

QUENBY HALL, HUNGARTON, LEICESTERSHIRE



Analysis of Historic Fabric: the Kitchen, First Floor and Attic Bedrooms

December 2015

Document No: TJC2015.41



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Site name Quenby Hall

Location: Quenby, Hungarton, Leicestershire, LE7 9BQ

NGR: **SK 70175 063396**

Heritage designations: Quenby Hall is a **Grade I** Listed building (No. 1295060; added to the register on 19.10.51);

The Stable Block to the north of the Hall is a **Grade II*** Listed building (No. 1074821; added to the register on 21.12.84);

Quenby Hall is within a **Grade II** Registered Historic Park and Garden (No. 1000965; added to the register on 29.10.86).

Introduction: This report represents a targeted programme of archaeological building analysis at Quenby Hall, Leicestershire (hereafter the Hall). It has been prepared as supporting information for a Listed building application to undertake a series of internal alterations that will restore earlier arrangement of individual rooms and adapt existing spaces to the needs of the current owners.

The Hall was built in the years preceding the inheritance of the estate by George Ashby (the Younger) in 1618. The details of the construction are poorly documented in the historical record. The clock on the front porch is dated 1620, and rainwater heads 1621, although it is widely accepted that that building was not completed until 1636 (Nichols 1795). Following Ashby's death in 1728, the estate was eventually bought by his nephew Shukburgh Ashby in 1759, who is credited as having radically repaired and enhanced the internal layout of the building (Farnham 1931, 24).

A second phase of repair, re-ordering and adaptation of the existing building was undertaken in the first quarter of the 20thC by the architects G. Bodley and then by J.A. Gotch. Additional changes were made in the 1970s, largely associated with the modernisation of the earlier services and structural repairs to the building.

These impacts have previously been considered in a Heritage Impact Assessment undertaken by Purcell in May 2015, however, following a pre-

application consultation between Strutt & Parker LLP (on behalf of their Client) and Historic England (detailed in a letter from Rose Thompson dated 08.10.15), it was recommended that additional investigation and analysis should be undertaken to understand in detail the historical development of key elements of the Hall where change is being proposed, in particular within the kitchen, the layout of the first floor rooms, and the attic bedrooms.

This report has been undertaken with reference to guidance prepared by the Chartered Institute for Archaeologists (2012), English Heritage (2006), and following consultation with Historic England and the Leicestershire Archives.

Nature of application: The proposed works can be divided into four separate phases that comprise of:

- the replacement of the roof covering the hall;
- alterations to the 17thC stable block;
- alterations to the 19thC stable block;
- alterations to the internal layout of the Hall.

This report is only associated with the internal alterations to the Hall in the three locations identified by Historic England as detailed below.

- Firstly, it is proposed to altar the layout of the kitchen and partially reverse inappropriate changes made to the room in the 20thC. The changes include re-opening a blocked doorway in the north wall and blocking the existing 1970s doorway to the adjacent laundry room to the north. The 1970s stairs leading to the basement would be removed and the access sealed over. The lower eastern part of the room would be raised to the upper level to the west. The metal balustrade would be retained and considered for re-use, and the existing fireplace and arched surround would become redundant. As part of this work it is proposed to completely remove the Aga cooker from this location, to remove the chimney-breast and open up the external blind window and introduce new glazing. This work would also remove the timber cupboard doors in the upper part of the east wall – the doors would then be retained and considered for re-use.
- Secondly, on the first floor within the former library, the early 20thC timber partition that creates the east hall, is proposed to be removed

and thus reinstate the original footprint of the room. The existing fireplace that was inserted in the early 20thC in the north wall will be removed and relocated to its former position between the windows of the east wall. The existing paneling and plaster ceiling will be restored and a large bookcase against the south wall will be removed.

- Thirdly, it is proposed to adapt the former servants bedrooms in the attic on the second floor of the Hall into a single large open space to reflect the original 17thC design. The existing arrangement of rooms is accessed from a long corridor that connects the north and south wings and dates to the early 20thC.

Layout and setting of Quenby Hall:

Quenby Hall has an H-shaped plan, being constructed from brick on an ironstone plinth. The external walls are decorated with a diaper work pattern, although interestingly large sections of the rear (east) elevation are plain brick, with only decorative elements being used on the parapet and upper sections of walling. Ashlar is used for the quoins and window surrounds.

The Hall is positioned on a slight rise (c.158m Ordnance Datum), with the land falling away on all sides. The principal entrance drive leads to the west towards Hungarton, although this originally continued around the north of the hall towards Cold Newton to the east. The position of the building within the surrounding landscape provided commanding views in all directions, including the counties of Northamptonshire, Leicestershire, Warwickshire, Staffordshire and Derbyshire.

There is a service courtyard attached to the north elevation of the Hall defined by wings that represent a 17thC stable block. A walled garden and 19thC stables lie further north of this and to the northwest.

Internally, the Hall is arranged on five levels – the basement, ground, first, and second floors and a roof level (the leads). The principal façade faces towards the west, and has a central entrance doorway that projects forward. This is mirrored on the east elevation, however there are attached turrets acting as privy towers to the upper floors of each east wing. The main staircase is in the centre of the south wing, with a second service stair in the west wing, although this has been partially remodeled.

Ancillary ground floor access is via a doorway in the north elevation, which

provides direct access to the service courtyard and kitchen in the south part of the north wing.

The basement extends beneath the full footprint of the Hall (apart from beneath the kitchen and laundry room), although later alterations have subdivided the rooms into three separate zones, with independent means of access. The ground, first and second floors have slightly differing arrangements, but the design of the building dictates that the majority of rooms have two, or three external walls, with interconnecting doorways to the adjacent rooms, or access corridors. Access to the roof is from the second floor via a winder staircase in the clock tower of the west elevation.

Planning policy framework

Relevant national planning policy includes:

- The Listed Buildings Act (1990) sets the general duty as regards the exercise of planning functions in relationship to any listed building:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (section 66).”

- The National Planning Policy Framework (NPPF) published on 27th March 2012, sets out the Government's planning policies for England and how these are expected to be applied. The new emphasis states that planning requirements within the planning system must be relevant, proportionate and necessary to each individual application (Para.1).

The conservation of heritage assets in a manner appropriate to their significance is also important, so that they can be enjoyed for their contribution to the quality of life of this and future generations (Para. 17). Where development will lead to less than substantial harm to the significance of a designated heritage asset, this should be weighted against the public benefits of the proposal (Para.134).

Survey methodology:

The archaeological analysis has comprised of three separate stages of work. Initially all previous surveys, reports and published articles have been examined to establish the existing level of knowledge relating to the history of the Hall. The documents present a historical analysis, and a consideration of the archaeological elements of the building, although this is restricted to those areas where primary historic fabric is exposed – principally comprising of the external elevations and the basement of the south wing. It should be noted that whilst various phases of structural work have been undertaken during the 20thC, none have undergone any form of archaeological monitoring. Unfortunately, there is a lack of primary historical sources, thus the existing written accounts closely rely upon observations made by previous authors and there is a degree of repetition of information.

The second stage of work has involved a detailed archive search to try and locate new historical information, in the form of written accounts, maps, plans, photographs or additional information that might add a new perspective to the development of the Hall and its historic setting. Unfortunately, the new information that has been identified as part of this study largely concerns the wider setting of the building and surrounding medieval landscape, rather than specific internal alterations within the building. The report by Purcell (2015, 6) notes that the lack of historical records may be associated with the private nature of the Ashby family, who were Roman Catholic and appeared to have maintained a certain separation from other members of the aristocracy.

The third stage of work has comprised an archaeological analysis of the existing fabric of the building within the three areas where additional information has been requested by Historic England.

The proceeding section of this report incorporates a summary history of the Hall, a description of the existing fabric in the three targeted areas, with supporting information presented as appendices. The final section considers the relative significance of each of the three areas of the Hall and comments upon the impact of the proposed alterations.

Nomenclature has been derived from existing reports and architectural surveys of the Hall with additional descriptions adopted as necessary.

Limitations: This programme of work has essentially comprised of a re-examination of all the available historic sources, however, the lack of detailed records and drawings relating to the extent of alterations undertaken in the early 19thC alterations has resulted in a certain degree of interpretation relating to the work undertaken by Bodley and Gotch.

No new intervention into the historic fabric, or opening up work has been undertaken in this survey, although during the site inspection the opportunity was taken to photograph the parapet level once the cement plaster had been removed, and loose floorboards were lifted when possible in the first and second floor rooms to allow a rapid inspection of the floor voids.

It has not been possible to reassess the archaeological development of the whole of Quenby Hall during the preparation of this document, and as the extant fabric has already been discussed at length by previous authors (Farnham 1931; Green & Schadla-Hall 2000; and Purcell 2015), reference to their work is made in the following sections.

Structural phases: *Summary of the development of Quenby Hall*

The development of Quenby Hall can be subdivided into four broad phases, although this may be refined if additional archaeological survey is undertaken during future interventions into the historic fabric. Each phase is summarised as follows:

Phase 1: Construction of Quenby Hall 1620-36 (possibly reusing fabric from an earlier hall)

Phase 2: adaptation and repairs undertaken following purchase of the hall by Shukburgh Ashby in 1759

Phase 3: refurbishment and remodelling commissioned by Lady Henry Grosvenor in the 1st quarter of 20thC by G.F. Bodley and J.A. Gotch

Phase 4: remodelling of internal layout in 1974, possibly associated with structural repairs to timbers including the introduction of new steelwork

Bodley and Gotch: The third phase of alteration at Quenby Hall occurred following its purchase in 1904 by Rosamund Seymour Greaves (later Lady Henry Grosvenor). This work was commissioned from the prominent Victorian architect G.F. Bodley and was intended to restore aspects of the Jacobean character to the interiors

and reverse a number of significant interventions undertaken by Shukburgh Ashby in the late 18thC. The unfortunate death in 1907 of Bodley, resulted in the appointment of a second architect J.A. Gotch from a local practice in Kettering to complete the alterations.

The extent to the work undertaken by Godfrey and Gotch is still only partially understood at Quenby resulting from a lack of surviving records or survey drawings. Attempts to locate additional drawn records have produced a negative result, with the only new information being derived from research undertaken by Hargrave in 2006 who was able to examine the surviving ledgers of J.A. Gotch held by GSS architects who are still based in Kettering.

The ledgers record payments in 1909, 1913 and 1916 for site work and design drawings, although no specific details are listed.

1909 - Client: Mrs R.A. Greaves (Plans, designs, superintending alterations, cost of works: £363-3-0, fee: £96-14-11 (10% fee + other costs))

1913 - Client: Lady Henry Grosvenor (Plans, details for stonework, fee: £10-10-0)

1916 - Client: Lady Henry Grosvenor (Internal alterations, fee: £6-6-0)

Analysis of fabric

The Kitchen

The location of the kitchen in the east end of the north wing appears to have been part of the original layout of Quenby Hall (**Appendix 1.16**). Associated with this is a projecting extension to the north (the current laundry/former scullery and servants hall). This arrangement is reflected in the coursing of the external brickwork (**Appendix 1.13**), which confirms that the two rooms are contemporary and date to the 1620s phase of construction. The earliest plan of the hall from 1791 (**Appendix 1.1**) confirms this layout, but it should be noted that the existing ground and first floors are later insertions. This is evidenced from the 1905 (**Appendices 1.2-1.4**) and 1973/4 plans of the hall (**Appendices 1.5-1.8**). These drawings detail the former appearance from the 18th/19thC and subsequent changes that were proposed in the 1970s, many of which were implemented and survive today (**Appendices 1.25-1.26**). The

layout thus comprised of a split level (see **Appendix I.9**) that had two doorways in the north wall (**Appendix I.4**). One was at the lower level and gave access down three steps to a scullery with a brick vaulted ceiling and low window in the north wall, whilst the other at the existing upper level (**Appendix I.20**) gave access to a servants hall above the scullery and beneath the existing first floor bathroom. From the scullery a second flight of steps beneath the staircase to the servants hall gave access down to the game larder (**Appendix I.19**), now blocked (**Appendix I.18**).

The appearance of the kitchen at the start of the 20thC can be understood from the 1913 Sale documents that describe it as a *'Lofty Old Kitchen'* which was *'maintained in its original condition, arranged on two levels and broken in the centre by a flight of stone steps with wrought iron balustrade, leading to fine old niched fireplace. Also fitted with stove, cupboards, serving hatch, sink and scullery adjoining with two larders under'*.

This description emphasises the split layout of the floor within the kitchen, which would have greatly aided with access to the former arrangement of three floors within the adjacent a scullery/laundry. Following the alterations undertaken in 1974, the vaulted ceiling was removed from the scullery, thus removing the servants hall above. The floor was lowered and a new access down to the cellar was introduced within the kitchen (**Appendices I.17-I.18**). The former doorways into these rooms were blocked and the current opening was created that cut through a former secondary fireplace in the north wall of the kitchen.

