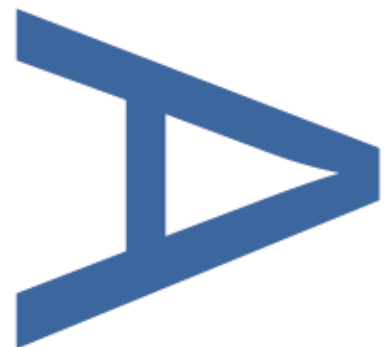


**HISTORIC BUILDING RECORDING
OF HOLLY COTTAGE,
NO. 20 ROOKERY LANE,
GROBY,
LECESTERSHIRE,
LE6 0GL**



PCA REPORT NO: R12737

DECEMBER 2016

PRE-CONSTRUCT ARCHAEOLOGY

**Historic Building Recording of Holly Cottage, No. 20 Rookery Lane, Groby,
Leicestershire, LE6 0GL**

Report compiled by Adam Garwood

Project Manager: Charlotte Matthews

Agent: The Drawing Room (Architects) Ltd

Central Ordnance Survey National Grid Reference: NGR SK 5244707428

Site Code: RLGL16

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

December 2016

© The material contained herein is and remains the sole property of Pre-Construct Archaeology Limited and is not for publication to third parties without prior consent.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 No. R12737

DOCUMENT VERIFICATION

Site Name

Holly Cottage,
No. 20 Rookery Lane,
Groby,
Leicestershire,
LE6 0GL

Type of project

Historic Building Recording

Quality Control

Pre-Construct Archaeology Limited Project Code		K4800	
Pre-Construct Archaeology Limited Report Number		R12737	
	Name & Title	Signature	Date
Text Prepared by:	Adam Garwood		05/12/2016
Graphics Prepared by:	Hayley Baxter		05/12/2016
Graphics Checked by:	Josephine Brown	<i>Josephine Brown</i>	05/12/2016
Project Manager Sign-off:	Charlotte Matthews	<i>Charlotte Matthews</i>	05/12/2016

Revision No.	Date	Checked	Approved

Pre-Construct Archaeology Ltd
Unit 54
Brockley Cross Business Centre
96 Endwell Road
London
SE4 2PD

CONTENTS

1	NON TECHNICAL SUMMARY	4
2	INTRODUCTION	5
3	PLANNING BACKGROUND	7
4	METHODOLOGY	9
5	HISTORICAL BACKGROUND	12
6	BUILDING DESCRIPTION	13
7	CONCLUSIONS	16
8	ACKNOWLEDGEMENTS	18
9	BIBLIOGRAPHY	19

APPENDICES

1	OASIS FORM	20
---	------------	----

FIGURES

- Figure 1: Site Location
- Figure 2: Detailed Site Location
- Figure 3: Pre Enclosure Map of 1757
- Figure 4: Parish Plan of 1858
- Figure 5: First Edition Ordnance Survey Map of 1886
- Figure 6: Second Edition Ordnance Survey Map of 1903
- Figure 7: Third Edition Ordnance Survey Map of 1916
- Figure 8: Ordnance Survey Map of 1930
- Figure 9: Ordnance Survey Map of 1956
- Figure 10: Ordnance Survey Map of 1971
- Figure 11: Ordnance Survey Map of 1987
- Figure 12: Existing Ground Floor Plans and Plate Directions
- Figure 13: Existing First Floor Plans and Plate Directions
- Figure 14: Proposed

PLATES

- Plate 1 No. 20 Rookery Lane, looking south-west
- Plate 2 Facade of no. 20 Rookery Lane, looking north-west
- Plate 3 No. 20 Rookery Lane, looking south
- Plate 4 North-west extension and garage, looking south-west
- Plate 5 South-east extension, looking north-west
- Plate 6 South-east gable elevations, looking north-west
- Plate 7 South-west rear elevation, looking north-east
- Plate 8 South-west rear elevation showing revetment/bank, looking east
- Plate 9 Masonry lower wall/foundation and revetment, looking south-east
- Plate 10 South-east extension, looking north
- Plate 11 North-west extension, looking north-east
- Plate 12 Lounge (G1), looking north
- Plate 13 Lounge (G1), looking north-west
- Plate 14 Detail of bridging beam (G2), looking south
- Plate 15 Run-out stop to soffit (G1), looking east
- Plate 16 Dining Room (G2), looking east
- Plate 17 Modern inserted staircase (G2), looking west
- Plate 18 Modern stud wall enclosing staircase and bedroom (F6), looking

- east
- Plate 19 Dovetail lap joint (for trimmer) in end of common joist and lime ash/reed floor, looking north
- Plate 20 Corresponding (mirror) dovetail lap joint to north-west, looking east
- Plate 21 WC/Bathroom (G3), looking north
- Plate 22 Kitchen (G4), looking east
- Plate 23 Living room (G5), looking south
- Plate 24 Bedroom (F6) showing inserted stud wall, looking south
- Plate 25 Bedroom (F6) from first floor landing, looking north
- Plate 26 Bedroom (F7), looking north-west
- Plate 27 Bedroom (F7), looking east
- Plate 28 First floor landing showing heavier wall at ground floor level, looking north-west
- Plate 29 Replaced softwood roof structure
- Plate 30 Outbuilding, looking south-west

1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited was commissioned by The Drawing Room (Architects) Ltd on behalf of their Client to undertake an Historic England Level 3 historic building recording of Holly Cottage, no. 20 Rookery Lane, Groby, Leicestershire, LE6 0GL prior to proposed alterations and partial demolitions. The recording was carried out to record in detail the historic fabric, setting and character of the building prior to the commencement of works.
- 1.2 The recording was carried out in response to a planning condition (9) attached by the Local Planning Authority (Hinckley and Bosworth Borough Council) to planning permission (14/01084/FUL). This condition required a programme of archaeological work including historic building recording of no. 20 Rookery Lane and the archaeological monitoring of groundworks of the proposed new build. This report solely focuses upon the historic building recording.
- 1.3 Based on observations made during the recording and from the cartographic extracts, the cottage appears to have been built by the early-mid 18th century as part of two conjoined buildings. This date is commensurate with the listed buildings in the Rookery Lane area, which range from the late 17th century (Blacksmiths) through to the late 18th century (no. 26 Rookery Lane and the Stamford Arms). The building was remodelled during the 19th century and may have seen a change of use at this time from a small part store/granary to a dwelling. This was possibly a worker's cottage associated with the slate and granite quarries established on land held by the Earl of Stamford and Warrington at Groby. The quarries were active during the 19th century.

