

**St. Helen's House, 89 Market Street, Ashby-de-la-Zouch,  
Leicestershire**

Historic Building Record

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Report Number: 011/2017

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Code: SHA1

Accession Number X.A102.2016



*St. Helen's House, looking north-west from Market Street*

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<b>Date</b>	26/01/17
<b>Report Number</b>	011/2017
<b>Status</b>	Interim Report

## **SUMMARY**

- Trent & Peak Archaeology was commissioned by Susan and Julian Boardman-Weston to undertake a Level 2 building record of St. Helen's House, Ashby-de-la-Zouch, Leicestershire (Grid Reference: SK 35903 16826). The work was undertaken prior to the building's proposed redevelopment into residential accommodation and offices (Planning Application No. 15/00023/FUL).
- The house is a Grade II listed property (LB1188765). It is recorded within the National Heritage List for England as being an early 19<sup>th</sup> century building with an important position at the top corner of Market Street, Ashby-de-la-Zouch. The house fronts Market Street and has two ranges to the rear. The property is located within the Ashby-de-la-Zouch Conservation Area.
- The first documented ownership of St. Helen's House was between 1841 and 1870 when the property was owned by the attorney Edward Mortimer Green. It was then acquired by Dr. William Joyce who remained the owner of the house until his death in 1885. St. Helen's House was then purchased by for use by the Girls' Grammar School who remained in residence until 1912.
- Cartographic evidence indicates that St. Helen's House had been built before the beginning of Queen Victoria's reign in 1837, replacing an earlier building fronting Market Street. The architectural style of the house and surviving fixtures and fittings would indicate a construction date during the Regency period, around 1800. The house was built at a time when Ashby-de-la-Zouch was experiencing economic growth and this was expressed by the construction of new houses and the re-fronting of existing ones, particularly on Market Street.
- The report and archive will be deposited with Leicestershire County Museum Collections under Accession Number X.A102.2016.

# **St. Helen's House, 89 Market Street, Ashby-de-la-Zouch, Leicestershire**

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January 2017

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## **ACKNOWLEDGMENTS**

The project was managed, and the fieldwork was undertaken, by Matt Hurford. The author was assisted in the background research by Camilla Collins. Thanks are given to Susan and Julian Boardman-Weston for commissioning the work. The project was monitored by Sophie Clarke, Senior Planning Archaeologist at Leicestershire County Council.

## **1. INTRODUCTION**

### **1.1 Background**

1.1.1 Trent & Peak Archaeology was commissioned by Susan and Julian Boardman-Weston to undertake a Level 2 building record of St. Helen's House, Ashby-de-la-Zouch, Leicestershire (Grid Ref: SK 35903 16826) (Figure 1). The work was undertaken prior to the building's proposed redevelopment into residential accommodation and offices (Planning Application No. 15/00023/FUL).

1.1.2 The structure is a Grade II listed property (LB1188765). It is recorded within the National Heritage List for England as being an early 19<sup>th</sup> Century building with an important position at the top corner of Market Street, Ashby-de-la-Zouch.

1.1.3 St. Helen's House is situated on Market Street within the historic core of Ashby-de-la-Zouch. The house fronts Market Street with an east range and a west range to the rear. The property is located directly north-east of the town's 19<sup>th</sup> Century Grade II listed Market Hall and Town Hall, with the Parish Church of St. Helen's to the south-east. The property is located within the Ashby-de-la-Zouch Conservation Area.

1.1.4 The fieldwork recording was undertaken during September 2016 by Matt Hurford.

### **1.2 Building Recording Methodology**

1.2.1 Leicestershire County Council requested a Level 2 historic building survey of St. Helen's House prior to the conversion of the building, based on classifications outlined in Historic England's guide *Understanding Historic Buildings* (2016). The work adheres to the *Written Scheme of Investigation for An Historic Building Record of St. Helen's House, 89 Market Street, Ashby-de-la-Zouch, Leicestershire* (Hurford 2016) which takes into account the brief issued by Richard Clark, Principal Archaeologist at Leicestershire County Council and reflects consultation with Sophie Clarke, Senior Planning Archaeologist at Leicestershire County Council. The planning condition will be discharged once the primary archive has been signed off by Sophie Clarke upon completion of the building survey. A watching brief is also to be undertaken during the renovation of the building. Therefore, this report should be viewed as an interim document.

1.2.2 Where specific briefs are supplied by relevant planning authorities with regard to buildings they may require a survey based on classifications as outlined in English Heritage's guide *Understanding Historic Buildings* (Menuge and Lane 2016). In this instance, a Level 2 descriptive record (a visual record including photographs and drawings accompanied by a written account, with a brief analysis of the buildings development) was proposed.

1.2.3 Where an existing building/structure is protected by listing or deemed to be of local architectural interest and permission is sought or granted for major alteration, including demolition, the local authority may require that a full record is made first to understand the history and development of the building.

### **1.3 The Report**

1.3.1 The building recording process involved an examination of the exterior and interior of St. Helen's House, comprising a detailed photographic survey documenting the building in its wider setting, its external appearance, the overall appearance of the principal rooms, structural and decorative detail. This has also allowed for a written description of the building and its background with 15 figures and 26 plates as illustrations. A second part of the report (Section 7: Archival Record) comprises a list of illustrations to support the archival record. The latter consists primarily of 145 digital images and prints from part of 4 films, comprising 125 negatives with 125 prints held in archival quality sleeves. The report includes copies of the

digital images together with plans showing their viewpoints. All 145 digital images are included in a separate CD affixed to the back of the report. The report and archive will be deposited with Leicestershire County Museum Collections under Accession Number X.A102.2016.

## **2. SITE BACKGROUND**

2.1 Susan and Julian Boardman-Weston propose to reconfigure the current offices at St Helen's House, 89 Market Street, Ashby-de-la-Zouch, Leicestershire (OS Grid Ref. SK 35903 16826) and convert part of the building to residential accommodation and offices (Planning Application No. 15/00023/FUL). The existing toilet block on the west elevation is to be demolished.

## **3. HISTORICAL BACKGROUND**

3.1 The first documented record of Ashby-de-la-Zouch is in the Domesday Book of 1086, although it is probable that the first occupation of the town occurred during the Anglo-Saxon period (Millward 1985). Following this, there were two events which can be considered essential to the development of the town. The first was the acquisition of a market charter in 1219, which prompted substantial growth of population and industry in Ashby (North West Leicestershire 2001). The second concerns William, Lord Hastings, who can be seen as predominantly responsible for Ashby's development during the medieval period. After he was granted the manor in 1462, a period of extensive rebuilding commenced, including substantial alterations made to the Castle and the Parish Church of St. Helen's (Pevsner 1985). By the early 18th Century, the town's ideal location between London and the north, in addition to its status as a market centre, had brought considerable wealth to the town which manifested particularly in the Georgian period with substantial architectural alterations to buildings on Main Street and Market Street (North West Leicestershire 2001). Ashby's affluence continued into the 19th Century with the addition of the Ivanhoe Baths in 1822 (Hillier 1984) and the railway station in 1849 (Clinker and Hadfield 1958).

3.2 Between 1841 and 1870 St Helen's House was owned by the attorney Edward Mortimer Green. This is the first documented ownership of the property (White 1846; Harrod 1870). Green is listed as one of three attorneys registered to Market Street at this time (White 1846). In 1870 St. Helen's House was acquired by Dr. William Joyce (Harrod 1870; Kelly 1876), who remained the owner of the property until his death in 1885. St. Helen's House was then purchased for use as a Girls' Grammar School who remained the owners until 1912.

3.3 A building fronting Market Street in the location of St Helen's House is depicted on the 1735 Hastings map (Figure 2). It is a rectangular building with a central rear projection. By the publication of Wood's map in 1837 this building had either been remodelled or, more likely, demolished and replaced by the current St. Helen's House and West Range (Figure 3). A small square building had been erected to the east of the West Range which had itself been extended by 1884 (Figure 4), and the East Range had been built by the time of the publication of the Second Edition Ordnance Survey map of 1903 (Figure 5). It is tempting suggest that the construction of the East Range was necessitated by its conversion into a grammar school. In addition, a further square building had been built to the north of the East Range by this time. There is little change depicted on the 1923 Ordnance Survey map (Figure 6) with the exception of some remodelling to the west gable of the house. The west elevation and north gable of the West Range had been altered by the publication of the 1971 edition Ordnance Survey map (Figure 7) and the northern half of the East Range remodelled. The northern half of the West range was demolished after 1971 and a new office block constructed on its footprint. An extra building was also added at the northern end of the East range (Figure 1).

3.4 The south elevation has changed little since the mid 19<sup>th</sup> century. It is depicted in a drawing of 1841 that was used as the frontispiece of Hextall's Shop Directory (Figure 8) where the Tuscan columns of the porch appear narrower than today and there is no low wall or iron railings. A photograph from c.1890-1912 (Figure 9) shows that by this time the railings and wall had been instated and the porch appears as it currently does.

## **4. BUILDING DESCRIPTION**

### **4.1 Exterior of St Helen's House (Figures 10-13 and 15. Plates 1-8)**

4.1.1 St Helen's House is roughly square with two single storey ranges to the rear. The house comprises a southern element of three storeys and a northern element of two storeys.