The alteration to the vaulting that forms the ceiling of the cellars throughout the hall is attributed to Shukburgh Ashby in the second half of the 18thC (Green and Schadla-Hall 2000). It is at this time that the floor level in the western half of the kitchen would have been raised to its current height. The extant brick chimney stack on the east end of the north wing (**Appendix I.14**) appears to be contemporary with the construction of the surrounding parapet, which is dated to the 1620s phase of construction. Unlike the parapet, the base of the stack at roof level only comprises of plain brick (**Appendix I.15**), and is poorly bonded to the parapet, however the brick coursing and ashlar plinth appears to be continuous. The location of a chimney stack, with hearths on multiple levels appears to have been intended in this location from the

outset of construction of the hall.

Internally within the kitchen, a large fireplace is illustrated on the 1791 plan (**Appendix I.1**) which is reflected by the external stack on the roof. The use of angled flues enabled there to be windows on the upper floors, thus concealing the true use of the ground floor as a kitchen. The 1905 plan (**Appendix I.3**) reflects this arrangement, although it states that the old window is blocked. Whilst there is limited evidence that it was intended to be a functioning window (see below), the caption on the 1905 plan may relate to extant evidence that has subsequently been concealed, or completely removed by later 20thC alterations.

The adaptation of the floor in the western part of the kitchen was undertaken in two stages, initially in the 1910s, and then was raised to its current level in 1974 (compare **Appendices I.9, I.10** with **Appendices I.21, I.23**). The 1974 alterations were such that the whole of the lower part of the east wall was rebuilt in an identical form to the earlier fire-surround with its rusticated depressed arch. The upper part of the east wall appears to have remained relatively intact and still retains two moulded plaster mottos and a set of four timber panels, the central sections open as doors (**Appendix I.24**). It has not been possible to satisfactorily explain the purpose of these doors, however it would have not been uncommon for there to have been a smoking chamber above large kitchen fireplaces and this may have been its former function, the former opening being blocked with later brickwork (**Appendix I.24**).

One feature of note is the deep plaster cornice that abruptly terminates on either side of the high level cupboard (**Appendices I.16, I.21**). This broken section of cornice would be consistent with a decorative scheme that continued into a recess, or large window reveal. This evidence does therefore raise the possibility that the cupboard and fireplace were not part of the original design and are secondary insertions.

The external walls that surround the east fireplace (**Appendices I.11-I.13**) are all part of the original 1620s fabric of the hall, with a pronounced diaper work decoration. In the north and south walls are cast-iron vents (**Appendices I.12, I.13**) that are secondary insertions, possibly associated with the remodelling of the fireplace and flooring in the 1910s. The stonework forming the window in

the east wall comprising of 8 lights (**Appendix 1.11**) does not appear to have been altered or re-set, as the brickwork surrounding the jambs and sill appears to be intact. There are faint traces of scaring within the returns of a number of the window opening that would be consistent with former use of leaded lights, thus reflecting the overall symmetry of the external elevations of the building. Each light is blocked and filled with a cement render, the surface of which is painted to imitate rectangular panes of glass.

The unfinished room

To understand the overall external symmetry of the east façade (**Appendices 5.3, 5.4**) it is necessary to briefly consider the alterations made to the east room of the south wing – the unfinished room. The overall size of the room appears to have remained consistent, however the fenestration and heating have been significantly altered. The 1791 plan (**Appendix 2.1**) indicates that similar to the east wall of the kitchen, there was never an internal window in this location; with the external symmetry of the façade being maintained by a false window. It is however, suggested that there was a fireplace in this location as evidenced by a recess on the drawing and the chimney flues and roof stack that extend up within this wall from the other floors. Such an arrangement is indicated on the 1905 drawing, (**Appendix 2.2**), however it notes that the fireplace has been inserted in this location and that the window has been blocked, thus mirroring the fenestration on the north wing (**Appendix 1.11**). A comparison of the 1905 and 1973 appearance of the east façade confirms that the external appearance of these windows matched, presumably both having leaded lights and only a single transom. It was not until 1974 that the window sill (**Appendices 2.3, 2.4**) was lowered to its current position (see **Appendix 5.2**), although interestingly there was also a proposal at this date to lower the corresponding window against the kitchen but this was never implemented.

The first floor bedroom and east corridor (former library)

The central section of the Hall at first floor level is divided into three separate spaces, or rooms. The larger southern section comprises the ballroom, although this had been radically remodelled during the 18thC to form a double height ground floor hall, and subsequently reverted back to its original layout in the early 20thC. The northern part of the central section comprises of a

narrow corridor **FG.2** along the east wall and a large bedroom **FG.1** against the west wall. These two spaces were previously a single room used as a library (**Appendix 3.1**). Three phases of alteration have been identified.

The east corridor **FG.2** has doors at either end (**Appendices 3.4, 3.5, 3.8**), with a third door halfway along the west wall leading into **FG.1**. All the doors have a 6-panelled design, with a raised rectangular frame above, possibly intended to house pictures.

There is painted timber panelling as high as the dado level (**Appendix 3.6**). The style of panelling varies beneath the windows when compared to the walling in the room, which is indicative of alterations having been undertaken. The corridor is lit by two windows - one at either end of the east wall. Built beneath the north window is a narrow cupboard containing a fire hydrant (**Appendix 3.6**), and a removable low window seat is positioned in the south window that has a dual function as a radiator cover. Exposed in the fire-hydrant cupboard are softwood floorboards orientated east-west, 16.5cm in width.

The adjacent room **FG.1** and has two windows in the west wall, one is in the style of a large bay window (**Appendix 3.13**). There is a fireplace in the north wall (**Appendix 3.11**) and an adjacent doorway (**Appendix 3.9**) with a 6-panelled door that leads to the central stairwell in the north wing. There is a second 6-panelled door halfway along the east wall leading to the east corridor **FG.2** (**Appendix 3.12**). The floor comprises of softwood boards orientated west-east, supported on narrow softwood joists (**Appendix 3.16**). The walls are decorated with a raised rectangular panels that extend the full height of the walls. There is a large inserted bookcase with a central pediment that spans the full width of the south wall (**Appendix 3.14**). The ceiling has an applied plaster moulding with a central decorated oval panel with a painted scene (**Appendix 3.10**).

The earliest surviving illustration that depicts rooms **FG.1** and **FG.2** dates from 1905 (**Appendix 3.1**). This depicts the layout of the first floor of the hall prior to the alterations commissioned from in the first quarter of the 20thC by Lady Henry Grosvenor. The room was a single space at this time that spanned the full width of the central section of the hall, presumably dating to the 18thC

work, although it may also reflect the original form of this space when the hall was built in the 1620s-30s. What is notable about this layout is that there is only one doorway in the northwest corner that leads to the west wing (**Appendix 3.9**). The creation of a double height hall by Shukburgh Ashby in the late 18thC in the adjacent room to the south, effectively divided the floor at this level with no connecting access to the north or south wings. It is however, suggested that there may have originally been a doorway opposite the northwest door, the remains of which may be suggested by the position of a cupboard on the 1905 plan (**Appendix 3.1**). Such an arrangement would have provided direct communication between the two principal rooms on the first floor, as an enfilade along the west elevation of the hall – an architectural technique that allowed a long vista through a building by aligning doorways in adjacent rooms in front of one another.

The 1905 plan illustrates that there was a single fireplace in the east wall, which is currently masked by the paneling along the east corridor (**Appendix 3.6**). Whilst it has not been possible to confirm during this survey whether any physical remains of a fireplace and hearth remain in-situ, it is likely that evidence may be identified beneath the existing carpet (**Appendix 3.5**). The plan also depicts a second cupboard in the south wall, which corresponds with the location of the existing south doorway at the end of **FG.2** (**Appendix 3.4**). The decoration of this room in the 18th and 19thC is likely to have incorporated panelling, remnants of which survive beneath the bay windows of **FG.2**.

The second phase of adaptation of the room appears to correspond with the reversion of the adjacent double height hall to the south. These changes are attributed to the work of Bodley and Gotch, and comprise of a radical re-ordering of the space that created a new connecting corridor **FG.2** along the east wall. This re-introduced a direct link between the north and south wings at the first floor, linking the landing in the north wing to the newly created ballroom to the south.

The creation of the doorway at the north end of **FG.2** (**Appendix 3.8**) incorporated the re-use of an earlier 6-panelled door, presumably from elsewhere within the house and new panelled surrounds around the doorway,

identical to those within the northwest doorway in **FG.1** (**Appendix 3.9**). The quality of this work, and similarity to further joinery in the ballroom to the south strongly suggests that it was all part of the same phase of alteration.

The floorboards exposed within the fire hydrant cupboard (**Appendix 3.7**), are on the same orientation and have similar dimensions to those exposed in **FG.1**. In addition, within the central doorway in the west partition it was noted that the boards appear to continue beneath the partition, thus pre-date its construction.

The fireplace was blocked in the east wall (**Appendix 3.6**) and a new hearth and internal flue was created in the north wall of **FG.1** (**Appendix 3.11**). The creation of a new stud partition that forms the east wall of **FG.1** (**Appendix 3.12**) was a very simple and effective means to create a new corridor and reduce the size of the room.

The overall effect of the large moulded panels that define the appearance of the walls in **FG.1**, are a unique style at Quenby with no direct parallels elsewhere in the building and their re-use from elsewhere is highly likely. The mouldings respect the form of the fireplace in the north wall (**Appendix 3.11**), indicating that the insertion of the panelling and re-location of the fireplace were contemporary. What is interesting however, is that the panelling of the new east corridor does not match in any way the design used in **FG.1**

Additional evidence that the existing scheme of large panels and moulded skirting (**Appendix 3.15**) are not original to the space is found along the west wall of the room. Here the floorboards are poorly finished in relation to the skirting, suggestive of alterations to the original appearance which it is suggested may have formerly had dado panelling to match parts of the east wall of **FG.2**, and which would have concealed the unsightly junction at the end of the floorboards.

The earliest drawing of this layout with an inserted corridor is the from the survey undertaken by John German & Son architects in 1973 (see **Appendices 3.2, 3.3**), which names the room as the 'Georgian Room', however this reflects an existing scheme which is attributed to the work of Bodley and Gotch. These drawings represent the third stage of alteration.

The cupboard for fire hydrant added below the north window reveal in **FG.2** dates to this period as is evident on the drawings. The ceiling (**Appendix 3.10**) is of relatively poor quality, with the scale of mouldings being out of keeping with the grandeur of a room of this size and it is suggested that it formed part of the work undertaken during the 1970s.

Whilst it is not depicted on the 1973 plan (**Appendix 3.3**) the large bookcase against the south wall may also date to this period of change. The bookcase (**Appendix 3.14**) conceals the vertical mouldings of the south wall from the phase 2 remodelling and is clearly a later insertion.

The central section of the flooring in **FG.1** has noticeably narrower boards, only 12cm in width and may be associated with the strengthening of the floor below (**Appendix 3.16**).

The second floor attic bedrooms

At second floor level the central section of the house was built as a long gallery. From here direct access was possible to the leads forming the roof above. Subsequent phases of remodelling to meet the changing needs of the family have masked the original appearance of this space, resulting in its current layout. Evidence for at least four phases of remodelling has been observed during this survey; these are discussed below.

There is a long corridor **SG.1** along the west elevation that extends the full length of the central section of the hall. It has doors at either end (**Appendix 4.4, 4.5**), and forms a direct means of access between the north and south wings. The corridor has multiple windows in the west wall that provide extensive views over the parkland and entrance drive towards Hungarton. Leading off this corridor are a series of rectangular rooms **SG.2-SG.8** of varying sizes. The end rooms **SG.2, SG.8** are bathrooms accessed from the adjacent bedrooms **SG.3, SG.7**.

Evidence for the earliest layout of this space as a long gallery can be derived from the exposed ceiling beams (**Appendix 4.6**) that span between the west and east walls of the house. There are eight timbers set apart at 3.5m centres. The lower edges of each beam has a deep chamfer and a number of the ends still retain moulded decoration in the form of lambs tongue stops (**Appendix**

4.8). Both these details indicate that the underside of the timbers was originally intended to be exposed and would have formed a subtle level of decoration on the ceiling of the long gallery.

The blocked up remains of a fireplace survive within the west wall of **SG.4**, in the form of a rectangular scar in the wall plaster (**Appendix 4.12**) and in the floor construction are the remains of trimmer beams forming the edge to a former hearth-stone (**Appendix 4.13**). It should be noted that whilst a fireplace is illustrated in this location in the 1905 plan by Stead Mills (**Appendix 4.1**), the date of this feature is unclear. Long galleries often contained fireplaces and it is therefore likely that there may have been a hearth in this location.