2 INTRODUCTION

2.1 Background

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by The Drawing Room (Architects) Ltd on behalf of their Client to undertake historic building recording of Holly Cottage, no. 20 Rookery Lane, Groby, Leicestershire, roughly centred on Ordnance Survey National Grid Reference SK 52447 07428. The recording was carried out prior to alterations and the partial demolition. The recording was carried out in response to a condition attached by the Local Planning Authority (Hinckley and Bosworth District Council) to the planning permission (14/01084/FUL).
- 2.1.2 The building survey was undertaken in accordance with a Written Scheme of Investigation (WSI) agreed in advance of the work by Teresa Hawtin, the Senior Planning Archaeologist at Leicestershire County Council on behalf of the Local Planning Authority. The WSI set out the agreed methodology used by Pre-Construct Archaeology Limited during the project. The historic building recording was carried out in accordance with Level 3 as set out in Historic England (2016) *Understanding Historic Buildings: A guide to good recording practice*.

2.2 Site Location and Description

- 2.2.1 Groby was historically a small farming settlement, which has expanded considerably since the 1970s with the construction of new housing estates to the south of its historic core. It now forms part of the Leicester Urban Area and is situated to the west of the settlement at Glenfield and Leicester City Centre (**Figure 1**).
- 2.2.2 The village of Groby is a relatively compact settlement centred around the junctions of Leicester Road/ Markfield Road and Ratby Road. No. 20 Rookery Lane lies on the south side of Rookery Lane and to the south of the main Leicester Road (former A50).
- 2.2.3 The cottage lies within a primarily residential area although it is situated between commercial premises to the west and a Grade II listed building, no. 26 Rookery Lane, presently in use as a doctors' surgery, to the east. Modern two storey detached properties face the building on the north side of Rookery Lane and the site backs onto the rear gardens of detached two storey properties fronting Crane Ley Road.
- 2.2.4 The site lies to the south-east of the historic core of Groby, which is focused around the parish Church of St Philip and St James, built by George Harry Grey, the seventh Earl of Stamford on the site of the medieval Groby Castle and the manor house of Old Groby Hall.
- 2.2.5 The cottage lies within the Groby Conservation Area, which was designated in 1976. The character of the Conservation Area is primarily derived from the agricultural origins of the settlement. The Conservation Area is typical of many 18th century rural Leicestershire settlements with the dominant use of stone. It is characterised by small streets, stone cottages, stone walls and views in and out of the Conservation Area to the countryside (Conservation Area Appraisal, 2010). The site (no. 20 Rookery Lane) is identified on the Conservation Area Appraisal map as building (19) which resides within an area of 'green space' but adjacent to 'weak areas' represented by modern development immediately to the north and west. The appraisal also records building (19) Holly Cottage, no. 20 Rookery Lane, as one of 23 unlisted buildings of local historic or architectural importance within the village, additional to the 12 statutorily designated buildings.
- 2.2.6 Holly Cottage is a small two storey cottage with rendered elevations, a gable ended in-line roof with modern clay tiles and a central through-ridge stack (**Plates 1 to 3**). The fenestration to the front is modern within enlarged non-traditional openings. A single-storey gabled-ended extension, scheduled for demolition, projects to the east from the end gable wall (**Plates 1, 5, 6 and 10**). The cottage fronts onto Rookery Lane and is situated along the northern edge of a large plot of land, in use as gardens

serving the cottage. The main part of these gardens, which presently cover an area of 0.14 hectares, was historically land belonging to the adjacent former farmhouse, now no. 26 Rookery Lane (LE1 Architects, 2014). The Conservation Area Appraisal states that 'This cottage on Rookery Lane has lost its traditional character with the use of concrete roof tiles and installation of modern bow windows'.

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.

3.3 Planning Permission

3.3.1 Planning Permission (14/01084/FUL) has been granted for the 'Partial demolition of, and extensions and alterations to, the existing dwelling and erection of two new dwellings, alterations to access and erection of a new boundary wall - 20 Rookery Lane, Groby, Leicester LE6 0GL'.

3.3.2 The Senior Planning Archaeologist at Leicestershire County Council, having reviewed the planning application recommended that if planning permission was granted, subsequent development should be subject to an archaeological condition.

3.3.3 Condition 9, 10 and 11 of the planning permission state that:

9 No demolition/development shall take place/commence until a programme of archaeological work (Historic Building Inspection and Recording and Archaeological Attendance during ground-works) 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:

- i) the programme and methodology of site investigation and recording
- ii) the programme for post investigation assessment
- iii) provision to be made for analysis of the site investigation and recording
- iv) provision to be made for publication and dissemination of the analysis and records of the site investigation
- v) provision to be made for archive deposition of the analysis and records of the site investigation
- vi) nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation"

Reason: To ensure satisfactory archaeological investigation and recording to accord with Policies BE14 and BE16 of the adopted Hinckley and Bosworth Local Plan and paragraph 137 and 141 of the National Planning Policy Framework.

10 No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under Condition 9.

Reason: To ensure satisfactory archaeological investigation and recording to accord with Policies BE14 and BE16 of the adopted Hinckley and Bosworth Local Plan and paragraph 137 and 141 of the National Planning Policy Framework.

11 No new dwelling shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 9 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure satisfactory archaeological investigation and recording to accord with Policies BE14 and BE16 of the adopted Hinckley and Bosworth Local Plan and paragraph 137 and 141 of the National Planning Policy Framework.

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 (Garwood, 2016) was to provide a detailed record of Holly Cottage prior to proposed works. The aim of the work was to produce a permanent record of the building in its present state prior to alteration, meeting nationally recognised standards as set out in the Historic England 2016 *Understanding Historic Buildings: A guide to good recording practice*. An archive and report were to be created as a result of the survey.

