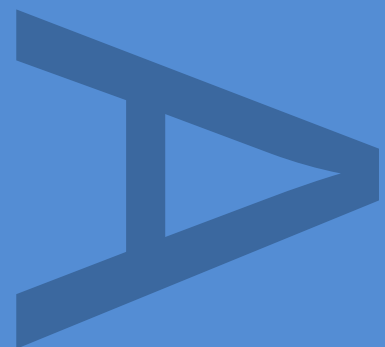


**HISTORIC BUILDING SURVEY OF  
NO. 99 BARTON ROAD (FORMERLY  
THE FOX AND HOUNDS)  
CONGERSTONE, LEICESTERSHIRE,  
CV13 6PE**

**LOCAL PLANNING AUTHORITY:  
HINCKLEY AND BOSWORTH DISTRICT  
COUNCIL**

**JUNE 2014  
REPORT NO. 11734**



**PRE-CONSTRUCT ARCHAEOLOGY**

**Historic Building Survey of No. 99 Barton Road (formerly the Fox and Hounds Inn),  
Congerstone, Leicestershire, CV13 6PE**

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## **1 NON-TECHNICAL SUMMARY**

- 1.1 Pre-Construct Archaeology Limited was commissioned by CgMs Consulting acting on behalf of Morris Homes Ltd, to undertake a level 2 historic building survey prior to the partial demolition of No. 99 Barton Road, Congerstone, 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 character of the building prior to the commencement of works.
- 1.2 The work was carried out in response to a number of planning conditions (nos.4, 5 & 6) imposed by the Local Planning Authority (Hinckley and Bosworth Borough Council) on the planning permission (13/01091/FUL). These conditions require a programme of archaeological works, including historic building recording and archaeological evaluation works, to be carried out in advance of development.
- 1.3 The site comprises a disused former public house and its immediate curtilage. It forms part of a larger residential development, currently being carried by Morris Homes Ltd, which also includes five residential properties to the south (under a separate planning permission in 2012 ref 11/01021/FUL).
- 1.4 The former Dawkins House and later Fox and Hounds public house, is a late 18th to early 19th century brick built former house, constructed using the prevalent local vernacular style and materials but employing an architectural treatment, with the use of eyebrow dormer windows, synonymous with the estate buildings of the former mid 18th century Gopsall Hall and Estate. Whilst this distinctive architectural treatment was once more common within the village, a rural community where most of the inhabitants were employed on the Gopsall estate, only two historic examples still remain within the village envelope, that at Church House Farm and the former Fox and Hounds.

## **2 INTRODUCTION**

### **2.1 Background**

2.2 Pre-Construct Archaeology Limited was commissioned by CgMs consulting acting on behalf of Morris Homes Ltd to undertake an historic building survey prior to the partial demolition of No. 99 Barton Road, Congerstone, Leicestershire (NGR SK 3688 0546). The survey was required by the Local Planning Authority (Hinckley and Bosworth District Council) as a condition attached to the planning permission (13/01091/FUL).

2.3 The building survey was undertaken in accordance with a Written Scheme of Investigation (Flitcroft, 2014) agreed in advance of the works by the Senior Planning Archaeologist of Leicestershire County Council (Teresa Hawtin) on behalf of the Local Planning Authority. The WSI sets out the methodology that will be used by Pre-Construct Archaeology Limited during the project. The historic building survey was carried out in accordance with an English Heritage Level 2 survey as stipulated in guidance published by English Heritage (English Heritage 2006 Understanding Historic Buildings: A guide to good recording practice).

2.4 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.

### **2.5 Site Location and Description**

2.6 Congerstone is a small, former agricultural, settlement located about two miles north of Market Bosworth and situated between the River Sence to the west and the Ashby Canal to the east. The surrounding landscape, much of which lies on the river flood plain, is generally open and flat agricultural land.

2.7 The development site lies within the heart of the historic village of Congerstone and within the Congerstone Conservation Area. The character of the Conservation Area is primarily derived from the agricultural origins of the settlement. This can be seen through a number of existing & former farm buildings, such as Tithe Farm/Glebe Farm opposite. Several estate-style thatched cottages and smallholdings have been lost, which has diluted the agricultural character of the village. However many of the original buildings and features remain to provide important evidence of the villages past (Conservation Area Appraisal 2007).

2.8 Original character & features of the surrounding area typically include eyebrow dormers & 3 light casement windows under small brick arch lintels. The dwellings are predominantly of red brick with Carlton stone walls & hedging to the front garden enclosures. The roofs of the properties in the conservation area are generally of plain rosemary clay tiles, mostly blue in colour. Eyebrow dormers, an architectural feature of buildings attached to the Gopsall Estate, were once more commonplace within the village, but now only remain on a few older buildings, the former Dawkins House, latterly the Fox and Hounds Inn, and Church House Farm being the sole survivors.

2.9 The subject building is locally referred to as Dawkins House, the old butchers shop or the Fox and Hounds Inn, a series of titles which broadly chart its historical use. For ease of reference No. 99 Barton Road it will be referred to as the former Fox and Hounds Inn. Although benefitting from conservation area designation, this building, is not a statutorily listed building but is designated as a unlisted building of local historic and architectural importance by the Borough Council.

2.10 The former Fox and Hounds lies along the southern side of the Barton Road, just east of it junction with the Main Street and the triangular green and immediately west of new residential developments at Dovecote Close. The site comprises a total area of 0.038 ha and comprised the former Fox and Hounds, fronting onto but set back from the street frontage and a grassed, former garden area to the rear (south). The former Fox and Hounds is a detached double fronted two storey brick built former dwelling, laid out

to a L shaped plan with two storey eastern rear projection, and a modern lean-to extension. The former inn is a red brick building typically constructed in the local vernacular using locally sourced bricks, under a pitched plain tile covered roof with gables to the east and west. Unusually the eaves line to the principal front elevation incorporates an eyebrow treatment over two of the first floor windows.

- 2.11 The structural report submitted with the planning application (prepared by K.M. Neary) and the subsequent site visit confirmed that prior to the start of the survey all internal wall and first floor ceiling plaster/structures had been removed, as had the first floor, floor boards. The brick vaulted basement located below the front western bays of the property was at the time of the structural inspection and survey extensively flooded and inaccessible.

### 3 PLANNING BACKGROUND

#### 3.1 Introduction

- 3.2 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.

#### 3.3 Legislation and Planning Guidance

- 3.4 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).
- 3.5 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.
- 3.6 The Senior Planning Archaeologist at Leicestershire County Council reviewed planning application (13/01091/FUL) and recommended that if planning permission was granted, subsequent development should be subject to series of archaeological conditions (nos.4, 5 & 6) requiring a programme of archaeological works, including historic building recording and archaeological evaluation works, to be carried out in advance of development. The consented scheme (13/01091/FUL) entails the partial demolition and rebuilding of the existing dwelling.
- 3.7 The conditions read:
- 3.8 **Condition 4:** No demolition and or development shall take place a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
- The programme and methodology of site investigation and recording
- The programme for post investigation assessment
- Provision to be made for analysis of the site investigation and recording
- Provision to be made for publication and dissemination of the analysis and records of the site investigation
- Provision to be made for archive deposition of the analysis and records of the site investigation
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation
- 3.9 **Condition 5:** No demolition/development shall take place other than in accordance with the Written scheme of Investigation approved under condition number 4
- 3.10 **Condition 6:** The development shall not be occupied until the site investigation and post excavation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (4) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

- 3.11 The historic building recording is required to ensure that condition 4 imposed on the consented by the Local Planning Authority (Hinckley and Bosworth District Council) is fully addressed.

## **4 METHODOLOGY**

### **4.1 Aims and Objectives**

- 4.2 The aim of the building recording as set out in the Written Scheme of Investigation (Flitcroft, 2014) is to provide a detailed record of the former Fox and Hounds Inn building prior to the proposed works. The aim of the work is to produce a permanent record of the building in its present state prior and during alteration, meeting nationally recognised standards as set out in the English Heritage guidance document *Understanding Historic Buildings: A guide to good recording practice* (2006). The historic building survey will be undertaken to a standard allowing the future understanding and interpretation of the building and its site setting.

### **4.3 On-Site Recording**

- 4.4 The on-site survey was carried out on the 19/05//2014 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.

- 4.5 A photographic survey including high quality digital images and 35mm 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 surrounding buildings were also completed. A selection of the images has been included in this report and Fig. 6 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.

- 4.6 The historic building recording will be undertaken to accord with a level 2 survey as 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.

### **4.7 The Written Account:**

- 4.8 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.

- 4.9 The date when the record was made, and the name(s) of the recorder(s).

- 4.10 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/English Heritages findings.

- 4.11 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.

### **4.12 The Photographic Record:**

- 4.13 General view of views of the exterior of the building.

- 4.14 The overall appearance of principal rooms and circulation areas.

- 4.15 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.

