Country House Ltd

Approved by

Signed: 

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A Photographic Survey of Outbuildings at Groby Old Hall Farm, Markfield Road, Groby, Leicestershire. (NGR SK 5241 0757).

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Summary

University of Leicester Archaeological Services was commissioned by Country House Limited to undertake a photographic survey of outbuildings at Old Hall Farm, Groby, Leicestershire. Planning permission and listed building consent has been granted for the conversion of the buildings to residential use

The proposed development area is largely single phase, dating to the mid 19th century with only limited 20th century additions. Building A is a range of buildings containing a barn and two cowsheds, while building B is a detached cart shed. The roofs of both buildings are by far the most interesting feature of both buildings, building A contains a number of timbers inscribed with rase, or shipping marks identifying the timber as European softwood while building B had an unusual, possibly locally built of possibly locally sourced soft wood.

The photographic survey provided a permanent visual (photographic) record of the building in its current state. The archive will be held by Leicestershire County Council Museums Service, under the accession number X.A4.2011.

1. Introduction

University of Leicester Archaeological Services was commissioned by the Country House Limited to undertake a photographic survey of the outbuildings at Groby Old Hall Farm, Markfield Road, Groby, Leicestershire (SK 5241 0757 (*Figure 1*)). Planning permission and listed building consent has been granted for the conversion of the buildings to residential use (Planning Application No 10/00267/LBC).

As the proposed works will have a significant impact upon the historic fabric of the building, the Planning Archaeologist, Leicestershire County Council, on behalf of the planning authority recommended that a scheme of historic building recording be carried out prior to the works commencing. The record was to be undertaken to a level 1 standard as defined in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006). The photographic survey addressed the requirements detailed in the letter of advice (LCCHNET 04/06/2010) and followed the *Design Specification for Archaeological work* (11-146).

The project was completed in accordance with the Institute for Archaeologists (IfA) *Code of Conduct* and adhered to their *Standard and Guidance for Archaeological Investigation and Recording of Standing buildings or Structures*. In addition,

Leicestershire County Council's *Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland* was followed.

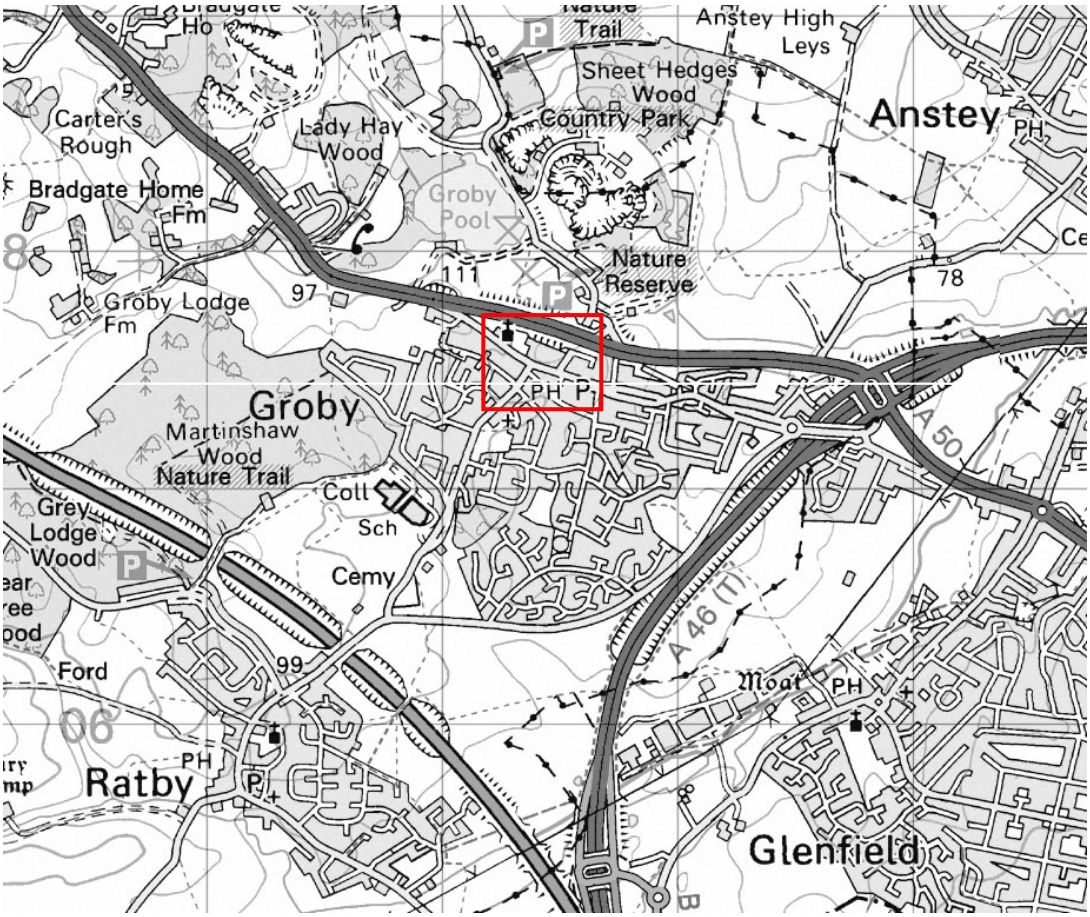


Figure 1. Site location

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The outbuildings are within the curtilage of the Grade II* Listed Groby Old Hall, which is located within the historic settlement core of the village of Groby. Part of the proposed development area also falls within the boundary of the Scheduled Monument, (National Monument Number. 17066), a motte and bailey castle earthwork built by Hugh de Grantmesnil towards the end of the 11th century. It was besieged and eventually destroyed by Henry II in 1176. A brief summary of Groby Old Hall describes the building thus (*Finn 2009*):

> *Groby Old Hall is a multi-period building, at the core of which is a 15th century hall. There have been additions and alterations to the fabric in all subsequent centuries. The Old Hall forms part of an extensive complex with origins in the pre-Conquest period. Immediately to the north of the Old Hall are the earthwork remains of Groby Castle, a Norman motte and bailey castle generally accepted as having been constructed c.1086. The northern portion of the bailey was destroyed*