4.2 On-Site Recording

- 4.2.1 The on-site survey was carried out on 17th November 2016 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 comprising high resolution digital images 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 (**Plates 1 to 30**) has been included in this report and **Figures 2, 12 and 13** show the location and direction of these photographs.
- 4.2.3 The historic building recording was undertaken in accordance with a Level 3 survey as set out in the Historic England 2016 *Understanding Historic Buildings: A guide to good recording practice*.

4.3 Project Archive

- 4.3.1 A full and ordered archive including any written, drawn and photographic records relating to this investigation will be completed as defined in AAF (2011); ClfA (2014), Pollard (2000), Taylor & Brown (2009) and UKIC and ADS guidelines for the preparation of archaeological archives for long term storage.
- 4.3.2 The archive is currently provisionally stored in Pre-Construct Archaeology's Midlands Office in Market Harborough, before being transferred to the relevant Leicestershire Museum.

4.4 Guidance

- 4.4.1 All works were undertaken in accordance with standards set out in:
English Heritage (now Historic England) (2005) *The Presentation of Historic Building Survey in CAD*
ClfA (2014) *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* Chartered Institute for Archaeologists

5 HISTORIC BACKGROUND

- 5.1 A settlement at 'Groby' is mentioned in Domesday, described as 'land for 4 ploughs, 10 villagers with 1 Freeman and 5 smallholders have 3 ploughs'. Ulfi is shown as the lord of Markfield, Groby Blaby and Ratby in the hundred of Guthlaxton in 1066. By 1086 the village was held by Hugh de Grandmesnil, who also governed the hundreds of Goscote, Guthlaxton and Gartree, and was established as an offshoot settlement of the village of Ratby.
- 5.2 The name Groby may have associations with the Old Scandinavian name grōf or the Old Norse gróf meaning 'a torrent and a gully formed by it' or 'gróba' (Gothic) 'grouba' (Old High German) meaning pit or hollow. A link to the Dark Ages is supported by 'groo' a Viking word for pit, and the suffix 'by' a common association with lands held under Danelaw in the 9th century. The settlement is referred to as Groubi or Groebi in the 12th century.
- 5.3 The motte and bailey Groby Castle was established towards the end of the 11th century by the incoming Norman Lord Hugh de Grandmesnil. However the castle was in use for only a short period as it was besieged and destroyed by Henry II in 1176. Only part of the earthworks, now a scheduled monument, survives.
- 5.4 In 1338 Henry Ferrers obtained a grant for a market and fair in the village but by the mid 15th century the estate passed to the Grey family following the marriage of the last of the Ferrers family line to Sir Edward Grey of Astley Castle, near Nuneaton. During the 1490s the Greys started to improve their estate at Groby, renovating Groby Old Hall, which had fallen from its previous grandeur. The family's royal ambitions grew and they attempted to install Lady Jane Grey as the Queen of England following the death of the young King Edward VI, who had reigned for approximately 9 days in 1553. However Lady Jane Grey and her father, Henry Grey, 1st Duke of Suffolk were later beheaded and the family went into disgrace.
- 5.5 During the 19th century the Greys, latterly the Earls of Stamford and Warrington, returned to Groby where the Seventh Earl built an imposing mansion on Bradgate Hill reputedly of 52 rooms. They were active industrialist and businessmen establishing the open cast granite and slate quarries to the north of the village and close to Groby Pool. Groby granite and slate, the latter known as Swithland Slate, was exported across the country by rail, the quarries linked to the main line by a steam-powered mineral line built in 1832. During the 19th century the quarrying industry and the traditional farming industry employed the majority of the local people and it is not unreasonable to suggest that many dwellings at this time were tenanted by the employees of the quarry or by local farm workers. Many of the cottages belonging to the Bradgate Estate, passed into private hands, when they were disposed of and sold by Lady Venetia Grey in 1925.
- 5.6 Street name evidence suggests that 'The Rookery' and 'Rookery Lane' alludes to an area of housing for poorer inhabitants who could only afford to rent a house or part of a house and who lived, like rooks in a tree, tightly packed together, cheek by jowl. A number of these cottages still remain in Rookery Lane, although a group of cottages have been recently demolished at the corner of the Rookery and Rookery Lane.
- 5.7 The pre-enclosure map dated 1757 (**Figure 3**) depicts Groby as a small rural settlement focused around, and mainly to the south of the junction of Leicester Road and Ratby Road. Rookery Lane is clearly shown to the south of Leicester Road and forms one of the three principal thoroughfares through the village. It is interesting to note that Rookery Lane formerly continued as a broad sweeping bend to the east, turning north to connect with the Leicester Road. This section of Rookery Lane had gone out of use by the mid 19th century, petering out into a dead-end and had certainly ceased to exist (as a road) by the compilation of the Parish Plan of 1858 and First Edition Ordnance Survey map in 1886, surviving simply as a field boundary (**Figures 4 and 5**). The 1757 pre-enclosure map (**Figure 3**) depicts a landscape of 'medieval' strip cultivation and common land and the church, manor house and castle

complex at Groby Hall. Rookery Lane is less densely developed when compared to Ratby Road and Leicester Road. Buildings on the present site of Holly Cottage (within plot 41) are shown. Whilst the illustration is crude it appears to depict two small adjoining cottages built along Rookery Lane.