#### **4.16 The Drawn Record**

- 4.17 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).
- 4.18 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 include structural details (e.g. timber framing).
- 4.19 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.

#### **4.20 Project Archive**

- 4.21 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).
- 4.22 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.

#### **4.23 Guidance**

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 BACKGROUND

- 5.1 During the 18th and 19th century, Congerstone was a thriving farming settlement of up to 250 people. The village included a shop, two pubs, a post office, blacksmiths, butchers, a coal merchant, two large farms and several smallholdings. Most of its inhabitants were employed on the Gopsall Estate, which was in the ownership of the Howe Family. This family provided several buildings for the village including the school (dated 1825), four almshouses, the former Dawkins House (Fox and Hounds) and were responsible for two major restoration projects on St Mary's church. The Gopsall Estate used distinctive architectural features on its buildings such as eyebrow windows and decorative chimneys and barge boards. Eyebrow dormer windows, which were once commonplace within Congerstone, remain on only two of the older buildings, Dawkins House (later the Fox & Hounds pub) and Church House Farm. The principle traditional materials used in the village are red brick for walls, Carlton stone treatment to boundary features and roofs of plain mostly blue, rosemary clay tiles.
- 5.2 Gopsall Hall was built in 1750 by Charles Jennens (b.1700 – d. 1773). There had been a manor at Gopsall since the Norman Conquest which eventually became part of Merevale Abbey. In 1560 it was sold to Francis Hastings, Earl of Huntingdonshire, who in turn sold it to Sir Thomas Merry in 1618. The Merry family held it until 1677 when it was sold to Sir John Lowther who only held it for eight years before selling it to Humphrey Jennens, Charles father, in 1685.
- 5.3 Charles was born in 1700 and lived with his father in the original Gopsall Hall until his father's death in 1747. On inheriting the vast Jennens wealth, and dissatisfied with the old house, that same year Charles resolved to build a new house more in keeping with his status.
- 5.4 Charles Jennens died in November 1773, unmarried and without a direct heir. The house and estate passed, to his cousin Hon. Penn Assheton Curzon and then to his son, Richard William Penn Curzon-Howe, the first Earl Howe (b. 1796 - d. 1870) and then through the family. In 1852, the house was described as an ".elegant and spacious mansion [which] contains a considerable collection of beautiful and valuable paintings..." An indication of not only the importance of the Earl Howe but also the grandeur of the Hall were the regular visits by King Edward VII for the sport on the estate which culminated in a full Royal Visit by the King and Queen and various members of the Royal Family for a shooting weekend in December 1902. Despite the history and connections, the family sold the house in 1919, preferring to live in their smaller Buckinghamshire estate, Penn House. In 1919-1927, the Gopsall Estate became Crown property, encouraging a surge of new investment in the village with the installation of modern services including a clean water supply and a sewerage system (Conservation Area Appraisal 2007).
- 5.5 The house was bought by Samuel James Waring, of the famous furniture firm 'Waring and Gillows'. Waring considered Gopsall as either a temporary possession or as a mere country retreat rather than his main home. Lord Waring sold off most of the estate except for the house and the parklands to the Crown estate in 1927 before selling the house and remaining land in 1932. The house was shut up until the Second World War when it, in 1942, it became the No 1 Radio Mechanics School of the Royal Electrical and Mechanical Engineers who used the house and estate as an experimental radar base until 1945. By 1952 most of the buildings were demolished. Gopsall Park Farm was built over most of the original site and is not accessible without invitation. All that remains today apart from the crude outline of the former parkland and avenues of trees are sections of the walled garden, an underground reservoir, the gatehouse and the temple ruins.
- 5.6 In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described Congerstone as a parish in Market-Bosworth District, Leicester; on the river Anker and the Ashby-de-la-Zouch canal, 3 miles NW of Market-Bosworth, and 7 NNE of Atherstone railway station. Population of 250 and 57 houses. The living is a rectory in

the diocese of Peterborough. The church is ancient, and has a tower. There is a Baptist chapel, a national school and alms-houses.

- 5.7 The first edition OS map of 1885 depicts the rural character of the area and the dispersed nature of the buildings within the village. Glebe Farm and its adjacent tithe barn area shown in their present situations, to the north of the site and north of Barton Lane. Glebe Farm comprised much the same layout as it does today, with a large yard to the front of the farmhouse and roadside. The fox and hounds is shown as a public house at this date (marked PH), adopting the present L shape plan with a rear projection to the east. Interestingly the site also incorporated a series of out-buildings to the rear of the pub, enclosing the site along its eastern and southern boundary. Little changes on the next OS edition of 1903 although the rear outbuildings had been demolished by compilation of the OS map of 1958.

## **6 BUILDING DESCRIPTIONS**

6.1 The following descriptive text provides objective information about the former Fox and Hounds inn at the time of the survey (19/05/2014). Interpretation of function and the phasing is based on information gathered during fieldwork and analysis of the building fabric.

### **6.2 General External Description (Plates 1 & 2)**

6.3 The former Fox and Hounds lies along the southern side of the Barton Road, just east of its junction with the Main Street, immediately west of the new residential development at Dovecote Close and opposite Glebe Farm.

6.4 The building fronts onto but is set slightly back from the street frontage and is a detached, red brick, two storey former public house. It is laid out to an L shaped plan with an east-west aligned range fronting the Barton Road and a contemporary two storey gabled rear projection extending south and to the rear of the eastern bays. A modern rear lean-to extension butts up against the rear (south) wall of front range and the western wall of the rear projection. The former inn is constructed in the local vernacular using locally sourced bricks, under a pitched plain tile covered roof with gables to the east, west and south. Unusually the eaves line to the principal front elevation incorporates a shallow arched 'eyebrow' treatment over two of the first floor windows.

6.5 At the time of the survey the building was no longer in use and had been stripped out internally in preparation for development.

### **6.6 Brickwork**

6.7 The main brickwork of the L shaped plan building, i.e. the front east-west range and the rear eastern projection or outrigger is mainly consistent, although some areas of later rebuilding/patching or brick re-use is present within the walls, while other areas, particularly the front northern elevation, was obscured by over painting. In general the brickwork was laid in English garden wall bond and comprised large locally manufactured, regular sized bricks with smooth faces measuring 230mm x 70mm x 110mm. The bricks showed few signs of kiss marks (vertical where present) but did, in many but not all, show evidence of horizontal pressure marks (a result of stacking when unfired). These marks, the size and regularity of the bricks suggest a later 18<sup>th</sup> to 19<sup>th</sup> century date for the brickwork. The brickwork, probably due to the march, had recessed joints and was set using a hard lime rich mortar. An area of narrower bricks (11 courses) was present extending along the base of the western and part of the southern wall of the rear projection. These typically measured 225-230mm x 60mm x 110mm and ranged in colour from a pale pink to a partly burnt red brick, some showing diagonal kiss marks. This brickwork may represent an either phase of construction incorporated as a foundation into the present building or a re-use of existing materials.

### **6.8 Northern Roadside Elevation (Plates 3-4)**

6.9 The former Fox and Hounds presents its two storey painted brick principal elevation to Barton Road. This elevation is symmetrical in its layout with balanced openings on both ground and first floor. The main door opening lies central to the facade and is flanked by large inserted modern windows to the east and west. These large single glazed window insertions also incorporate flanking part glazed door openings, providing access into the two ground floor bars from roadside. These later windows were constructed by inserting an RSJ lintel and faced to the front with a brick soldier course. The detail of the brickwork used in the front elevation was obscured by paint, but it was clear that those areas above these inserted windows and over the central main entrance doorway had been considerably rebuilt. The central main entrance no longer retained its door although the door architrave, built with a recessed panelled geometric design remained. This was most likely the original architrave and showed evidence of a scarf repair to the base. A small fixed side light window to the west of the door was a later

insertion. A step-out wall plinth of six brick courses was present along the base of the wall.

- 6.10 The windows of the first floor comprised a small central flat headed casement flanked by segmental arched headed windows lighting the two principal rooms of the front range. Each window head extends above the eaves line presenting an 'eyebrow dormer' like appearance to the facade. This architectural feature is characteristic of buildings once attached to the Gopsall Estate and is seen elsewhere in the village, historically at Church House Farm and replicated within new build to the east of the site along Barton Road. A plain single brick eaves band extends the length of the elevation continuing above the eyebrow dormers and returning along the gable walls. Whilst the fenestration of the eastern first floor window had been lost, the western example remained intact. This was a fixed glazed window of six rectangular lights in a 3 over 3 arrangement. The central light in the lower window was adapted to form a small side hung casement. The remainder were all fixed single glazing with two leaded lights in the upper window. The window sills appeared to be stone or fake stone. The wrought iron brackets which formerly held the pub sign remained toward the top of the wall and adjacent to the north-western angle.