> *when the A50 bypass was built in the 1960s, however earlier maps illustrate the form and extent of the monument prior to this. Limited excavation in 1962-3 revealed the substantial remains of an earlier building at the core of the castle motte. The castle was besieged and destroyed following the revolt against Henry II in 1173. Subsequently a medieval manor was established on the site. Documentary sources provide some details of the manor house and associated buildings in the 14th century, including reference to the 'olde chapele' indicated on the earliest surviving map of Groby, made in 1757 by John Doharty. It was ruinous by that date, however some elements of the chapel may have survived to the present day, incorporated into a garden wall and a former stable some 15m north-west of the Old Hall. Other fragments of the medieval manorial complex remain as ruins in the garden tothe west of the Old Hall, including a stone wall with an arched doorway and splayed window opening.*

The outbuildings themselves are located to the south east of the Old Hall; all are clearly identifiable on early mapping of the village. The buildings appear to be single phase, with only limited later alterations and include a large central threshing barn, an L-shaped range to the south and a detached cart shed to the north. The proximity of the buildings to what was originally a Manorial Complex has resulted in excellent map coverage of the proposed development area. The Thomas Miles Map of 1816 (*Figure 4*) clearly shows the proposed development area, but with no buildings (the northernmost building is likely to be the cottage range (*Finn 2009*) which has since been incorporated into the Old Hall and is not, therefore part of this survey), a second map, produced post 1840 (*Figure 5*) clearly shows the buildings, it is almost certain, therefore, that the buildings date to between these two dates. Further documentary evidence supporting this date is from the Grey family (the original owners) archives at Enville Hall, Staffordshire which record that William Chaplin (tenant since 1809) "pulled down" an old barn and cowsheds and "new ones erected" in 1834. It also mentions that the Stack yard was "removed behind the new barn".

The farm complex is not a typical layout; the farmhouse overlooks the yard and controls access having a clear view of the yard to the south east and the street frontage to the south. There is then a second yard to the north, with only limited, well controlled access, possibly the stack yard mentioned in 1834. The 1886 Ordnance Survey (*Figure 6*) shows a circular structure within this yard, possibly a horse engine.

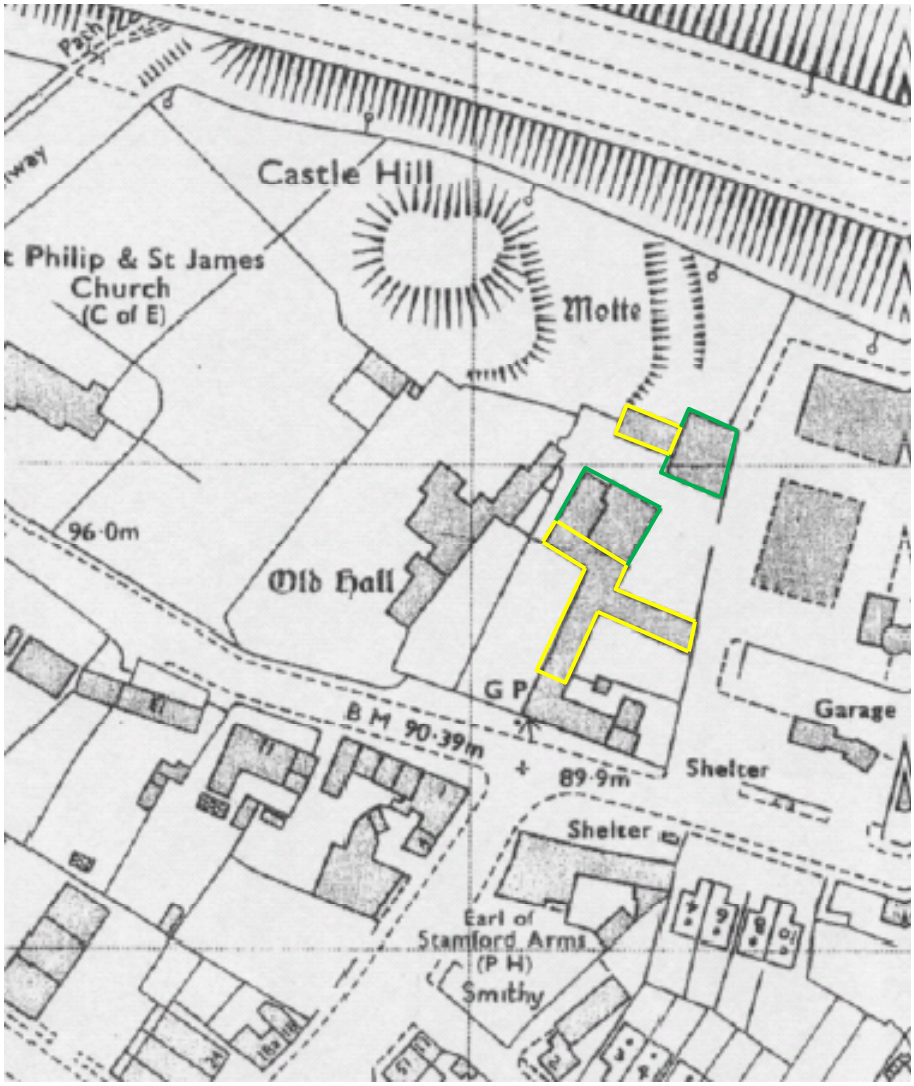


Figure 2 Groby Old Hall Farm, buildings recorded during these works
(Modern buildings in green earlier buildings in yellow).
(Based upon 1991 Ordnance Survey original scale 1:2500)

2. Aims and Methodology

The aim of the survey was to provide a permanent photographic record of the buildings in their current state, prior to alteration or repair, to standards set down by English Heritage (2006).

The photographic survey was undertaken by Gerwyn Richards. Photographs, in 35mm monochrome negative and digital format taken as raw image files and converted to TIFFs (Tagged Image File Format) covered items 1-6 of the English Heritage guidelines (2006, 4; Appendix 4.1.2). The site visit was carried out on January 14th with a supplementary visit carried out on January 19th, 2011.

Orientation: There are two separate groups of buildings (*Figure 3*); the larger of the two is an irregular T-shaped plan, aligned north-north-west, to south-south-east and south-

south-west to north-north-east. For ease of description this is taken hereafter to be north to south and east to west, each range has its own principal elevation, facing the Old Hall (to the west), the street frontage (to the south) and the second, stack yard (to the north). The buildings have already been allocated letter identification by County House Ltd, for the purpose of this report this letter identification has been retained and a number prefix added for significant partitions. The second building is a single range aligned east to west, with its principal elevation facing the stack yard (to the south).

