

**HISTORIC BUILDING SURVEY OF
FORMER STABLE BUILDING AT
BREEDON HALL, BREEDON-ON-
THE-HILL, LEICESTERSHIRE**

**LOCAL PLANNING AUTHORITY:
NORTH WEST LEICESTERSHIRE
DISTRICT COUNCIL**

PCA REPORT NO: 11491

SEPTEMBER 2013



PRE-CONSTRUCT ARCHAEOLOGY

**Historic Building Survey of former Stable Buildings, No. 8 the Delph, Breedon Hall,
Breedon-on-the-Hill, Leicestershire.**

Report compiled by Adam Garwood

Site Code: BHBL13

Project Manager: Kevin Trott

Agent: Montague Architects Ltd

Central National Grid Reference: NGR SK 4060 2294

Contractor:

Pre-Construct Archaeology Limited (Midlands)

17-19 Kettering Road

Little Bowden

Market Harborough

Leicestershire LE 16 8AN

Tel: 01858 468333

Mob: 07730 762587

Email: ktrott@pre-construct.com

Web: www.pre-construct.com

© Pre-Construct Archaeology Limited

September 2013

© The material contained herein is and remains the sole property of Pre-Construct Archaeology Limited and is not for publication to third parties without prior consent. Whilst every effort has been made to provide detailed and accurate information, Pre-Construct Archaeology Limited cannot be held responsible for errors or inaccuracies herein contained.

PCA Report Number: R11491

CONTENTS

1	NON TECHNICAL SUMMARY	5
2	INTRODUCTION	6
3	PLANNING BACKGROUND	8
4	METHODOLOGY	9
5	HISTORIC AND ARCHAEOLOGICAL BACKGROUND	11
6	BUILDING DESCRIPTIONS	12
7	CONCLUSIONS	18
8	ACKNOWLEDGEMENTS	20
9	BIBLIOGRAPHY	20

APPENDICES

1	PHOTOGRAPHIC REGISTER
2	OASIS FORM

FIGURES

Figure 1: Site Location

Figure 2: Detailed Site Location

Figure 3: Existing Plans and Elevations

Figure 4: Proposed Plans and Elevations

Figure 5: Location of Plates

PLATES

Plate no.	Title	PCA Photographic Archive №.
Plate 1	Curzon House Looking North-west	101-28
Plate 2	Breedon Hall Looking North	101-29
Plate 3	Principal (western) Elevation looking North	101-4
Plate 4	Principal (western) Elevation looking South	101-5
Plate 5	Arch Headed Stable Door Opening and cut-down Door	101-6
Plate 6	Ground Floor Window	101-7
Plate 7	First Floor Window	101-8
Plate 8	Full Height Door to Stable (Room 3)	101-26
Plate 9	Western Elevation Southern bays	101-2
Plate 10	Southern Elevation	101-1
Plate 11	Lean-to looking East	101-3
Plate 12	Re-used Timber in Roof Truss of Lean-to	101-27
Plate 13	Eastern Roadside Elevation looking North-west	101-9
Plate 14	Eastern Roadside Elevation looking South-west	101-10
Plate 15	Stable Room (1) showing Coal Chute	101-14
Plate 16	Stable Room (2) looking East	101-11
Plate 17	Stable Room (3)	101-12
Plate 18	Extant Brick Built Trough along rear wall	101-30
Plate 19	Garage, Stable Room (4) looking East	101-13
Plate 20	Base of Feed Trough in Room (4)	101-31
Plate 21	Kitchen, Room (6) looking South-west	101-15
Plate 22	Sitting Room (8) looking North-west	101-16
Plate 23	Bedroom (9) Looking East	101-18
Plate 24	Bedroom (10) Looking North-east	101-19
Plate 25	Room (13) Viewed Through Arched Opening, looking South	101-22
Plate 26	Room (14) looking North-west	101-24
Plate 27	Roof over Southern bays, showing modern roof with ridge plank	101-32
Plate 28	Roof over Northern Bays showing hip and tie bar	101-23

1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited was commissioned by Montague Architects Ltd to undertake a level 2 historic building survey of former historic stable buildings at Breedon Hall, Breedon on the Hill, Leicestershire. The survey was carried out in accordance with guidance published by English Heritage (English Heritage, 2006) and was undertaken to record in detail the historic fabric, setting and working character of the buildings prior to their conversion to residential use.
- 1.2 The work was carried out in response to a planning condition imposed by the Local Planning Authority (North West Leicestershire District Council) on the planning permission (12/01006/FUL) for the change of use of former stable block to three residential units and the erection of a single storey side extension.
- 1.3 The former stable building has been identified as 'an unlisted building of local interest' in the Breedon Conservation Area Appraisal and Study (NWLDC, 2001) and is identified as, of historic, architectural and/or archaeological interest from information held in the Leicestershire and Rutland Historic Environment Record (LRHER).
- 1.4 The historic building survey of the former stable building at Breedon Hall has shown that the stable building has been considerably altered and repaired during its lifetime and retains few extant fixtures and fittings and little spatial integrity relating to its original function as a part stable part staff accommodation building serving the hall. The original brickwork of the stable building, use of larger bricks, Flemish bonding and the style of the casement windows within the northern bays together suggest a construction date of the later 18th century to the early 19th century and no earlier. This date fits well with the renovation works made to the hall in 1777, when the hall was remodelled to its present Classical Georgian style and it is plausible that the stable block was built as part of these improvement works.

2 INTRODUCTION

2.1 Background

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by Montague Architects Ltd to undertake an historic building survey of former stable buildings at Breedon Hall, Breedon on the Hill, Leicestershire (NGR SK 4060 2294). The survey work was required by the Local Planning Authority (North West Leicestershire District Council) as a condition of the planning permission (12/01006/FUL) for the change of use of the former stable block to three residential units and the erection of a single storey side extension.
- 2.1.2 The building survey was undertaken in accordance with a Written Scheme of Investigation (WSI) agreed in advance of the work with the Local Planning Authority (Trott, 2013). The WSI sets out the methodology that will be used by Pre-Construct Archaeology Limited during the project. The survey was carried out in accordance with an English Heritage Level 2 survey and conformed with guidance published by English Heritage (*English Heritage 2006 Understanding Historic Buildings: A guide to good recording practice*).
- 2.1.3 The aim of the survey work is to produce a permanent record of the building in its present condition, prior to any alteration or demolition. The results will then form part of an ordered archive and report that will preserve 'by record' those areas affected by the works and thereby mitigate any loss of historic integrity.

2.2 Site Location and Description

- 2.2.1 The development site lies within the historic village of Breedon on the Hill situated in north west Leicestershire, close to the boundary with Derbyshire, some 6.5 km to the south-west of Castle Donington and 8km to the north-east of Ashby de la Zouch. It lies immediately north of the A42 and west of the A453 Moor Lane (Ashby Road) and is situated within its own parish, which includes the smaller settlements of Wilson and Tonge. The village occupies a position on the southern slope of the hill – a magnesium limestone outcrop from which it takes the second part of its name. The Parish Church of St. Mary and St. Hardulph, which has Anglo-Saxon origins, occupies the summit of Breedon Hill and dominates the surrounding landscape.
- 2.2.2 Breedon Hall is situated to the north of the Main Street (C8212 Ashby Road), formerly the Nottingham to Tamworth Turnpike road of 1760 and within the historic core of the village at NGR SK 4060 2294 (Fig. 1). The hall lies within its own grounds set back from the Main Street and is bounded by the Delph to the east and Cross Street to the West. Both the Hall and its grounds lie within the Breedon on the Hill Conservation Area.
- 2.2.3 The hall is approached from the south by a central carriageway, which to the south of the hall is flanked by a pair of opposite-set detached outbuildings. Both are two storey brick built ranges, with that to the west, Curzon House, a former Coach House (now converted to residential use) and that to the east, a former stable block and the subject of this report. The former stable buildings have recently been described in the applicants Design and Access Statement as 'in quite good condition, but less well maintained than either the hall or Curzon House'. It was also noted that the building had been 'somewhat altered, over the last 30-40 years, to create a flat unit which bisects the two storeys in the southern half of the block'.
- 2.2.4 **The Coach House and Stable Range to the south west of Breedon Hall** (formerly listed under Breedon Hall and stable ranges) are listed for group

value as grade II listed buildings (English Heritage UID 358068). The list description reads:

- 2.2.5 Coach-house and stable range, converted to flats 1986 (**Plate 1**). Mid-late C18, raised C19, with left gable rebuilt C20. Red and buff brick, ashlar plinth, C20 plain tile roof, one brick chimney to left of centre. 2 storeys. Long range. To left are 2 coach-house bays with double doors. Doors have bonded stone jambs and segmental brick arches. Left doors are slightly smaller and have 4-pane sash above. Below eaves between bays is a square tablet of moulded stone inscribed 'John Curzon, Anne Dorn 1690', re-sited. To right are 4 window openings and 3 doorways. One window has 4-pane sash; the others await C20 glazing. 2 doorways have board doors with barred rectangular fanlights; one doorway is empty. 3 square loft openings, the left with board door, 2 to right with 4-pane sashes. C20 4-bay garage extension at left end. Included for group value.
- 2.2.6 Whilst the former Breedon Hall was latterly converted into apartments (Flats 1-4) it remains as a grade II listed building (English Heritage UID 358067) under the reference Flats 1-4 (consec), Breedon Hall (formerly listed under Breedon Hall and stable ranges). The list description reads:
- 2.2.7 Former house, now 4 apartments (**Plate 2**). Early C18 part survives, at rear NE corner; extended mid C18; refronted 1777 as dated on rainwater heads, which also bear initials NC for Curzon family. Refurbished and converted to apartments c.1970-80. Brick, with ashlar plinth and moulded stone eaves, the front of better quality red brick with fine white mortar joints and some stone dressings. Hipped slate roof, brick chimney to left rebuilt C20. Double pile block, the front of 2 storeys, the rear of 3 storeys with cellars. 5-bay front has stone band courses at first floor and first floor sill level, and modillion eaves with leaded blocking course, all stone dressings painted. Centre bay is slightly advanced and pedimented. 3-pane sashes with narrow glazing bars and fine gauged heads. Centre bay has painted stone architrave surround to first floor window. 8-panelled door below with ornamental rectangular fanlight and flanking 2-pane sashes, all in painted stone surround with Doric pilasters, entablature and architrave frame to door. Door is approached by 6 spreading stone steps. Above door is a metal lantern. Downpipes with dated rainwater heads flank central bay. Rear has 3 mid C18 bays with 3-pane sashes and gauged heads to right, and 2 earlier C18 bays to left. These bays have rendered plinth, dentilled brick band courses and boxed 3-pane sashes, renewed C20. 2-storey extension to far left is C18 in origin but much altered. C20 interior said not to contain any original features of note.

3 PLANNING BACKGROUND

3.1 Introduction

- 3.1.1 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the *Town and Country Planning Act 1990*. In addition, local planning authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.

3.2 Legislation and Planning Guidance

- 3.2.1 Statutory protection for historically important buildings and structures is derived from the *Planning (Listed and Conservation Areas) Act 1990*. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012 and which supersedes the Planning Policy Statements (PPSs).
- 3.2.2 The requirement for archaeological work is in accordance with NPPF Paragraph 141. The purpose of the work is to complete an appropriate level of historic building recording of the affected structures and their setting. This will pay specific attention to those elements where demolition/conversion and/or alteration are proposed. The work should be undertaken to a standard that will allow the future interpretation of the buildings within the context for which they were originally designed as well as later uses. An archive and report will be created as a result of the survey.
- 3.2.3 The Senior Planning Archaeologist at Leicestershire County Council reviewed planning application (12/01006/FUL) and recommended that if the planning permission was granted, subsequent development should be subject to an archaeological condition (7) requiring the implementation of a programme of archaeological works.
- 3.2.4 Condition 7 reads: *'No demolition and no development shall take place/commence until a programme of archaeological works including a Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority. No demolition and no development shall take place other than in accordance with the agreed scheme'*.
- 3.2.5 Reason: To ensure satisfactory archaeological investigation and recording.
- 3.2.6 The historic building recording is required to ensure that the planning condition (7) imposed on the planning consent by the Local Planning Authority (North West Leicestershire District Council) is fully addressed.
- 3.2.7 The consented scheme (12/01006/FUL) entails the change of use of the former stable block to three residential units, including external alterations and works along with the erection of a single storey side extension.

4 METHODOLOGY

4.1 Aims and Objectives

- 4.1.1 The aim of the building recording as set out in the Written Scheme of Investigation (Trott, 2013) is to provide a detailed record of the former stable buildings prior to their alteration. The aim of the work is to produce a permanent record of the building in its present state prior to any alteration, meeting nationally recognised standards as set out in the English Heritage guidance document Understanding Historic Buildings: A guide to good recording practice (2006).
- 4.1.2 The historic building survey will be undertaken to a standard allowing the future understanding and interpretation of the building and its site setting. An archive and report will be created as a result of the survey.

4.2 On-Site Recording

- 4.2.1 The on-site survey was carried out on the 3/09//2013 by an historic buildings archaeologist. Existing and proposed plans were provided by the client so that the recording could specifically focus on the areas to be altered. These drawings were annotated on site and used as a basis for the illustrations in this report.
- 4.2.2 A photographic survey including high quality digital images and black and white prints was undertaken recording all external elevations, principal interior spaces and key features, fixtures or fittings. General shots of the site and the buildings in context with the hall, coach house and surroundings were also completed. All the images recorded have been included in this report and **Figure 5** shows the location and direction of these photographs. A register of all photographs taken on site by the PCA photographer is included in **Appendix 1**.
- 4.2.3 The programme of historic building recording will be undertaken to a level 2 survey and in accordance with best practice set out in the English Heritage guidelines Understanding Historic Buildings: A guide to good recording practice (2006). This will involve a full visual record, accompanied by a drawn record and descriptive account.
- 4.2.4 The Written Account:
- The precise location of the building, by name or street number, civil parish, town, etc, and National Grid reference and details of listing or scheduling.
 - The date when the record was made, and the name(s) of the recorder(s).
 - A statement describing the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners should be given if known. Its purpose is to describe the building when no fuller record is necessary, to serve as an introduction to the more detailed body of the record that may follow, and to satisfy those users who may need no more than a summary of the Royal Commission's findings.
 - Where appropriate, either as a result of the development proposal or due to the character of the building, the account shall include a note of the building's past and present relationship to its setting: for example, its relationship to local settlement patterns, to a field system to a park, garden, moat, graveyard or other man-made landscape; its part in a larger architectural or functional group of buildings; its visual importance as a landmark etc.
- 4.2.5 The Photographic Record:
- General view of views of the exterior of the building.

- The overall appearance of principal rooms and circulation areas.
- Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.

4.2.6 The Drawn Record

- Shall comprise plans (to scale or full dimensioned) of all main floors as existing. Small buildings of well-known types, or buildings with a repetitive structure (e.g. many industrial buildings) may be planned on one floor only, but a note or a sketch plan should be made to show the arrangement of other floors. Plans should show the form and location of any structural features of historic significance (e.g. blocked doors and windows; former fireplace openings; masonry joints; changes in internal levels).
- As a minimum, in all cases, the drawn record will include a sketch plan roughly dimensioned (when no more thorough drawn record is required). Such a plan may not always included structural details (e.g. timber framing).
- In each of the above cases, use may be made of available plans (i.e. those prepared as part of a planning application). In all cases these shall be checked by the historic building specialist and supplemented or amended where necessary.

4.3 Project Archive

- 4.3.1 A full and ordered archive that would include any written, drawn, survey and photographic records relating to this phase of investigation will be completed as defined in Brown (2008); Taylor & Brown (2009) and UKIC and ADS guidelines for the preparation of archaeological archives for long term storage, "The Transfer of Archaeological Archives to Leicestershire Museums, Arts and Records Service" (LMARS 2001) and "Archaeological Archives: A Guide to Best Practice in creation, compilation, transfer and curation" (AAF 2007).
- 4.3.2 The archive will be provisionally stored in Pre Construct Archaeology's Midlands Office in Market Harborough, before transferring the archive to the relevant Leicestershire Museum.