#### **6.11 Western Elevations (Plates 5-7)**

- 6.12 The most notable feature of the western gable elevation was the external in gable chimney stack. This was a contemporary with the main wall up to the level of the roofline, thereafter it had been rebuilt. The rebuilt chimney incorporated a plain over-sailing brick course and had two terracotta pots. The elevation was blind on the first floor and originally blind to the ground floor. A modern 'off the peg' casement window had been inserted to south of the chimney stack at ground floor level. The lower wall was obscured by the addition of a cement render plinth.
- 6.13 To the south of the western gable wall was the western wall of the modern lean-to extension and the scar and foundations of small demolished accretion. The latter also had a lean-to roof (sloping down to the west) and the remains of its quarry tile floor were present adjacent to a narrow door opening at the junction of the two builds.
- 6.14 Further to the south and east was the west facing wall of the rear two storey projection, which together with a concrete retaining wall to the south and west enclosed a small area of hard standing used as a beer garden/terrace to the rear. This rear range had been partly enclosed by the lean-to extension at its northern end. This addition also necessitated the removal of its lower wall in this area to provide internal access between the two areas. Externally these alterations and internal alterations within the rear range, were seen by a series of blockings and later window insertions. A brick blocked original door opening with a brick voussoir of one on-edge course, located at the junction of the lean-to and rear range had been built over when the lean-to was added (**plate 6**). Two small, narrow fixed glazed windows with concrete lintels and obscure glazing were present to the south of the blocked door. These two toilet windows had been inserted following an internal re-organisation and addition of new sanitary facilities along the western wall of the rear range (in G4). To facilitate this change a larger former window opening, original to this wall, was blocked (**plate 7**). A large casement window with a flat head and three panels of six small glazed lights was present at first floor and above the blocked window and just below the eaves. The central pane was fixed and the outer were side hung as casements. It does not appear to have been an insertion and therefore it is possible that the replaced window below, adopted a similar style of fenestration.

#### **6.15 Eastern Elevation (Plate 8-9)**

- 6.16 The eastern elevation comprised the eastern gable wall to the front range and the east facing flank wall of the rear projection. The same brick detail at the eaves line, present along the facade and gable, extended around to the rear projection. The elevation was interrupted by a single window opening at first floor and a window and inserted French doors at ground floor. The former was built with an segmental arched brick voussoir of single on edge course, and typical of the original window and door treatment seen

elsewhere and below on ground floor. Whilst the opening was original the sill was concrete and the window fenestration a modern casement divided two thirds by one third. As the casement had a flat head, the area below the arch had been blocked in using a timber panel. Of the two original window openings at ground floor the northern opening remained extant, retaining its brick voussoir and frame of the original single mullion window. The sill to the window was a replacement fake stone sill with a drip gully. The southern opening, built to the same arch headed style, had however been blocked when the present fully glazed French doors were latterly inserted. This also entailed the insertion of a concrete lintel to create the larger opening.

#### **6.17 South Elevation (Plate 8 & 10)**

6.18 The south elevation comprised the southern gable wall to the rear projection and the southern facing elevation of the rear lean-to extension. The former was built blind on both levels, the present door at first floor a later insertion, possibly due to fire-regulations, to provide access to the adjacent metal framed fire escape. The chimney, which remains intact internally, has been removed above the level of the roof line. The brickwork in the area of the stack was noticeably degraded and patched, using blue brickwork toward the base.

6.19 The lean-to was constructed using modern dark brown machine made bricks laid in stretcher bond and covered with concrete tiles, replicating the clay rosemary tiles of the main roof.

#### **6.20 Roof**

6.21 The roofs to the main L plan ranges were gable ended and pitched in line. That to the front incorporated the distinctive and gentle curve of the two eyebrow dormers (**plate 11**). They were pitched at a moderately steep angle of 40-45 degree suggesting they were more likely built for a plain tile as opposed to slate or thatch. The present roof was covered using clay Rosemary tiles, hung by paired lugs onto battens. Whilst these are unlikely to be original tiles, they probably replicated or were similar to the original covering. The gable ends did not use barge boards and the treatment along the eaves was plain.

#### **6.22 Internal Descriptions**

6.23 For ease of description the rooms are individually numbered and prefixed with G for ground floor and F for first floor (**Figs. 4 & 5**). At the time of the survey all of the internal plasterwork had been removed from the walls, as had the ground floor ceilings and the first floor, floor boards.

6.24 The front range is essentially laid out over three main bays, with two principal rooms (G1 and G6) flanking a central entrance bay (G3). **Room (G1)** was located to the east of the entrance bay and accommodated the full width of the front range. As already mentioned no decorative finishes, internal doors architraves, skirtings or joinery remained extant. The chimney breast at this level had also been removed, leaving the remaining structure at first floor and above, supported on acro props. The walls were stripped back to the brickwork. This revealed the presence of two blocked former openings in the party wall between (G1) and the entrance bay (G3) (**Plate 12**). Both openings were wide (1.07m in width) and were built with timber lintels and blocked with brickwork. The presence of a mid wall timber bearer between the two openings suggest they were original features. The northern blocked door aligned with its corresponding opening into (G6) although the stair and basement flight precluded a corresponding door opening to the south.

6.25 The only other feature of note was the ceiling or first floor structure. This had latterly been additionally supported with the insertion of a steel joist running alongside and parallel with the party wall to (G3). The room was crossed (N-S) by two principal binding joists, both measuring 6 x 10 inches, laid deep section and supporting the first floor joists ( 5 x 3 inch) which were trenched into the tops of the beams. A trimmer joist adjacent to the breast held the stone block of the fire hearth. The binding joists had chamfered soffits but did not use stops. All of this structure was constructed using

- machine cut softwood and was painted black. The lack of nail hole evidence in the soffit of the beams or joists suggest that the ceiling structure was left open and visible (replicating the old world appearance of a timber framed building).
- 6.26 The door opening in the south wall of (G1) appears to have been a later insertion, broken through the internal wall when the two openings in the west wall were blocked.
- 6.27 The **entrance bay (G3) (Plate 13)** lay central to the front range. It incorporated the principal entrance from Barton Road and a corresponding opening in the rear wall (south) into the rear eastern range. The former had latterly been altered with the insertion of a narrow side light window, although the latter remained unaltered and built using the same lintel and to the same height as the blocked openings described.
- 6.28 The ceiling or structure of the first floor landing matched the structure of that over (G1) constructed using regular soft wood components. Here, however, it was clear that the joists were later insertions as many were cut through the existing brickwork of the wall between (G1) and (G3).
- 6.29 The stair to the first floor and that to the baserment occupied the western half of the entrance bay. Whilst no evidence of the stair structure remained, the opening to the basement, the stone flight with quarter winder at the top remained. Access to the basement was not possible due to flooding (**Plate 14**).
- 6.30 **Room (G6) (Plate 15)** corresponded in size, layout and later use with room (G1) to the east. It had been similarly altered by the insertion of a large modern glazed window opening to the front and removal of internal decoration. The door opening from (G3) was original using a typical timber lintel, although the opening from the rear extension (G5) had been broken through the rear, former exterior, wall. The fireplace (unlike G1) survived at this level and showed evidence of a brick arch or voussoir to the opening. This had latterly been blocked using on-edge, half brick thick, brickwork and a flue inserted. A small 'off the peg' casement window had been inserted to the south of the fireplace.
- 6.31 The ceiling structure was an exact replica, layout, form and materials, as that used in (G1). Interestingly the binding joists where they were inserted into the southern flank walls were set onto timber pads and the joists onto timber bearers (**Plate 16**).
- 6.32 The rear range comprised a long narrow passageway bay (G4) sited along the western wall, latterly converted to house toilets and the main space (G2).
- 6.33 **Room (G2) (Plates 17-18)** was originally lit by two windows in its eastern wall and heated by a large fireplace in the southern gable wall. Whilst this had latterly been blocked up with brick, the brick arch to the fireplace opening had remained as had the upper arched section of the iron fire surround, just below. Given the size of the fireplace and its location at the back of the house, it is likely this incorporated a range or similar for the kitchen.
- 6.34 Possibly the most interesting feature of this room was the structure of the ceiling/first floor. This comprised a heavy scantling (7½ x 10 inch) centrally position oak spinal or bridging joist, supported to the south by the structure of the chimney stack and to the north (but a bay distant from the rear wall of the front range) by an E-W aligned softwood binding joist. The spinal joist was squared up using an adze or axe, while the binding joist was clearly sawn and incorporated a bead detail to the soffit. The two were simply bolted together using modern angle brackets, studding and nuts, the softwood joist was inserted into the flank wall but into a large socket, suggesting it was a later replacement. The spinal beam supported a series of evenly spaced floor joists, each set into sockets within the flank walls and dovetailed to stop lateral movement into the top spinal beam (**Plate 19**). These joints were not pegged but relied on the structural pressure from the floor above. The joists were pit sawn oak and most were chamfered along there soffits, with a few examples finished with simple stops (**Plate 20**). On average they measured 4x3 to 3x5 inches and were all laid deep section. Such treatment again would suggest the joists and beam were left open and not enclosed behind a ceiling. As this floor structure is at odds with and appears to predate the



evidence seen for the rest of the building, it seems likely it was a pragmatic re-use of available structural timber, a feature not uncommon to buildings of the later 18 and early 19<sup>th</sup> century.