As far as is known, no previous historic building recording has been undertaken of the buildings.

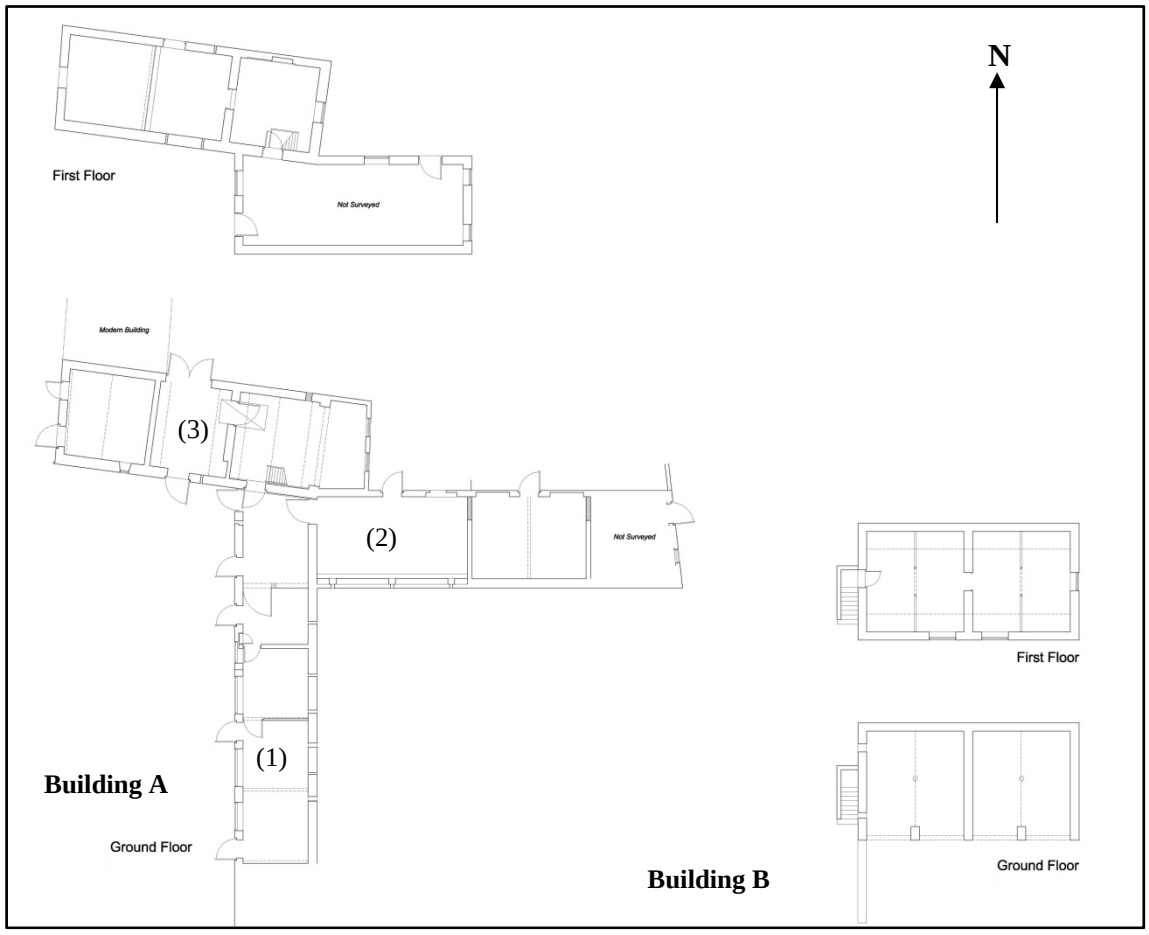


Figure 3 Building identification plan showing principal sub-divisions.
(Not to scale)

3. Description of the Buildings

3.1 Building A

Building A is an irregular T-shaped plan, forming part of the northern and eastern boundary of the outer farmyard (Ranges A1 & A3 (*Figures 3 & 6*), a third range (A2), aligned east-west forms the southern boundary of the second, inner yard, probably the stack yard mentioned in 1834. The buildings are granite rubble construction with red

brick door and window surrounds and Swithland slate roofs and appear to be largely single phase, with only minor later alterations and additions. Range A1 is a single storey cowshed of three bays. Internally the range has been converted into stabling and now houses four stalls with timber and iron divisions, there are original arrow slit ventilation openings on the eastern wall. The original red brick floor is still in place along with a brick-built gulley. The roof is carried on bolted king-post trusses with raking struts, all in softwood. Within the northernmost bay there is a projecting flat topped stone within the east wall, the exact purpose of the stone is unclear, but it may have originally been used as a candle ledge (*Figure 11*).

Range A2 is aligned east-west, perpendicular to the northern end of A1, and consists of three bays, one of which is two storied. The first floor of the western bay is clearly a later addition, being constructed of 9 x 3 x 4 inch dark red bricks, possibly under-fired engineering bricks, interestingly the bricks on the northern wall are lighter in colour, suggesting a different batch. The date of the extension is unclear but the bricks themselves suggest a late nineteenth or early twentieth century date.

The western bay is laid out as cattle shed with a timber feed rack on the south wall. This appears to be the original lay out. There is an inserted brick-built wall between the central and western bay, probably added when the first floor was constructed. The easternmost bay was inaccessible during the survey. Interestingly the door to the central bay is a substantial modern door with a large security lock suggesting the bay was used recently as a secure store, possibly a chemical/fertiliser store.

First floor access was via a stair within A3 and consists of a single room with loading doors on the north and west walls, with a hoist over the west door. The room appears largely unaltered and original. The roof is carried on three bolted king-post trusses with raking struts, again in soft wood. There are shipping or rase marks incised in the tie beam of the easternmost truss. Such marks were incised into Baltic pine before being shipped to the United Kingdom. It is known that the port of Gdansk used the letters K (first quality), B (second quality) and BB (third quality); subsequently other marks were added by buyers. The clearly identifiable letter B on this beam may suggest the timber originated as second quality pine out of Gdansk.