4.4 Guidance

- 4.4.1 All works were undertaken in accordance with standards set out in:
 - Association of Local Government Archaeological Officers: Analysis and Recording for the Conservation and Control of Works to Historic Buildings (1997)
 - British Archaeologists and Developers Liaison Group: *Code of Practice* (1986)
 - British Standards Institution: *Guide to the Principles of the Conservation of Historic Buildings (BS 7913)* (1998)
 - English Heritage: *Guidance Paper 98: GLAAS: Guidance Paper 3-Standards and Practices in Archaeological Fieldwork in London*
 - English Heritage (Clark K): *Informed Conservation* (2001)
 - English Heritage: *The Presentation of Historic Building Survey in CAD* (2000)
 - IFA: *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (1999)

5 HISTORIC AND ARCHAEOLOGICAL BACKGROUND

- 5.1.1 Breedon Hill was the site of an Iron Age hill-fort of which the earthworks comprising a single bank and ditch suggest that a large settlement was enclosed in the third/fourth century BC and continued in occupation into the Roman period. A monastic church, founded at Breedon between 675 and 691 AD, is thought to have been destroyed by Danes around the close of the ninth century. The monastery may have been rebuilt as part of Aethelwold's monastic reforms and by the early part of twelfth century it was the site of a new Augustinian Priory (Pevsner and Williamson, 1992).
- 5.1.2 At the dissolution the site was sold by the Crown to the Shirley Family of Staunton Harold Hall; later the Earls Ferrers (Wain, 1965). Much of the Priory was demolished and all that remains is the choir and the north and south aisles of the church and its once central tower (Wain, 1965). The Shirleys used the north aisle as a private chapel and gave over the remaining parts of the building to be used as the church for the Parish of Breedon (Pevsner and Williamson, 1992).
- 5.1.3 The village, which may have been established to facilitate the monastic and late priory sites, developed around a mainly agricultural and extractive based economy up to the twentieth century. The limestone outcrop at Breedon was exploited for mineral resources as early as the thirteenth century and by the turn of the nineteenth century, Breedon Quarry had been established under the ownership of the Earl of Stamford. The lands of the Parish were enclosed in 1759 and 1802 (White, 1846).
- 5.1.4 In the middle of the nineteenth century, the Earl of Stamford and Warrington as Lord of the Manor held much of the land in the parish, though the Curzon family of Breedon Hall were also important landowners at the time (White, 1846). The present Breedon Hall is thought to have been built during the early 18th century, extended shortly after during the mid 18th century and re-fronted by 1777, the latter event dated on the rainwater heads, which bear the initials NC for Nathaniel Curzon. The Curzons, Earls Howe later acquired estates at Lockington and transferred the family seat from Breedon Hall when Nathaniel Charles Curzon acquired Lockington Hall in c.1872.
- 5.1.5 The Coach-house and stable range are thought to date from the mid-late 18th century, altered and adapted during the 19th and 20th centuries. Below the eaves of the Coach House is a re-sited square tablet of moulded stone inscribed 'John Curzon, Anne Dorn 1690'. Interestingly this date predates the suggested early 18th century date of the hall and corresponds with suggestions that the hall was previously a much simpler farmhouse or similar built during the 17th century, around c.1660 (History of Breedon Hall-Domesday Reloaded).

6 BUILDING DESCRIPTIONS

- 6.1.1 The following descriptive text provides objective information about the former stable block, Breedon Hall at the time of the survey (03/09/2013). Interpretation of function and the phasing is based on information gathered during the fieldwork and analysis of the building fabric.

6.2 General Description (External)

- 6.2.1 The former stable building at Breedon Hall is situated on the eastern side of the principal driveway to the hall and form one half of a pair of out buildings, the other a former Coach House (now Curzon House) which face each other across the drive, just south of the hall. The stable block is aligned approximately north-south, with its long elevations facing east and west and in part forms the boundary of the hall along The Delph (eastern side). Due to the gradual slope of the ground level away to the south, the stable building has a greater elevation to the south, incorporating an undercroft below the southern three bays. Accordingly a modern brick-built ramp has been added to facilitate access into the rooms at the southern end. This gradient is much more pronounced along The Delph (as seen in the western elevation), suggesting that the hall grounds were partly terraced along this eastern boundary.
- 6.2.2 The stable is built in brick and over two storeys. It has pitched roof with hipped ends that is covered in modern plain tiles and bare brick external elevations to the north, south and west. A small lean-to butts up against the southern wall and the eastern boundary wall. At the time of the survey the building, the northern half of the building was in general storage/utility use and the southern bays, a disused residential annexe.

6.3 Principal Western Elevation (Plates 3 & 4)

- 6.3.1 The stable is laid out over twelve bays and two storeys with its principal elevation facing west. This can be divided, by function, into the northern and southern bays with those to the north comprising the former stables and to the south, staff accommodation. The northern bays of the elevation were considerably less altered and included original window and door openings, while those bays to the south included much re-fenestration and re-organisation.
- 6.3.2 The brickwork comprised good quality red bricks with smooth faces and sharp arises. A few burnt headers were present (not as a decorative element) as were examples with kiss marks and others with horizontal squish marks. The bricks measured on average 230-235mm x 55-60mm x 110mm and were laid in Flemish bond. Queen closers were used around the openings and angles (but not seen around the later inserted/rebuilt openings) and the wall measured 14 inches thick, i.e. one and a half bricks. The brickwork was bound by a lime mortar with a high lime content, which was notably finished using penny-struck joints. This decoration was also seen (partly) across the less visible southern and northern elevations.
- 6.3.3 Architectural embellishment of the elevation was restrained. This mainly comprised a protruding two-brick floor band which extended the length of the elevation just below the level of the first floor windows and the use of brick arches to some of the openings. The floor/sill band had however been interrupted and rebuilt as a consequence of later re-fenestration works, particularly that allied with the insertion of the modern first floor windows into

the central bays and the kitchen and sitting room windows in the southern bays.

6.3.4 Northern bays (Plates 5-8)

6.3.5 The northern bays included three, original, half-round arch-headed door openings with rough brick heads of a single on-edge course and three original window openings at ground and first floor. The tympanum of all three door openings into each stable bay were latterly boarded over, but once probably comprised a simple mesh or ventilator to the stable. The timber architraves to the doors were original, with a beaded detail to the inner medial edge and were generally in a fair condition despite some rot at the base. The bead decoration was also a feature of the surviving doors, with each vertical board beaded along one edge both internally and externally. The two northern doors were half doors (lower section of a stable door) while the southernmost (to room 3) retained a full height door. Inspection showed that the two northern half doors were in fact cut down examples of the full height door to room (3). The latter, though rotten along its base, survived intact. It is a ledge and batten door with diagonal set bracing to the rear and was hung on a pair of heavy wrought iron strap hinges.

6.3.6 The ground floor window openings were built with rough brick heads (as the door openings) and whilst this plain treatment may suggest that the elevation was originally plastered (as ashlar render), the use of the penny struck detailing argues that if this was the case, its removal was quite early. The windows of the first floor were tucked under the eaves line and accordingly had simple stone lintels built flush with the brickwork. All the openings were built with plain limestone sills (5½ inch deep), those to the first floor resting upon the brick first floor band. The fenestration was generally in a poor condition but comprised two fixed (no sign of hinges) casements of six narrow rectangular lights. The glazing bars had an ovolo detail along the inner side and a plain detail to the exterior. They typically appear to date to the 19th century or later.

6.3.7 Southern Bays (Plate 9)

6.3.8 The southern bays were considerably more altered than those to the north. These alterations include the insertion of a wide garage door opening into the central bays (Room 4) at ground, the insertion of three large modern windows into the central bays at first floor (Rooms 11, 10 & 9) and corresponding modern windows into the kitchen and sitting room (Rooms 6 & 8). These windows were either timber-built casements with hoppers or replacement UPVC examples of a similar design. These openings all have flat heads with soldier courses and are likely contemporary insertions, carried out when the building was converted to part residential use during the mid 1980s. The location of two former first floor windows was apparent above the two inserted windows to the kitchen and sitting room (Rooms 6 & 8). Both were blocked using brick and were of a similar size as those original openings to the east. They were very likely blocked when the internal floor levels within the southern bays were altered during the conversion works in the 1980s. Another significant alteration to the elevation includes the addition of an unsympathetic brick-built ramped access to the southern rooms.

6.3.9 A two brick wide blue brick band, not present in the northern bays, was present toward the base of the wall from the doorway into room (5) to the south angle, continuing around to the southern elevation. As the band respected both doorways, they are likely to be contemporary and original features.

6.4 Southern Elevation (Plate 10)

6.4.1 The southern elevation is constructed using the same brickwork as that used in the principal elevation and includes the blue brick floor band that delineates the height of the floor/undercroft. This band also delineates an area of modern render which wraps around the south western angle. The brickwork bond is

more irregular along the southern elevation, particularly below the floor band, possibly suggesting that this work was not meant to be visible.

6.4.2 The elevation is and was built without openings and includes a centrally positioned end wall chimney stack. This rises through the eaves line and is capped by a blue brick over-sailing course. The brickwork of the stack above the eaves however appears to be different to the main elevation, suggesting that it is either a later addition or a more recent rebuilding.

6.4.3 A small lean-to (boiler house) accretion butts up against the southern elevation and backs onto the eastern boundary wall (**Plate 11**). It has a canted end wall to the south and a fully hipped roof covered with modern plain tiles (as stable block) and half round ridge/hip tiles. The lean-to has rendered brick built walls and incorporates a door opening in the canted wall and a 20th century metal framed casement window. Internally the roof of the lean-to is supported by a single truss, constructed from re-used timber from a considerably older building (**Plate 12**). The lean-to includes a boiler serving the adjacent residential accommodation and access to the sub-floor void of the undercroft. Access was not available but it was clear that the floor joists of the southern bays ran east-west across the shortest distance and were supported by dwarf walls of honeycomb brickwork.