- 6.35 To the west the joists crossed the top of and were supported by an internal wall which divided G2 from a narrower bay (G4). This was converted to toilets but may have originally formed a passage and extension to (G3) alongside the kitchen. Echoes of a much older plan form, based on a three cell unit and the use of a central cross-passage may have persisted in the design of this building.
- 6.36 The lean-to (G5) was all modern construction built using modern machine made brick and blockwork (**Plate 21**). The roof was constructed using fire treated softwood purlins and rafters, overlain by a membrane. A section of the floor to the west was covered in red 6 inch quarry tiles, the remaining floor, screed over and elevated. Evidence of a fireplace and stack survived along the southern wall of the northern range and within (G5) (**Plate 22**). This had been removed after the construction of the lean-to as a trimmer in the lean-to roof showed where the flue formerly exited the roofline.

### 6.37 First Floor

- 6.38 Access to the first floor was limited due to the removal of the first floor floor boards. Their removal also resulted in the removal of non structural first floor internal wall partitions and as below, all fixtures, fittings and plasterwork, apart from the first floor ceilings.
- 6.39 The two first floor bedrooms F1 and F6 (**Plates 23-24**) were both formerly heated by small bedroom sized fireplaces. Although the fire surrounds no longer remained, the stone fire hearth did survive supported by the floor structure within F1. The north wall of both bedrooms showed evidence of a continuous timber bearer, similar to a plate, running the length of the walls east-west and level with the top of the first floor windows. The brickwork above this bearer and to the top of the walls was irregular with bricks laid on edge, as a means to save on materials. Both rooms were lit by a single window in the northern wall. This window projected above the line of the eaves and into the lower roof plane to give the appearance of an eyebrow dormer. The windows structure comprised a single segmental arch of three on edge brick courses laid onto and above the bearer described above. No other features of note, apart from the floor structure, were present within these first floor rooms. The floor structure was a soft wood construction of pine or similar, comprising very regular machine cut joists and beams. The floor was framed up with the common joists properly trenched into the tops of the two binding joists, and not just laid over their backs.
- 6.40 The first floor window to the landing was a modern insertion or replacement possibly of a smaller landing window. Whilst the stair to up to the landing from G3 below had been removed, the floor structure remained intact. This was characteristically similar to the floor structures used in the adjacent first floor rooms.
- 6.41 The rear range (F2) was accessed from F3 via an opening in the south wall of the front range. This originally opened into a narrow north-south aligned corridor extending along the western flank wall of the rear range. The corridor was lit by a large two mullioned casement window of multiple small glazed lights, built up under the eaves and towards the southern end. The window lay adjacent to a fire door inserted into the south gable wall. This opened onto an external steel open frame fire escape. Whilst the layout of the first floor rooms in this area is unclear, it seems likely the corridor gave access to two small bedrooms, east of the corridor.
- 6.42 Access to into the roof space was not possible

## 7 CONCLUSIONS

- 7.1 The former Dawkins House and later Fox and Hounds public house, is a late 18<sup>th</sup> to early 19<sup>th</sup> century brick built former house, constructed using the prevalent local vernacular style and materials but employing an architectural treatment, with the use of eyebrow dormer windows, synonymous with the estate buildings of the former mid 18<sup>th</sup> century Gopsall Hall and Estate. Whilst this distinctive architectural treatment was once more common within the village, a rural community where most of the inhabitants were employed on the Gopsall estate, only two historic examples still remain within the village envelope, that at Church House Farm and the former Fox and Hounds. The eyebrow is perhaps a reflection of an historic roofline detail more commonly associated with thatch.
- 7.2 The survey has shown that the building has been considerably altered and repaired during its lifetime, particularly during the preceding century and associated with its later use as the Fox and Hounds public house. The full extent of these alterations were not possible to establish due to the extensive stripping of the interior, back to the bare brickwork and the removal of the first floor floor boards. These preparatory works also entailed the loss of many non-structural internal divisions, the staircase and apart from some fenestration, all fixtures and fittings.
- 7.3 The majority of the existing windows were later insertions or alterations, such as those to the facade or the French doors to the rear, or were modern windows inserted into original openings. The style of an original window, probably once comprising two lights of small square glass panes, was seen in the partial remains (a frame and mullion) within the east elevation of the rear projection. This remained within an original opening, which where they survived, were typically built with a simple on-edge brick voussoir. Such treatment was also used for door openings, a blocked example present along the western wall of the rear range. This formerly opened into the rear passageway (G4), that was latterly converted into a pub toilet.
- 7.4 Blocking of an earlier window to the south of this doorway and two internal doorways into the front room (G1) from the entrance bay gave an indication of the former layout of the building. This comprised a pair of equal sized formal front rooms (G1 and G6, sitting/dining rooms) set either side of a central entrance bay (G3) which also incorporated the stair to first floor and to the basement. The two opposite-set door openings (front door and door to the rear projection) formed a cross-passage, echoing the layout of a more ancient plan, which provided access to the rear passage and to the kitchen (G2) in the rear projection.
- 7.5 The first floor floor structure over the kitchen was possibly the most interesting feature, comprising a central bridging beam with un-pegged and dovetailed common joists to either side. The floor structure was built using oak, the bridging beam axed and the joists hand sawn. Soffit chamfers, some with stops and the lack of nail hole evidence for ceiling battens show that the floor was meant to be visible and not obscured behind a ceiling. The bridging beam did however show some evidence of re-use, with the presence of empty mortices, and a later adaptation with the insertion of softwood binding joist to the north. The re-use of timber is not uncommon in buildings, particularly during the 18<sup>th</sup> century and earlier 19<sup>th</sup> century, as raw materials became increasingly expensive to source. This floor structure over the kitchen is at odds with those to the front rooms (G1 & G6), which were much more elaborate and regular in form, comprising softwood beams and joists with chamfering to soffits. These more elaborate ceiling/floor structures were clearly also built to be seen and were contemporary with their supporting walls.
- 7.6 The historic building survey has found that the former Fox and Hounds public house has over time and in relation to its various uses as a house (Dawkins), public house (Fox and Hounds) and a butcher shop has been considerably altered, although despite these alterations the original plan form of this late 18<sup>th</sup> to early 19<sup>th</sup> century building is still legible. Despite the many unsympathetic alterations to the historic fabric, it still, externally at least, presents a positive architectural and historic contribution to the



setting and character of the Congerstone Conservation Area and should continue to do so following the development proposals.

## 8 ACKNOWLEDGEMENTS

- 8.1 Pre-Construct Archaeology Limited would like to thank CgMs Consulting acting on behalf Morris Homes Ltd for commissioning the work. 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 Hayley Baxter.

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

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

**Flitcroft, M** 2014 Written Scheme of Investigation for a Programme of Archaeological Works at 99 Barton Road Congerstone Leicestershire

**Neary, K** 2013, Old Public House, Barton Road Congerstone

**Hinckley and Bosworth BC**, 2007 Congerstone, Conservation Area Appraisal

## APPENDIX 1: PHOTOGRAPHIC REGISTER

Frame No. Film	View	Scale	ID	Comments	Date
101-1				ID	19/05/2014
101-2	N	2m	External	S. Elevation	
101-3	N	2m	External	S. Elevation	
101-4	N	2m	External	S. Elevation	
101-5	NE	2m	External	S. Elevation & Lean-to	
101-6	NE	2m	External	S. Elevation & Lean-to	
101-7	NE	2m	External	S. Elevation & Lean-to	
101-8	NE	2m	External	SW Angle	
101-9	NE	2m	External	SW Angle	
101-10	NE	2m	External	SW Angle	
101-11	NE	2m	External	Toilet Windows	
101-12	NE	2m	External	Toilet Windows	
101-13	NE	2m	External	Blocked Door	
101-14	NE	2m	External	Blocked Door	
101-15	NE	2m	External	S. Elevation general	
101-16	NE	2m	External	S. Elevation general	
101-17	NE	2m	External	S. Elevation general	
101-18	N	2m	External	E. Elevation	
101-19	N	2m	External	E. Elevation	
101-20	W	1m	External	Window Details	
101-21	W	1m	External	Window Details	
101-22	SW	x	External	N. Elevation	
101-23	SW	x	External	N. Elevation	
101-24	SW	x	External	N. Elevation	
101-25	x		External	General Shots	
101-26	x		External	General Shots	
101-27	x		External	General Shots	
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103-3	S	1m	Internal	G2 Fireplace	
103-4	S	1m	Internal	G2 Fireplace	
103-5	S	1m	Internal	Fireplace	
103-6	S	1m	Internal	Fireplace	
103-7	N	1m	Internal	G2	
103-8	N	1m	Internal	G2	
103-9	x	x	Internal	G2 chamfer and stop	
103-10	SW	1m	Internal	G5	
103-11	SW	1m	Internal	G5	
103-12	NE	1m	Internal	G5	
103-13	NE	1m	Internal	G5	
103-14	N	1m	Internal	G5 removed fireplace	
103-15	N	1m	Internal	G5 removed fireplace	
103-16	NW	1m	Internal	G6	
103-17	NW	1m	Internal	G6	
103-18	SE	1m	Internal	G6	
103-19	SE	1m	Internal	G6	
103-20	S	x	Internal	Floor beam timber bearer	
103-21	S	x	Internal	Floor beam timber bearer	
103-22	W	x	Internal	Joist bearer	
103-23	S	1m	Internal	G4 Corridor	
103-24	S	1m	Internal	G4 Corridor	
103-25	S	1m	Internal	G3	
103-26	S	1m	Internal	G3	
103-27	S	x	Internal	G3 Front door head	
103-28	SE	x	Internal	G1	
103-29	SW	x	Internal	G1	
103-30	N	x	Internal	G1	
103-31	S	x	Internal	F2	
103-32	S	x	Internal	F2	
103-33	S	x	Internal	F2	
103-34	NE	x	Internal	F1	
103-35	SW	x	Internal	F6	