The final element of Building A is A3, a large three bay barn (*Figure 9*). Although being identical in appearance its alignment does not exactly match that of the other buildings suggesting it may not be contemporary. It is possible that the footings of an existing barn were re-used for its construction. Internally, there are three ground floor bays as well as a mid twentieth brick-built lean to on the east gable. There are pitching holes on the west gable and the eastern end of the north wall, the northern example having been recently brick up (*Figure 10*). The western bay is used as stabling; the central bay has a well laid blue tile floor, which along with the large double cart doors on the north wall suggests it may have been a small threshing floor. First floor access is via a stair in the east bay.

The first floor has a number of interesting features, most significantly a line shaft within the east bay (*Figure 13*), and a belt trap in the floor, there is a further single drive wheel in the central bay. The western bay has a raised floor and small access door, adjacent to

which is a cat hole, suggesting it was originally a granary. There is a single bolted king-post truss with raking struts within the bay, once again there are shipping marks incised into the principal rafter (*Figure 12*), again the letter B is clearly identifiable as well as a perfect circle, this circle is made with a scribing iron and again is part of the marking process. As well as the usual stokes there is an area strokes creating a grid pattern, the exact purpose and origin of which is unknown. A second group of rase marks can be seen on the northern purlin; once again the letter B is clearly identifiable along with other strokes.

Abutting the northern face of A3 is a modern concrete block and timber framed building (*Figure 3*).

3.2 Building B

Building B is a detached building to the north of Building A, it is aligned east west with its principal elevation facing to the south (*Figures 2, 3, 6 & 14*). The building itself is a two bay cart shed the southern wall is in red brick (brick dimensions 9 ½ x 3inch), the other walls are granite rubble and the roof is Swithland Slate. The southern elevation consists of three brick arched entrances and a fourth, the easternmost, being a simpler timber lintel with no evidence for an arch.

Internally there is a red brick floor and the ceiling is carried on large axial beams supporting the joist, a re-used telegraph pole inscribed GPO 1906 has been inserted into the east bay as a central support to the axial beam, probably when the two fuel oil tanks were placed in the first floor bay.

Original first floor access is via an external staircase on the west gable; for the purpose of this survey a recently inserted hatch in the east bay was used. The first floor is again two bays, there is a rubble-built central party wall, all walls are plastered, as is the roof which is plaster and reed, the floor is floorboards. The first floor of cart sheds were frequently used as domestic quarters for grooms, despite the plastered walls, there is no heating, suggesting this was unlikely.

The roof structure is by far the most significant feature of the building, it is carried on two interrupted tie beam trusses (*Figure 15*). Both are softwood and some of the struts and the purlins are only roughly squared, with some still carrying bark. The principals are pegged at the apex, while the tie beam has been bolted to the principals and to the queen posts. There are struts from the tie beam which pass through the floor and abut the axial beam seen within the ground floor. The trusses have the appearance of having been locally built, possibly even using local timber as there are none of the rase marks as seen within the other buildings. It is possible that a carpenter within the employ of the Groby Estate constructed the roof. Also of interest are the very wide planks attached to the trusses, only a few of which remain, it appears these were used to further partition the two bays into four.

Abutting the east gable of Building B modern frame built structure of telephone poles and corrugated steel sheet roof (*Figure 3*) with low granite rubble built walls to the

north, east and west, probably originally field walls. These walls are to be retained and will be unaffected by the proposed works and the demolition work.

4. Conclusion

Groby Old Hall Farm is a good example of a Leicestershire Farm complex. Unusually it is largely single phase, with only limited 20th century additions. Both buildings appear date from the middle part of the 19th century, a date supported by cartographic and documentary evidence. The building of new barns was common during the early and middle parts 19th century as a result of rising agricultural prices caused by the increased urban population at that time. Also within this part of Leicestershire quarried granite was becoming more readily available. The presence of line shaft within building A also indicates the increased mechanisation of farming during the late 19th century.

The most significant aspects of both buildings are the roof construction; building A has a number of original rase or shipping marks identifying the timbers as European softwood, while the roof structure of building B is an unusual interrupted tie beam, again in softwood, but possibly local in origin and built by an estate carpenter.

It is considered that the photographic survey provides an adequate record of the buildings before conversion and there are no particular features which require additional recording during building works.

5. Bibliography

Atkinson, D. 2007 *Shipbuilding & Timber Management in the Royal Dockyards 1750-1850: An Archaeological Investigation of Timber Marks.* University of St Andrews.

English Heritage, 2006 *Understanding Historic Buildings: A guide to good recording practice.* London: English Heritage.

English Heritage, 2006 *The Conversion of Traditional Farm Buildings A guide to good practice*. London: English Heritage.

Eveleigh, D.J. 1991. *The Victorian Farmer*. Shire Books.

M^{c}Kay, W.B 1945 *Building Craft Series, Brickwork.* Longmans, Green & Co.

Peters, J.E.C. 2003 *Discovering Traditional Farm Buildings.* Shire Books.

Peters, J.E.C., 1988. 'Post-medieval Roof Trusses in some Staffordshire Farm Buildings' in *Vernacular Architecture* Vol. 19, 24-31.

TR Projects. 2006 *An Historic Building Assessment & Record of the Standing fabric forming the Grade II* Listed Building known as Bradgate Stables,* Part 4: Supplementary Note. ULAS Report 2006-055.

6. Archive & Publication

The site archive consists of

1 A3 permagraph sheet containing sketch plans & notes
DVD containing 133 digital images
4 A4 contact sheets
130 Black & White negatives and contact prints
4 A4 photo record sheets
2 A3 paper drawings of plans & elevations (existing and proposed)
Unbound copy of this report (ULAS Report Number 2011-009)

The archive will be held by Leicestershire County Council under the Accession Number X.A4. 2011.

A version of the summary (above) will be submitted to the editor of the local journal *Transactions of Leicestershire Archaeological and Historical Society* for inclusion in the next edition.