6.5 Northern Elevation

6.5.1 The northern elevation continued the same style of brickwork as that in main elevation. It showed evidence of penny struck detailing and included a large brick-blocked former window opening central to the wall. The sill of the opening was 1.3m from ground level and the window head finished four courses below the eaves. The wall appears to butt up against the boundary wall, though the junction was obscured by later rebuilding.

6.6 Western Elevation (Plates 13 & 14)

6.6.1 The western elevation, fronting onto The Delph was part obscured, particularly across the northern bays, by the gradient as the land rises up to the north. The western elevation, unlike those facing into the hall grounds, was covered by a modern rough-cast render. The elevation was devoid of openings along its length apart from an entrance and window in the southernmost bay. The door has a modern flat canopy, a glazed side light and lies to the north of a modern window to a bathroom (Room 7). The rough-cast render obscured all evidence of previous openings, of which there was a blocked door way and a window.

6.7 Internal Descriptions

6.7.1 Subsequent use of the former stable block building for general use and part residential use had removed almost all evidence of former function, fittings and fixtures and spatial integrity.

6.7.2 Stable, Room 1 (4.58m x 4.85m) (Plate 15)

6.7.3 The former stable (R1) is a two bay room divided centrally by a boxed-in binding joist (east-west) set into the wall between the door and the window openings. The walls were covered with a hard cement render and the floor resurfaced using a modern concrete screed. No original internal features or fittings associated with an equestrian use survived. This is due to its later re-use as a coal store for the main house. A coal chute, originating from the Delph (roadside), had been inserted along the eastern flank wall and into the southern bay. As this area coincided with where the food troughs and hay racks were likely to have been located, they were probably demolished when the room was converted to a coal store.

6.7.4 Stable, Room 2 (4.22m x 4.85m) (Plate 16)

6.7.5 In common with stable room (1) stable room (2) retained no original internal features or fittings associated with an equestrian. It is a two bay room divided

centrally by a boxed-in binding joist that was supported along the eastern wall by a pier and central by a iron column. The walls, as (1) were rendered and the floors covered in a modern concrete screed. A WC had been added, built into the north-western corner, while a open hatch in the ceiling, provided access, via a ladder, to the first floor rooms (13 and 14).

6.7.6 Stable Room 3, (4.50m x 4.86m) (Plate 17)

6.7.7 Stable Room (3) was also laid out over two roughly equal bays divided centrally by a modern inserted 8 x 4 inch H section steel beam supported by a pier along the east wall. Two more steel beams, presumably incorporated to strengthen the floor in association with the residential conversion above, followed the line of the northern and southern party walls. The floor and wall treatments were the same as rooms (1 and 2).

6.7.8 A notable feature that remained within the stable was the survival of an integral brick-built food trough backing onto the eastern (rear) flank wall (**Plate 18**). The trough extended the full width (N-S) of the stable but was divided centrally by the pier that supported the ceiling joists. This pier, though modern, was probably built in the same location as a stall partition or divider. The height of the trough at c.0 90m from the floor confirms that it was a horse feed trough as feed troughs for cattle are usually lower.

6.7.9 Garage, Room 4 (3.92m x 4.86m) (Plate 19)

6.7.10 This space had latterly been converted into a garage. This entailed the creation of a larger opening (2.75m) within the western wall and the addition of a sliding concertina garage door. Fitted shelving had been built along the southern wall, while the wall, floor and ceiling treatment used the same modern materials as seen elsewhere.

6.7.11 A notable feature present along the rear wall was the remains of a food trough, comprising just the lower brick courses of presumably a trough similar in form to that present in the adjacent room (4) (**Plate 20**). The brickwork of half a brick thickness, survived to a height of 16 inches and extended 24 inches from the rear wall. No other features were present.

6.7.12 Cloak, Room 5 (1.53m x 4.86m)

6.7.13 Room 5 was a narrow room latterly used as a cloak room/store entered from the west. The internal walls were painted brick but appeared to be original brickwork, suggesting that the rooms' original function was either a small store such as a tack room or alternatively a former stairwell to the first floor rooms.

6.7.14 Kitchen, Room 6, Bathroom Room 7 and Sitting Room 8 (Plates 21-22)

6.7.15 The kitchen, bathroom and sitting room (rooms 6-8) were three rooms located at the southern end of the building. They were at ground floor level, although the floor heights were higher than ground floor those rooms to the north due to a change in internal floor heights across the southern bays. This change is primarily due to the fall of the ground from north to south. Access to the first floor rooms (9-12) is available to the north of these rooms, via a short staircase and corridor running along and parallel with the eastern flank wall.

6.7.16 No original fixtures or fitting survived the part residential conversion of the 1980s. The kitchen comprised modern fitted units along the western and southern wall, a linoleum floor and modern plastered walls. The chimney stack remained at the junction of the kitchen and bathroom along the south wall, but had latterly been blocked. The eastern wall of the kitchen was a modern partition of fibre board and likewise, the northern wall of the bathroom (7). The sitting room (8) was equally renovated and comprised modern architectural wall features such as ceiling coving and skirtings. The floor was carpeted and the walls painted. A modern ?mid 20th century brick built fire place, surround and brick hearth was located central to the room and against the northern party

wall. The window lighting the room from the west was a modern UPVC insertion.

6.7.17 Bedrooms Rooms 9, 10 & 12 and Bathroom 11 (Plates 23-24)

6.7.18 Bedrooms 9, 10 and 12 were situated on the first floor and accessed from the south only via the kitchen, bathroom and sitting room (6, 7 & 8) which they served. All three were modern creations, part formed by lightweight partition walls and were grouped along the frontage, west of the access corridor. Each room was lit by a modern inserted window and decorated using modern materials. Notably the floors to the bedrooms, and most likely the entire first floor within the residential conversion, had been re-floored and comprised modern 110mm pine boards. The bathroom 11 provided en-suite facilities to bedroom 10 and was similarly modern in its decor.

6.7.19 First Floor Rooms (13 & 14) (Plates 25-26)

6.7.20 First floor rooms 13 and 14 were located within the northern bays of the stable and outside the residential/flat conversion to the south. These rooms were accessed via a ladder from room (2) and unlike those first floor rooms to the south (see above) were relatively unaltered. The two rooms were divided by a cross-wall which extended only to purlin level, leaving the upper roof space between the two, open. The cross wall had a central arched opening which enabled access between the two rooms. Another door opening with its original ledge and batten door lay central to the southern wall of room (13). This had latterly been nailed shut and the opening bricked up, presumably when bedroom (12), to the south, was created.

6.7.21 Both rooms were laid with a floated concrete floor of c. 2 inch thickness, which directly overlay the timber joists of the first floor. The floor, which was built just below the level of the first floor window sills, was in a poor condition and badly cracked in places. The function and age of the floor surface is unclear, but it clearly must have put considerable load upon the building in this area. This may explain the presence of two pairs of lateral tie-bars bracing these two rooms, in a recent attempt to laterally strengthen the building. The two rooms had plain painted lime plastered walls and included a painted skirting around the base of the walls. This was not an original feature as it over-painted a blocked window in the northern wall of room (14). Another, but much smaller blocked window (0.85m wide) was present in the eastern wall (to the Delph). Blocked using brick it was not visible externally due to the application of a rough cast render.

6.7.22 Interestingly the first floor rooms were slightly wider at 5.14m wide than those at the ground floor (4.86m) suggesting the upper walls narrow by half a brick. The uppermost brick course of the walls had also been rebuilt by a single brick course. This was evident by the use of a cementitious mortar and slightly different brickwork. The rebuilding of the upper wall most likely relates to the re-roofing of the building and replacement of the wall plates.

6.7.23 Roof Structure (Plates 27-28)

6.7.24 The roof structure above these two northern rooms, and from a limited area inspected above the southern bays, was clearly a later, modern replacement. The roof is constructed from machine cut soft wood of very regular section. The rafters (3 x 2 inch) are set at 12 inch intervals and rise up to a thin board like ridge plank. The jack rafters to the hips are all nailed using iron cloat nails. The purlins however appear to be older and may have been re-used. They measured 7½ x 3 inches and were rather crudely joined along their length by simply over-lapping the purlins instead of joining end-on using a scarf joint. This method requires the construction of a supporting wall at the junction to hold the purlin in place. The wall plates, which do join end-on using simple unpegged side halved scarfs, were also modern replacements and were braced to the inner face of the walls using mild steel straps. Evidence of openings

including in the both roof pitches roof lights were present. The western roof pitch of room 13 incorporated such a light, but a corresponding light in the eastern pitch had not been built (though the frame was in place). The roof had recently been recovered using modern red plain tiles and had a felt membrane added.