## APPENDIX 2: OASIS FORM

OASIS ID: preconst1-180082

### Project details

Project name	Historic Building Survey of No. 99 Barton Road (formerly the Fox and Hounds Inn), Congerstone, Leicestershire
Short description of the project	The Historic Building Survey of No. 99 Barton Road (formerly the Fox and Hounds Inn), Congerstone, Leicestershire was carried prior to its partial demolition and redevelopment and as a consequence of a planning condition. The survey has shown that The former Dawkins House and later Fox and Hounds public house, is a late 18th to early 19th century brick built former house, constructed using the prevalent local vernacular style and materials but employing an architectural treatment, with the use of eyebrow dormer windows, synonymous with the estate buildings of the former mid 18th century Gopsall Hall and Estate. Whilst this distinctive architectural treatment was once more common within the village, only two historic examples remain within the village envelope, that at Church House Farm and the subject buildings (the Fox and Hounds).
Project dates	Start: 19-05-2014 End: 19-05-2014
Any associated project reference codes	X.A73.2014 - Museum accession ID
Type of project	Building Recording
Methods & techniques	"Photographic Survey","Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

### Project location

Country	England
Site location	LEICESTERSHIRE HINCKLEY AND BOSWORTH BAGWORTH No. 99 Barton Road (formerly the Fox and Hounds Inn), Congerstone, Leicestershire

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Postcode	CV13 6PE
Study area	0.04 Hectares
Site coordinates	SK 3688 0546 52.6452730159 -1.45485979144 52 38 42 N 001 27 17 W Point

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### Project creators

Name of Organisation		PCA Midlands
Project originator	brief	Leicestershire County Archaeology Office
Project originator	design	CgMs Consultants Ltd
Project director/manager		Kevin Trott
Project supervisor		Adam Garwood
Type of sponsor/funding body		Private Developer

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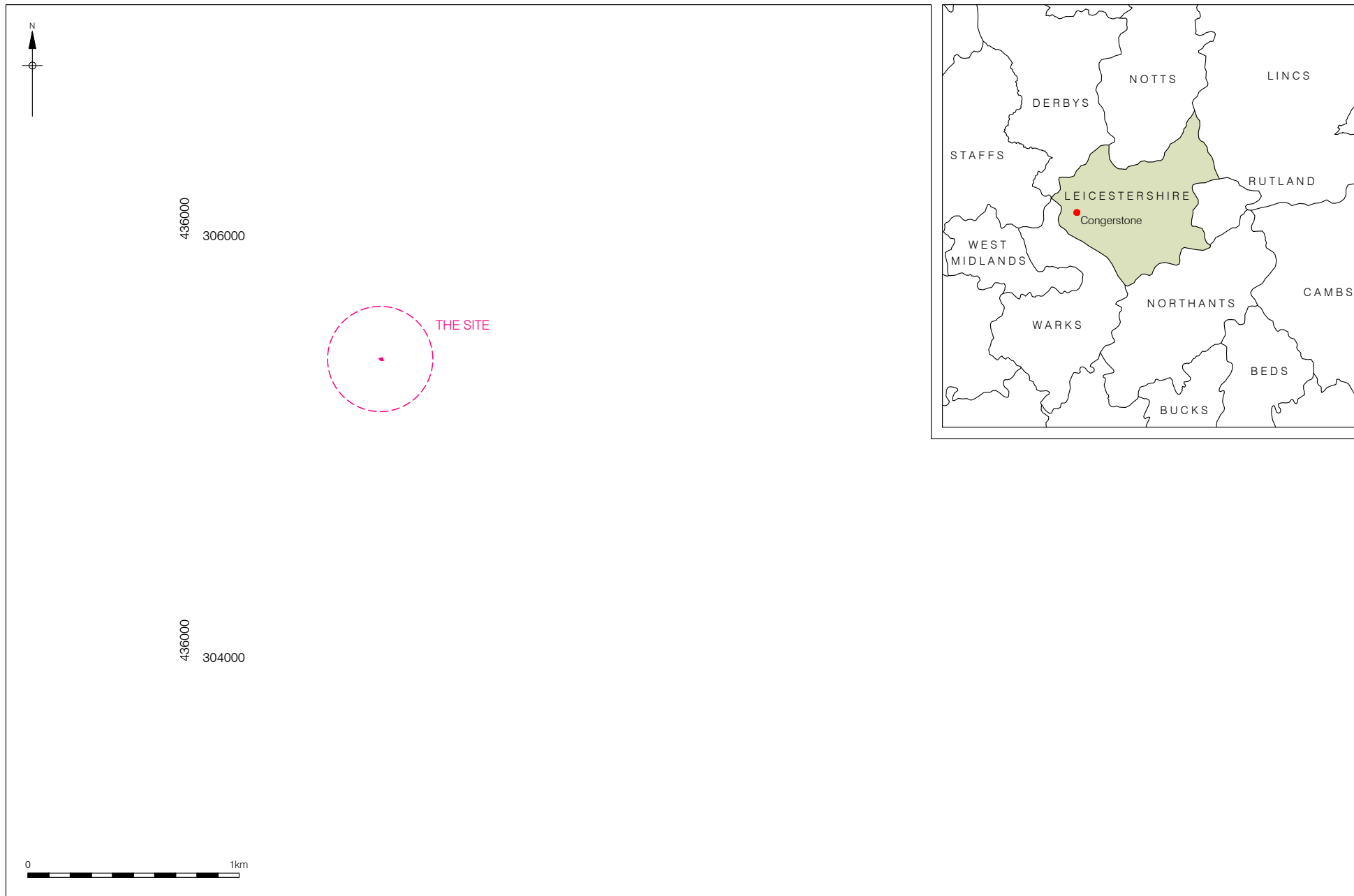
### Project archives