- 5.8 The Parish Plan of 1858 (**Figure 4**) shows little overall change with regard to built development within the village, but does show the effects of enclosure within the surrounding field-scape, with the loss of the strip cultivation and common land. Rookery Lane appears to have become a dead-end by this date, with through traffic taking the main Leicester Road to the north. The footprint of Holly cottage is clearly depicted on this plan, lying close to the south side of Rookery Lane and to the west of no. 26 Rookery Lane (plot 289). Like the 1757 map (**Figure 3**), Holly Cottage appears to form part of a small terrace or pair of adjoining cottages. These cottages appear to be built within a narrow tract of land alongside the road, possibly built on former green or common land suggesting they were probably a simple, lower quality, roadside development.
- 5.9 The First Edition Ordnance Survey map of 1886 (**Figure 5**) is the first map extract to show the cottage in any detail. It shows the cottage as the eastern of a pair of small adjoining cottages. The map shows that Holly Cottage is abutted by a narrower outbuilding to the east, which was built in-line and set back. This outbuilding lies within the area of the present modern eastern extension. It appears that the internal boundary (i.e. that dividing the two cottages) coincides with the present western gable end to Holly Cottage. The present gardens to the rear of Holly Cottage are shown to have formerly been part of the land holding of no. 26 Rookery Lane and the small outbuilding that survives with the present garden (see **Plate 30**) also formerly belonged with the neighbouring site. The village by this date had developed considerably with many rows of small cottage terraces, probably workers housing clustered along Ratby Road and Leicester Road and close to the site at the Rookeries. The appearance of railway sidings to the west of Ratby Road, serving the stone quarries, are testament to this development.
- 5.10 The next Ordnance Survey map editions of 1903 and 1913 (**Figures 6 and 7**) both show little change to the site or to the general area. The quarries and their railway sidings, to the east of Ratby Road and to the north by Groby Pool, most likely the main employer within the village at this period, are still clearly active. The Ordnance Survey map extract of 1930 (**Figure 8**) again shows very little overall change to the village, which remained much influenced by the quarrying activities of the Grey family. The site however has changed by this date, as the adjoining cottage/building to the west of Holly Cottage, had been demolished, leaving the cottage, much as it is today as a detached dwelling. The Ordnance Survey map of 1956 (**Figure 9**) depicts a slight boundary re-alignment to the west, increasing the width of the site and the addition of a small building on the site of the present garage as well as the north-west extension (the present WC/bathroom).
- 5.11 The Ordnance Survey map of 1971 (**Figure 10**) depicts modern residential development to the east of the site along Rookery Lane and Pymm Leys Gardens and to the south along Crane Leys Road. A large engineering works (which still exists today) is depicted to the west of the site and an ex-servicemens social club to the north. The cottage with its north-west extension and detached garage are clearly shown. The plot had also been enlarged to the rear. The 1987 Ordnance Survey map (**Figure 11**) depicts further residential development along the north side of Rookery Lane and a significant housing development to the east of the site and south of Pymm Ley Gardens. The cottage and plot had changed little from the previous extract, its present large rear garden still in the ownership of the neighbouring property. The present south-east extension has yet to have been constructed.

6 BUILDING DESCRIPTION

6.1 Introduction

6.1.1 Holly Cottage is situated close to and parallel with the boundary to Rookery Lane (**Figure 2**). It comprises the original cottage (**Plates 1 to 3**) with a ground floor extension and garage to the north-west (**Plates 3 and 4**) and a large single storey extension to the south-east (**Plates 5 and 6**). The site rises along the road frontage towards the south-east and considerably to the rear (south-west). The rear garden is elevated above Rookery Lane by around a full storey height. Once at the higher level, the site is relatively flat and landscaped with trees, shrubs and lawn. A small masonry outbuilding is located in the southern corner of the site boundary (**Plate 30**).

6.1.2 The cottage is laid out on a north-west to south-east orientation, presenting its long elevation and facade to the north-east (**Figure 2**). Each of the principal rooms within the cottage and its extensions have been given an individual identifying number prefixed with G for Ground or F for First Floor (**Figures 12 and 13**).

6.2 Front (North-East) Elevations

6.2.1 The north-east two-storey principal elevation of the cottage is plain in appearance and lacks historic architectural detailing (**Plates 1 to 3**). The elevation is rendered with modern roughcast pebbledash. The roof is covered with modern tiles, which are a replacement of the traditional Swithland slate. Plain painted brickwork is present along the base of the elevation, below the render. The eaves are shallow and are set immediately above the top of the first floor windows. The in-line roof is gabled to the south-east and north-west and interrupted centrally by a rendered through-pitch chimneystack with a modern chimney pot, set close to, and forwards of the ridge. The fenestration comprises modern UPVC double glazed units fitted into enlarged window openings. Two bow-type bay windows, light the two principal ground floor rooms, while faux traditional cross casement windows are present at first floor level. The rainwater goods are modern, although they use a traditional style header.

6.2.2 A modern lean-to entrance porch with modern inner and outer doors adjoins the south-east end wall to the cottage (**Plates 1 and 2**). It lies to the front (north-east) of the modern single storey south-east extension.

6.2.3 The south-east extension adopts the same modern treatment as the cottage, built with pebble dash rendered elevations, a modern Roman tile roof and large modern UPVC windows (**Plate 5**). A small gabled extension (WC and bathroom) projects to the west of the cottage (**Plates 3 and 4**). It is also faced with pebble dash but uses modern red clay plain tiles to cover the in-line gabled roof. The free standing garage to the west is a modern flat roofed building.

6.3 South-East Elevations

6.3.1 The south-east elevations present two blind gable ends: one to the two-storey cottage and one to the single storey south-east extension (**Plates 5 and 6**). Both are covered with painted pebble dash render and built with roofs that accord, built to a slack 35 degree pitch. The eaves treatment of both is plain, similarly shallow and without bargeboards.

6.4 Rear (South-West) Elevations

6.4.1 The lower walls of the south-west rear elevation of the cottage are obscured by the rising ground and the steep revetment bank to the rear (**Plates 6 to 9**). This is also the case for the adjoining north-west extension (**Plate 10**) although not so much for the south-east extension (**Plate 11**), as the site opens out to the south-east. Generally the elevations are rendered, although the lower wall to the cottage is built using randomly coursed masonry, rising up to a height of 1.20-1.25m from ground level. The masonry wall, built incorporating the local granite, was crudely laid, not faced up, badly coursed and re-pointed using a modern cement mortar (**Plate 9**). Above this exposed rough lower masonry, the wall gradually narrows in width (flare) to form a

regular vertical elevation. Given the character of the rough coursed masonry, it may have originated as wall foundation, latterly exposed by changes in the site levels to the rear (possibly due to damp in the rear wall). The fenestration to the lower wall comprises a pair of modern inserted horizontal openings with UPVC windows. Due to the rise in land to the rear, access to the first floor from the rear garden could be gained via a modern timber bridge, built off the rear revetment wall (**Plates 7 and 8**). The rear door and both rear windows to the first floor bedrooms were modern insertions. The south-west elevation of the north-west extension is set back slightly from the wall line of the cottage and incorporates a single modern window opening (**Plate 11**). Its roof is covered with red clay plain tiles. The rear (south-west) wall of the south-east extension is dominated by a set of sliding patio doors with a folding canopy (**Plate 10**).