#### *St Helen's House Southern Element*

4.1.2 The southern half of the house fronts Market Street. It is of three storeys and is brick built beneath a hipped roof in Welsh slate laid in regular courses with a V-shaped tile ridge. It has brick chimneys in each gable wall and two further chimneys extending through the ridge in the western and eastern half of the house though only the western one is still extant.

4.1.3 The south frontage, which is not perfectly symmetrical, is rendered and incised with narrow lines to imitate fine masonry and painted white. A string course divides the ground and first floor and an ovolo cornice is present beneath the eaves. The elevation has four vertical rectangular windows with modern replacement 12-light sash windows and a central doorway on the ground floor, five windows identical to those below on the first floor and five smaller square windows containing modern 6-light sash windows on the second floor. The door is of typical Regency style being six panelled with a short top section and large middle section, both with later glass insertions, and a medium bottom section with a raised central part and sunken bevelled edges. Above the door is a fanlight which has had the original glazing bars removed and a single piece of glass inserted. The brass fittings of the door relate to when the building was a grammar school. The porch, the columns of which are restored, is in the Tuscan order. This was again popular during the Regency period. A low blue brick wall topped with iron railings extends around the frontage. The alley to the west is accessed through a brick archway.

4.1.4 Like the south elevation, the east gable is rendered. It has a dentil cornice in brick. A narrow buttress of first floor height, rendered and topped with slate, extends across the gable and part of the east elevation of the northern element of the house.

4.1.5 Rendering is absent from the west gable, although it has the same dentil cornice that is present in the east gable. The bricks measure 9 x 4 x 2<sup>7</sup>/<sub>8</sub> and are laid alternatively in three to four courses of stretcher to one course of mixed header and stretcher. Lighting the second floor corridor is a 9-light sash window, one of only three original windows surviving within the property, beneath a segmental head comprising single header bricks and a brick cill.

4.1.6 As with the west gable, render is absent from the south elevation. The bricks are similarly laid alternatively in three to four courses of stretcher to one course of mixed header and stretcher. The dentil cornice beneath the eaves is the same as is found on the rest of the property.

#### *St Helen's House Northern Element*

4.1.7 The northern element of St. Helen's House is of two storeys and is brick-built beneath three hipped roofs in Welsh slate, laid in regular courses with V-shaped ridge tiles.

4.1.8 The north elevation is partially obscured by the two ranges. As with the south elevation mentioned above, it is not symmetrical. The bricks are 9 x 4 x 2<sup>7</sup>/<sub>8</sub> inches in size and laid in Flemish bond. A brick parapet is present topped with V-shaped tiles. It has a ground floor entrance and a large central square window containing a modern 20-light window. The first floor

has four vertical rectangular windows of the same dimensions as those in the south elevation, with modern 12-light sash windows. All of the windows have a stone cill and flat arch head, and the doorway likewise has a brick flat arch head.

4.1.9 Rendering and ivy obscures the details of the east elevation, though a dentil cornice, identical to that of the southern element of the house, is present.

4.1.10 The brick bond and dentil cornice of the west elevation is the same as that present on the southern element of the house. It retains two original windows, a first floor 16-light sash window lighting the service stair and a 4-light sash window illuminating a small room on the first floor. Both windows are beneath a segmental head comprising single header bricks and brick cill.

4.1.11 Abutting the west elevation and gable of the house is a two storey brick extension with a pitched slate roof. It has a single 4-light casement window with a brick cill in its north elevation and a former window below, obscured by a modern extension. A former ground floor doorway infilled with modern brick is present in the west elevation. Cartographic evidence suggests that it dates to between 1923 and 1971.

4.1.13 A modern single storey brick building with a flat roof abuts the west elevation of the house and north elevation of the two storey extension.

## **4.2. Interior of St Helen's House (Figures 14-15. Plates 9-20)**

### *The Ground Floor*

4.2.1 The ground floor of St Helen's House comprises Rooms 01, 02, 04 and Entrance Hall 03 at the front of the property, and Rooms 05, 06, 07 and 09 at the rear with a central L-shaped Hallway 08 and staircase. Servants Stair 31 is located at the west end of the building and can be accessed from the southernmost room of the West Range 12 and Hallway 08. Toilets are located in the modern and 20<sup>th</sup> Century extension Room 10 with further toilets in Room 11 beneath the Servants Stair 31.

4.2.2 Entrance Hall 08 is accessed from Market Street. A depressed arch with fine mouldings on both the columns and arch marks the division between this room and Hallway 08. The room retains its original dentil cornice, York stone floor and skirting board. The six panel door and architrave leading into Room 04 appear original. Within Room 04 the fireplace surround has the classic Regency form of fluted jambs and lintel with bulls-eyes in the corners. The original skirting and decorative fleuron cornice still survive as does the architrave around the windows which is also present in the other rooms on the ground floor. Beneath the window is a box containing the weighted sash shutter. The shutters provided security and privacy but would also protect the precious furniture and fabrics from fading. After the middle of the 18<sup>th</sup> Century internal hinged shutters were common, stored in recesses on each side of the window. The design found in St. Helen's is of a later date, again suggesting a Regency date for the building. Rooms 01 and 02 are of lower status than Room 04, being smaller in size and lacking a cornice. The skirting board has also been removed from Room 01 and the fireplaces from both rooms covered. However, both do have moulded picture rails, six panel doors, architraves around the windows and doors and a weighted sash shutter as in Room 04.

4.2.3 The ornate moulded cornice indicates that there was a originally a single room behind Room 04 comprising Rooms 05-07 and part of Hallway 08. During the 20<sup>th</sup> Century it has been subdivided into a small store room, a strong room and a kitchen. The majority of the original features have been removed or hidden behind later alterations, though the skirting board survives in places. A doorway was also inserted into the south wall of the strong room, Room 06, to allow access into the East Range.

4.2.4 Room 09 was a high status room sharing the same cornice and picture rail as the room originally located behind Room 04. It also retains its boxed sash shutter and window architrave. The six panel door and architrave in the south wall is original, though the door in the east wall and much of the skirting board is modern.

4.2.5 The York stone floor continues from the Entrance Hall 03 through into the L-shaped Hallway 08 which retains its cornice and skirting board. The open string staircase is typical of the Regency period with plain iron balusters resting directly on the treads, with decorative brackets, hardwood handrail and spiral end on the ground floor. In contrast, the Servants Stair 31, accessed directly from the West Range or through a doorway from Hallway 08, is a simple narrow straight flight of stairs with a plain wall mounted handrail. It is lighted by an original window, discussed above.

#### *The First Floor*

4.2.6 The first floor comprises four rooms at the front (Rooms 22-25), Servants Hallway and Stairway 32 to the second floor, Hallway 28, Store Room 30 beneath Stairway 32, two rooms to the rear, Rooms 26 and 27, Staircase and Landing 29 with the Servants Stair 31 in the west end, Toilet 34 off landing 29, and the Extension 33.

4.2.7 Both Rooms 22 and 23 in the front of the house are heated. The fireplace surrounds and grates are of late 20<sup>th</sup> Century date. Many of the original fittings, including skirting boards, window and door architraves, doors, and picture rail survive in Room 23. The rooms are lower status than the others on this floor due not only to their size but also as they are accessed off Servants Hallway 32. This suggests that they were probably high-ranking servant's quarters or that one may have served as a nursery.

4.2.8 Room 26 is possibly the highest status bedroom as it has a further unheated room, Room 24, leading off from it which is likely to be a dressing room. Room 24 retains many of its original fittings as with Rooms 22 and 23, though Room 25 has been heavily renovated in the late 20<sup>th</sup> century with the addition of a decorated plaster ceiling, panelling on the walls and ornate fireplace surround. Nevertheless the skirting boards, doors and architraves are original. During the Regency period the finest houses had separate bedrooms for husband and wife, the presence of a dressing room suggesting that this may have been a ladies room.

4.2.9 At the rear of the house are two further high status rooms, Rooms 26 and 27. Though both retain many original features they have both had additional fixtures and fittings added during the late 20<sup>th</sup> Century, notably ornate fire surrounds and, in the case of Room 26, grander panelled walls and ceiling plaster work than Room 26. In addition, this room also acquired a new cornice.

4.2.10 Hallway 28 provides the principal access from Staircase 29 to the high status rooms, Rooms 24-27, and has also been renovated during the late 20<sup>th</sup> Century. The majority of the fittings, with the exception of the door architraves, skirting board and possibly the dado rail, date to this period. Servants Hallway and Staircase 32, as mentioned above, provides access to the lower status first floor rooms 22 and 23, Extension 33 and Staircase 39 leading to the second floor. The wall dividing Staircase 29 and Hallway 28 is also a late addition. Room 34 leads off from the landing of Staircase 29 and contains one of the three original windows in the property, discussed above. Store Room 30 has a door and architrave in the same style as elsewhere.