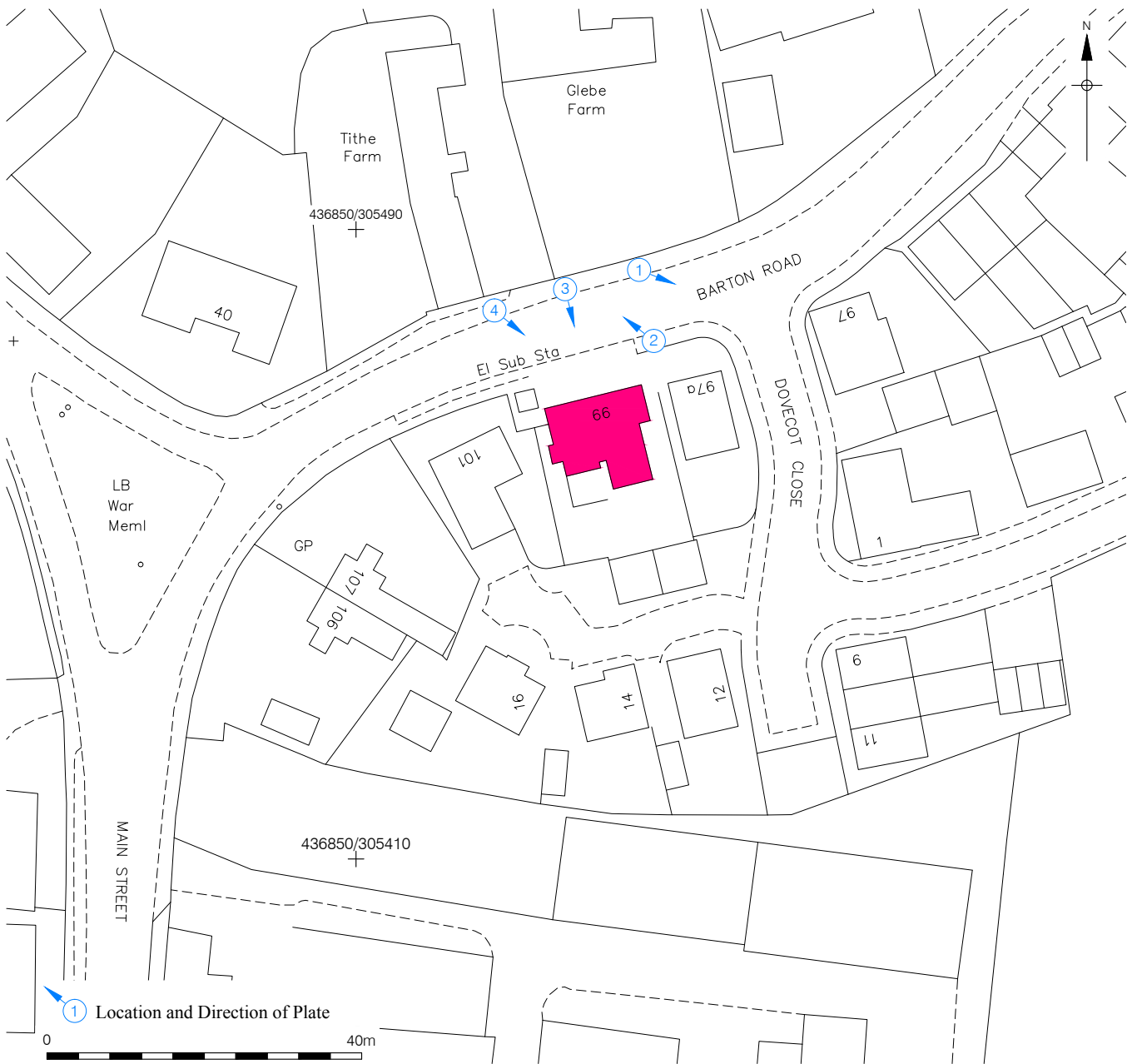
Physical Exists?	Archive	No
Digital recipient	Archive	Leicestershire Museums Service
Digital available	Media	"Images raster / digital photography"
Paper recipient	Archive	Leicestershire Museums Service
Paper available	Media	"Photograph","Unpublished Text"

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**Project  
bibliography 1**

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Survey of No. 99 Barton Road (formerly the Fox and Hounds Inn), Congerstone, Leicestershire, CV13 6PE
Author(s)/Editor(s)	Garwood, A
Date	2014
Issuer or publisher	pre-construct ltd
Place of issue or publication	Cambridge
Description	Pdf unpublished grey literature
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Entered by	adam garwood (agarwood@pre-construct.com)
Entered on	29 May 2014

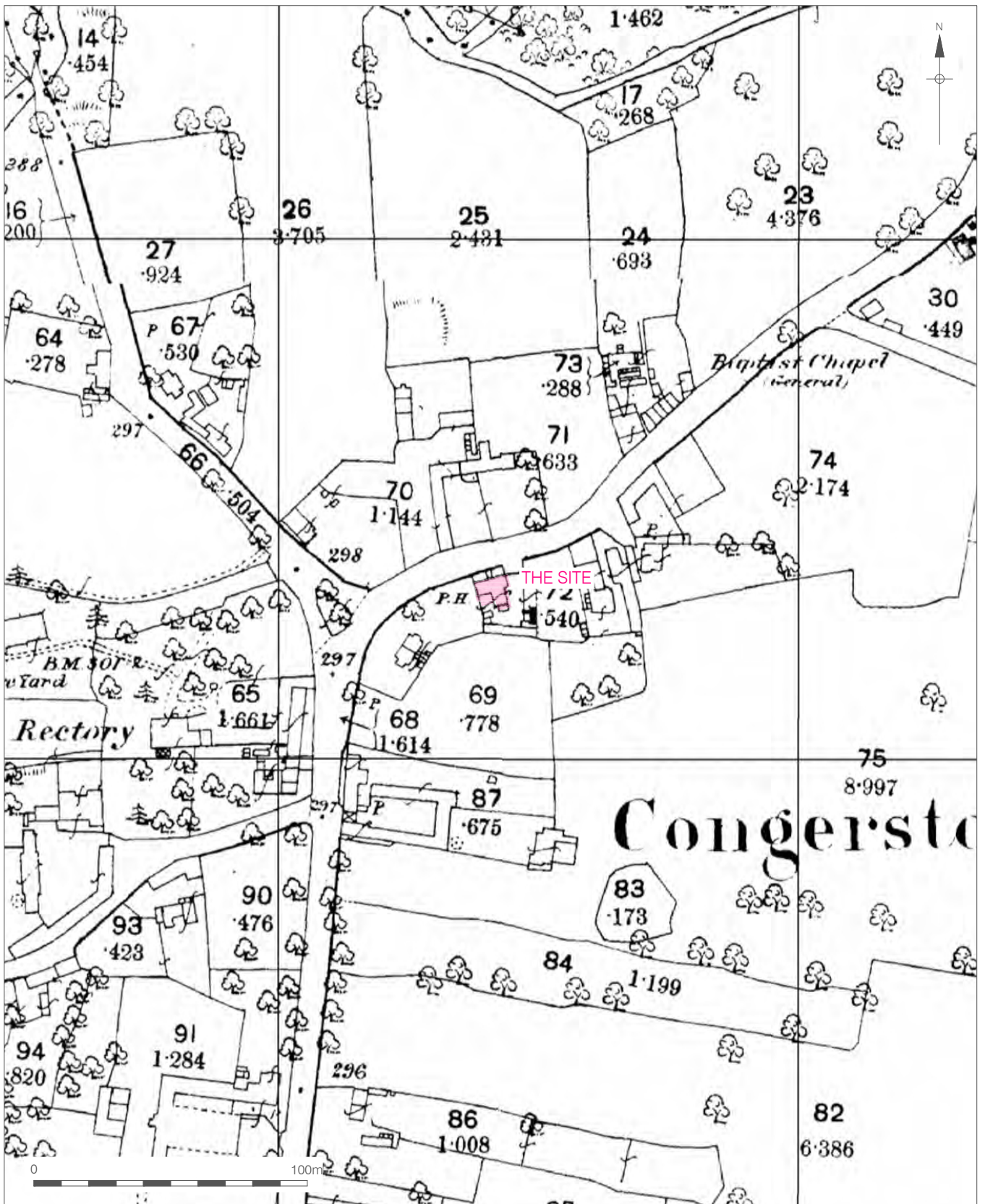




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Figure 2  
 Detailed Site Location  
 1:800 at A4





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Figure 3  
 First Edition Ordnance Survey, 1887  
 1:2,000 at A4