7 CONCLUSIONS

- 7.1.1 The historic building survey of the former stable building at Breedon Hall has shown that the stable building has been considerably altered and repaired during its lifetime and retains few extant fixtures and fittings and little in the way of spatial integrity relating to its original function as a part stable part staff accommodation building serving the hall. The survey has shown that the northern bays (rooms 1-4) were formerly in use as stabling, while the bays to the south appear to have been built as domestic accommodation and stores.
- 7.1.2 Modern alterations to the stable building include some considerable works. The original roof structure to the entire range has been completely replaced with a modern machine cut soft wood roof structure, while the southern bays have, in recent years, been considerably re-modelled to form a residential annexe to the hall. The re-use of the stables for general storage and a coal store has removed most of the internal structural evidence relating to its former use, though a brick-built feed trough and the base of a similar structure, had survived within two of the former stables.
- 7.1.3 Breedon Hall was built by the Curzon family, notable landowners within the parish who, according to the list description for Breedon Hall, built the hall during the early 18th century, extended it during the mid 18th century and re-fronted the hall by 1777. The latter event is recorded on the rainwater heads, which also bear the initials NC for Nathaniel Curzon. A re-sited stone tablet inscribed 'John Curzon, Anne Dorn 1690' on Curzon House provides evidence that the hall or a predecessor to it, predates the suggested early 18th century date.
- 7.1.4 The list description also implies that the Coach-house (Curzon House) and the stable range both date from the mid-late 18th century and were altered and adapted during the 19th and 20th centuries. Though similar in plan and aspect they are unlikely contemporary buildings. Architecturally the treatment of the coach house is slightly more elaborate, using stone dressings to the carriage entrances, wall plinths and lintels to the windows. The brickwork is also at odds using a different bond and brick. In contrast the general architectural treatment of the stable is plain and utilitarian. The use of simple rough brick arches to window and door openings shows a disregard for visual appearance or any pretention for the building. It may be argued that the brickwork and arches were not meant to be visible and were originally obscured by a lime plaster or ashlar render. However, no evidence of this was apparent, and if it was once rendered, then this was removed quite early on as the present brickwork still retained a penny struck detail to the mortar joints.
- 7.1.5 Due to the considerable alterations, reuse and loss of the entire roof structure it is difficult, from the surviving fabric, to provide a precise date for the building. The original brickwork of the stable building, use of larger bricks, Flemish bonding and the style of the casement windows within the northern bays together suggest a construction date of the later 18th century to the early 19th century and no earlier. This date fits well with the renovation works made to the hall in 1777, when the hall was remodelled to its present Classical Georgian style and it is plausible that the stable block was built as part of these improvement works. Documentary research into the Curzon family archives (held at the National Archives) or a detailed cartographic regression may clarify when and/or by whom this stable building was constructed.
- 7.1.6 Despite the alterations to the historic fabric of the stable block and the insertion of unsympathetic windows into the principal elevation, it still, externally at least presents a pleasant, positive architectural and historic contribution to the setting of Breedon Hall and the Breedon on the Hill Conservation Area. The stable block balances the approach to the hall and with Curzon House has particular group value. Both buildings deserve their recognition as locally

important buildings and it is hoped that a sympathetic conversion scheme will re-establish the character of the building by removing the unsightly modern alterations and secure the buildings future for the longer term.

8 ACKNOWLEDGEMENTS

Pre-Construct Archaeology Limited would like to thank Montague Architects Ltd for commissioning the project. The project was managed for Pre-Construct Archaeology Limited by Kevin Trott. The Historic building survey and report writing was completed by Adam Garwood. Illustrations were prepared by Josephine Brown

9 BIBLIOGRAPHY

Brown. D., 2008. Standard and Guidance for the Preparation of Archaeological Archives. Institute for Archaeologists

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

North West Leicestershire District Council, 2001 Breedon on the Hill Conservation Area Appraisal and Study

Pevsner, N & Williamson, E, 1992 Buildings of England, Leicestershire and Rutland (Second Edition) Penguin Books

Taylor. J & Brown. G. 2009. Fieldwork Induction Manual: Operations Manual I. Pre-Construct Archaeology

Wain, 1995 Story of Staunton Harold, Leonard Cheshire Home, Staunton Harold

White, W. 1846 History- Gazetteer and Directory of Leicestershire, Whites, Sheffield

APPENDIX 1: PHOTOGRAPHIC REGISTER

Frame No. Films 101	Digital 102	View	Scale	ID	Comments	Date
101-1	102-1	N	/	Ext	S. Elevation	03/09/2013
101-2	102-2	NE	2m	Ext	W. Elevation Oblique	03/09/2013
101-3	102-3	E	2m	Ext	Lean-to	03/09/2013
101-4	102-4	NE	2m	Ext	W. Elevation	03/09/2013
101-5	102-5	S	2m	Ext	W. Elevation	03/09/2013
101-6	102-6	E	2m	Ext	Stable Door	03/09/2013
101-7	102-7	E	0.4	Ext	GF Window	03/09/2013
101-8	102-8	E	/	Ext	FF Window	03/09/2013
101-9	102-9	N	2m	Ext	E. Elevation	03/09/2013
101-10	102-10	S	/	Ext	E. Elevation	03/09/2013
101-11	102-11	NE	/	Int	Room 2	03/09/2013
101-12	102-12	NE	/	Int	Room 3	03/09/2013
101-13	102-13	E	/	Int	Room 4	03/09/2013
101-14	102-14	NE	/	Int	Room 1	03/09/2013
101-15	102-15	SW	/	Int	Kitchen 6	03/09/2013
101-16	102-16	NW	0.4	Int	Room 8	03/09/2013
101-17	102-17	N	/	Int	Stair to FF	03/09/2013
101-18	102-18	W	0.4	FF	Room 9	03/09/2013
101-19	102-19	NW	0.4	FF	Room 10	03/09/2013
101-20	102-20	W	/	FF	Room 11	03/09/2013
101-21	102-21	W	/	FF	Room 12	03/09/2013
101-22	102-22	S	/	FF	Room 13	03/09/2013
101-23	102-23	N	/	FF	Room 14	03/09/2013
101-24	102-24	NW	/	FF	Room 14	03/09/2013
101-25	102-25	NW	/	FF	Room 13	03/09/2013
101-26	102-26	W	2m	GF	Door to Room 4	03/09/2013
101-27	102-27	NW	2m	GF	Lean-to Internal	03/09/2013
101-28	102-28	NW	/	Ext	Curzon House	03/09/2013
101-29	102-29	NE	/	Ext	Breedon Hall	03/09/2013
101-30	102-30	E	2m	Int	Room 3 Trough	03/09/2013
101-31	102-31	E	2m	Int	Room 4 Trough	03/09/2013

APPENDIX 2: OASIS FORM

OASIS ID: preconst1-158640

Project details

Project name	Historic Building Survey of former Stable Buildings, No. 8 the Delph, Breedon Hall, Breedon-on-the-Hill, Leicestershire.
Short description of the project	1.4 The historic building survey of the former stable building at Breedon Hall has shown that the stable building has been considerably altered and repaired during its lifetime and retains few extant fixtures and fittings and little spatial integrity relating to its original function as a part stable part staff accommodation building serving the hall. The original brickwork of the stable building, use of larger bricks, Flemish bonding and the style of the casement windows within the northern bays together suggest a construction date of the later 18th century to the early 19th century and no earlier. This date fits well with the renovation works made to the hall in 1777, when the hall was remodelled to its present Classical Georgian style and it is plausible that the stable block was built as part of these improvement works.
Project dates	Start: 03-09-2013 End: 03-09-2013
Previous/future work	No / No
Any associated project reference codes	BHBL13 - Sitecode
Type of project	Building Recording
Site status	Conservation Area
Current Land use	Other 2 - In use as a building
Monument type	STABLE Post Medieval
Significant Finds	NONE None
Significant Finds	NONE None
Methods & techniques	"Photographic Survey","Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

Project location

Country	England
Site location	LEICESTERSHIRE NORTH WEST LEICESTERSHIRE BREEDON ON THE HILL Former Stables at Breedon Hall, Breedon on the Hill,

	Leicestershire
Postcode	DE73 8AP
Study area	0 Square metres
Site coordinates	SK 4060 2294 52 -1 52 48 07 N 001 23 51 W Point

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Leicestershire County Archaeology Office
Project design originator	Kevin Trott
Project director/manager	Gary Brown
Project supervisor	Adam Garwood
Type of sponsor/funding body	Householder