#### *The Second Floor*

4.2.11 The second floor is accessed via Staircase 32, a narrow straight flight of stairs with an original handrail mounted on the wall. Along the edge of the stairwell is a banister of plain timber balusters with a hardwood rail, turned end and corner post. Rooms 35-38 are accessed from Hallway 39 which is lit in the west wall by an original 9-light sash window. Though the rooms on this floor would have been the servant quarters, the six panel doors and simple architraves in Hallway 39 suggest a house of considerable status. Room 35, subdivided to create a bathroom (Room 40), retains no original features bar the door, though it clearly had a fireplace in the west wall. The classical Greek-influenced fireplace surround in Room 36 with square corner blocks and reed columns is of typical Regency design. Much of the skirting board also dates to this period. The conversion of Room 37 into a kitchen has removed all original fixtures and fittings. The fireplace in Room 38 has been covered and the original skirting board is fragmentary. The cupboard in the niche by the fireplace could feasibly be an early feature.



### *The Roof*

4.2.12 Access into the roof was not possible though holes had been inserted into the walls and ceiling allowing a limited view of the roofs over the northern and southern elements of the building. The trusses over both were king posts of softwood supporting a plank ridge. Struts extended from the shoulders of the king post to the principal rafters. The back purlins were re-used timbers of oak.

## **4.3 The West Range (Figures 12-14 and 15. Plates 21-22)**

4.3.1 Aligned north to south, the West Range is brick-built beneath a gable roof of slate laid in regular courses with a V-shaped ridge tile. The bricks measure 9 x 4 x 2 $\frac{7}{8}$  inches in size and are laid in Flemish bond on the east elevation and laid alternatively in three to four courses of stretcher to one course of mixed header and stretcher on the west elevation. A dentil cornice is present beneath the eaves. The three windows and doorway on the east elevation are modern insertions, possibly replacing or enlarging earlier openings. The west elevation has also been altered; a modern casement window, concrete lintel and tile cill replaces an earlier opening that had a segmental arch window and the north gable of the southern part of the range has also been rebuilt in brick. In addition, the recessed wall forming the central section of the range abuts the walls to the north and south indicating that it is a later modification, probably dating to when the boiler was inserted. There is nothing to suggest that the building is not contemporary with the main house.

4.3.2 Internally the West Range comprises Rooms 12-14 though there would originally have been additional rooms to the north prior to the late 20<sup>th</sup> Century extension that replaced them. Room 12 is the southernmost room that would originally have had doorways onto Servants Stair 11, Hallway 08 and the basement. It has a large covered fireplace in the west wall and two arched recesses to either side. The doors leading into the house are modern, as are the other fixtures and fittings within the room. The presence of a large fireplace and the location of the room close to the house but within a separate building, suggest that this is the former kitchen. Between Room 12 and Room 14 is the current boiler house, Room 13. It originally had doors providing access between the rooms forming the range. All original fixtures and fittings have been removed. Cartographic evidence suggests that it was originally part of Room 12. The location of Room 14, next to the kitchen, and the presence of a fireplace would suggest that during the Regency and early Victorian period it was the back kitchen or scullery where the plates and dishes were cleaned and the laundry done. Like the other rooms in the range, Room 14 is devoid of original features and also has a modern suspended ceiling.

## **4.4 The East Range (Figures 11-12 and 14 15. Plates 23-25)**

4.4.1 Comprising four distinct phases is the north to south aligned East Range.

4.4.2 Phase I is located between St Helen's House, which it clearly abuts, and Phase II. It is a single storey four bay brick building with a flat roof. The bricks measure 8 $\frac{7}{8}$  - 9 $\frac{1}{4}$  x 4 $\frac{1}{4}$  x 3 inches and are laid in Flemish bond. The bays are demarcated with brick pillars which support the roof structure and interrupt the dentil cornice. There is a single window in the north elevation and three in the west, all of which have 4-light sash windows with brick segmental arches and stone cills. The door in the west elevation shares the same lintel as the windows.

4.4.3 Internally Phase I has been divided into two rooms, Room 20 and 21, with a modern partition wall. A modern suspended ceiling has been inserted and all original fixtures and fittings removed.

4.4.4 Phase II is located between Phase I, which it abuts, and Phase III. It is a single storey building of three bays with a flat roof. The bricks, laid in Flemish bond, measure 9 x 4 $\frac{1}{4}$  x 3 inches. The west elevation has two 4-light sash windows and a wide door. Champhered stone lintels have been used on all of the openings and plain stone for the window cills. As with Phase I, brick pillars and dentil ornamentation are present.

4.4.5 Like Phase I, this building has been recently subdivided forming Rooms 17-19. There is also a modern suspended ceiling. However, the skirting board, wooden panelling above and four-panel door would not be out of place in a late 19<sup>th</sup> or early 20<sup>th</sup> Century building and may relate to when St Helen's House was a school.

4.4.6 Phase III is located between Phase II and Phase IV. It is a single storey brick building of three bays. The bricks measure 9 x 4½ x 3 inches and are laid in Flemish bond. It has three windows similar to those found in Phase III. No dentil cornice is visible, though it could be present beneath modern timberwork supporting the guttering.

4.4.7 Phase III is a single room with timberwork identical to that found in Phase II. It too has a modern suspended ceiling.

4.4.8 Phase IV is the northernmost part of the East Range. It is a modern single storey brick building with a flat roof. It has an entrance flanked by two windows in the north elevation and a single window in the west elevation.

4.4.9 Cartographic evidence indicates that Phase I was built between 1884 and 1903, probably commissioned when the building was a grammar school. Phases II and III were built at different times between 1923 and 1971.

## **5. DISCUSSION**

5.1. St. Helen's House had been built by the beginning of Queen Victoria's reign in 1837, replacing an earlier building fronting Market Street. The architectural style of the house and its original fixtures and fittings would indicate a construction date during the Regency period around 1800. The house was built at a time when Ashby-de-la-Zouch was experiencing economic growth that was expressed by the construction of new houses, such as 78 and 80 Market Street (List Entry Number 1073607) and the re-fronting of existing ones, including 70 and 72 Market Street (List Entry Number 1073610). The watching brief to be undertaken during the renovation process will undoubtedly contribute to the understanding of the building's development and significance.

## **6. BIBLIOGRAPHY**

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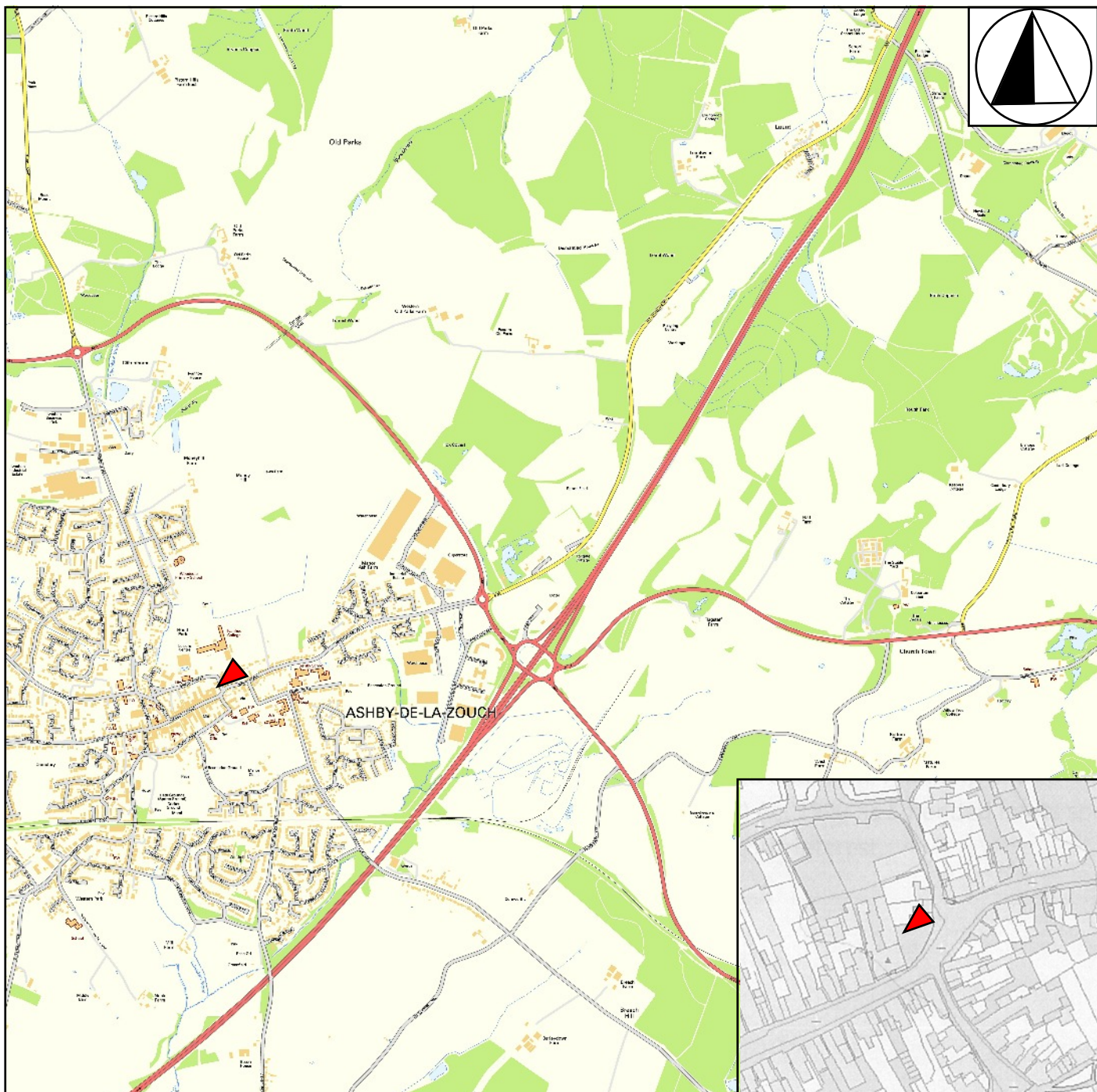
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North West Leicestershire District Council. 2001. *Ashby de la Zouch Conservation Area Appraisal and Study*. North West Leicestershire District Council; Coalville.