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7. Photographic Index

Digita	B&W	Building ID	Description	Dir
001	001	A1	North West Elevation, General View.	SE
002	002	A1	North West Elevation, General View.	SE
003	003	A3	South West Elevation, General View.	NE
004	004	A3	South West Elevation, General View.	NE
005	005	A2	Gable End.	SE
006	006	A2	Gable End.	SE
007	007	A3	Gable End, Oblique View.	
008	008	A3	Gable End, Oblique View.	
009	009	A3	South West Elevation, Detailed View.	
010	010	A3	South West Elevation, Detailed View.	
011	011	A3	Door Detail.	
012	012	A3	Door Detail.	
013	013	A2	Gable Detail.	
014	014	A2	Gable Detail.	
015	015	A1	Roof Detail, Internal.	
016	016	A1	Roof Detail, Internal.	
017	017	A1	Floor Detail.	
018	018	A1	Floor Detail.	
019	019	A1	Internal Rear Wall, Detail.	SE
020	020	A1	Internal Rear Wall, Detail.	SE
021	021	A1	Central Stall, Detail.	
022	022	A1	Central Stall, Detail.	
023	023	A1	Possible Candle Stand, North Easternmost Stall.	
024	024	A1	Possible Candle Stand, North Easternmost Stall.	
025	025	A1	Door Detail.	
026	026	A1	Door Detail.	
027	027	A2	Hoist on Gable Wall.	
028	028	A2	Hoist on Gable Wall.	
029	029	A2	North Westernmost Bay, Internal.	NE
030	030	A2	North Westernmost Bay, Internal.	NE
031	031	A2	More Recent Ceiling Construction.	
032	032	A2	More Recent Ceiling Construction.	
033	033	A2	Floor Detail.	
034	034	A2	Floor Detail.	
035	035	A2/3	Original Door.	
036	036	A2/3	Original Door.	
037	037	A2/3	Door Detail.	
038	038	A2/3	Door Detail.	
039	039	A2	Central Bay, General View.	SE
040	040	A2	Central Bay, General View.	SE
041	041	A2	South Eastern Bay, General View.	SW
042	042	A2	South Eastern Bay, General View.	SW
043	043	A2	Truss Detail.	
044	044	A2	Truss Detail.	
045	045	A2	Blocked Opening Between Central & SE Bay.	
046	046	A2	Blocked Opening Between Central & SE Bay.	
047	047	A2/3	North East Facing Elevations.	SW
048	048	A2/3	North East Facing Elevations.	SW
049	049	A3	North East Facing Elevation.	SW

050	050	A3	North East Facing Elevation.	SW
051	051	A3	Scar of Removed Building.	
052	052	A3	Scar of Removed Building.	
053	053	A3	20th Century Lean To.	WSW
054	054	A3	20th Century Lean To.	WSW
055	055		Timber & Sheet Building Abutting A3.	WSW
056	056		Timber & Sheet Building Abutting A3.	WSW
057	057	A3	Truss Detail.	
058	058	A3	Truss Detail.	
059	059	A3	Shipping Marks on the Principal Rafter.	
060	060	A3	Shipping Marks on the Principal Rafter.	
061	061	A3	Shipping Marks on the Purlin.	
062	062	A3	Shipping Marks on the Purlin.	
063	063	A3	Limited View of Roof Structure.	
064	064	A3	Limited View of Roof Structure.	
065	065	A3	General View, Central Bay, 1st Floor.	SE
066	066	A3	General View, Central Bay, 1st Floor.	SE
067	067	A3	General View, South Eastern Bay, 1st Floor,	NE
068	068	A3	General View, South Eastern Bay, 1st Floor,	NE
069	069	A3	Line Shaft.	
070	070	A3	Line Shaft.	
071	071	A3	Belt Trap in Floor.	
072	072	A3	Belt Trap in Floor.	
073	073	A3	Cat Hole Between Central & North West Bay.	
074	074	A3	Cat Hole Between Central & North West Bay.	
075	075	A2	First Floor, General View, Looking ESE.	ESE
076	076	A2	First Floor, General View, Looking ESE.	ESE
077	077	A2	First Floor, General View, Looking WNW.	WNW
078	078	A2	First Floor, General View, Looking, WNW.	WNW
079	079	A2	Truss Detail.	
080	080	A2	Truss Detail.	
081	081	A2	Shipping Marks on Collar.	
082	082	A2	Shipping Marks on Collar.	
083	083	A2	Threshing Floor, General View.	W
084	084	A2	Threshing Floor, General View.	W
085	085	A2	Detail of Threshing Floor.	
086	086	A2	Detail of Threshing Floor.	
087	087	A2	General View, South Eastern Bay.	SE
088	088	A2	General View, South Eastern Bay.	SE
089	089	A2	Timber Mounting Plate?? in Floor.	
090	090	A2	Timber Mounting Plate?? in Floor.	
091	091	B	South Facing Elevation, General.	NNW
092	092	B	South Facing Elevation, General.	NNW
093	093	B	Western Bay, General View, Internal.	NNW
094	094	B	Western Bay, General View, Internal.	NNW
095	095	B	Ceiling Construction, Western Bay.	
096	096	B	Ceiling Construction, Western Bay.	
097	097	B	Inserted 1906 Telephone Pole & Floor Detail, Eastern Bay.	
098	098	B	Inserted 1906 Telephone Pole & Floor Detail, Eastern Bay.	
099	099	B	Brick Pier & Gable Wall Detail.	
100	100	B	Brick Pier & Gable Wall Detail.	
101	101	B	West Gable, General View.	ENE

102	102	B	West Gable, General View.	ENE
103	103		North West Elevation of Modern Building.	SSE
104	104		North West Elevation of Modern Building.	SSE
105	105		Timber & Sheet Building Abutting B.	N
106	106		Timber & Sheet Building Abutting B.	N
107	107	B	Brick Detail.	
108	108	B	Brick Detail.	
109	109	B	Limited Oblique View of North Elevation.	W
110	110	B	Limited Oblique View of North Elevation.	W
111			General View of Yard.	N
112			General View of Yard.	N
113			General View of Yard.	N
114	114	B	First Floor East Bay, General View,	
115	115	B	First Floor East Bay, General View,	
116	116	B	Truss Detail.	
117	117	B	Truss Detail.	
118	118	B	Apex of Truss in Detail.	
119	119	B	Apex of Truss in Detail.	
120	120	B	Detail of Southern End of Truss & Purlin.	
121	121	B	Detail of Southern End of Truss & Purlin.	
122	122	B	Detail of Southern End of Truss.	
123	123	B	Detail of Southern End of Truss.	
124	124	B	Plaster & Reed Detail on Roof.	
125	125	B	Plaster & Reed Detail on Roof.	
126	126	B	Very Wide Planks on Truss in West Bay.	
127	127	B	Very Wide Planks on Truss in West Bay.	
128	128	B	Floor Boards, Detail.	
129	129	B	Floor Boards, Detail.	
130	130	B	Truss & Floor Boards, Detail.	
131	131	B	Truss & Floor Boards, Detail.	
132	132	B	First Floor West Bay, General View.	
133	133	B	First Floor West Bay, General View.	