The surviving flooring in **SG.4** is unlike the other rooms, comprising of oak boards oriented north-south 19-22cm in width and 2.5cm in thickness. The boards sit on large oak floor beams that support notched and pegged joists (**Appendix 4.13**). This may represent the earliest surviving flooring within this part of the hall. It should be noted however that on the 1905 plan (**Appendix 4.1**) the corridor and bedchamber at the south end of the floor are labelled as having 'cement flooring'. None of this remains *in-situ*, but may actually have been a misinterpretation of lime-ash flooring, which was a common floor covering used in upper floors of 17th and 18thC houses.

It is suggested that the earliest re-ordering of the long gallery may be attributed to the period of ownership by Shukburgh Ashby, which would correspond with the changing requirements of a household during the late 18th century and as evidenced by the 1905 plan (**Appendix 4.1**). This drawing illustrates that the space had been subdivided into a layout similar to the existing arrangement, with a corridor along the west and bedrooms to the east of differing sizes. Upon careful examination of the surviving drawings from 1905 and 1973, it would appear that neither the position of wall forming the corridor, nor the individual partitions that form these bedrooms, directly corresponds with any of the existing walls or locations of the existing doorways. The 1905 plan therefore is the only surviving evidence for this 18th/19thC layout, apart from the fireplace that has been recorded in **SG.4**.

The third phase of alteration occurred following the purchase of the Hall in 1904 by Rosamund Seymour Greaves (later Lady Henry Grosvenor), and is

attributed to the alterations undertaken by Bodley and Gotch in the first quarter of the 20thC. It is suggested that the existing layout with a wide corridor that provided access to seven rooms (compare **Appendices 4.1** and **4.3**) represents this phase of alteration. None of the room partitions correspond with the alignments of the exposed ceiling beams, and this revised layout paid little, or no regard to the former arrangement of the space. The partitions are formed from stud walling with a lath and plaster finish (**Appendices 4.10, 4.11**). Two of these second floor rooms are windowless (**SG.4** and **SG.6**) and were used as stores - **SG.4** being used as a linen room and the scars of the former shelving still survive (see **Appendix 4.11**). The remaining rooms were bedrooms, or bathrooms.

The flooring of the corridor **SG.1** comprises of softwood boards laid in differing directions (**Appendix 4.15**). The northern section as far as the partition between rooms **SG.4** and **SG.5**, has boards orientated north-south, possibly respecting the earlier oak flooring in **SG.4**. In addition, this change in direction appears to correspond with the location of a former partition in the corridor (**Appendix 4.1**) that was removed in 1974 (see **Appendix 4.3**).

To the south of the former partition the softwood boards run west-east and extend across the full width of the Hall. They continue beneath the partition wall that forms the corridor (**Appendix 4.14**) and thus pre-date its construction confirming that the existing wall is a later insertion. Contemporary with these floorboards is a cast-iron beam within the floor that spans between **SG.1** and **SG.7**, and was presumably intended to strengthen the floor at this point as part of the reversion work by Bodley and Gotch to the 18thC alterations to recreate the first floor room below.

The fourth phase of alteration dates to 1974 when access to the bathrooms **SG.2** and **SG.8** at the end of the corridor was linked to the adjacent rooms, thus creating an en-suite arrangement. It is during this period that repairs to ceiling beams, involving the insertion of central steel fitch plates and steel supports to the ends of timbers which had partially rotten due to water damage from the roof above (**Appendix 4.9**).

Impact of previous alterations:*Previous impact – kitchen*

The impact of the previous alterations to the kitchen and associated scullery and servants hall has been extensive. However, within the kitchen the raising of the flooring on two separate occasions, the insertion of a new staircase to the cellars and rebuilding of the fireplace in the east wall (see **Appendix I.22**) are the most intrusive. The impact of these changes is high.

Previous impact – the first floor bedroom and east corridor (former library)

The impact of the alterations undertaken to create a new room and access corridor is substantial. The majority of the extant panelling dates to this period, presumably replacing earlier surface finishes and the introduction of the existing ceiling has replaced any earlier design. The impact of these changes can be regarded as high.

Previous impact - attic bedrooms

The impact of previous alterations to the original layout of the second floor is substantial, as the creation of smaller rooms has completely alerted the intended appearance of this upper floor space that was always intended to function as a long gallery. The layout of the inserted rooms has been altered on at least two occasions and it essentially reflects the needs of the household at the start of the 20thC, thus the impact of these changes can be considered as being medium.

Significance of extant features:*Significance - kitchen*

The significance of the kitchen is high in regards to its function as a service space within Quenby Hall, that still retains its original purpose. The alterations however dating to the 1974 are negative to the former character of the space and have radically altered the original layout and flooring levels and overall integrity of the east wall (see **Appendix I.22**). The external false window can be regarded as a deliberate attempt to conceal the internal use of this part of the building whilst maintain the external symmetry of the east façade, which (it is suggested) would have originally been enhanced by the use of leaded lights. Internally the break in the ceiling cornice is also significant. It potentially represents the location of a large window recess, or even that there was an intention to create a window in this location, but that it was never executed.

Significance - the first floor bedroom and east corridor (former library)

The historic fabric that survives is attributed to the radical re-ordering of the room undertaken at the start of the 20thC. It presents an architectural scheme that is unparalleled within the hall and is associated with the architectural work undertaken by Bodley and Gotch and is considered to have a medium level of significance.

Significance - attic bedrooms

The historic fabric that remains can be considered as having a low value, primary value is in associated with requirements of a large house at the start of the 20thC, and their likely association with the architectural work undertaken by Bodley and Gotch.

Impact of proposed application:

The Kitchen

The impact of the proposals will be high however, they will reverse many of the negative alterations undertaken in 1974 that include the removal of the stair down to the cellar and reopening of an earlier doorway in the north wall which are considered acceptable in heritage terms. The impact of raising of the floor by 36cm to the current upper level is regarded as having a medium impact, but it considered as being acceptable as it will enable the room to become integrated with the rest of the ground floor within the hall and thus be suitable for modern living as a family home. The impact of the removal of the fireplace and high-level cupboard in the east wall and opening up of the external false window to match the window in the south wing is considered to represent considerable harm to the historic fabric, although the amount of primary fabric in this elevation is restricted to the upper sections of the internal walling (see **Appendix I.22**).

Impact of proposals - the first floor bedroom and east corridor (former library)

The impact of the proposals to remove the early 20thC partition and relocate the fireplace to its original position against the east wall is regarded as having a high impact as a wall and current form of the spaces will be lost. It is however, considered to be acceptable in terms of the overall heritage value of the hall as it will restore the historic character of the former library with a fireplace against the east wall.

Impact of proposals - attic bedrooms

The overall impact of the proposals to reconfigure elements of the attic rooms can be regarded as medium as it will involve the removal and repositioning of sections of the lath and plaster partitions. This walling dates to the first quarter of the 20thC, and a period of alteration under the direction of Lady Henry Grosvenor, in comparison to the 17thC aspects of Quenby Hall the proposed impact can be regarded as being medium.

Conclusion:

This targeted survey of Quenby Hall has established that the building has undergone many changes, traces of which survive within the extant historic fabric. Further intrusive investigations would provide a greater understanding of the development of the building, however, it can be concluded that:

The proposed alterations to the kitchen can be regarded as having a positive effect in regards to reversing the negative interventions made in 1974 and can be considered beneficial in heritage terms. The removal of the fireplace and high level cupboard in the east wall will cause considerable and irreversible harm to the existing fabric of the hall, this walling has undergone numerous phases of alteration and the broken cornice does offer the possibility that there may have originally been a window recess at this location.

The removal of the secondary inserted partition within the former first floor library, will cause substantial harm to the extant historic fabric, however will recreate the earlier 18thC layout which is more in keeping with the adjacent ballroom and thus is considered to be an acceptable change to regards to the overall the layout of the first floor.

The proposed remodeling and removal of parts of the lath and plaster partitions that form the second floor attic bedrooms will cause harm to the early 20thC layout, but that this can be considered beneficial as it will provide an opportunity with regards to the overall layout to recreate a large room that will reflect the original spacious character of the long gallery, an important feature of 17thC gentry houses. The proposed alterations to Quenby Hall will make a positive contribution to effective future use of the building, and enhance its existing special character and high heritage value.

Oliver Jessop MCI(A) BA (Hons) MA
December 2015

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National Archives at Kew (consulted)

Royal Institute for British Architects – library (consulted)

Sheffield University Library - Architectural Collections (**visited**)

The Historic England Archive – aerial and photographic collection (**visited**)

The Historic England Archive – library (**visited**)

The Leicestershire Record Office (**visited**)

Victoria & Albert Museum (consulted)

Primary sources - maps and plans

Ground floor plan of Quenby Hall by Longmate, c.1791

DE3 26 EN/MA/326/153 – Map of Hungerton in the County of Leicestershire Liberty, c.1800

DE 2687/71 – Quenby Estate Map – Lordship of Quenby with part of Cold Newton and Billesdon, 1810

DE3 D42/12 2 A-D – Plans of Quenby Hall by W.Stead Mills, c.1905 (**2a** - plan of gates; **2b** – detail of principal bays; **2c** – first and ground floor plans; **2d** – second floor and elevations)

Primary sources - engravings and photographs

Quenby Hall the seat of Shuckburgh Ashby Esq – engraving by W&J Walker from a drawing by Throsby, 1790

Quenby Hall Co. Leicester the Seat of Ms. Ashby – engraving of reproduced in the Gentleman's Magazine, 1814

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DEI752/2 – A Catalogue of the furniture, pictures, tapestries, enamels, china, etc at Quenby Hall Leicestershire which Knight, Frank & Rutley will sell by auction 7th May 1924 for Major Owen Greaves

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01.3.670.01/04 – John German & Son (Architects and Surveyors): North elevation, south elevation, section through Hall, second floor plan Quenby Hall proposed works?, 27.04.73 (planning application)

01.3.670.02/17 – John German & Son (Architects and Surveyors): Improvements to east elevation Quenby Hall (planning application)

01.3.670.02/20 – John German & Son (Architects and Surveyors): Proposed plan of basement Quenby Hall, 03.09.73 (planning application 15.03.74)

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01.3.670.02/25 – John German & Son (Architects and Surveyors): Ground floor plan, Quenby Hall proposed works, 27.11.73 (planning application 17.12.73)

01.3.670.02/28 – John German & Son (Architects and Surveyors): First floor plan of Quenby Hall proposed works, 29.11.73 (planning application 10.12.73)

01.3.670.02/29 – John German & Son (Architects and Surveyors): Second floor plan of Quenby Hall proposed works, 29.11.73 (planning application 01.03.74)

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01.3.670.02/31 – John German & Son (Architects and Surveyors): Improvements to north elevation Quenby Hall proposed works, 29.11.73 (planning application)