Project archives

Physical Archive Exists?	No
Digital Media available	"Images raster / digital photography","Text"
Paper Archive Exists?	No

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Survey of former Stable Buildings, No. 8 the Delph, Breedon Hall, Breedon-on-the-Hill, Leicestershire.
Author(s)/Editor(s)	Adam Garwood
Date	2013

Issuer or publisher	Pre-Construct Archaeology Ltd
Place of issue or publication	Cambridge
Description	Grey literature-unpublished report

Entered by	Adam Garwood (agarwood@pre-construct.com)
Entered on	5 September 2013

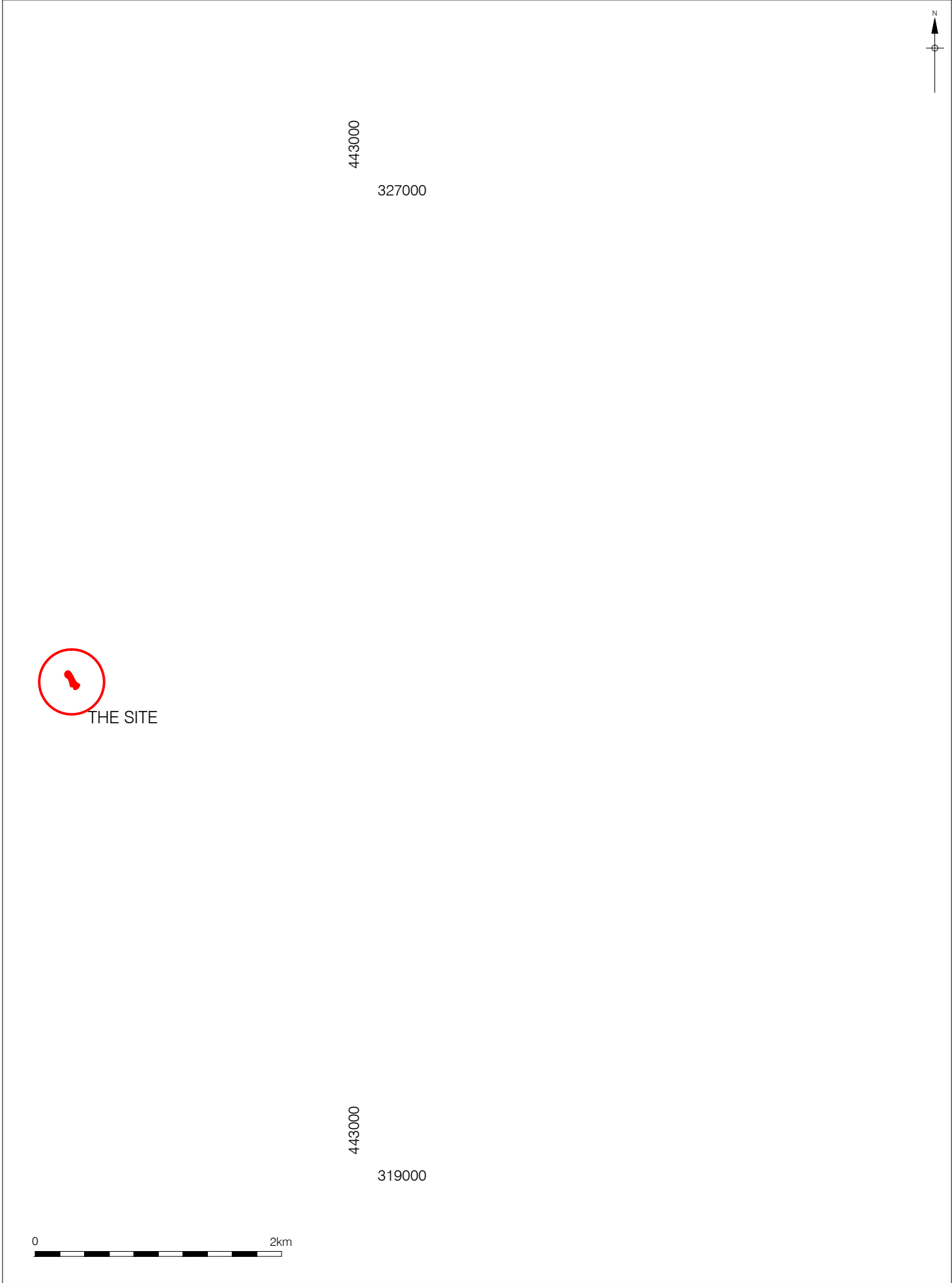
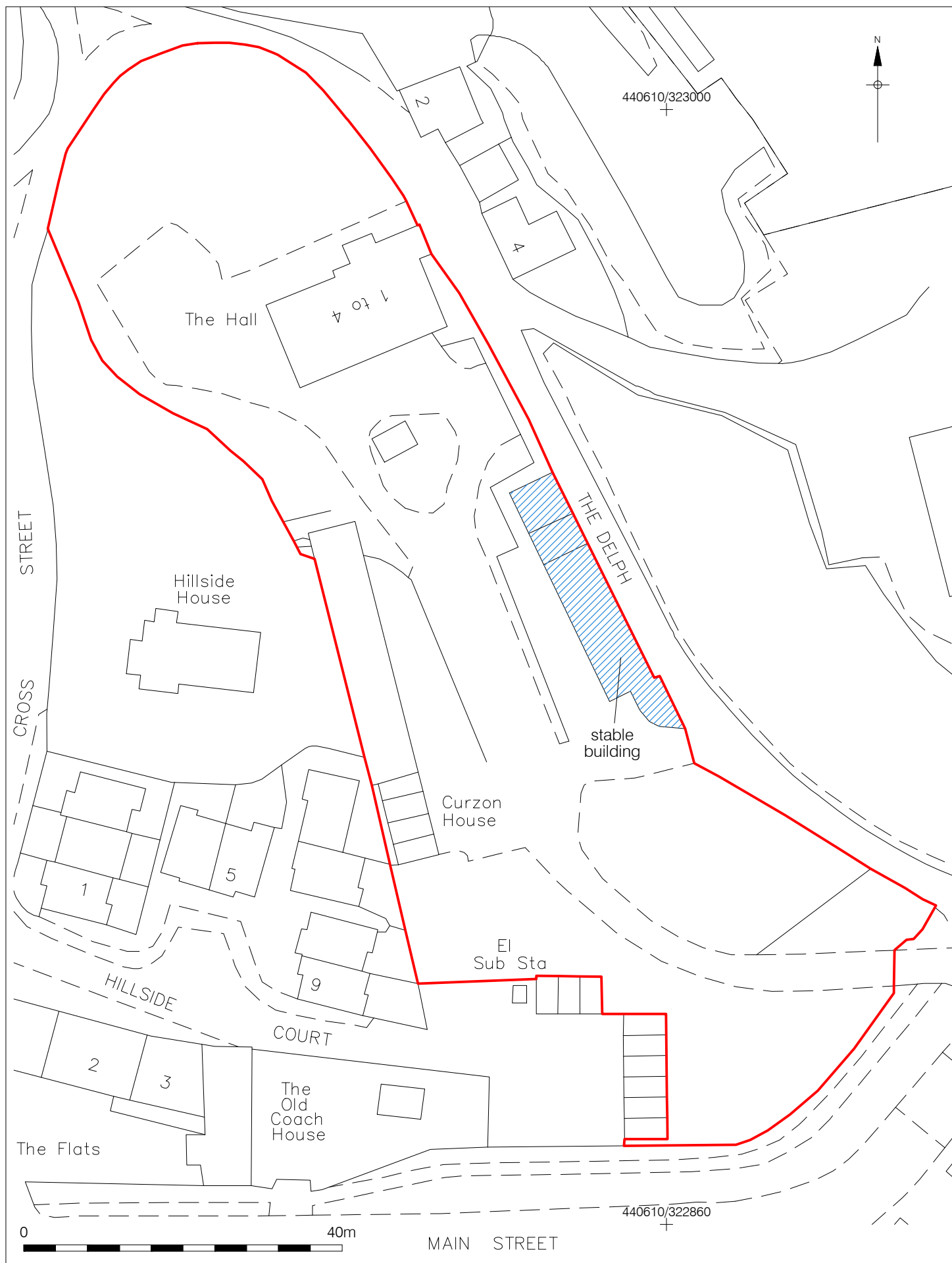