Pevsner, N. 1985. *The Buildings of England: Leicestershire and Rutland*. Penguin Books Ltd.; Harmondsworth.

St. Helen's House, 89 Market Street, Ashby-de-la-Zouch, Leicestershire

White, W. 1846. *History, Gazetteer, and Directory of Leicestershire and Rutland*. W. White; Sheffield.



**Figure 1:** Location of St. Helen's House., 89 Market Street, Ashby-de-la-Zouch, Leicestershire Scale 1:2500. The insert depicts St. Helen's House on a modern map. Scale 1:1000 at A4.  
Contains Ordnance Survey data © Crown Copyright and database right 2017



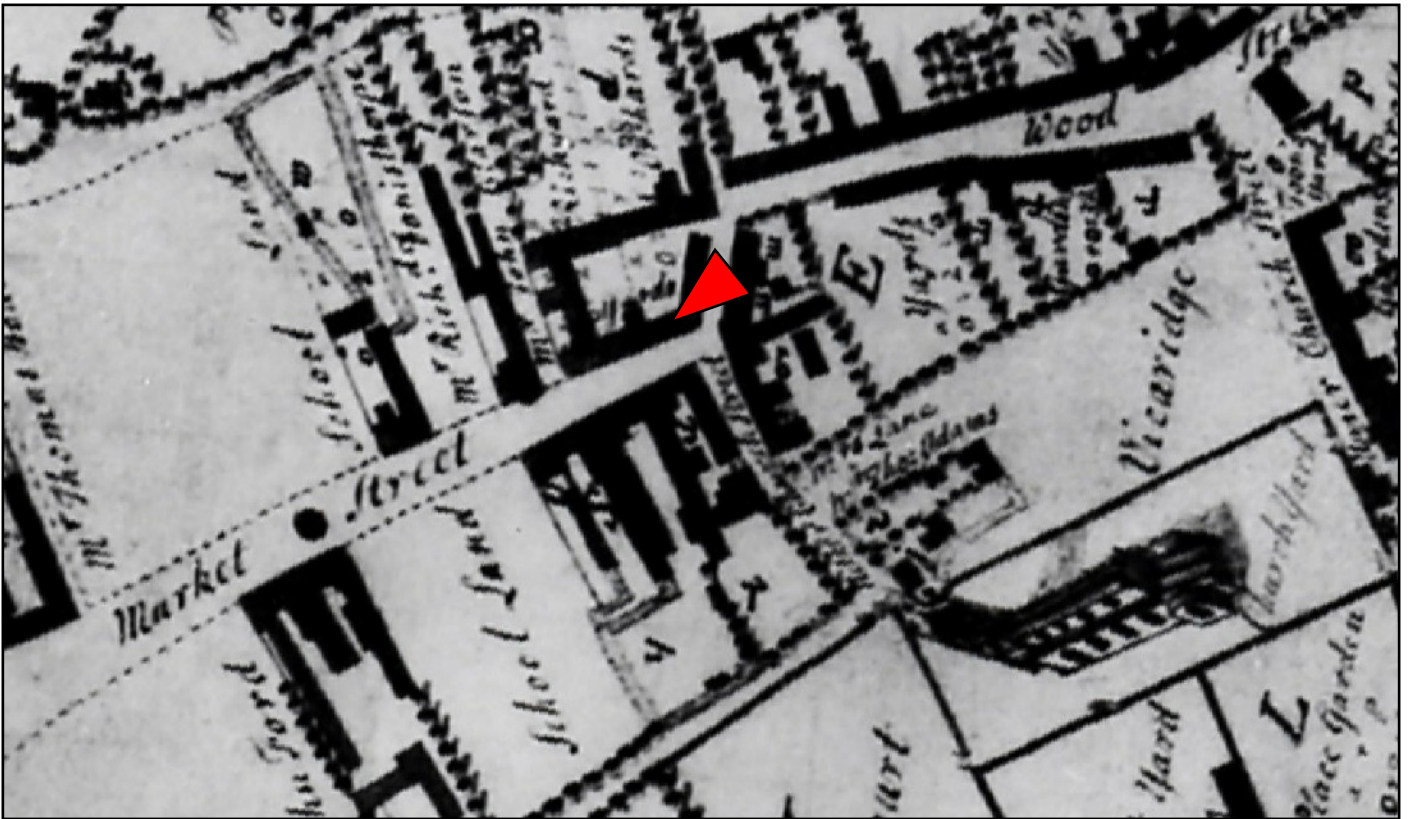


Figure 2: St. Helen's House as depicted on the 1735 Hastings Map. Not to regular scale.



Figure 3: St. Helen's House as depicted on Woods map of 1837. Not to regular scale.





Figure 4: St. Helen's House depicted on a map by an unknown cartographer in 1884. Not to regular scale.



Figure 5: St. Helen's House as depicted on the Second Edition 25 inch scale Ordnance Survey map of 1903. Not to regular scale.



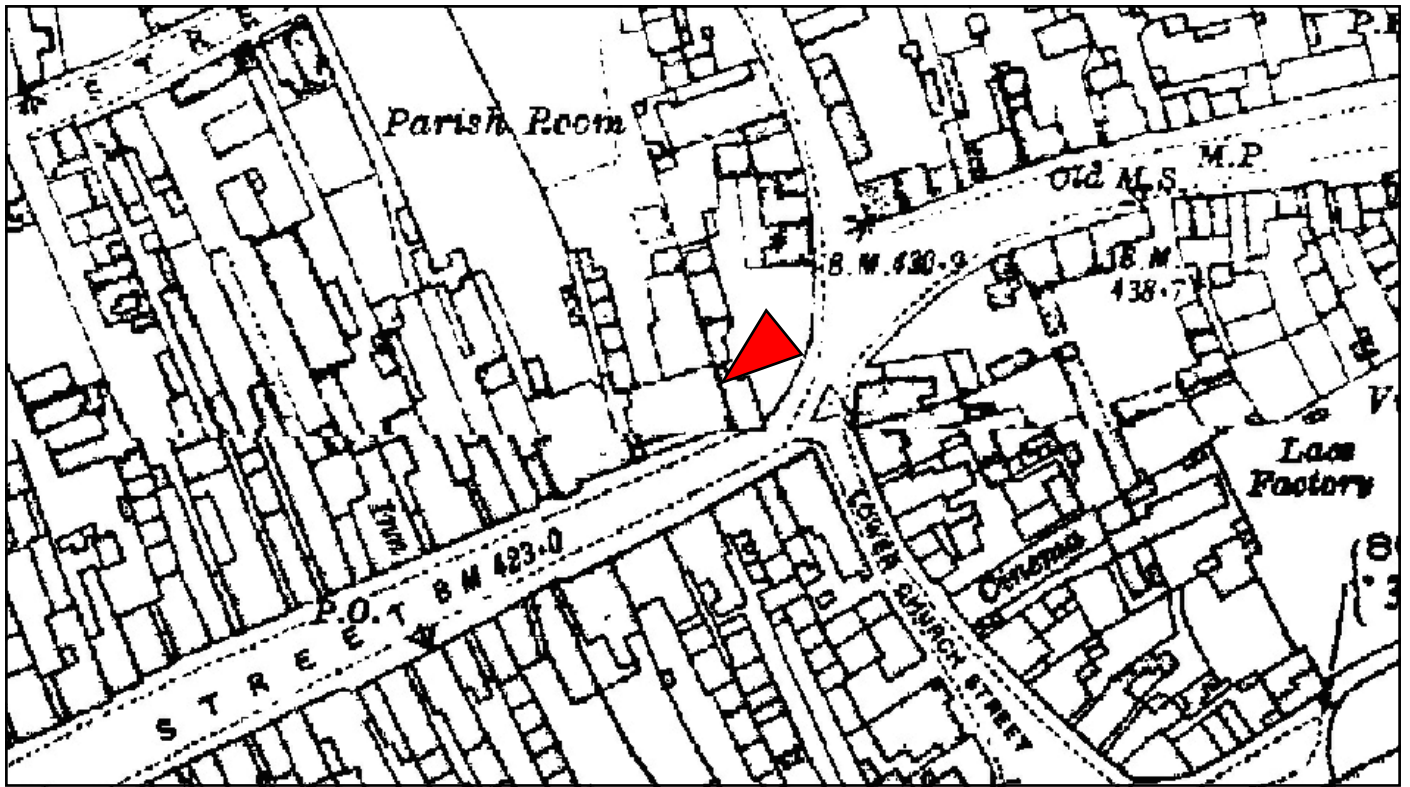


Figure 6: St. Helen's House as depicted on the Third Edition 25 inch scale Ordnance Survey map of 1923. Not to regular scale.