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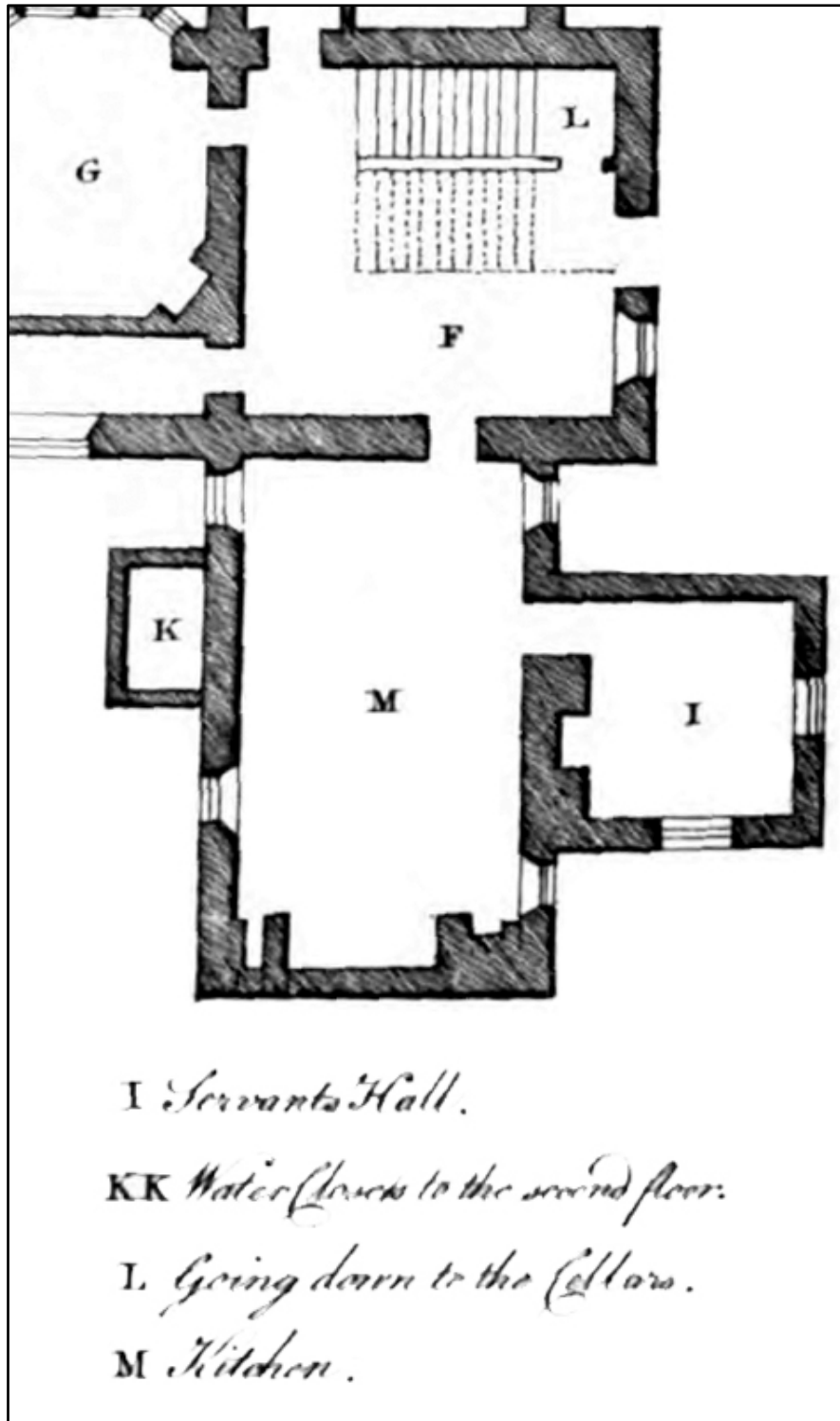
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Appendix I

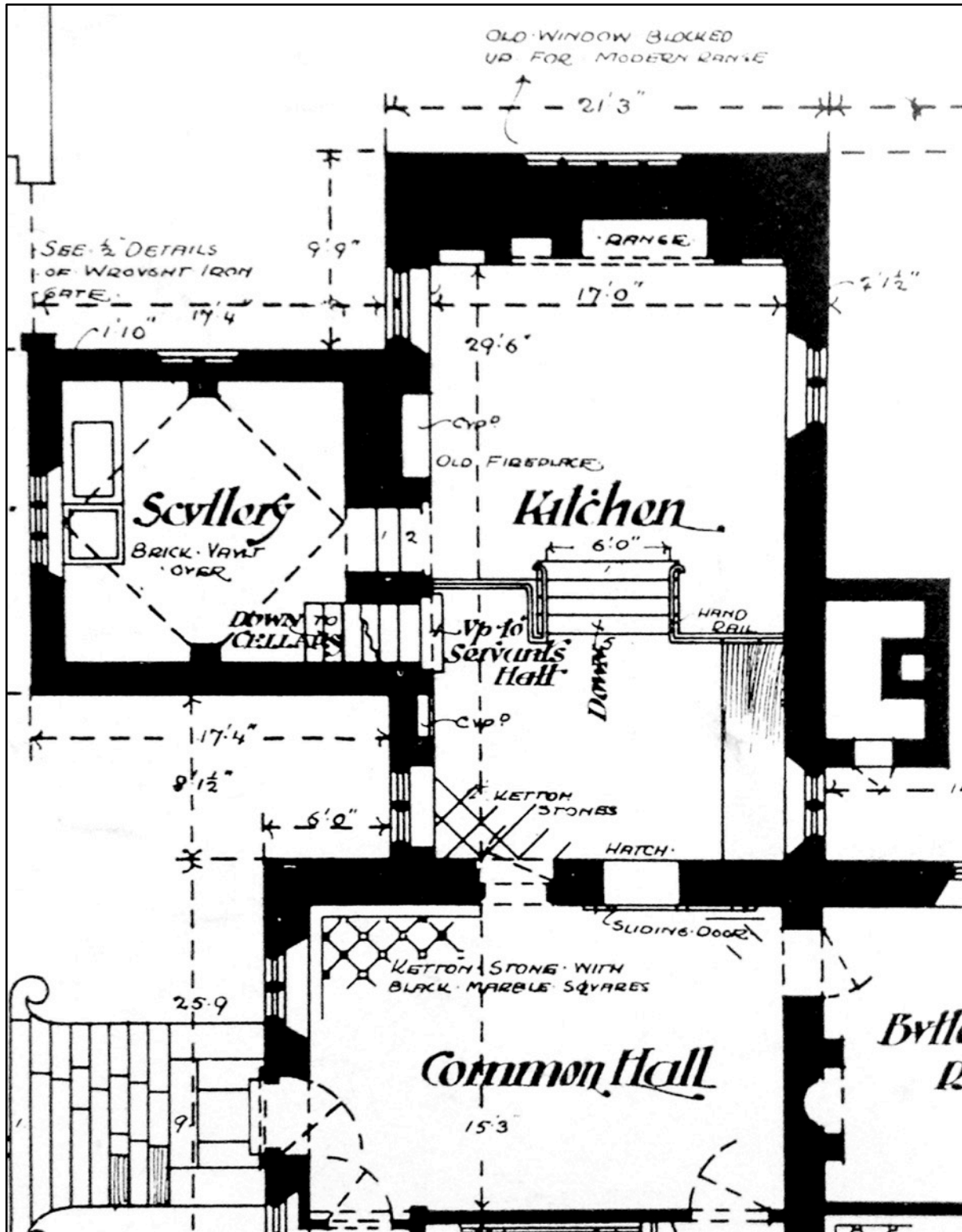
Supporting information – The Kitchen (Ground Floor)

Appendix I.1



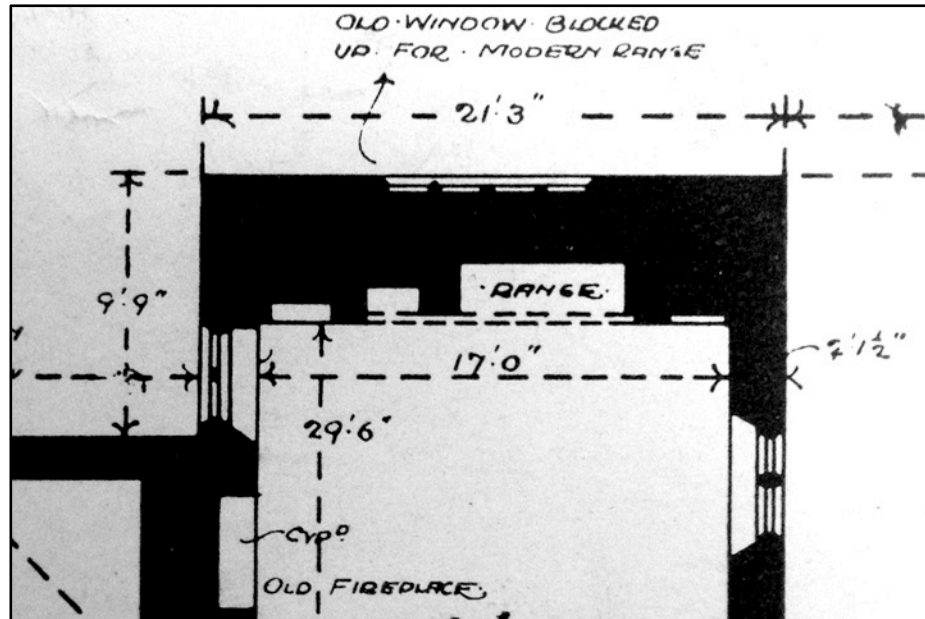
Extract from plan of Quenby Hall by Longmate reproduced in Nichols, c.1791

Appendix I.2



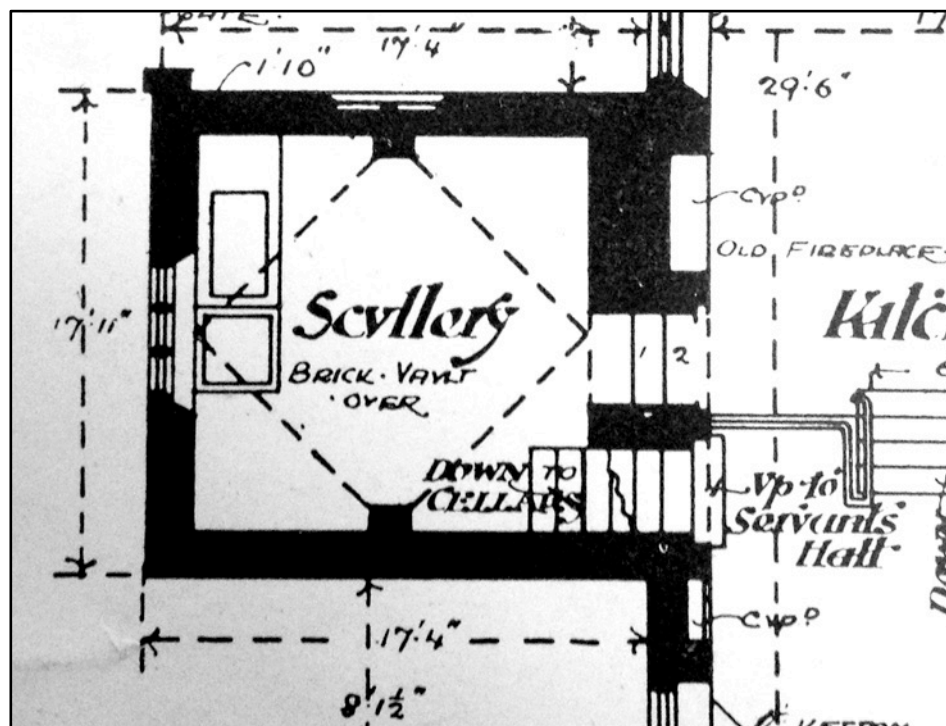
Extract from drawing of Quenby Hall by W.Stead Mills, c.1905 (DE3 D42/12 2 A-D)

Appendix I.3



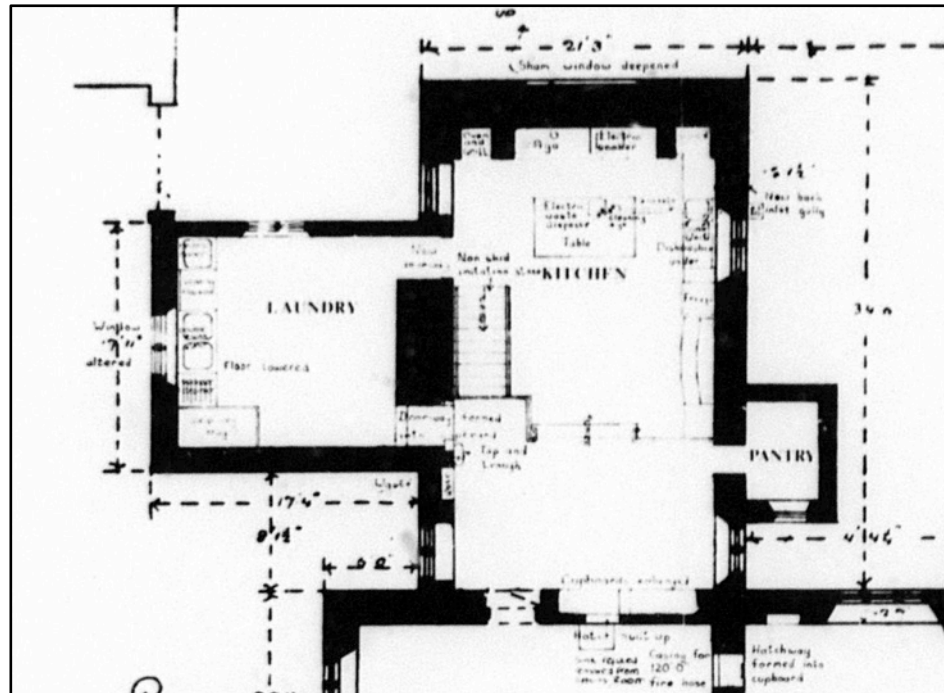
Detail from drawing of Quenby Hall kitchen by W. Stead Mills, c.1905 (DE3 D42/12 2 A-D)