8. Cartographic Sources (source: The Record Office for Leicestershire, Leicester and Rutland)

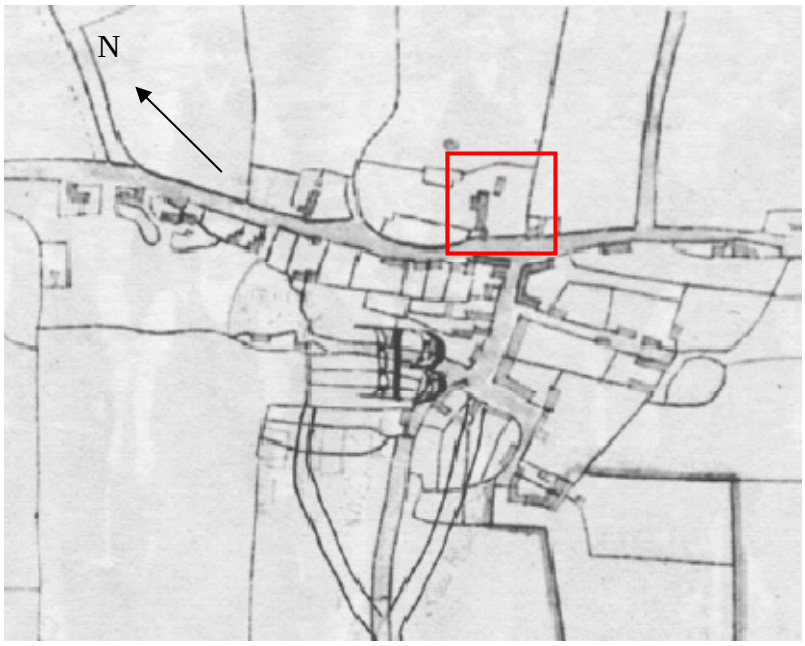


Figure 4
Extract from Thomas Miles map, 1816. Proposed development area is showed without buildings.



Figure 5
Extract from mid 19th century map (post-1840). Proposed development area is showed with buildings.