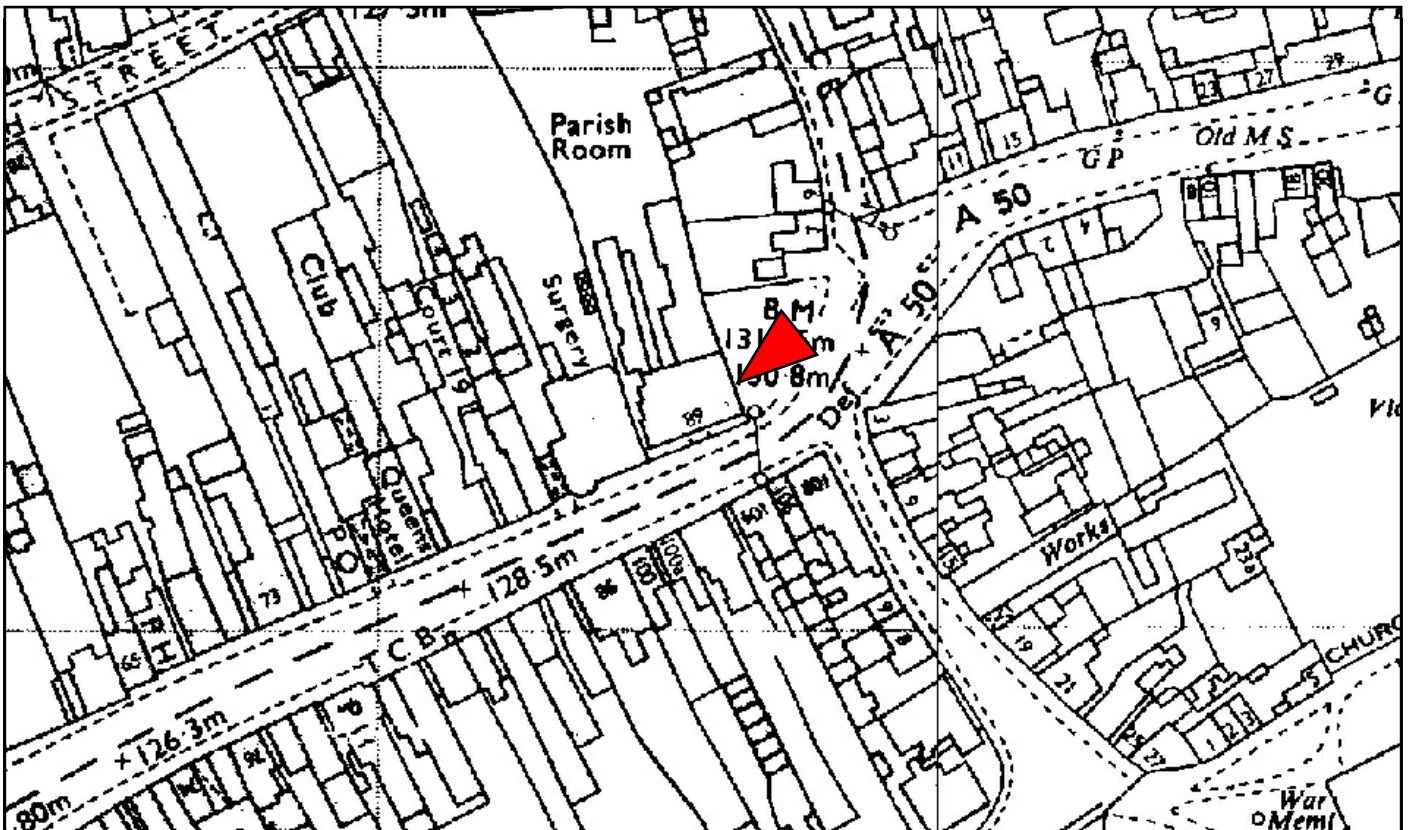
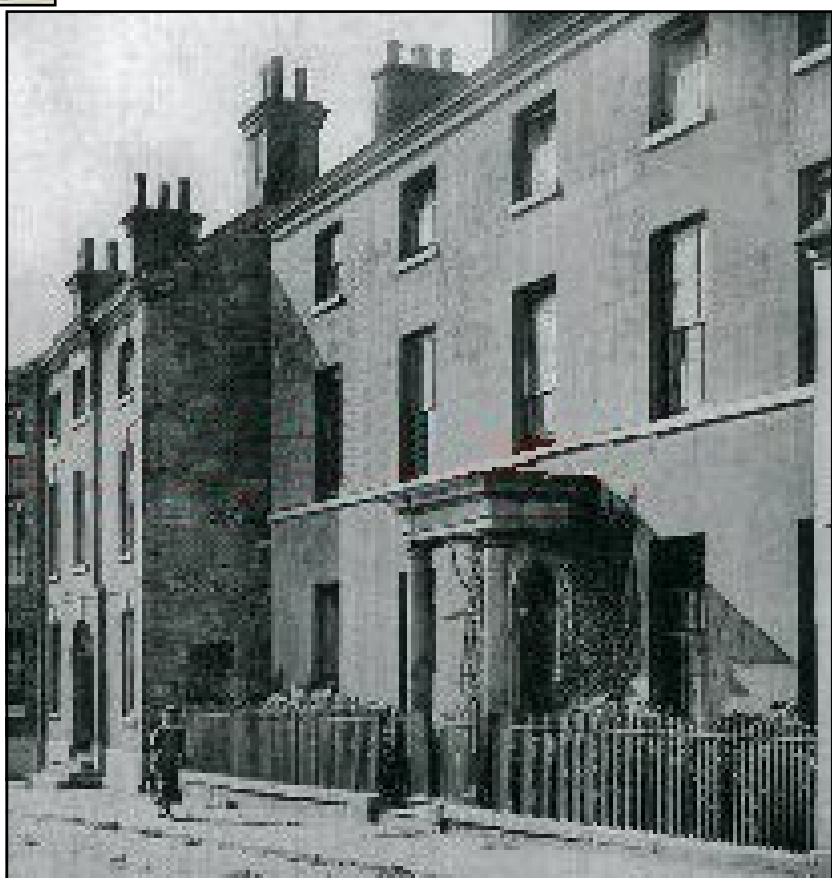


Figure 7: St. Helen's House as depicted on the 1971 edition Ordnance Survey map. Not to regular scale.



**Figure 8:** A copy of the front piece of Hextall's Shop Directory of 1841 showing St. Helen's House when it was under the ownership of Edward Mortimer Green.

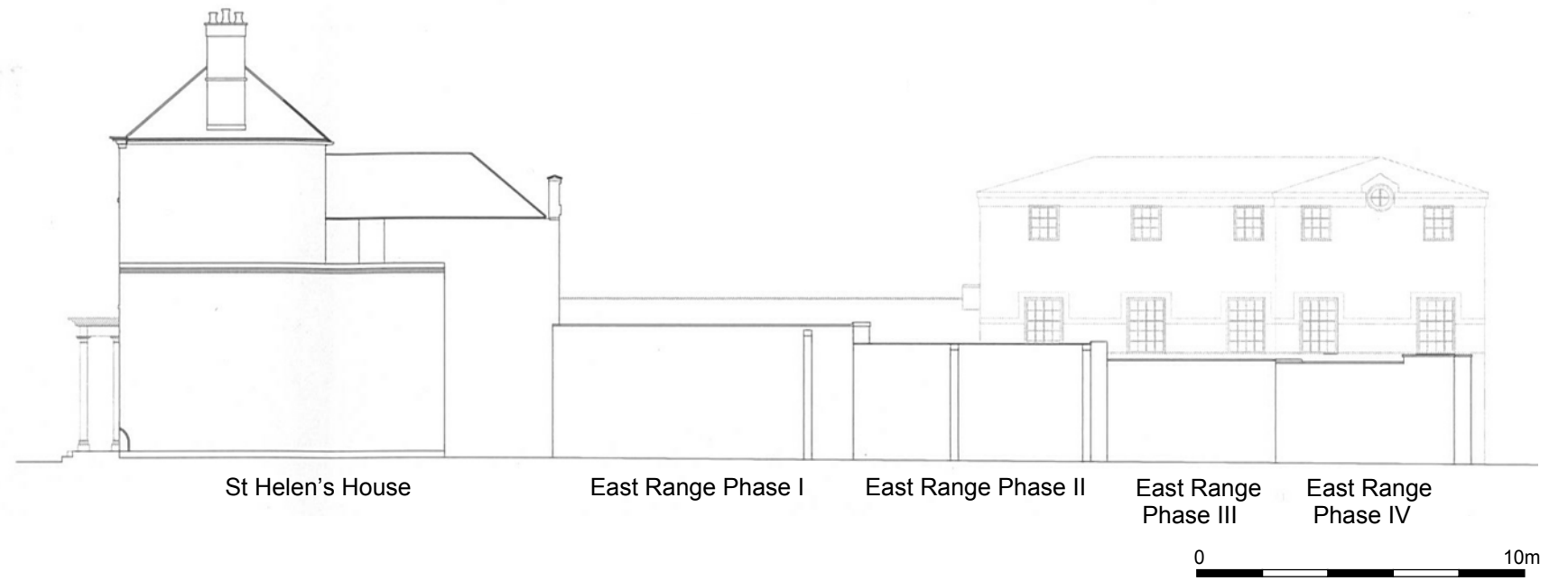


**Figure 9:** A photograph from c. 1890-1912 showing St. Helen's House during the time that it was a Grammar School.





**Figure 10:** The south frontage of St. Helen's House based on drawings provided by the client. Scale 1:200 at A3.



**Figure 11:** The east gable and elevation of St. Helen's House and the east elevation of the East Range based on drawings provided by the client. Scale 1:200 at A3.