Appendix I.4



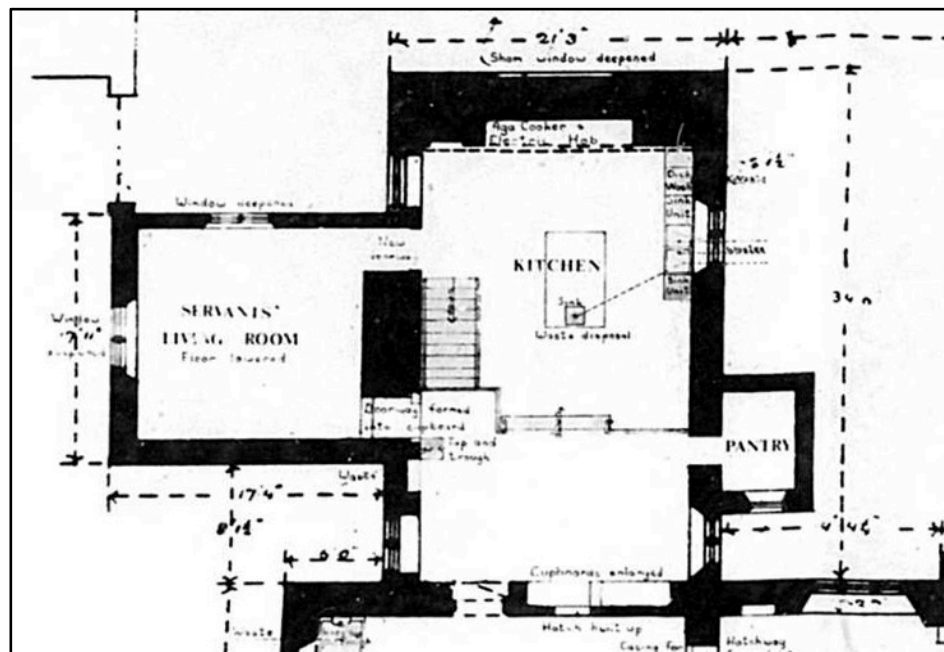
Detail from drawing of Quenby Hall laundry/scullery by W. Stead Mills, c.1905 (DE3 D42/12 2 A-D)

Appendix I.5



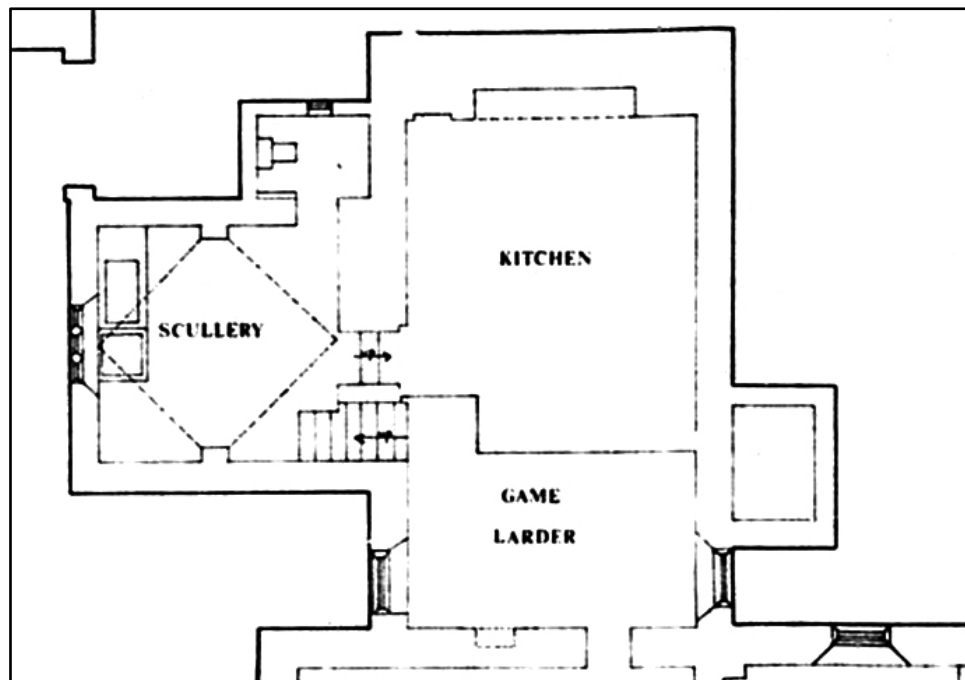
Drawing of proposed alterations to kitchen GC by John German & Son, 04.03.73 (01.3.670.02/53)

Appendix I.6



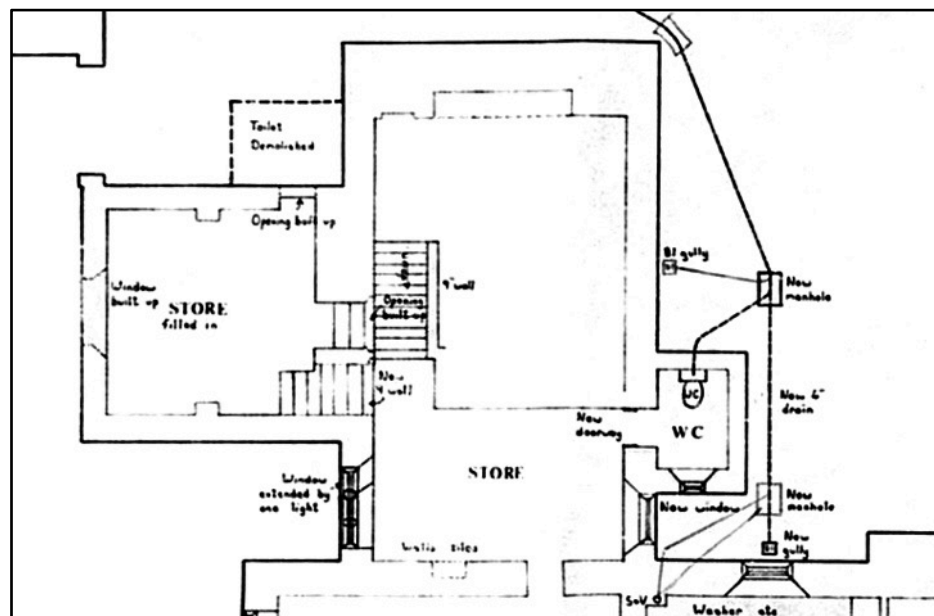
Drawing of proposed alterations to kitchen GC by John German & Son, 27.11.73 (01.3.670.02/25)

Appendix I.7



Drawing of proposed alterations to kitchen **GC** by John German & Son, 26.04.73 (01.3.670.01/02)
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Appendix I.8



Drawing of proposed alterations to cellar **BE** by John German & Son, 03.09.73 (01.3.670.02/20)

Appendix I.9



The kitchen in c.1911; note lower floor level and step leading up to the servants hall to the left

Appendix I.10



The kitchen in c.2nd quarter of 20thC; note lower floor level

Appendix I.11



Detail of external ground floor elevation of east elevation of north wing (4m scale)

Appendix I.12



Southeast section of kitchen elevation of north wing; note inserted cast-iron vent (4m scale)

Appendix I.13



Northeast section of kitchen elevation of north wing; note inserted cast-iron vent (4m scale)

Appendix I.14



General view of chimney stack against the east parapet of the north wing (20cm scale)

Appendix I.15



Detail of exposed brickwork against east parapet of the north wing; note continuous plinth (20cm scale)

Appendix I.16



General view of kitchen GC, looking east; note change in level

Appendix I.17



Detail of inserted stair against north wall of kitchen down to cellar **BE** (1m/2m scale)

Appendix I.18



General view looking up towards kitchen from cellar **BE**; site of blocked doorway to the left

Appendix I.19



General view of cellar **BE** previously used as a game larder, looking north

Appendix I.20



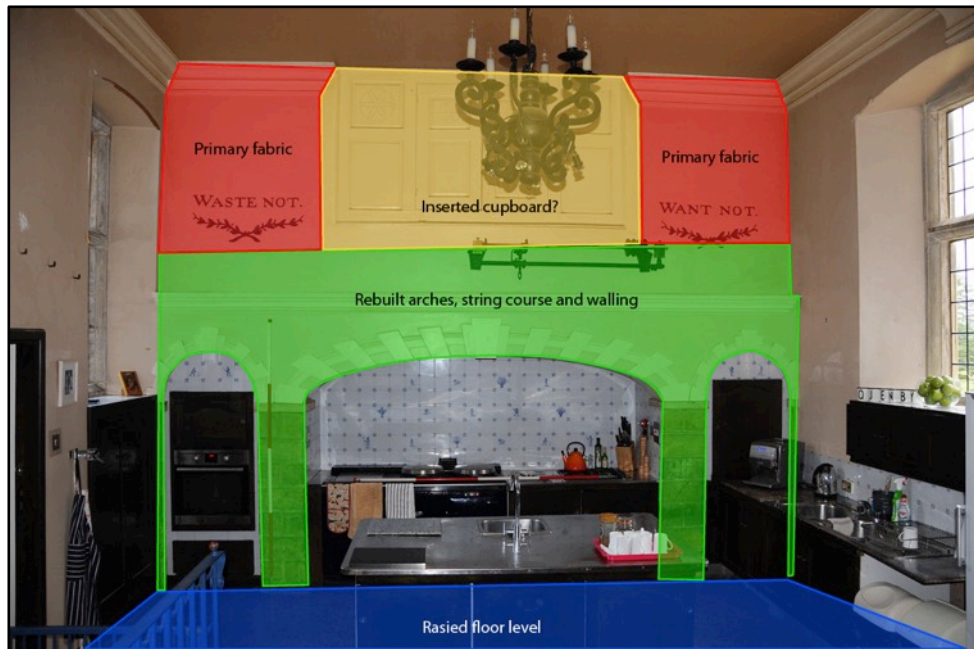
General view of upper level and west wall of kitchen **GC**

Appendix I.21



General view of lower level and east wall of kitchen GC (2m scale)

Appendix I.22



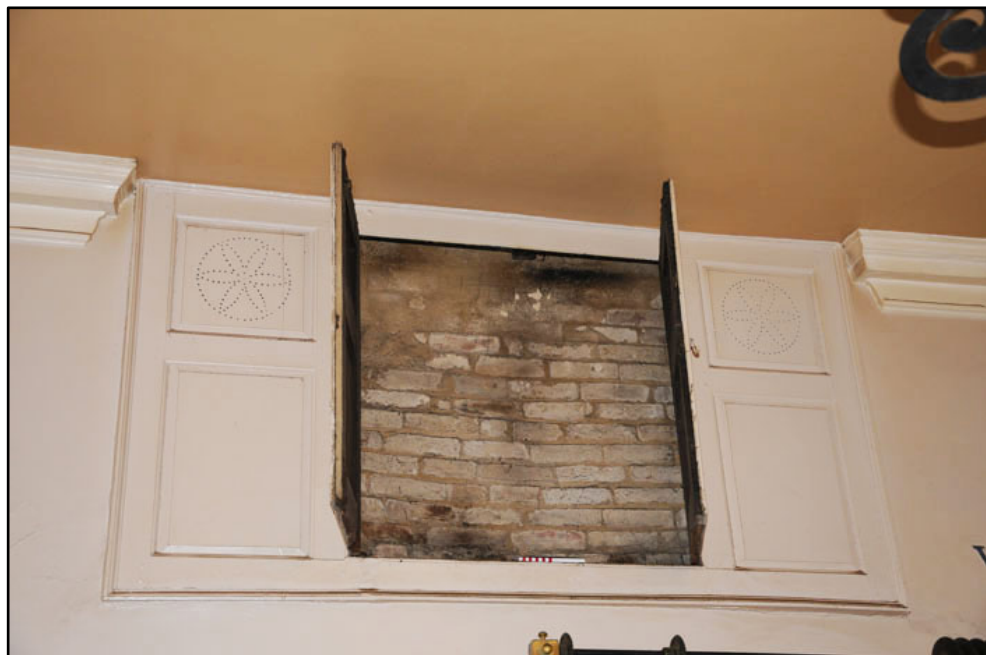
Phased overlay of east wall of kitchen GC to illustrate extent of alterations (2m scale)

Appendix I.23



General view of upper section of east wall of kitchen **GC**;

Appendix I.24



Detail of upper section of east wall of kitchen **GC**; note smoke blackened doors, timber frame with false and opening door with decorative daisy wheel vents – possibly forming apotropaic marks (20cm scale)

Appendix I.25



General view of the laundry/former scullery GD looking south; note inserted door (2m scale)