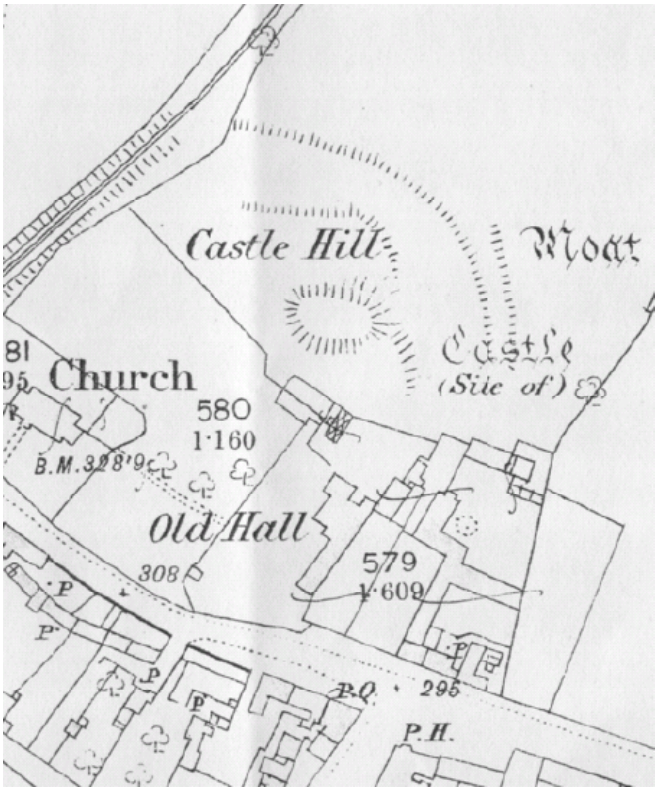


Figure 6
Extract from 1886 Ordnance Survey map

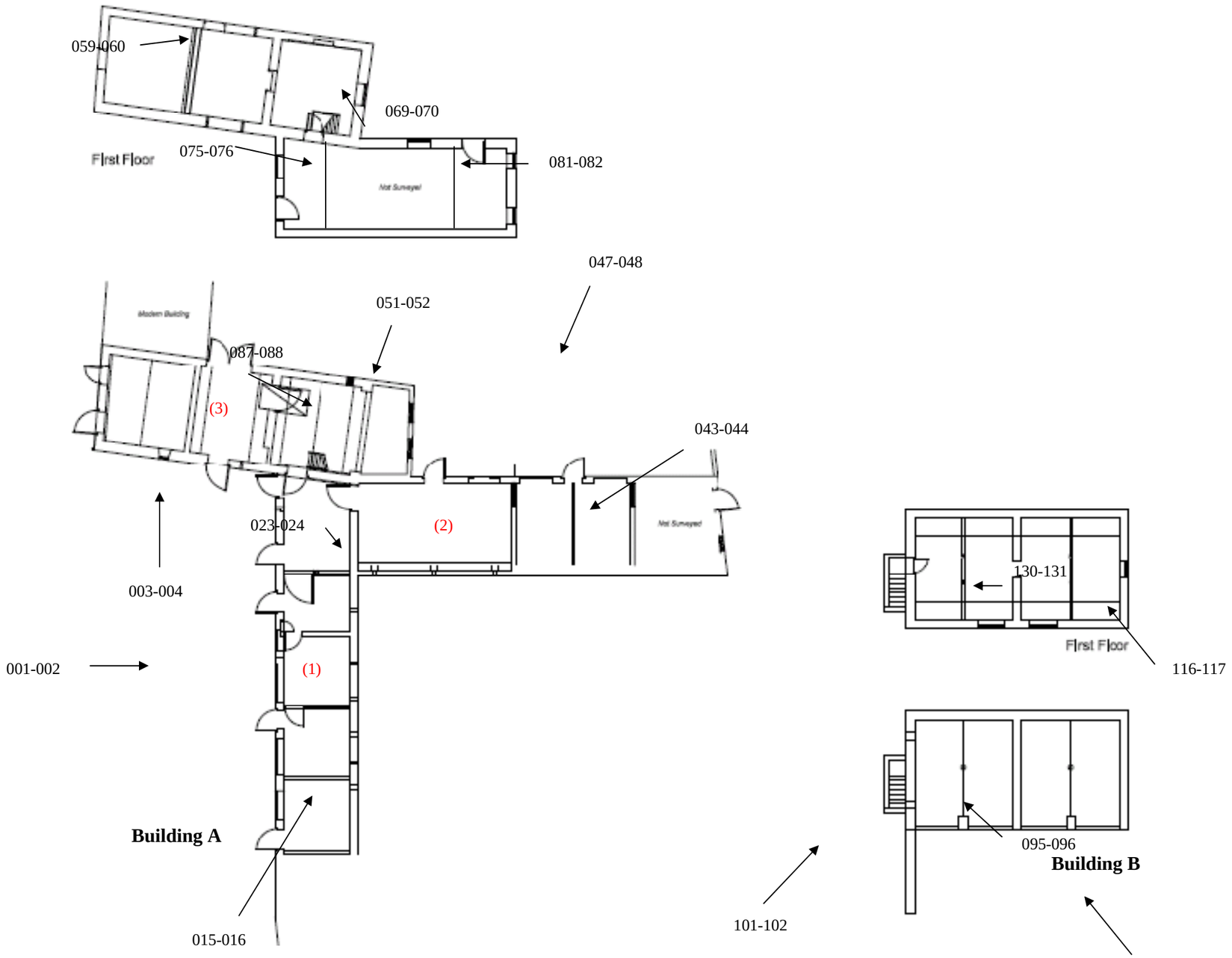


Figure 7 Floor Plans Showing Building Identification & Location of Selected Photographs.
(Drawing Not To Scale)

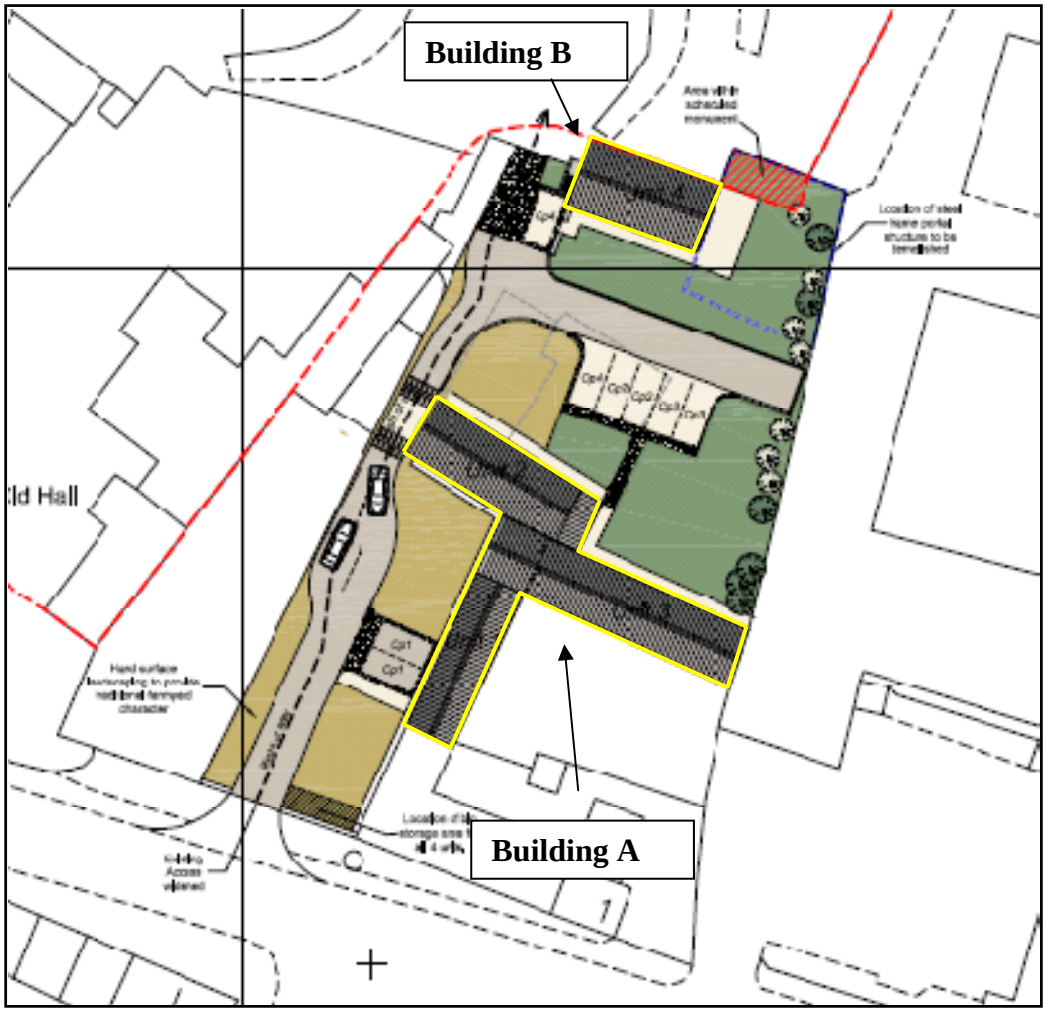


Figure 8 Proposed building plan including buildings recorded during these works (in yellow). Supplied by client.
Not to Scale.

9. Colour Plates



Figure 9 Building A1, principal elevation, looking south east (001-002).



Figure 10 Building A3, principal elevation, looking north east (003-004).



Figure 11 Building A3 north east facing elevation (049-050).



Figure 12 Building A2 north east facing elevation (047-048).



Figure 13 Possible candle ledge within A1 (023-024).