6.5 Lounge (G1)

- 6.5.1 The Lounge (G1) and adjacent Dining Room (G2) together formed the ground floor of the two-cell cottage, divided by a centrally placed open hearth (**Figure 12**). Room (G1) was entered from the south-east, and from the modern extension, through a door opening with a modern, rustic, softwood plank and batten door (**Plate 16**). Scarring visible in the south-east wall of (G1), towards its north-east return, indicates the former presence of an external doorway (i.e. the main entrance) opening into the house and directly into (G1; **Figure 12**). Evidence of a similar blocked opening in the corresponding location in (G2) was not present, although it seems unlikely as this wall was formerly a party wall with an adjoining cottage, last depicted on the Ordnance Survey map of 1916 (**Figure 7**).
- 6.5.2 The rear (south-west) wall to (G1) and (G2), latterly pierced by modern fenestration, was noticeably thicker when compared to the opposite north-east wall (to the facade) and shorter lengths of end wall (**Figure 12**). This wall, partially seen externally as masonry rubble-built (**Plate 9**), measured 0.52m in thickness at the level of the modern windows. It was substantially thicker than the front wall, which was built to a depth of one brick thickness (c.0.26m). The heavier masonry wall extended the full length of the cottage at ground floor level but only extended in height to the level of the present first floor, thereafter, up to the eaves, it was built in 1B (one brick) thick brickwork.
- 6.5.3 An open hearth fireplace, designed to heat both (G1) and (G2) was positioned centrally within the ground floor but biased towards the front (north-east) wall, to enable passage between the two rooms to the rear (south-west) of the fireplace (**Figure 12; Plates 12, 13 and 16**). The fireplace had latterly been re-plastered, the opening and hearth re-built using modern brickwork, the latter incorporating glazed quarry tiles. A decorative modern planished brass smoke hood had been inserted into the open hearth and a shaped mantel shelf on simple brackets added above the opening. The fireplace to (G2) was identical to that facing into (G1).
- 6.5.4 The most noticeable and historic feature of the ground floor was the structure of the ceiling/first floor, comprising two heavy axial bridging beams, over (G1) and (G2) incorporating and built off the central stack. The axial beam over (G1) was positioned roughly central to the ceiling and was slightly cambered. It was a heavy scantling oak beam measuring c.8-8½ inches thick with crudely cut chamfers to the soffit and a single run-out stop to the south-east end, south-west side (**Plates 12, 13 and 15**). The axial beam held eight common floor joists to each side, that were morticed into the upper section of the beam, to leave the axial beam visible (if a ceiling was added). The common joists were square or just off-square in section measuring 3 x 3 or 3 x 3½ inch scantling and spaced a 24 inch or 2ft centres. The joists appeared to be hand sawn, with irregular saw marks, and hard wood, probably oak.

6.6 Dining Room (G2)

- 6.6.1 The Dining Room shared many of the same features as already described for (G1). Whilst it included the same historic ceiling/first floor structure (**Plate 16**), which was undoubtedly contemporary, its dimensions and composition were slightly different.

The axial bridging beam was marginally heavier scantling, measuring 9-10 inches and whilst the same crude chamfering was used to the soffit (**Plate 14**), its single run-out stop was positioned along the north-east side of the beam, to the north-west wall. The common joists were identical but only seven joists were present over (G2).

- 6.6.2 An opening, off centre in the north-west wall opened into a short passage leading to modern WC/bathroom extension (G3) and the base of stairs to first floor (**Figure 12**; **Plate 17**). Located in the west corner of (G2) this softwood, closed riser, stair was clearly a modern insertion, as is its studwork enclosing wall (north-east side), which also extended the full height of the building to form the internal wall to bedroom (F6; **Figure 13**; **Plate 18**). Analysis of the four common joists in the area of the stair, which all stopped short of the rear wall, showed that the south-easternmost (fourth from the north-west wall) had been cut through to accommodate the present stair. However the three common joists to the north-west had not been cut, each clearly retaining evidence of historic carpentry joints in their south-west ends, cut to receive a trimmer joist, spanning (perpendicular to) the three common joists. The two outer joists were both cut with inward (mirror) lapped dovetail tenons, to hold the ends of the trimmer (**Plates 19 and 20**), while the central joist was tenoned into the trimmer using a form of shouldered cogging. This trimmer beam undoubtedly formed the opening in the first floor structure that accommodated the former stair. This stair was approached from the north-east (unlike the present stair) and given the size of the opening, bridging three common joists at 0.58-0.63m centres, so c.120 inches or 4ft, the original stair must have been a compact winder stair, of a type typically used in cramped restricted spaces.

6.7 WC and Bathroom (G3)

- 6.7.1 The WC and Bathroom were a located within the small modern north-west extension, accessed by breaking through or rebuilding the original north-west end wall. All decor and fittings were modern (**Figure 12**; **Plate 21**).

6.8 Kitchen (G4) and Living Room (G5)

- 6.8.1 Both Kitchen (G4) and Living Room (G5) were located within the modern north-east extension (**Figure 12**). The kitchen was lit by a large UPVC unit to the north-east (**Plate 22**) and a smaller window within the south-west wall. This room was entered from the north-east (porch) by a modern part-glazed door. The floor was covered in modern tiles, the lower walls part tiles and the ceiling plastered, while modern fitted kitchen units were against three walls (**Figure 12**). An opening in the south-east wall led into the Living Room (G6). This room was light by a large window in the north-east wall, while access to the rear garden was possible via sliding patio doors (**Plate 23**). The units to the south-east end wall were fitted units while the floor was covered using ceramic floor tiles.

6.9 First Floor (Plates 24-28)

- 6.9.1 The first floor comprised two former bedrooms (F6 and F7) located either side of the central chimneystack (**Figure 13**). The floor structure within both bedrooms and that to the landing, along the south-west side of bedroom (G6), was traditional reed and lime ash floor (**Plates 19 and 20**). Typical of this region and not uncommon in Leicestershire, they comprise a lime ash or gypsum plaster floor supported on a bed of tightly packed and bound reeds. The floor at Holly Cottage comprised a bed of reed overlying the backs of the common joists and overlain by a bed of gypsum tempered with crushed brick to give an appearance similar to Opus Signinum or Roman cement. This cement surface was smoothed off to a fine finish. Such floors, more typically gypsum based in the Midlands, have associations with storage of corn or other valuables, as they were vermin proof and are generally considered to be post-medieval in date, and in use by the 17th century (Alcock & Miles 2014).