Appendix I.26

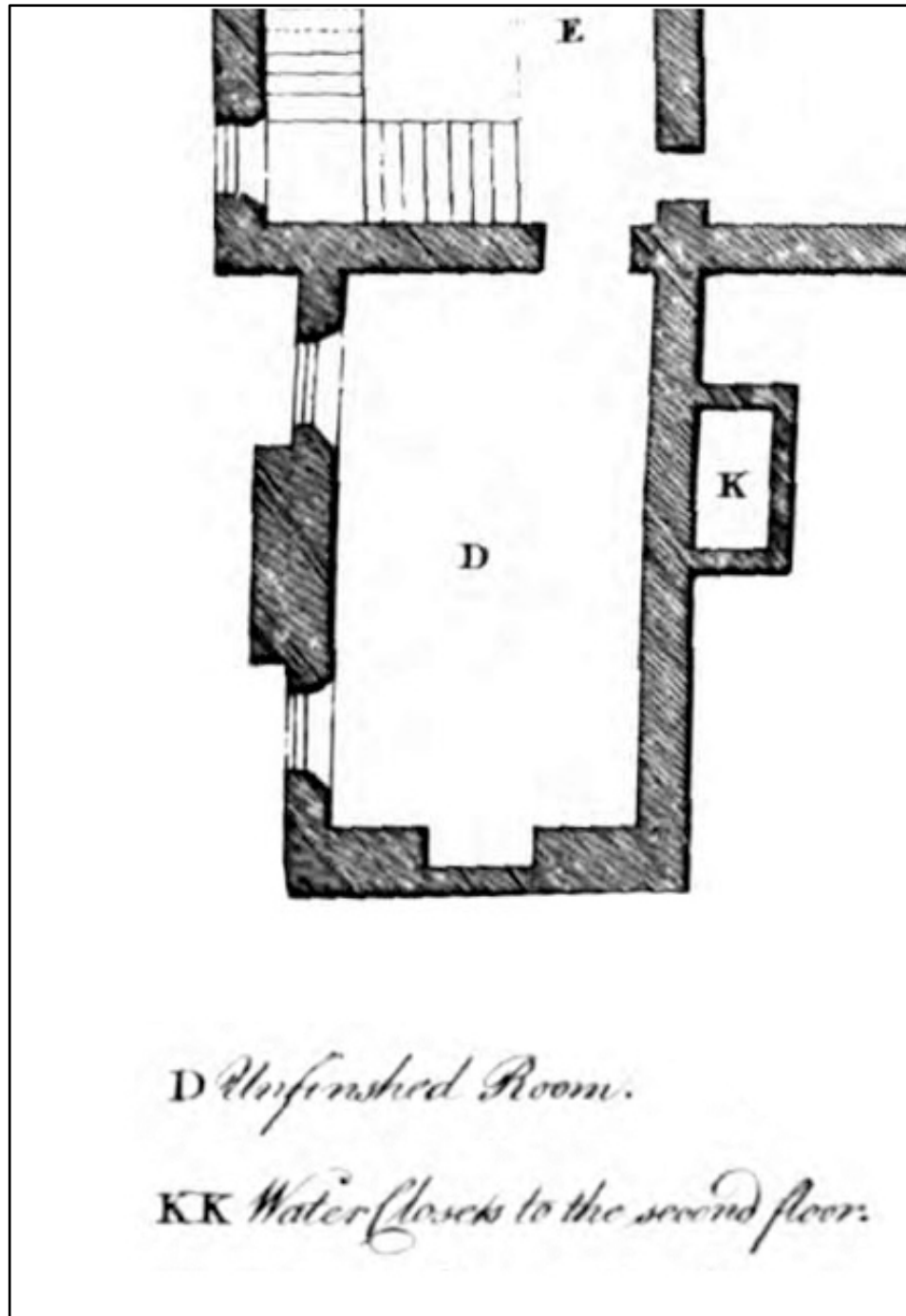


General view of the laundry/former scullery GD looking northwest

Appendix 2

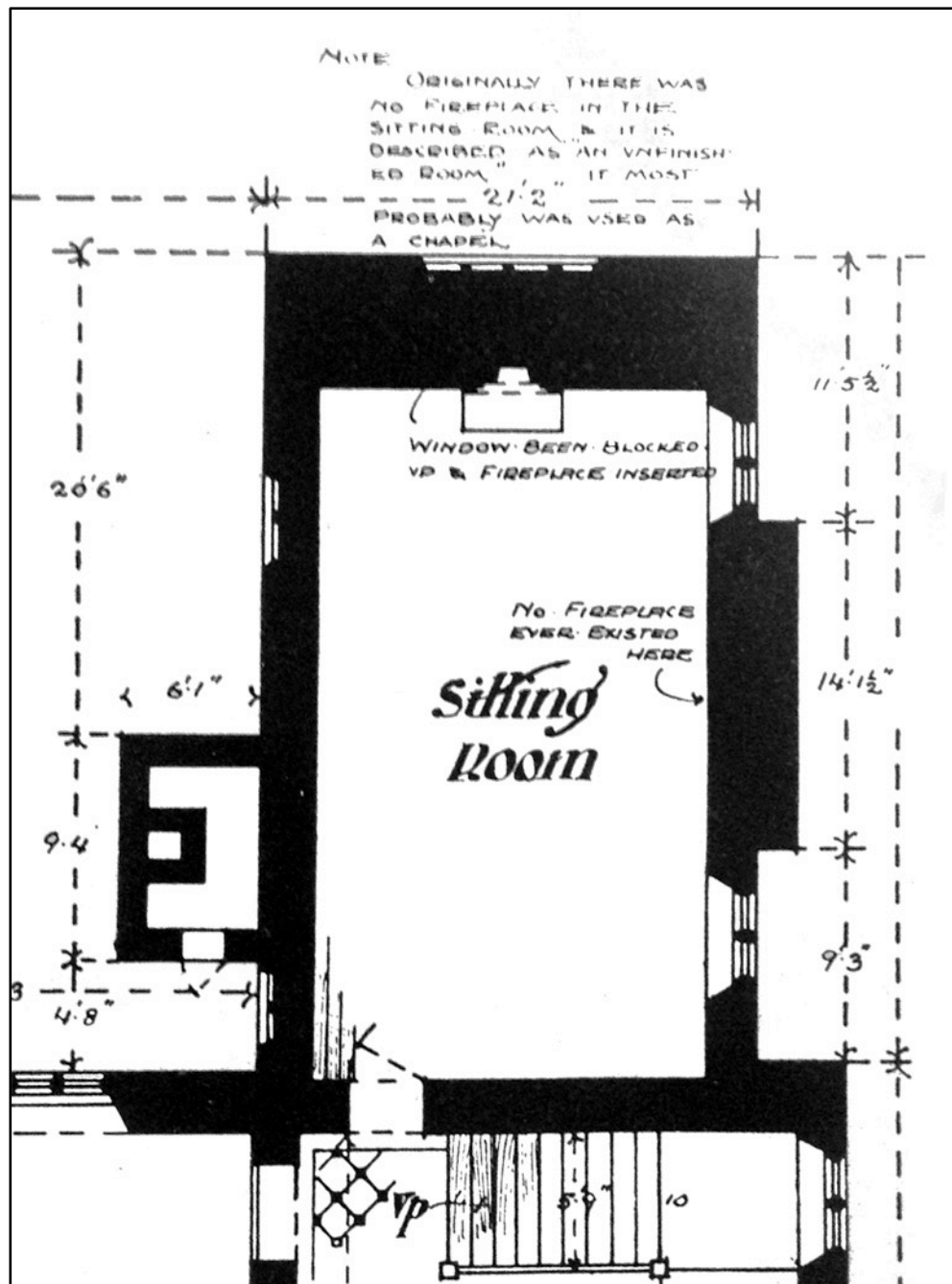
Supporting information – The 'Unfinished Room' (Ground Floor)

Appendix 2.1



Extract from plan of Quenby Hall by Longmate reproduced in Nichols, c.1791

Appendix 2.2



Extract from drawing of Quenby Hall by W. Stead Mills, c.1905 (DE3 D42/12 2 A-D)

Appendix 2.3



Detail of external ground floor elevation of east elevation of south wing (4m scale)

Appendix 2.4

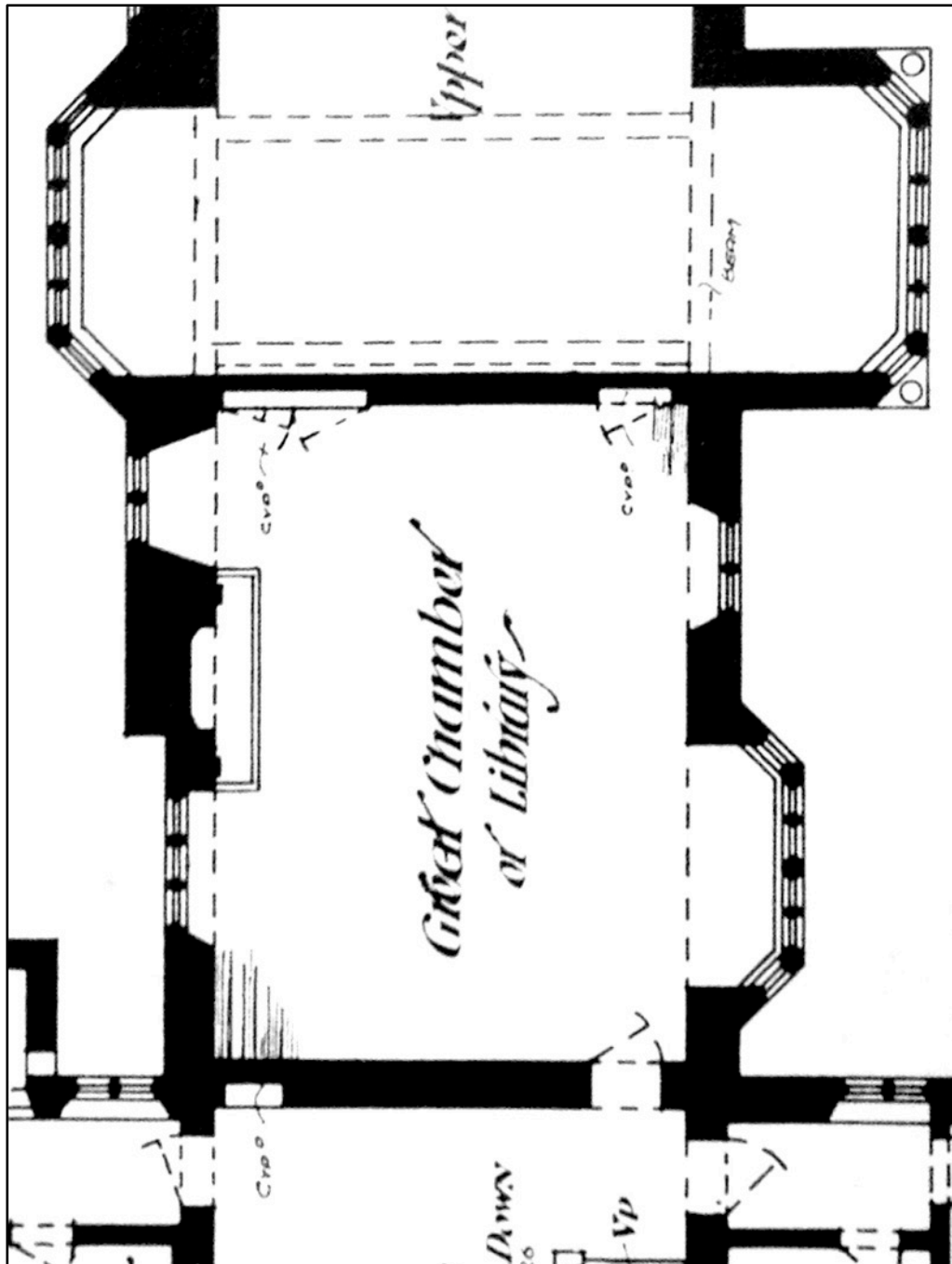


General view of altered window in east wall of room **GM** (1m/2m scale)