Figure 1
Site Location
1:40,000 at A4



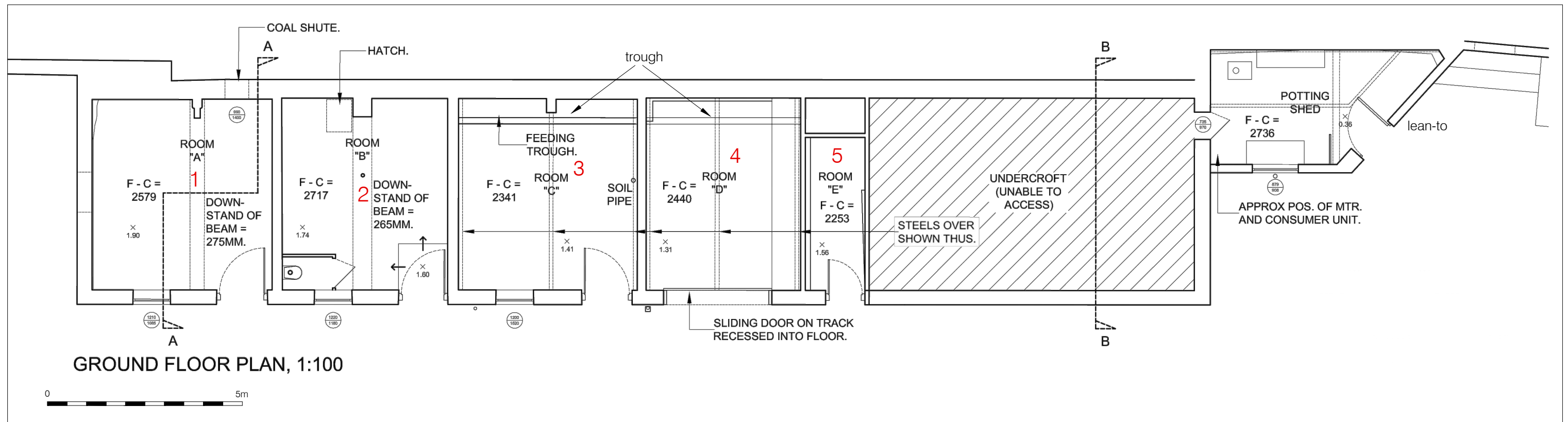
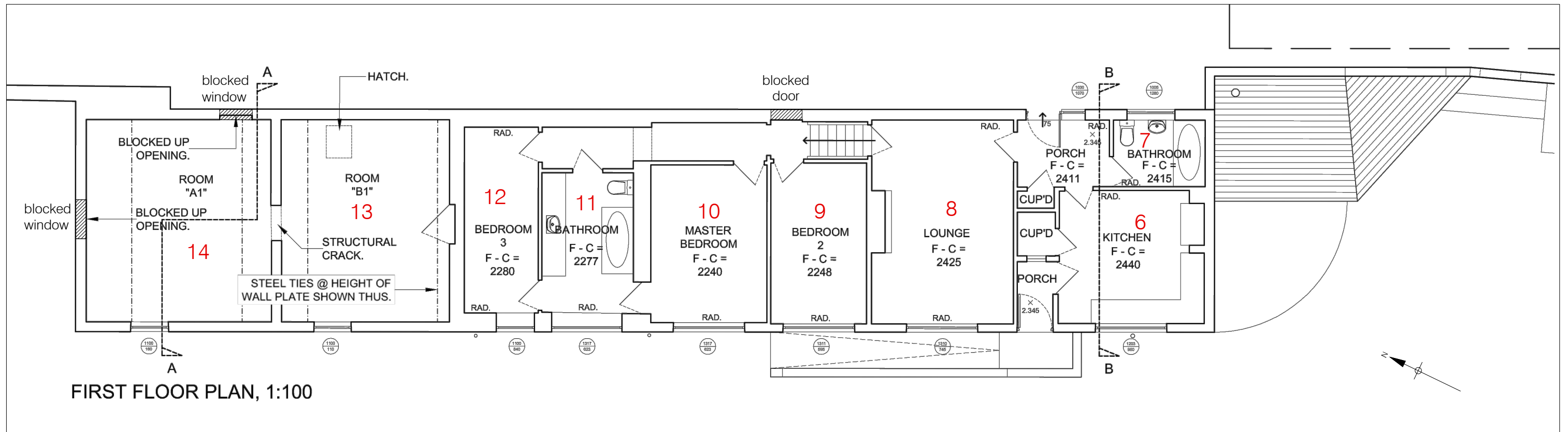
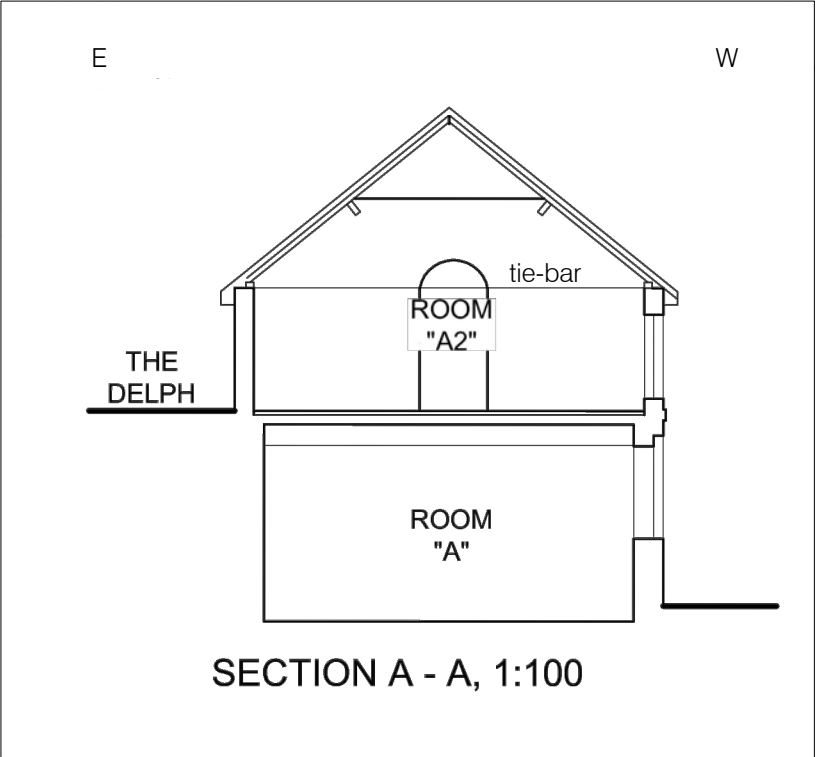
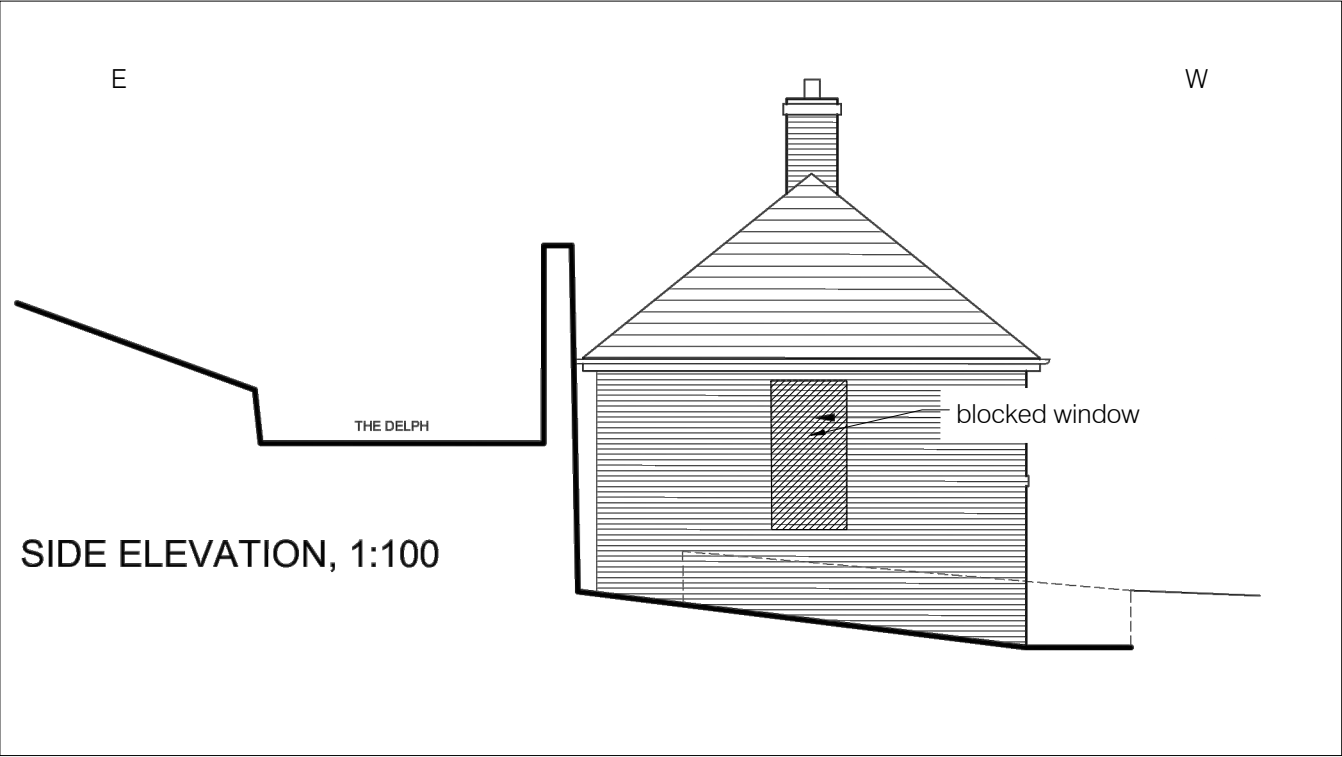
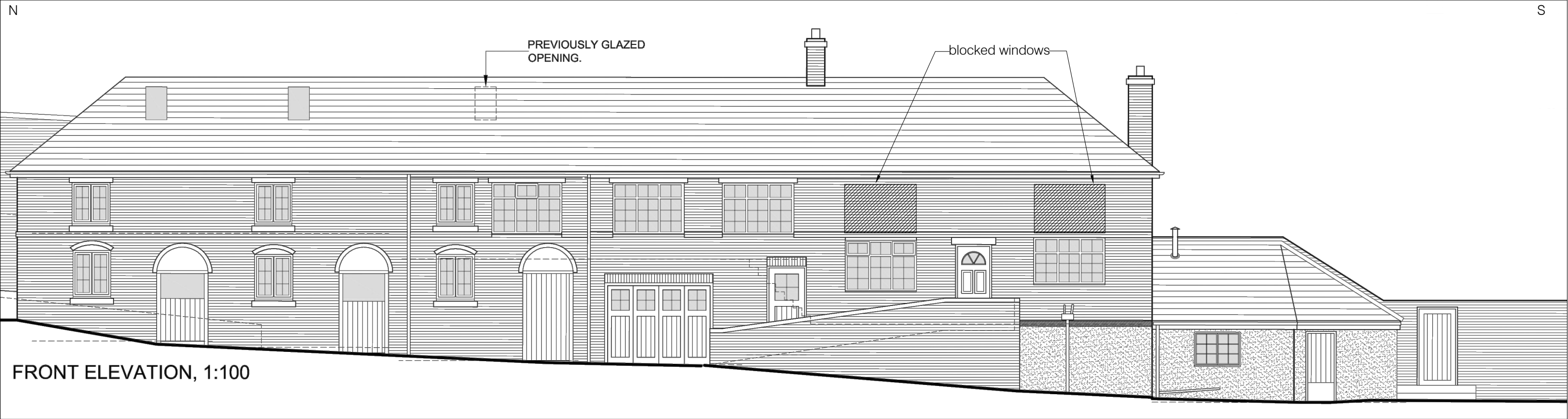