Bedroom (G6)

- 6.9.2 The upper walls to bedroom (G6) and the adjacent landing were both in-eaves (**Plates 24 and 25**). The softwood stud wall which defined the bedroom along its

south-west side was a modern addition and extension of the partition wall enclosing the stair below. It was built using vertical studs and horizontal battens, nailed together using clasp nails and walled internally using thin hardboard. The window opening to (G6) had been enlarged to receive the present UPVC unit and accordingly the architrave, with a simple ogee detail, was also modern. The top of the window coincided with the eaves line. Whilst the walls were mainly plastered, a section of plaster was missing at the junction of the internal wall between (G6) and (G7) and the north-east wall to the facade. This showed two different types of wall construction and fabrics. The brickwork to the north-east wall comprised large red, orange and burnt bricks measuring 220-230mm x 70mm x ? while the eight courses of brickwork to the internal wall, which adjoined with the central chimneystack, comprised slightly narrower orange and dark red bricks laid in a lime rich mortar, measuring 220mm x 65mm x ? This wall also incorporated a softwood batten or timber bearer.

Bedroom (G7)

- 6.9.3 Bedroom (G7) was the larger of the two bedrooms as it did not include the stairwell and first floor landing (**Figure 13**). It was located to the south-east of the central chimneystack and like (G6) was partly in-eaves (**Plates 26** and **27**). The chimneystack narrowed considerably on its vertical path, flaring out to the north-east side at its base (**Plate 26**). Modern boxing enclosing the chimneystack had recently been removed. A plank and batten door with a modern architrave gave access to the bedroom from the landing. Bedroom (G7) had the same window and window architrave as described for (G6) and the same floor structure. The ceilings were covered with lath and plaster and the walls (where visible) 1 brick thick brickwork.
- 6.9.4 The first floor landing (**Plate 28**) demonstrated the thickness of the rear masonry wall at ground floor level when compared with the lighter brickwork used at first floor level. This heavier wall protrudes a further 0.22m out from the base of the first floor elevations.

6.10 Roof Structure

- 6.10.1 Observations of the roof structure were limited to that which could be seen via a small hatch in the ceiling over (G7; **Figure 13**). As the first floor rooms were partly in eaves, the roof void was limited to a small space above collar level. Inspection showed that the roof had been re-built, using 3 x 2 inch softwood common rafters, pinching a deep 6 x 1 inch ridge plank (**Plate 29**). The chimneystack retained evidence of render, so was formerly external, and built using large 9 inch red bricks.

6.11 Outbuilding

- 6.11.1 A small masonry built outbuilding was located at the southern corner of the garden and towards the boundary with no. 26 Rookery Lane (**Figure 2**). It was built with regularly coursed and faced elevations incorporating local granite stone with red brick used as jambs or voussoirs to window and door openings and as quoining to angles (**Plate 30**). The roof was pitched with gables to the south-east and north-west and covered in local Swithland slate. The present casement windows and the door were modern replacements.

7 CONCLUSIONS

- 7.1 The survey has shown that this small modest cottage has been considerably altered and rebuilt during its lifetime. The evidence for the earliest phase is represented by the remnants of the rear masonry wall, which appear to have been re-used when the cottage was built sometime during the early-mid 18th century. The visible masonry is relatively un-diagnostic, built using or reusing local Mount Sorrel granite, as a strong rear wall buttressing the cottage against the pressure of the rising land to the rear.
- 7.2 The character of the two axial bridging beams, which form the main axial support to the first floor structure, built off the armature of the central chimneystack, may suggest a pre-18th century date. They are more typical of the earlier post-medieval period. These heavy scantling and chamfered bridging beams are slightly cambered and have crude soffit chamfers with run-out stops. These features date to the late 16th and 17th century (Alcock & Hall, 2010, 36). However, neither bridging beam is correctly stopped at both ends, which suggests that they are not original to the present layout. The beams carried lighter scantling common floor joists cogged over the top of the beam, which is again a feature more common during the 18th century and one which points towards later re-use.
- 7.3 The common floor joists were not flat laid (a post-medieval feature) and were halved and hand sawn. Through the lack of nail hole evidence (for lath and plaster), it is clear that these common joists and the bridging beam were meant to be visible and not enclosed by a plaster ceiling. Plaster ceilings started to emerge during the 17th century in better quality houses, although they were not commonplace in lower status buildings such as farm workers cottage or tenements. The vernacular tradition of exposed beams continued well into the 18th century. It is quite likely that the surviving gypsum and reed floor was also added at this date. These floors are typically post-medieval and though more frequently in use by the 17th century, they continued through to the 19th century (Watt, 2015). As they are vermin proof, an earlier use for the first floor level as a store/granary, simply accessed from the higher land to the rear, may be inferred.
- 7.4 The surviving common first floor joists show that this upper storey was reached via a small winder staircase squeezed into the western corner of the present dining room. The main entrance was located, given that the cottage was formerly one of two conjoined properties, in the south-east end wall and towards the east corner. The location of the central chimneystack, close to the north-east wall, would preclude a lobby entry plan. The possibility that the cottage was entered via a pair of distinct doorways into two ground floor rooms and accordingly was originally two properties is unlikely, as evidence for only a single staircase was present.
- 7.5 Due to the presence of the external render and internal finishes, the character of the brickwork to the main elevations was not observed to any extent. However, stylistically the cottage has the appearance of a 19th century dwelling, the facade (north-east) and upper (first floor) part of the rear elevations built using 9 inch brickwork i.e. one brick thick. The rear elevation is built off the heavier masonry wall, which suggests that the cottage was remodelled and the existing attic floor heightened to provide or improve the size of the first floor rooms. At this time, the roof line was built to its present slack pitch, ideal for slate, although the present roof structure, built with softwood rafters and a deep ridge board (the latter more typically a 19th century and later feature) is a later replacement.
- 7.6 The loss of the historic fenestration and of fixtures and fittings within the cottage has hindered interpretation of the development sequence. Although based on the observations and the cartographic evidence the cottage appears to have been built by the early-mid 18th century as part of two conjoined buildings. This date is commensurate with the listed buildings in the area of Rookery Lane, which range from the late 17th century (Blacksmiths) through to the late 18th century (no. 26 Rookery Lane and the Stamford Arms). Its later remodelling during the 19th century may have seen a change of use. This may have been from a part store/granary to a

dwelling, possibly a workers cottage associated with the slate and granite quarries established on land held by the Earl of Stamford and Warrington at Groby, which were active during the 19th century. The adjoining cottage to the north-west was demolished sometime after 1930 and the new bathroom extension and present staircase were added between 1953-1971. The south-east single storey extension and fenestration are no earlier than the last decade of the 20th century.