**Figure 12:** The north elevation of St. Helen's House based on drawings provided by the client. Scale 1:200 at A3.



**Figure 13:** The west gable and elevation of St. Helen's House and the west elevation of the West Range based on drawings provided by the client. Scale 1:200 at A3.

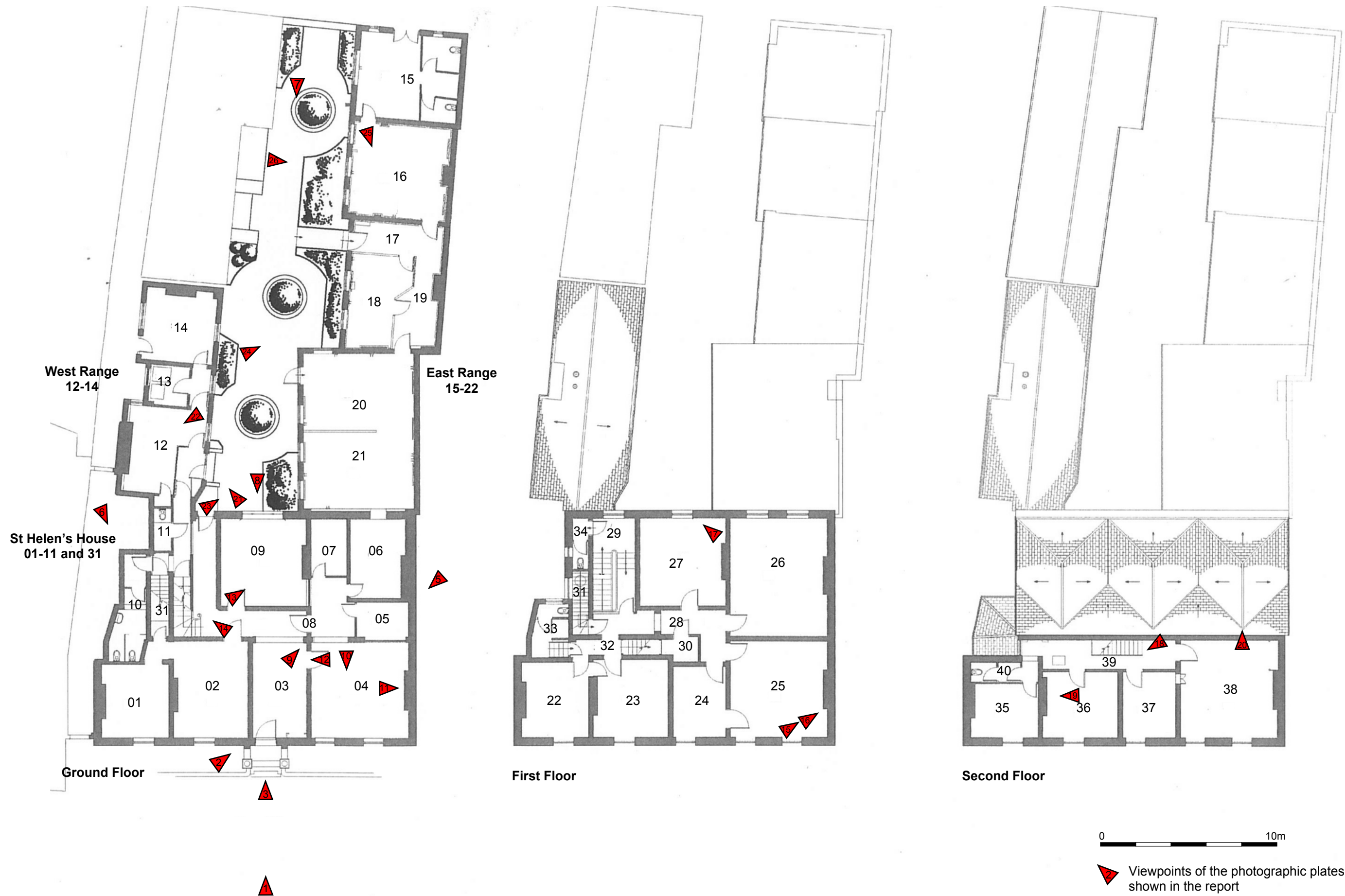
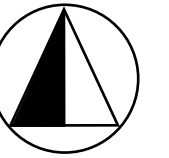


Figure 14: Plans of the ground, first and second floors of St. Helen's House, and the ground floors of the West Range and the East Range based on drawings provided by the client. Scale 1:200 at A3.

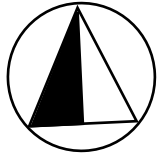


Figure 15: Phased plan of St. Helen's House based on a drawing provided by the client. Scale 1:200 at A4





**Plate 1:** The south frontage of St. Helen's House, viewed from Market Street looking north.



**Plate 2:** The Tuscan porch of the south frontage, viewed looking north-east.



**Plate 3:** The door in the south frontage, viewed looking north.





**Plate 4:** The east gable and elevation of the north element of St. Helen's House, viewed looking west.



**Plate 5:** The dentil cornice extending across the east gable and elevation, viewed looking west.



**Plate 6:** The west gable and elevation and later two storey extension, viewed looking south-east. Note the dentil cornice extending around both the gable and elevation and the three sash windows which are the only surviving original windows in the building.





**Plate 7:** The north elevation of St Helen's House with the East Range in the foreground and the West Range also partially visible, viewed looking south.



**Plate 8:** The ground floor window in the north elevation, viewed looking south.





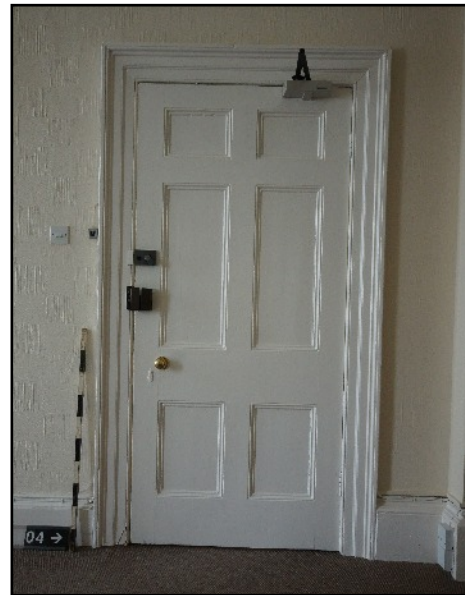
**Plate 9:** The depressed arch and cornice of Hallway 08 and architrave and door leading into Room 04, viewed looking north-east.



**Plate 10:** General view of Room 04, viewed looking south. Note the surviving boxes for the shutters beneath the windows.