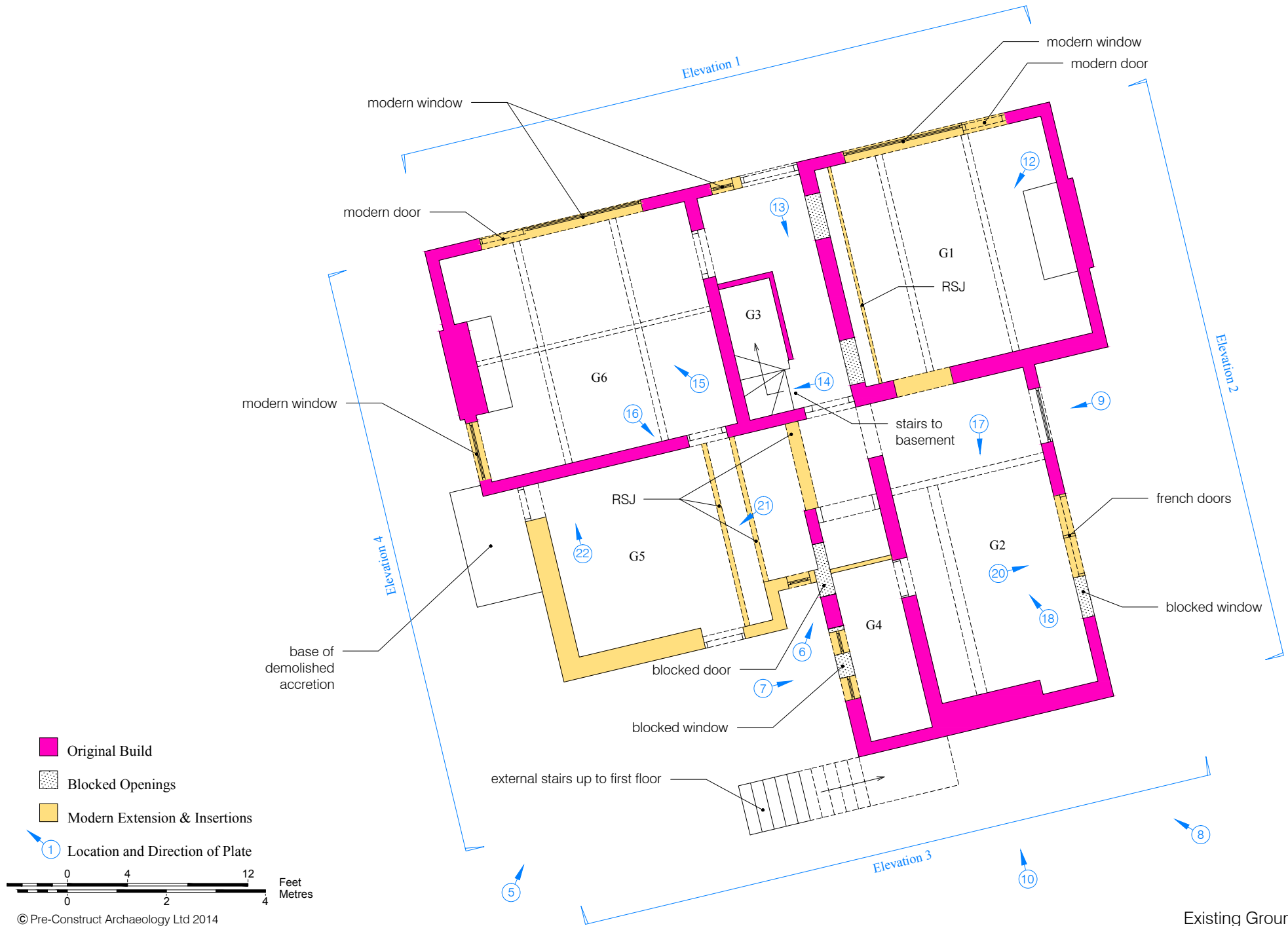
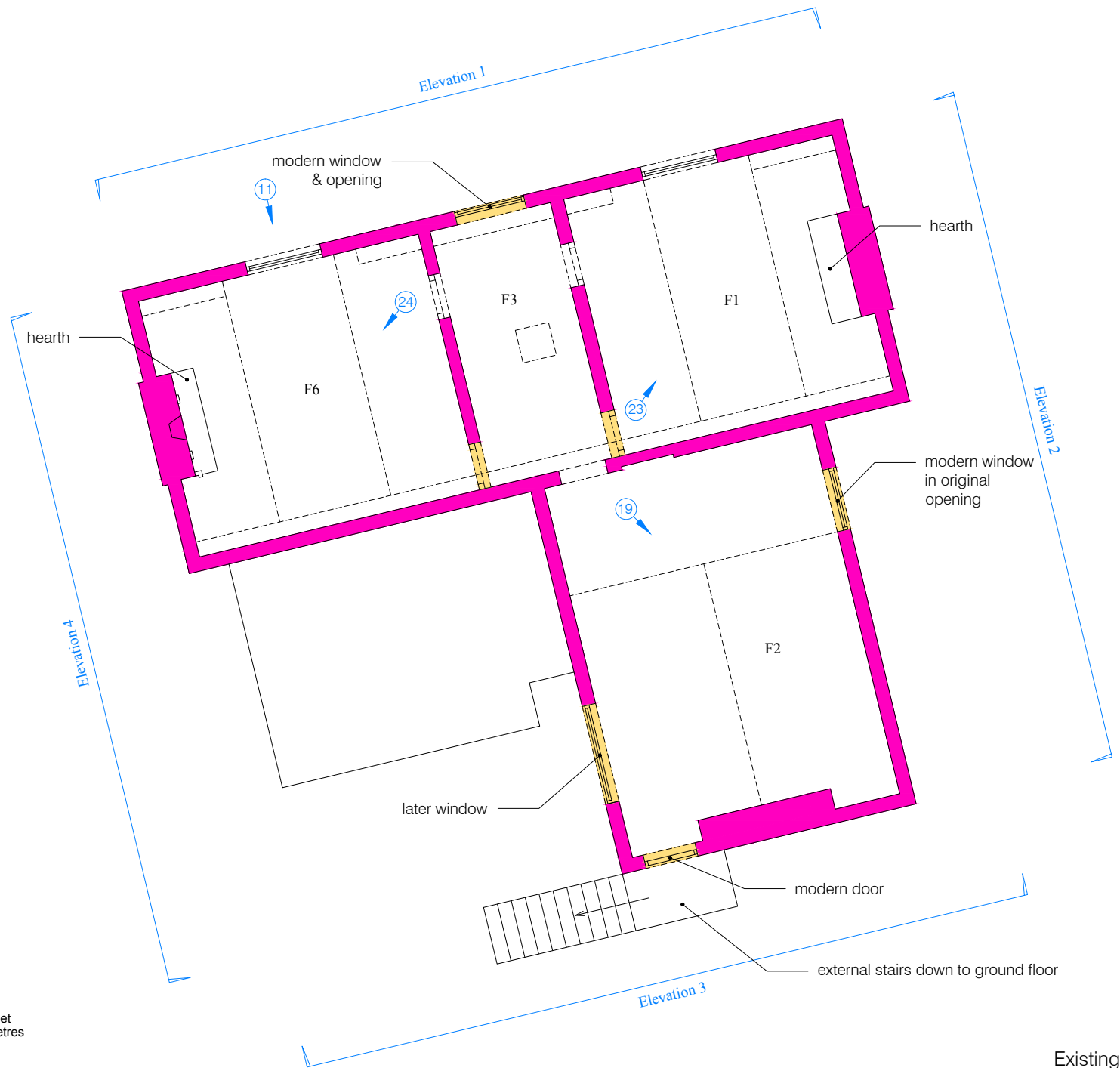





Figure 4  
Existing Ground Floor Plan  
1:100 at A4



-  Original Build
-  Modern & Inserted Openings
-  Location and Direction of Plate

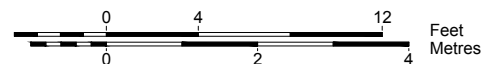
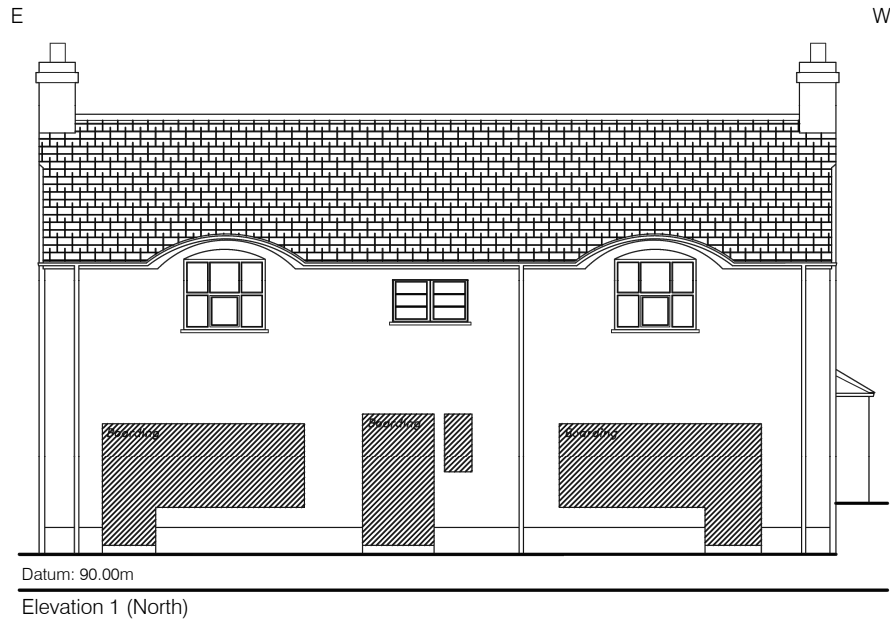


Figure 5  
Existing First Floor Plan  
1:100 at A4



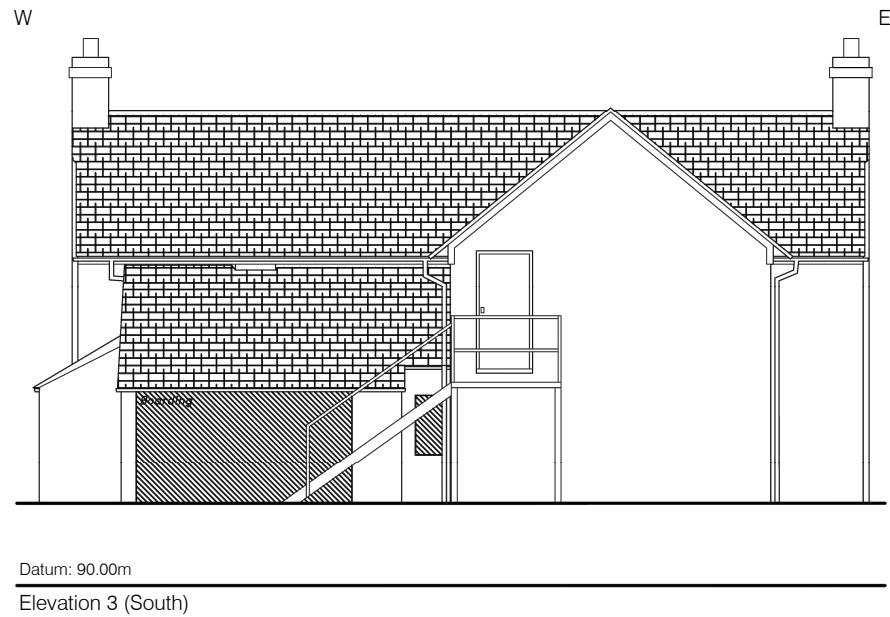
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Datum: 90.00m