Appendix 3

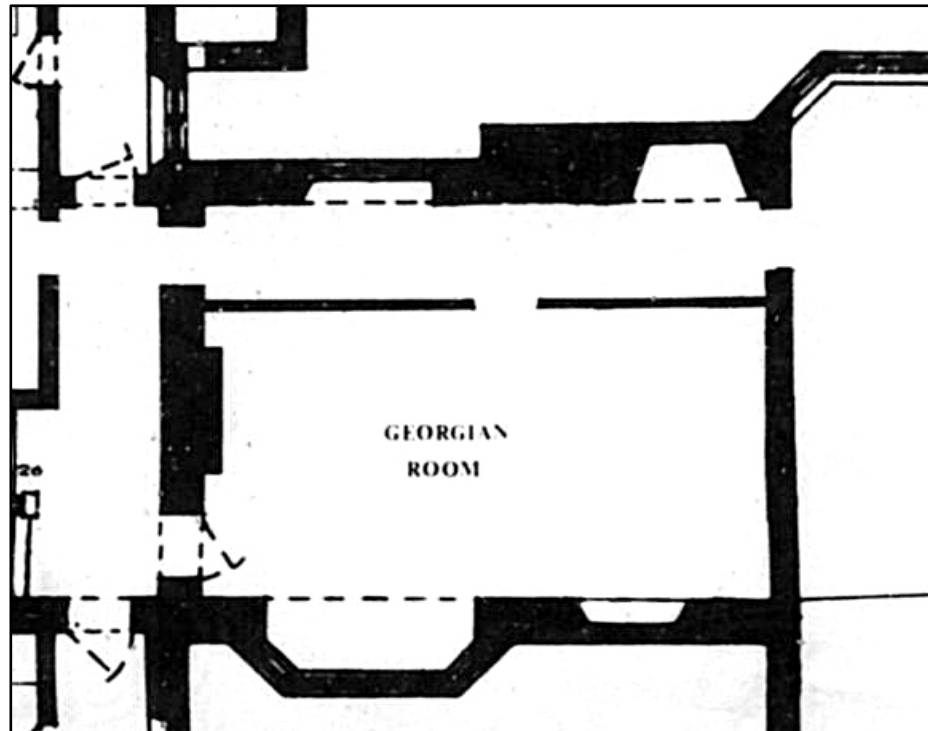
Supporting information – The Former Library (First Floor)

Appendix 3.1



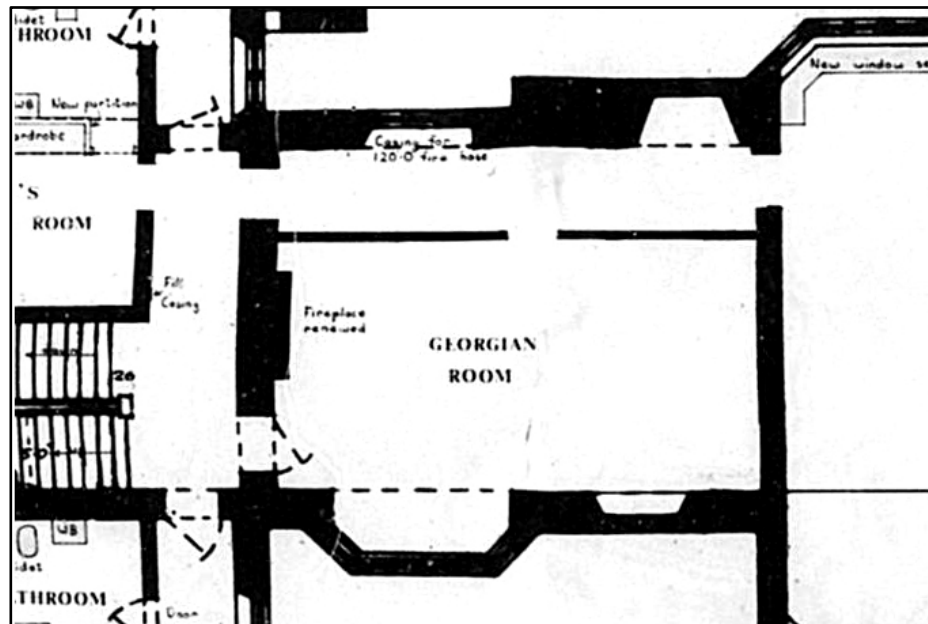
Extract from drawing of the first floor at Quenby Hall by W.Stead Mills, c.1905 (DE3 D42/12 2 A-D)

Appendix 3.2



Drawing of room layout of FG.1/FG.2 by John German & Son (01.3.670.02/6)

Appendix 3.3



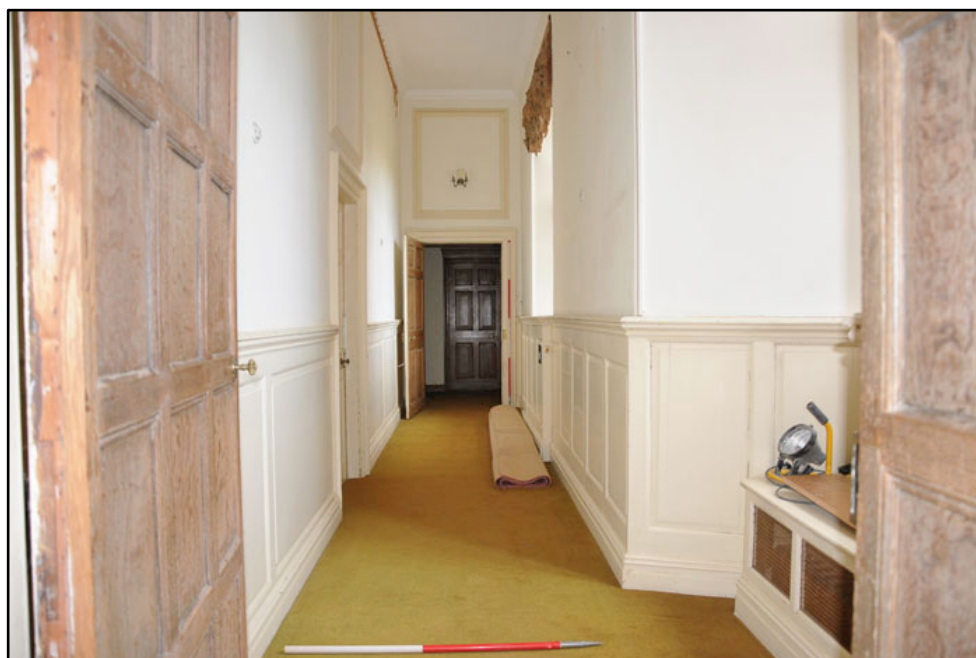
Drawing of proposed alterations to room FG.1/FG.2 by John German & Son, 29.11.73 (01.3.670.02/28)

Appendix 3.4



View looking south along east corridor **FG.2** (2m/1m scale)

Appendix 3.5



View looking north along east corridor **FG.2** (2m/1m scale)

Appendix 3.6



Detail of paneling along east wall of east corridor **FG.2**; site of former fireplace (1m scale)

Appendix 3.7



Detail of inserted cupboard in northeast section of east corridor **FG.2** (1m scale)

Appendix 3.8



Detail of north doorway leading to east corridor **FG.2** (1m scale)

Appendix 3.9



Detail of northwest doorway into room **FG.I** (1m scale)

Appendix 3.10



General view of ceiling of room **FG. I**; note poor quality of moulded plaster (2m scale)

Appendix 3.11



General view of north wall of room **FG.I**; note inserted fireplace (1m/2m scale)

Appendix 3.12



General view of east wall of room **FG.I** (2m scale)

Appendix 3.13



General view of room **FG.I**, looking southwest (2m scale)

Appendix 3.14



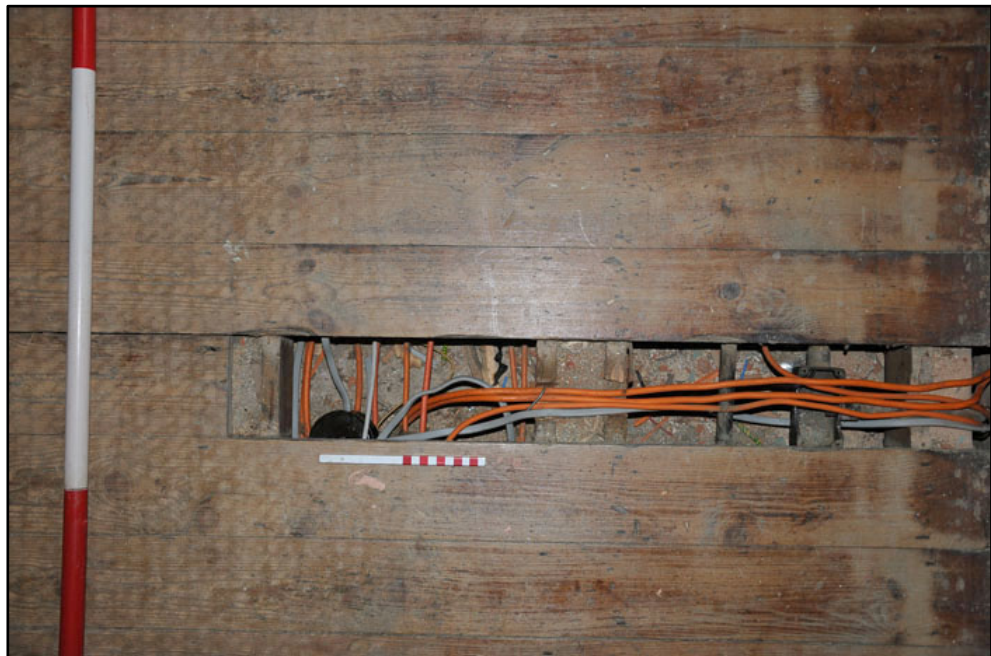
Inserted bookcase against south wall of room **FG.I** (2m scale)

Appendix 3.15



Detail of skirting in room **FG.1**; note floorboards and joists do not match (20cm scale)

Appendix 3.16

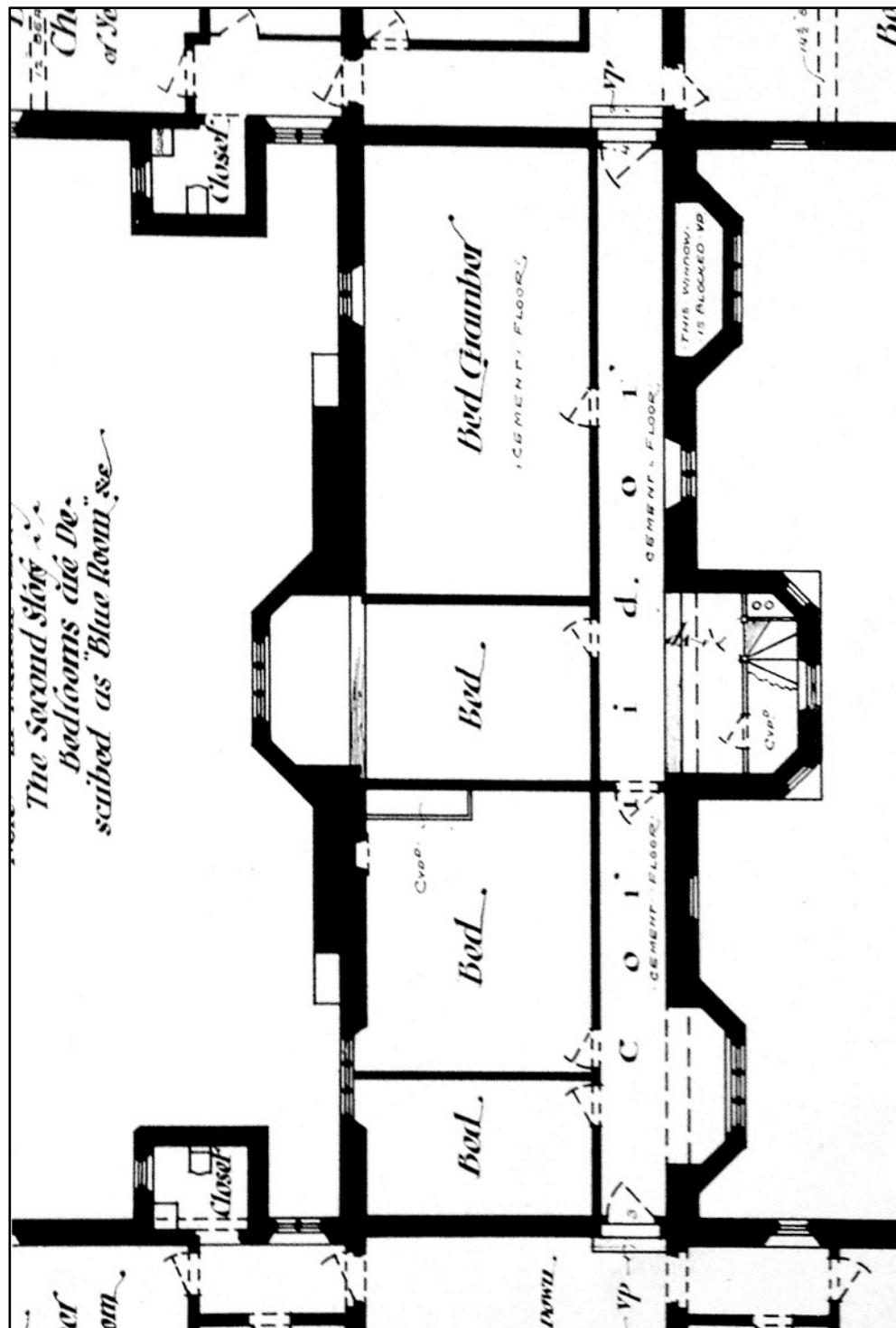


Detail of floor joists in west side of room **FG.1** (20cm scale)