**Plate 11:** The Regency fire surround in Room 04, viewed looking east.



**Plate 12:** The door and architrave leading from Room 04 to Hallway 03, viewed looking west.



**Plate 13:** General view of Room 09. The door into Hallway 08 is a later insertion, viewed looking north-east.



**Plate 14:** The staircase in Hallway 08, viewed looking north-west.





**Plate 15:** The plaster cornice in Room 25.



**Plate 16:** The skirting board in Room 25.



**Plate 17:** The modern window and original architrave and picture rail in Room 27.



**Plate 18:** The bannister in Hallway 39, viewed looking south-west.



**Plate 19:** The Greek influenced fireplace surround in Room 36, viewed looking west



**Plate 20:** The king post roof over Room 26, viewed looking north.





**Plate 21:** The east elevation of the West Range, viewed looking north-west.



**Plate 22:** The former kitchen, Room 24, in the West Range, viewed looking south-west.





**Plate 23:** The west elevation of the East Range Phase I, viewed looking north-west.



**Plate 24:** The west elevation of the East Range Phase II, viewed looking south-east.



**Plate 25:** The interior of the East Range Phase III Room 16, viewed looking south-east.



**Plate 26:** The west elevation of the East Range Phase III, viewed looking east.

## 7. Archival Record

### Photo List

ST HELEN'S HOUSE, ASHBY-DE-LA-ZOUCH PHOTO LIST		
Exterior		
Image No.	Photo Description	Viewed looking
1	St Helen's House from Market Street by The Lamb public house	NE
2	St Helen's House from Market Street by No 76	NE
3	St Helen's House from Market Street by No 94	NE
4	St Helen's House from Market Street by 100A	NE
5	St Helen's House from Market Street south frontage	N
6	St Helen's House from Market Street south frontage and east elevation	NW
7	St Helen's House from Market Street south frontage and east elevation	NW
8	East elevation viewed looking down Market Street from the junction with North Street	NW
9	St Helen's House from Market Street, east elevation on the corner of Wood Street	W
10	St Helen's House from Market Street, east elevation from the end of North Street	SW
11	St Helen's House north elevation from north street	SW
12	St Helen's House north elevation from north street	S
13	South elevation, ground floor, westernmost modern sash window	N
14	South elevation, ground floor, westernmost modern sash window	NE
15	South elevation, alley gateway	N
16	South elevation western most modern sash window/southern part of house	N
17	South elevation canopy	N
18	South elevation canopy	NE
19	South elevation canopy rear eastern column	NE
20	South elevation underside of the canopy	N
21	South elevation door	N
22	South elevation door knocker	NE
23	South elevation canopy	W
24	South elevation air vent	N
25	South elevation canopy rear eastern column base	NW
26	South elevation canopy front eastern column base	SW
27	South elevation canopy	SW
28	East elevation dentil ornamentation	SW
29	East elevation roof	W
30	North elevation parapet	NW
31	East elevation buttresses of later single storey phase	NW
32	Later east block from the car park	SE
33	North elevation	S
34	East block west elevation non modern phases	SE
35	East block west elevation Room 16	E
36	East block west elevation Room 16 window detail	E
37	East block west elevation central phase (Rooms 17-19)	SE
38	East block west elevation central phase (Rooms 17-19) door	E
39	East block west elevation southern offices (Rooms 20-21)	NE
40	East block west elevation southern offices (Rooms 20-21) window detail	E
41	West block east elevation	NW
42	West block east elevation window detail	W
43	North elevation central window	S
44	North elevation door	S
45	North elevation 1 <sup>st</sup> floor sash window (modern) and parapet	SE
46	West block west elevation	SE
47	West block west elevation (Rooms 13 and 12)	SE
48	Extensions to west elevation of St Helen's House	SE
49	West elevation of St Helen's House original windows	SE
50	West elevation of St Helen's House original 4 light window	E
51	West elevation of St Helen's House original 16 light window	E
52	Extensions to west elevation of St Helen's House. Note the further original 9 light sash window of the second floor.	SE

<b>Interior Ground Floor</b>		
53	Room 01 south and west walls	SW
54	Room 01 north and east walls	NE
55	Room 01 door and frame	N
56	Room 01 cornice and window frame	SW
57	Space between Room 02 and Room 02 timber beam in ceiling	W
58	Room 2 south and west walls	SW
59	Room 2 north and east walls	NE
60	Room 03	N
61	Room 03	S
62	Room 03 front door	S
63	Room 03 arch	NE
64	Room 03 arch moulding	NE
65	Room 03 cornice	NE
66	Room 03 skirting board	NE
67	Room 03 York stone floor	N
68	Room 04 west wall	SE
69	Room 04 south wall	S
70	Room 04 north end	N
71	Room 04 original door	W
72	Room 04 original door	NW
73	Room 04 arch	NW
74	Room 04 cornice	NW
75	Room 04 picture rail	NW
76	Room 04 skirting board	NE
77	Room 04 north end west wall	NW
78	Room 04 cornice	NW
79	Room 04 original marble fireplace in east wall	E
80	Room 04 original marble fireplace in east wall	SE
81	Room 05	SW
82	Room 06	N
83	Room 07 – cornice is the same as Room 4	NE
84	Room 08 with original skirting board, cornice and stairs – west to east part of the room	NW
85	Room 08 stairs	NW
86	Room 08 north to south part of the room	N
87	Room 08 cornice	ENE
88	Room 08 stair detail	W
89	Room 08	SE
90	Room 09 north wall	NE
91	Room 09 east wall	NE
92	Room 09 cornice and picture rail	NE
93	Room 10	N
94	Room 12	SW
95	Room 12 west wall	SW
96	Room 13	W
97	Room 14 north and west wall	NW
98	Room 15 south and east wall	SE
99	Room 16 south and east wall	SE
100	Rooms 17 18 and 19	S
101	Rooms 19-20 door	S
102	Rooms 20-21 south wall of Room 21 and west wall of Room 20	SW
<b>Interior First Floor</b>		
103	Room 22 north and west walls	SW
104	Room 23 north and west walls	SW
105	Room 24 north and west walls	SW
106	Room 24 cornice	NW
107	Room 25	NE
108	Room 25 cornice	NE

109	Room 25 skirting board	NE
110	Room 26 north and east walls	NE
111	Room 26 east and north walls	NE
112	Room 26 skirting board	NW
113	Room 27 north and east walls	NE
114	Room 27 north window (a modern replacement-same as majority of windows on floor)	N
115	Room 27 north window (a modern replacement-same as majority of windows on floor)	NW
116	Room 27 door (all doors on floor 6 panelled, likely original)	S
117	Room 28 with only the doors, door, frames and skirting board being original	W
118	Room 29	SE
119	Room 29 north wall (window a later 1980's replacement)	N
120	Room 30 no original features	S
121	Room 32 with the stairs to Room 33 in the background	W
122	Room 31, note the original window in the south wall	NW
123	Room 31 original window	SW
124	Room 31 original window	S
125	Room 34, with original window in west wall	SW
126	Room 34 original west wall window	SW
127	Room 34 original west wall window	W
<b>Interior Second Floor</b>		
128	Room 35 south and west walls	SW
129	Room 36 west wall fireplace and south wall	SW
130	Room 36 west wall brick fireplace	W
131	Room 36 west wall brick fireplace	SW
132	Room 37 all original features removed	SE
133	Room 38 south and east walls	SE
134	Room 38 south and west and east walls with Room 39 in the background	SW
135	Room 38 original door	SW
136	Room 39 original banister and stairs	W
137	Room 39 original window in west wall	W
138	Room 39 original window in west wall	SW
139	Room 39 original window in west wall	NW
140	Room 39 banister	SW
141	Room 39 stair rail	NW
142	Room 39 banister	SW
<b>Interior Roof</b>		
143	King post roof over Room 38	N
144	King post roof over Room 38	NE
145	King post roof over Room 38	NW





**Figure 16:** Plans of the ground, first and second floors of St. Helen's House, and the ground floors of the West Range and the East Range showing the photographic viewpoints based on drawings provided by the client. Scale 1:200 at A3.



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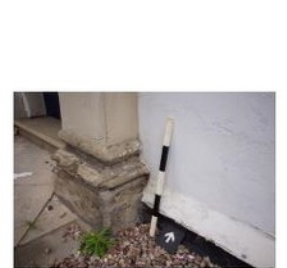
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Figure 17: Thumbnails of the 145 digital images. Page 1 of 5.



