

**Leicestershire and Rutland Gardens Trust
Walled Kitchen Garden Register**

Name of House:	Barleythorpe Hall		
Address:	Main Road Barleythorpe Oakham LE15 7EF		
Date original WKG created:	Earliest visual evidence is the 1884 OS map but Messenger & Co. records indicate a stove & plant house was erected by them in 1873 as well as repairs to an "old house".		
Grid reference: SK 848098	Map No: Landranger 141		
Official Designations for garden(e.g. EH listing)	Designation:	Reference:	Grade:
<p>Other key dates in development:</p> <p>1873: Thomas Messenger builds a heated stove & plant house (49ft x 20ft.) for the 4th Earl of Lonsdale, which seems to have been added to an earlier glasshouse of the same width. This almost certainly created the range which forms part of the southern boundary of the walled garden as shown on the 1884 OS map and is listed in the 1925 sale documents as containing a stove house, greenhouse & conservatory. The whole range would have been 86ft. long by 20ft. wide on a roughly SW-NE orientation. The corner of this range appears on a photograph archived by English Heritage showing a hipped roof & opening front lights mounted on a brick lower wall.</p> <p>1884: OS map shows an overall layout of around 1.575 acres with four internal rectangular quadrants, a large greenhouse range (86ft x 20ft.) plus a range of frames (42ft x 7ft.) towards the southern end and a rectangular range of permanent buildings (70ft x 11ft.) within a yard.</p> <p>Late 1880s: Hall taken as main residence by Hugh Lowther, 5th Earl Lonsdale in 1892.</p> <p>October 1925: Hall and estate put up for sale by Lonsdale's trustees to pay off debts. Sale particulars from Knight, Frank & Rutley (which include a "gas & electric plant") list the Kitchen Gardens as "completely walled and stocked with wall-trained fruit trees", a stove house, green house, conservatory, mushroom house, potato store, fitted fruit room, three ranges of frames (two heated), garden office, potting shed, tool shed, stoke hole and store sheds.</p> <p>A second walled garden is also listed (size not given) for hard and soft fruits along with a double orchid house, a drying green and a range of kennels. This is not identified on the sale map but could be the enclosed area behind the house to the west where kennels are mentioned. Some small buildings were added here since 1884 and earlier trees cleared. These buildings were demolished between 1928 & 1950.</p> <p>A head gardener's house is also listed with three bedrooms + an attic.</p> <p>The sale plan shows the main kitchen garden the same size as the 1884 map but the internal layout is omitted. Two small buildings in the yard had been added since 1884, which are probably the fruit room, potato store and mushroom house.</p>			

1928: The 1928 OS revised map shows the kitchen garden has two further rows of frames and a small additional enclosed space to the north corner. The overall acreage correspondingly increases to 1.6. After being sold by Earl Lonsdale to Lawrence Kimball, the Hall burned down in March 1934 and was immediately rebuilt in a more modern style.

1930-1950: Sometime between 1928 & 1950 the walled kitchen garden was extended by around 30ft. to the west and a similar extent beyond the wall to the south. During this period a small span greenhouse (17ft. x 10ft.) was built (referred to in the 1950 sale as a carnation house). A tomato house (110ft. x 10ft.) listed in the 1950 sale was possibly built during this period - either to south of new boundary wall or to inside of north wall.

1933: A new lean-to peach case (45ft x 11ft.) is built by Messenger & Co. against the inside west corner of the north wall. The outline & front brick wall is still standing along with horizontal support wires fitted to the whitewashed back wall at 9" spacing. This type of house is featured in the Messenger catalogue.

1934: Messenger records of repairs & painting to existing Foster & Pearson span roof glasshouse (86ft x 20ft., partitioned in 41ft. + 45ft. sections), along with pits, frames and small span roof greenhouse. The glasshouse dimensions match the range previously worked on in 1873.

1940: The Hall was used by St. Gregory's Nursing Training College from 1940 until 1946 when it was sold to Ernest Walker, chairman of Leicester hosiery manufacturer Wolsey.

1947: An old Beeston Boiler is replaced by a Loughborough Boiler located in the twin partition tomato house and connected to the existing 4" flow & return pipework with new valves fitted to allow heating in the further section of the partitioned house to be switched off.

March 1950: The Hall is put up for sale again with particulars issued jointly by Royce of Oakham and R.C. Knight & Sons of London. These list a "market garden" of 1.37 acres and a range of glass houses & equipment (detailed below).