Elevation 2 (East)



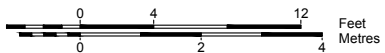
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Elevation 3 (South)



Datum: 90.00m

Elevation 4 (West)



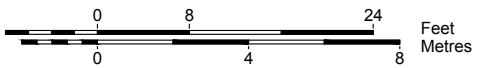
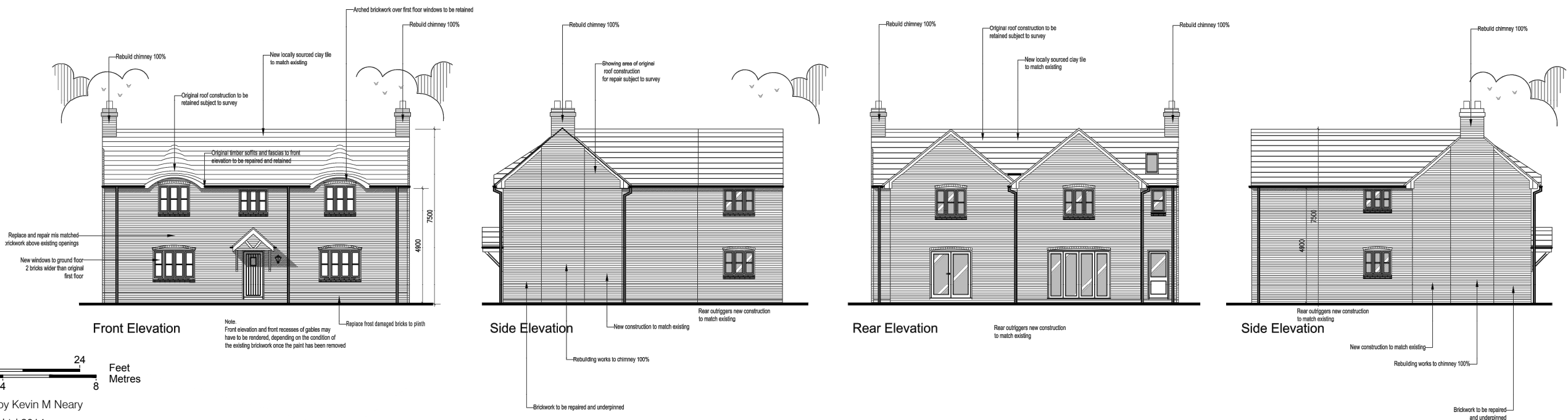
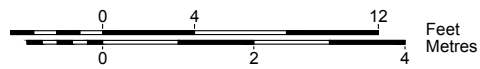
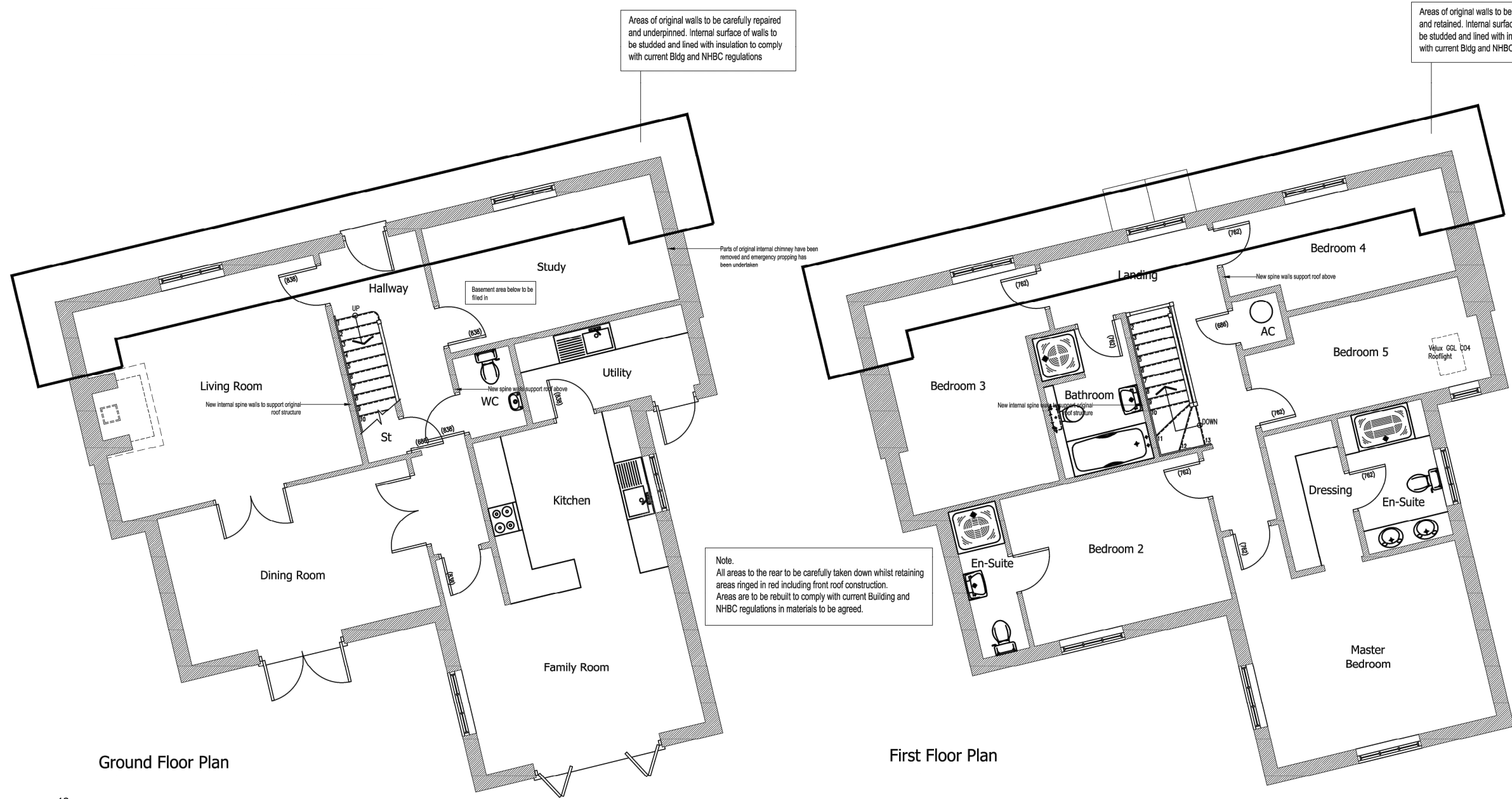
Based on drawings supplied by greenhatch group

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Figure 6  
Existing Elevations  
1:100 at A4





Based on drawings supplied by Kevin M Neary  
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Figure 7  
 Proposed Plans & Elevations  
 Plans 1:100 & Elevations 1:200 at A3



Plate 1 Modern development at Dovecote Close, east of site



Plate 2 Historic Glebe Farm and Tithe barn to north of site





Plate 3 Northern Roadside Elevation looking south



Plate 4 Northern Roadside Elevation looking south-east





Plate 5 Western elevations and modern lean-to extension



Plate 6 Partially built-over blocked door opening in western wall of rear projection





Plate 7 Blocked window and later inserted toilet windows, west wall, rear projection



Plate 8 Eastern elevation and southern gable elevation





Plate 9 Eastern elevation ground floor window (original opening)



Plate 10 South gable elevation





Plate 11 Eyebrow dormer style first floor window



Plate 12 Room G1 looking south-west and showing blocked door openings





Plate 13 Entrance bay G3 looking south (entrance to basement to right)



Plate 14 Stone steps to basement (G3)





Plate 15 Room G6 looking north-west and showing inserted window



Plate 16 First floor binding joist and timber bearer (G6)





Plate 17 Room G2 looking south



Plate 18 Room G2 looking north





Plate 19 First floor structure over G2



Plate 20 Chamfer and stop to common joist (G2)





Plate 21 Modern lean-to addition (G5) looking south-west



Plate 22 Removed fireplace in G5, looking north





Plate 23 First floor room F1 looking north-east



Plate 24 First floor room F6 looking south-west





Plate 25 Local example of Gopsall architectural treatment



Plate 26 The Gopsall eyebrow treatment used in modern development

# PCA

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