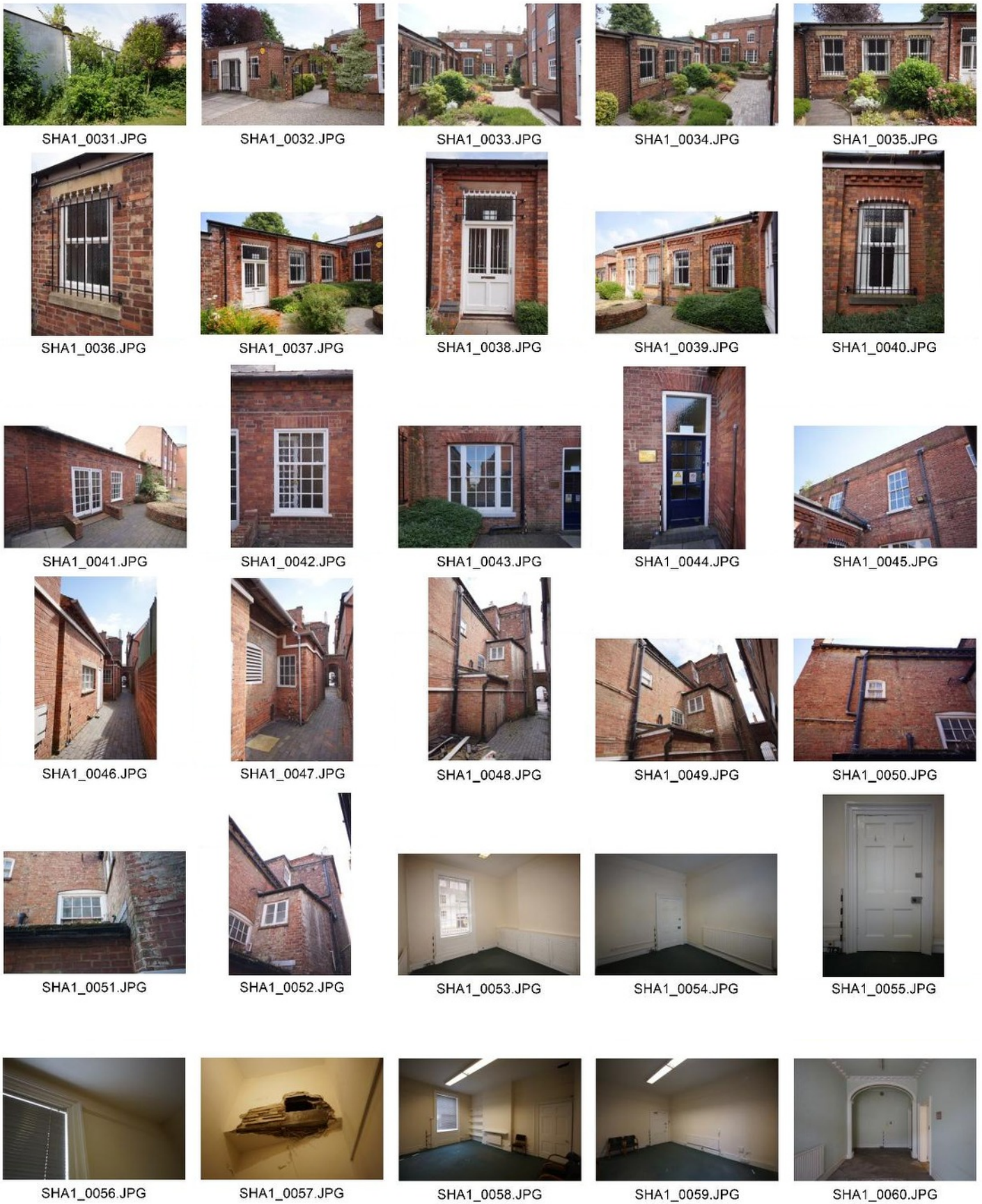
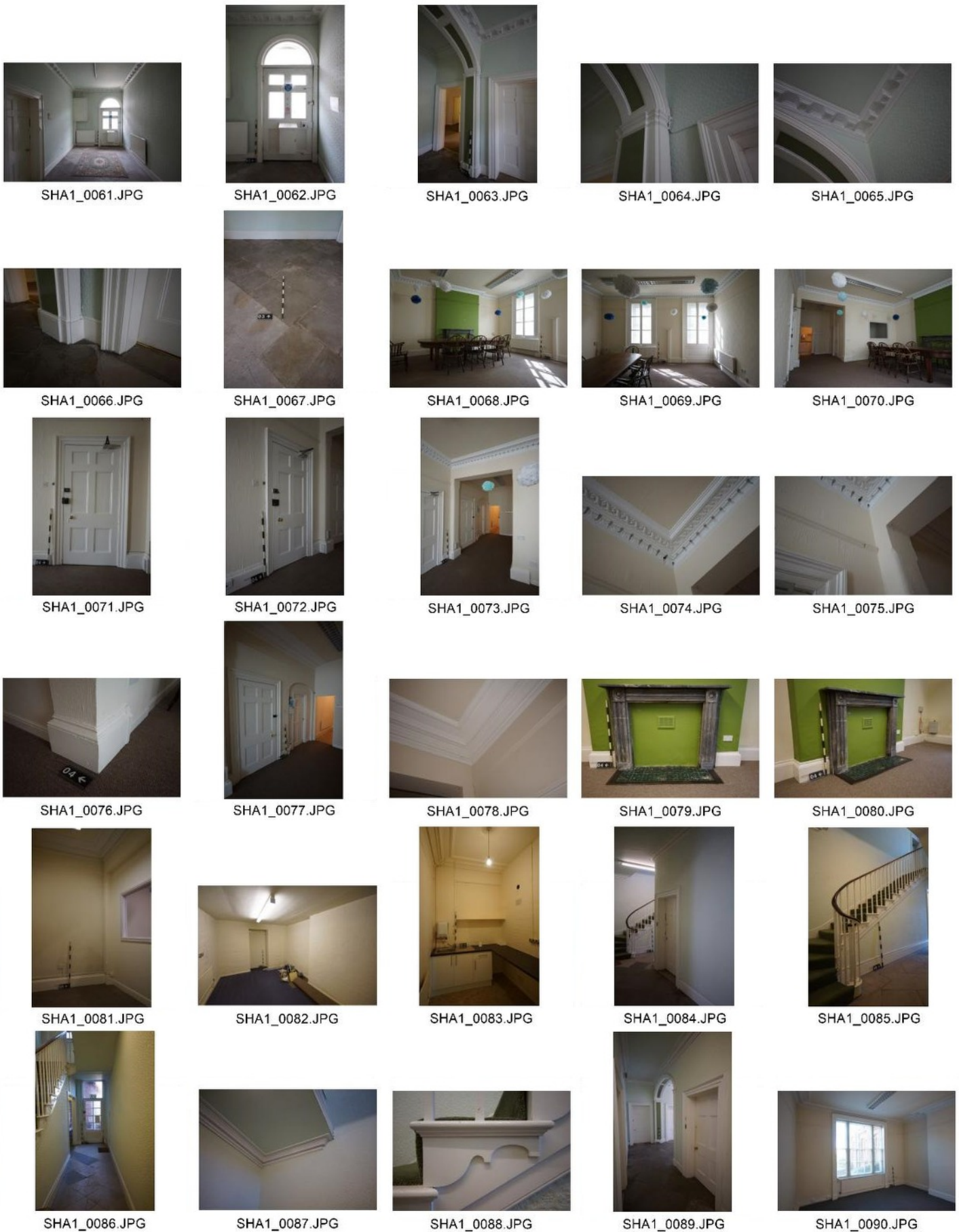
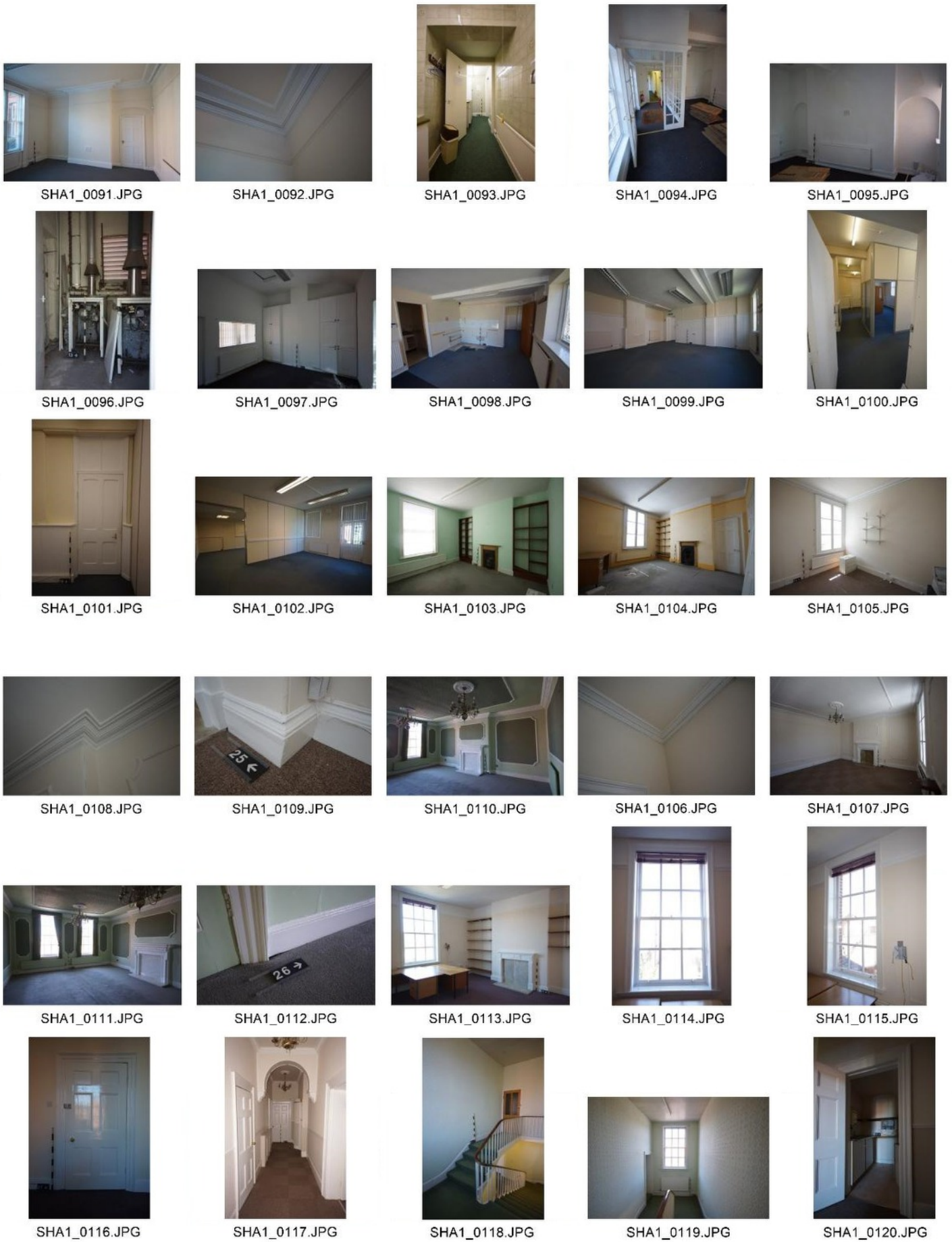


Figure 17: Thumbnails of the 145 digital images. Page 2 of 5.





**Figure 17:** Thumbnails of the 145 digital images. Page 3 of 5.



**Figure 17:** Thumbnails of the 145 digital images. Page 4 of 5.





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Figure 17: Thumbnails of the 145 digital images. Page 5 of 5.