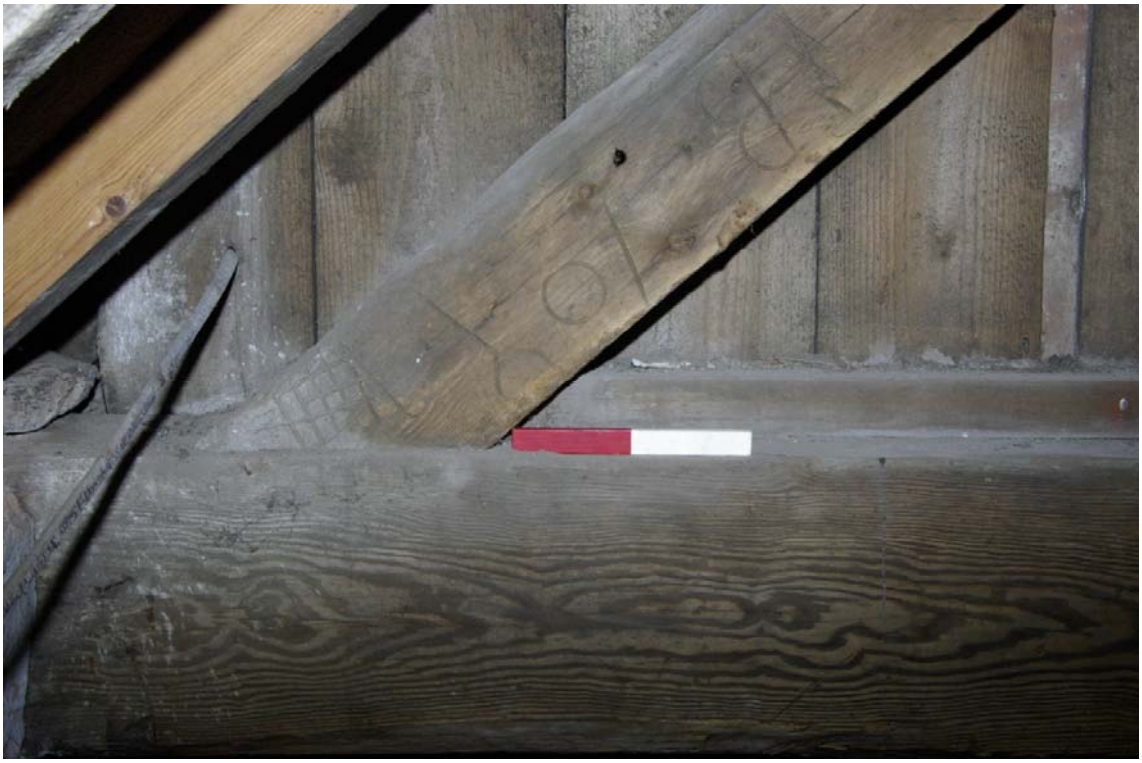


Figure 14 Rase or shipping marks on truss within A3 (059-060).

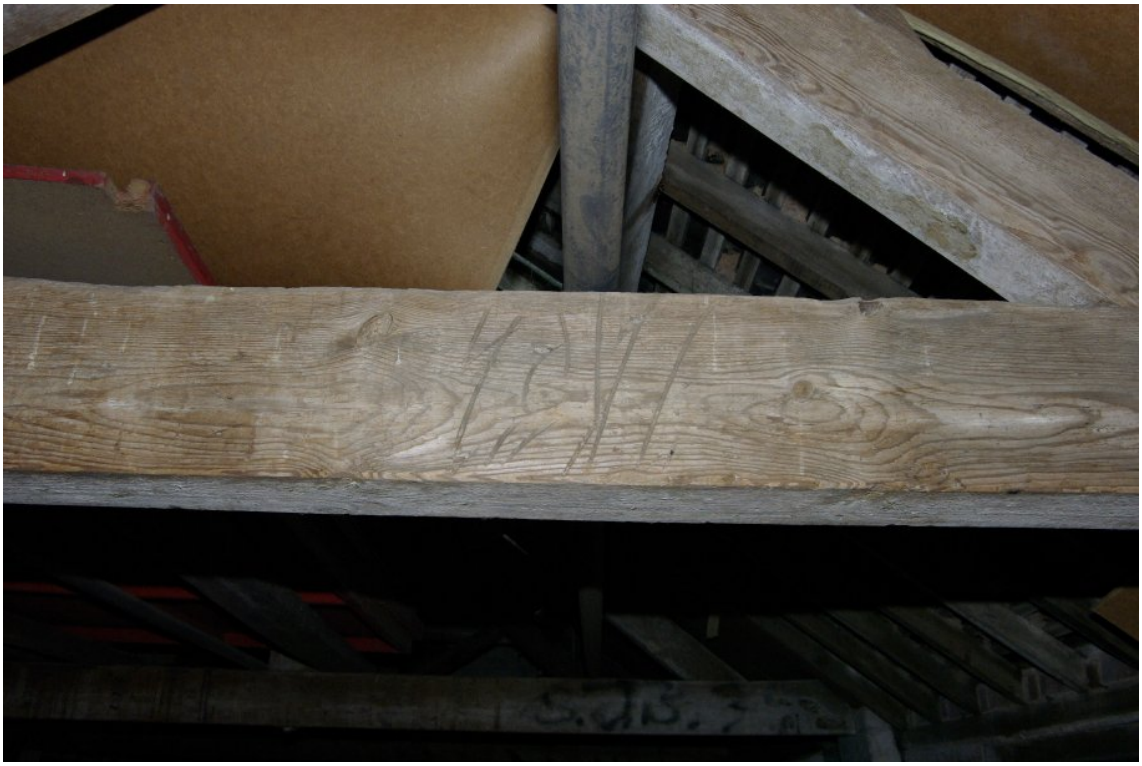


Figure 15 Rase marks or shipping marks on truss within A2 (081-082).



Figure 16 Line shaft within A3 (069-070).



Figure 17 Building B, principal elevation, looking north-north west (091-092).



Figure 18 Interrupted tie beam truss, building B (116-117).

Appendix: Oasis

INFORMATION REQUIRED	EXAMPLE
Project Name	Groby Old Hall Farm
Project Type	Photographic Survey
Project Manager	Richard Buckley
Project Supervisor	Gerwyn Richards
Previous/Future work	Previous: None. Future: unknown
Current Land Use	Standing Buildings
Development Type	Residential
Reason for Investigation	PPS5
Position in the Planning Process	As a condition
Site Co ordinates	SK 5241 0757
Start/end dates of field work	Jan 2011
Archive Recipient	LMARS
Height min/max	N/A
Study Area	
Finds	None

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