- 7.7 Whilst the cottage has been much altered, it still retains a two-cell spatial arrangement at ground and first floor level and an unaltered 18th century floor/ceiling structure with its gypsum plaster and reed floor, features which continue to maintain the historic character and heritage value of this small modest building.

8 ACKNOWLEDGEMENTS

- 8.1 Pre-Construct Archaeology Limited would like to thank The Drawing Room (Architects) Ltd on behalf of their Client for commissioning the work.
- 8.2 The project was managed for Pre-Construct Archaeology Limited by Charlotte Matthews. The historic building survey and report writing was completed by Adam Garwood. Illustrations were prepared by Hayley Baxter.

9 BIBLIOGRAPHY

AAF 2011 *Archaeological Archives: A Guide to Best Practice in creation, compilation, transfer and curation* Archaeological Archives Forum

Alcock & Hall, 2010 *Fixtures and Fittings in Houses Dated 1567-1763*

Alcock & Miles, 2014. *Medieval Peasants House in Midland England*

CIfA, 2014. *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives*. Chartered Institute for Archaeologists

Garwood, A., 2016. *Written Scheme of Investigation for No. 20 Rookery Lane, Groby, Leicestershire*

Historic England, 2016. *Understanding Historic Buildings: A guide to good recording practice*.

LE1 Architects, 2014 *Land at No. 20 Rookery Lane, Groby, LE6 0GL, Design and Access Statement*

Pollard, R.J. 2000 *The Transfer of Archaeological Archives to Leicestershire Museums, Arts and Records Service*

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

Watt, D., 2015, *Surveying Historic Buildings* (Routledge)

APPENDIX 1: OASIS FORM

OASIS ID: [preconst1-269851](#)

Project details

Project name	Historic Building Survey of Holly Cottage, No. 20 Rookery Lane, Groby, Leicestershire, LE6 0GL
Short description of the project	Pre-Construct Archaeology Limited was commissioned to undertake a level 3 survey prior to the proposed alterations and demolitions to Holly Cottage, No. 20 Rookery Lane, Groby Leicestershire. Observations made during the survey and from the cartographic evidence, the cottage appears to have been built by the early-mid 18th century as part of two conjoined buildings. Its later remodelling during the 19th century may have seen a change of use, from a small part store/granary into a dwelling, possibly a workers cottage associated with the slate and granite quarries established by the Earl of Stamford and Warrington which were active during the 19th century.
Project dates	Start: 17-11-2016 End: 17-11-2016
Previous/future work	Not known / Yes
Any associated project reference codes	14/01084/FUL - Planning Application No.
Type of project	Building Recording
Site status	None
Monument type	COTTAGE Post Medieval
Methods & techniques	"Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

Project location

Country	England
Site location	LEICESTERSHIRE HINCKLEY AND BOSWORTH GROBY Holly Cottage, No. 20 Rookery Lane, Groby, Leicestershire,
Postcode	LE6 0GL
Site coordinates	SK 52447 07428 52.661682991793 -1.224463321767 52 39 42 N 001 13 28 W Point

Project creators

Name of Organisation	PCA Midlands
Project brief originator	Leicestershire County Archaeology Office
Project design originator	Adam Garwood
Project director/manager	Charlotte Matthews
Project supervisor	Adam Garwood

Type of sponsor/funding body Private Client

Project archives

Physical Archive Exists? No

Digital Archive recipient Leicestershire Museums Service

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 Recording of Holly Cottage, No. 20 Rookery Lane, Groby, Leicestershire, LE6 0GL