1970: The Hall is purchased by Rutland County Council and subsequently converted to a care home for the elderly. Care home closed in 2006 & site prepared for sale by R.C.C. The house and walled kitchen garden are currently for sale with Murrays of Oakham as separate plots.

Ownership:	Private: x	Public	Institutional	Other
Size and brief description:	Around 1.6 acres including service buildings; broadly rectangular. Lies to the NE of the house at a distance of 400m. adjoining the stables block to the south. Orientation NW-SE on level ground at the north end, sloping gradually from the centre towards the SE corner.			

DESCRIPTION: CURRENT AND PAST

The site is currently for sale with Murrays of Oakham and Innes England of Nottingham with outline development planning permission for housing. The walls are still standing but all interior buildings and frames were demolished some time ago. Mounds indicating their position are present but overgrown. Long grass and brambles cover the whole area.

Features: further information taken from the 1950 sale proceedings:	
Walls, doors, gates	Walls are complete with those facing the house and driveway of stone with interior brick facings. Others are all brick with numerous infill panels covering redundant ehntrances. Wall heights are variable with sections at 8, 10 and 13 ft. some with slate and tile copings; some lead flashings for lean-to glass houses.
Glasshouses	<p>A range 86 ft. long x 20ft. wide including a large-span greenhouse in brick & stone, one section added by Messenger in 1873 to incorporate a heated stove & plant house (49ft x 20ft) fitted with flow & return pipes.</p> <p>A span roof carnation house on brick, 17ft. 9in. x 10ft. with flow & return pipes, adjustable window & top lights and iron staging.</p> <p>A lean-to peach case, 45ft. by 11 ft. fitted with adjustable lights, trainers & an iron (water?) tank.</p> <p>A lean-to tomato house, 100ft. by 10 ft. with steel frame door and fitted with flow & return pipes fed from a "Loughborough" boiler in an adjoining iron-built boiler shed.</p>
Frames	<p>A six-light brick cold frame.</p> <p>A range of eighteen box frames, 52ft. long, on brick.</p>
Pits	A heated pit, 42ft. by 7 ft. fed from a boiler house with a "Robin Hood" boiler.
Hotwalls/furnaces	None recorded
Heating pipes/boilers etc.	At least two boilers, probably in, or near, the large glasshouse range.
Backsheds, workrooms, stores	<p>A brick built & slated fruit house, 29ft. by 16ft. 6 in. with a concrete floor, match-boarded ceiling, ventilators and fitted with slatted deal trays to all sides and a three tier centre stage. Known locally as the apple house & at least partially intact (at present).</p> <p>A brick-built & slated potato store with concrete floor and fitted with four-tier deal racks.</p> <p>A brick & slated mushroom house, two potting sheds, office & W.C.</p>
Gardener's house, cottages, bothies	<p>A gardener's cottage (Yew Tree Cottage) adjoining main road, three bedrooms</p> <p>Separate cottage - three bedrooms</p>
Wells, ponds, tanks, towers	Pump & iron soft water tank.
Planting	Sale particulars of 1950 refer to apple, pear, plum & cherry tress with also asparagus beds, raspberry canes & strawberries.
Other features	None
Any other	None

information:		
Date site visited	December 2014	
References:	<p>OS Maps 25": 1 mile. 1st edition 1884, 1925 (LRO DE3177 & DE3663-37-19), 1933 (LRO DE3663-1-11), 1950 (LRO DE3663-39-22).</p> <p>Messenger & Co. records: LRO - DE2121/42 (1873), DE2121/53 (1933). Private collection (1934, 1938, 1947)</p> <p>Sale particulars (LRO records): 1925 DE 3663-39-19, 1950 DE3663-39-22</p> <p>Photograph: English Heritage 1898</p> <p>Publication: "Ancestral Houses of Rutland", A.R. Traylen, Spiegel Press. 2005. Oakham Museum.</p>	
Researched by:	Keith Aldridge (Messenger details from J. Guy)	
Record Compiled by:	Keith Aldridge	Date: 15/01/2015

Photographs

English Heritage photo of east front of the Hall showing a corner of the large span greenhouse - dated 1898.



Current photo of site of lean-to peach house on N wall by Messenger showing increased wall height, lead flashing, wired back wall and low brick front wall.