Appendix 4

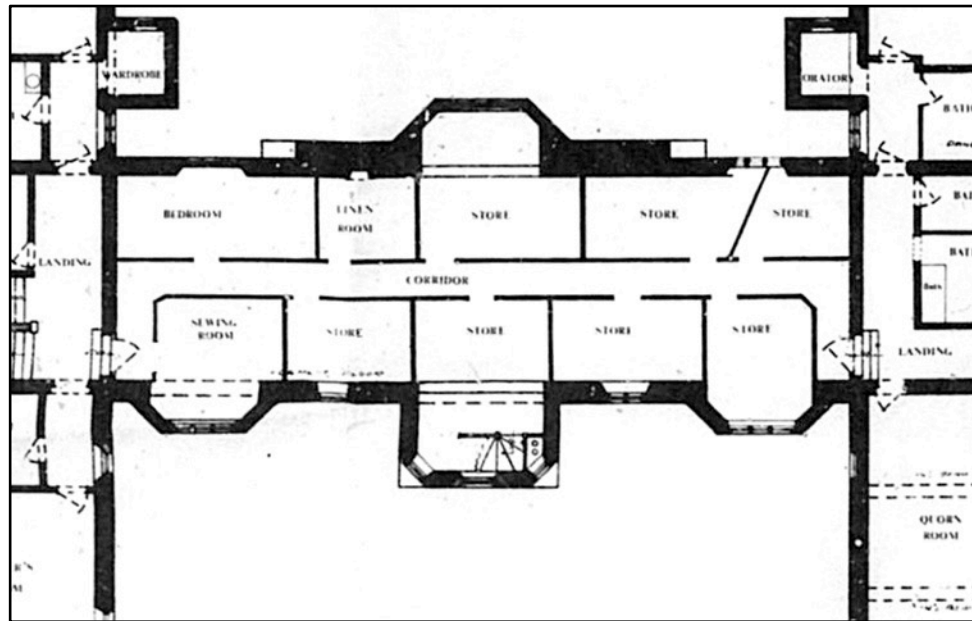
Supporting information – The Attic Bedrooms (Second Floor)

Appendix 4.1



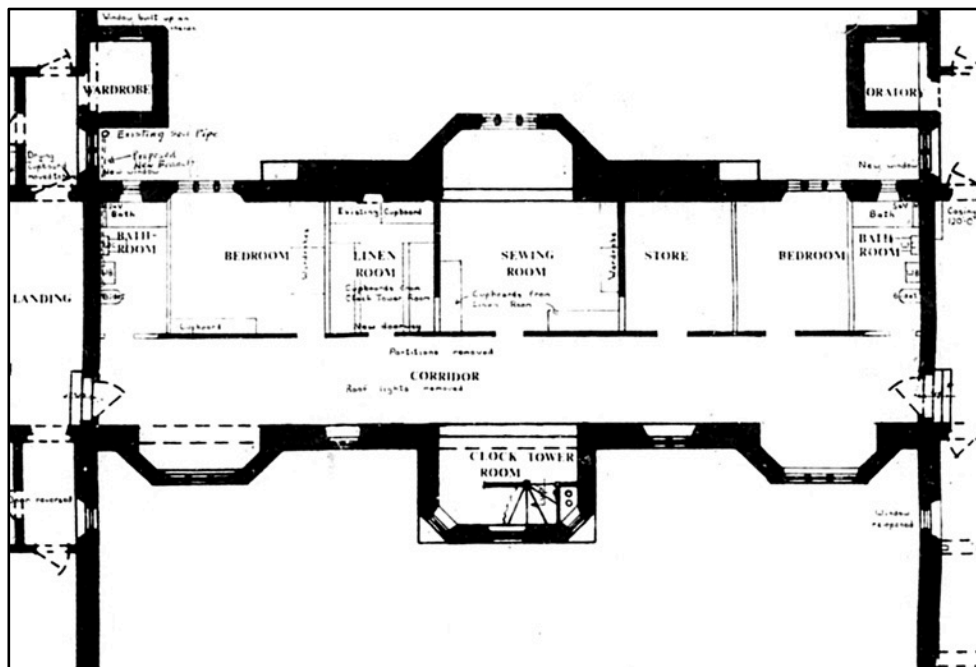
Detail from drawing of second floor of Quenby Hall by W.Stead Mills, c.1905 (DE3 D42/12 2 A-D)

Appendix 4.2



Drawing of proposed alterations (?) to second floor of Quenby Hall by John German & Son,
27.04.73 (01.3.670.01/04)

Appendix 4.3



Drawing of proposed alterations to second floor of Quenby Hall by John German & Son,
29.11.73 (01.3.670.02/29)

Appendix 4.4



View of doorway at north end of attic corridor **SG.1**, looking south (1m/2m scale)

Appendix 4.5



View of doorway at south end of attic corridor **SG.1**, looking north (1m/2m scale)

Appendix 4.6



View along attic corridor **SG.1**, looking south (1m/2m scale)

Appendix 4.7



View along attic corridor **SG.1**, looking north (2m scale)

Appendix 4.8



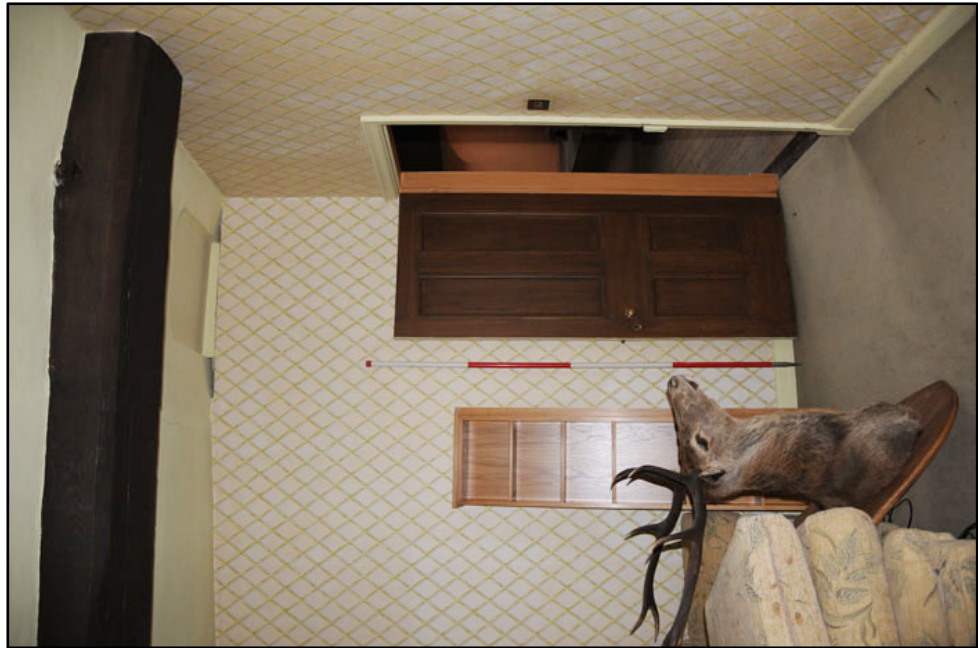
Detail of lambs-tongue stop and chamfer at end of ceiling beam in SG.I

Appendix 4.9



Detail of metal repair at end of ceiling beam in SG.I

Appendix 4.10



Room **SG.3**, looking southwest; note chamfered ceiling beam and roof light (2m scale)

Appendix 4.11



Detail of scar from former laundry shelves in **SG.4**; note lath and plaster construction (2m scale)

Appendix 4.12



Room **SG.4** looking east; note trimmer beams in floor for former hearthstone and scar in rear wall from blocked fireplace (1m/2m scale)

Appendix 4.13



Detail of exposed floor beam in east wall of **SG.4**; note metal strap from historic repair (20cm scale)

Appendix 4.14



Detail of the floorboards that continue beneath the partition between **SG.1** and **SG.7**;
note inserted cast iron floor beam (1m scale)

Appendix 4.15

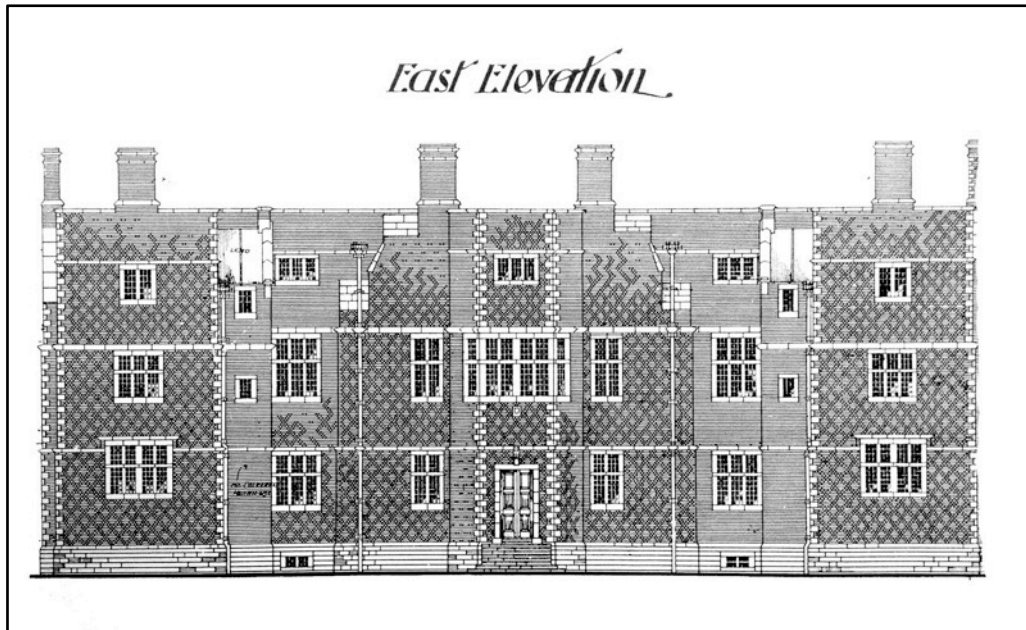


Detail of change in floorboards in **SG.1**; note location of former partition (1m scale)

Appendix 5

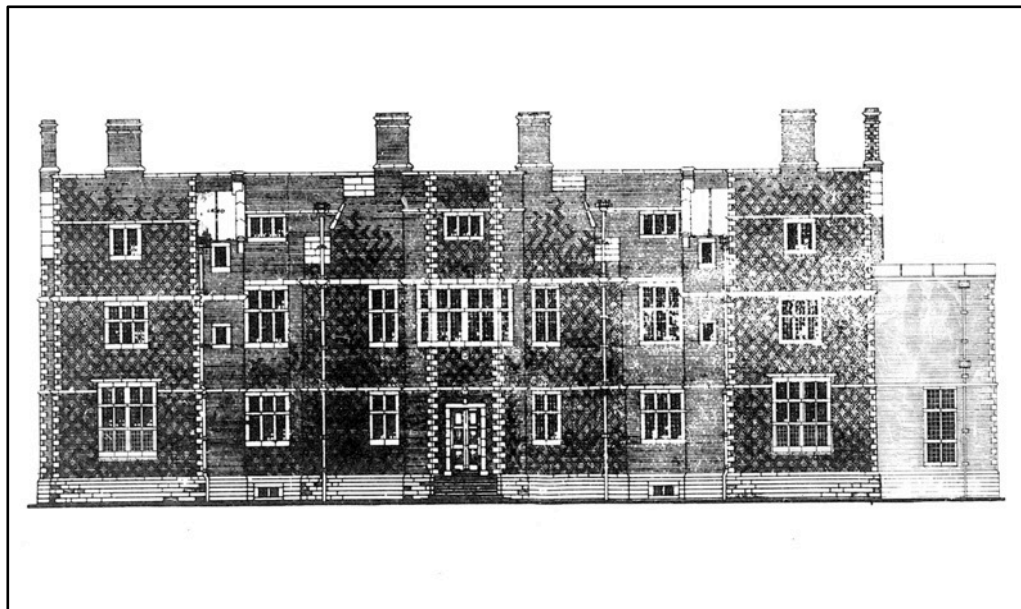
Supporting information – the east elevation

Appendix 5.1



Drawing of east elevation of Quenby Hall by W. Stead Mills, c.1905 (DE3 D42/12 2 A-D)

Appendix 5.2



Drawing of east elevation of Quenby Hall by John German & Son with proposed alterations to ground floor windows, c.1973 (01.3.670.02/17)

Appendix 5.3



General view of east elevation of Quenby Hall; note ground floor windows on projecting wings

Appendix 5.4



General view of east elevation of Quenby Hall, looking northwest