Figure 3
Existing ground and first floor plans
1:100 at A3



0 5m

© Pre-Construct Archaeology Ltd 2013 Base drawings supplied by Montague Architects Ltd

JB 09/09/13

Figure 4
Existing elevations
1:100 at A3



Figure 5
Proposed plans and elevations
1:200 at A3



Plate 1 Curzon House Looking North-west



Plate 2 Breedon Hall Looking North



Plate 3 Principal (western) Elevation looking North



Plate 4 Principal (western) Elevation looking South



Plate 5 Arch Headed Stable Door Opening and cut-down Door



Plate 6 Ground Floor Window

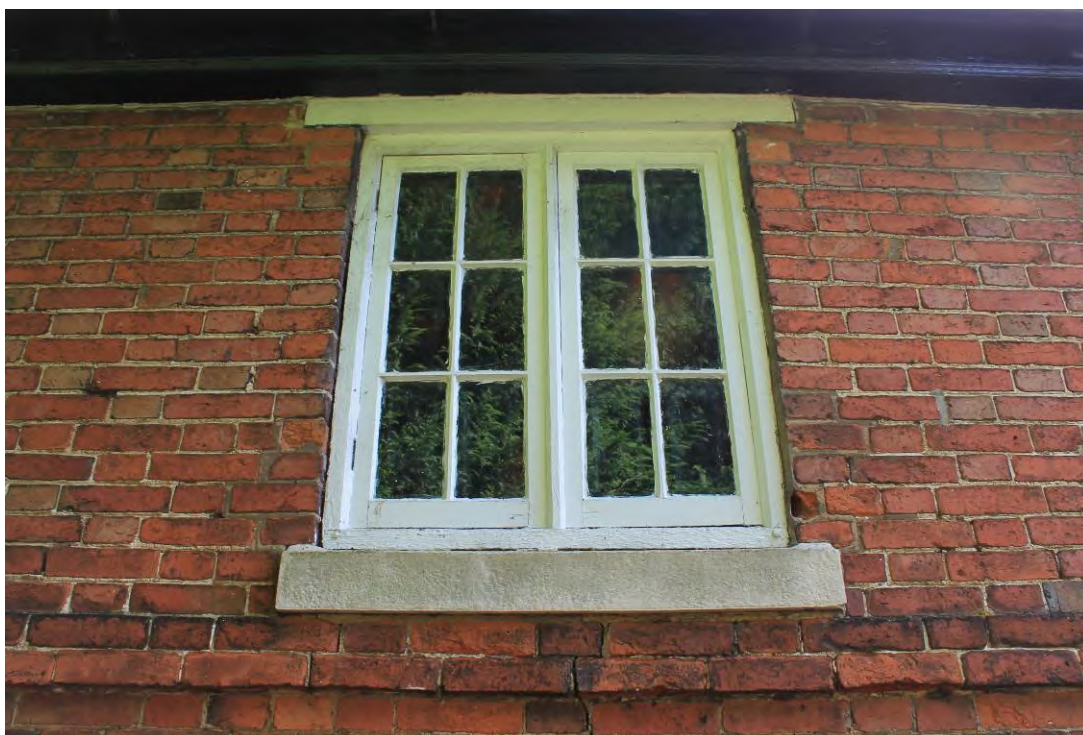


Plate 7 First Floor Window



Plate 8 Full Height Door to Stable (Room 3)



Plate 9 Western Elevation Southern bays



Plate 10 Southern Elevation



Plate 11 Lean-to looking East



Plate 12 Re-used Timber in Roof Truss of Lean-to



Plate 13 Eastern Roadside Elevation looking North-west



Plate 14 Eastern Roadside Elevation looking South-west



Plate 15 Stable Room (1) showing Coal Chute



Plate 16 Stable Room (2) looking East



Plate 17 Stable Room (3)



Plate 18 Extant Brick Built Trough along rear wall



Plate 19 Garage, Stable Room (4) looking East



Plate 20 Base of Feed Trough in Room (4)



Plate 21 Kitchen, Room (6) looking South-west



Plate 22 Sitting Room (8) looking North-west



Plate 23 Bedroom (9) Looking East



Plate 24 Bedroom (10) Looking North-east



Plate 25 Room (13) Viewed Through Arched Opening, looking South



Plate 26 Room (14) looking North-west



Plate 27 Roof over Southern bays, showing modern roof with ridge plank



Plate 28 Roof over Northern Bays showing hip and tie bar.

PCA

PCA SOUTH

UNIT 54
BROCKLEY CROSS BUSINESS CENTRE
96 ENDWELL ROAD
BROCKLEY
LONDON SE4 2PD
TEL: 020 7732 3925 / 020 7639 9091
FAX: 020 7639 9588
EMAIL: info@pre-construct.com

PCA NORTH

UNIT 19A
TURSDALE BUSINESS PARK
DURHAM DH6 5PG
TEL: 0191 377 1111
FAX: 0191 377 0101
EMAIL: info.north@pre-construct.com

PCA CENTRAL

7 GRANTA TERRACE
STAPLEFORD
CAMBRIDGESHIRE CB22 5DL
TEL: 01223 845 522
FAX: 01223 845 522
EMAIL: info.central@pre-construct.com

PCA WEST

BLOCK 4
CHILCOMB HOUSE
CHILCOMB LANE
WINCHESTER
HAMPSHIRE SO23 8RB
TEL: 01962 826 761
EMAIL: info.west@pre-construct.com

PCA MIDLANDS

17-19 KETTERING RD
LITTLE BOWDEN
MARKET HARBOROUGH
LEICESTERSHIRE LE16 8AN
TEL: 01858 468333
EMAIL: info.midlands@pre-construct.com