Author(s)/Editor(s) Garwood, A

Other bibliographic details PCA Report No. R12737

Date 2016

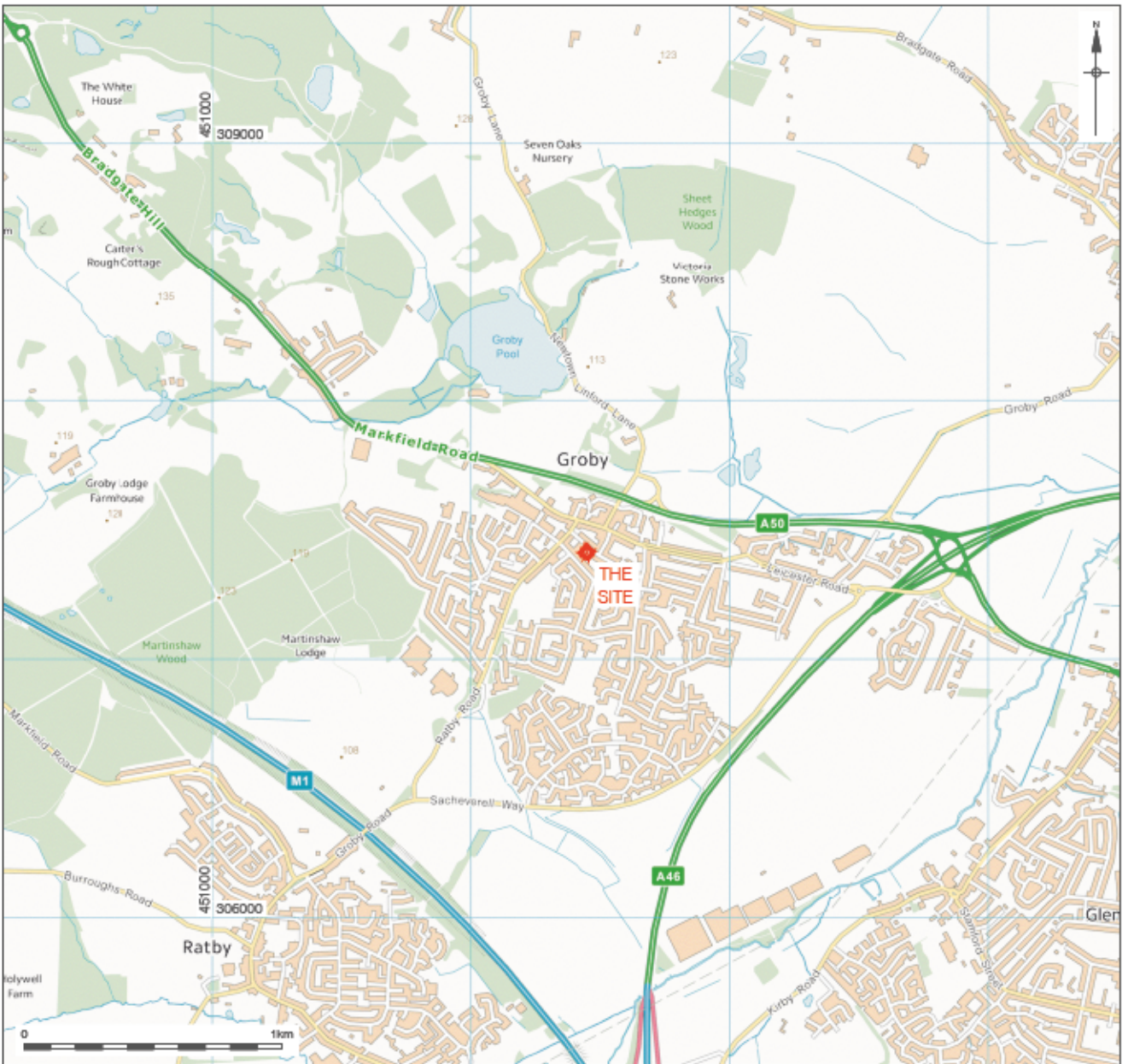
Issuer or publisher Pre-Construct Archaeology Ltd

Place of issue or publication London Office

Description A4 PDF

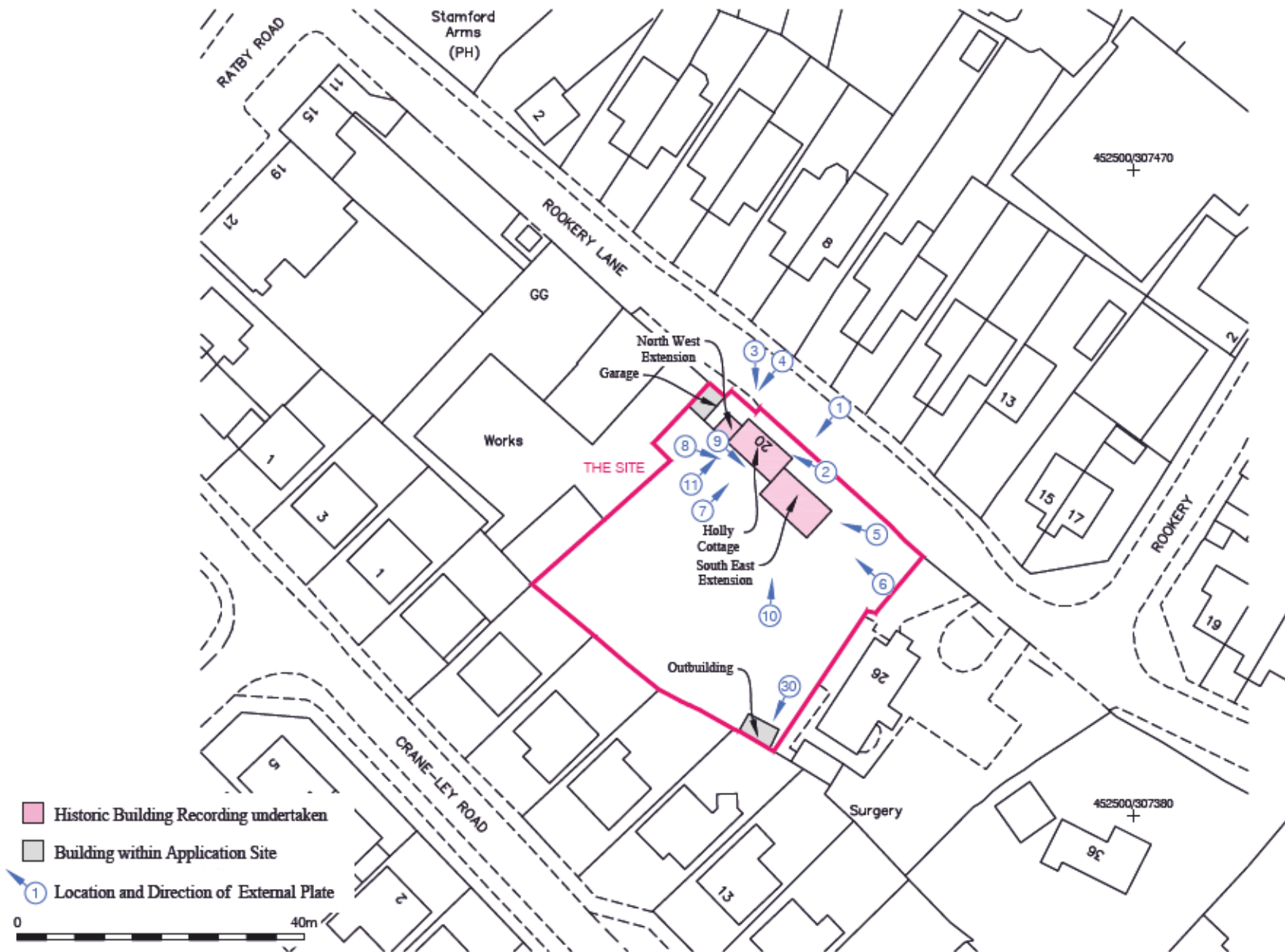
Entered by Charlotte Matthews (cmatthews@pre-construct.com)

Entered on 5 December 2016



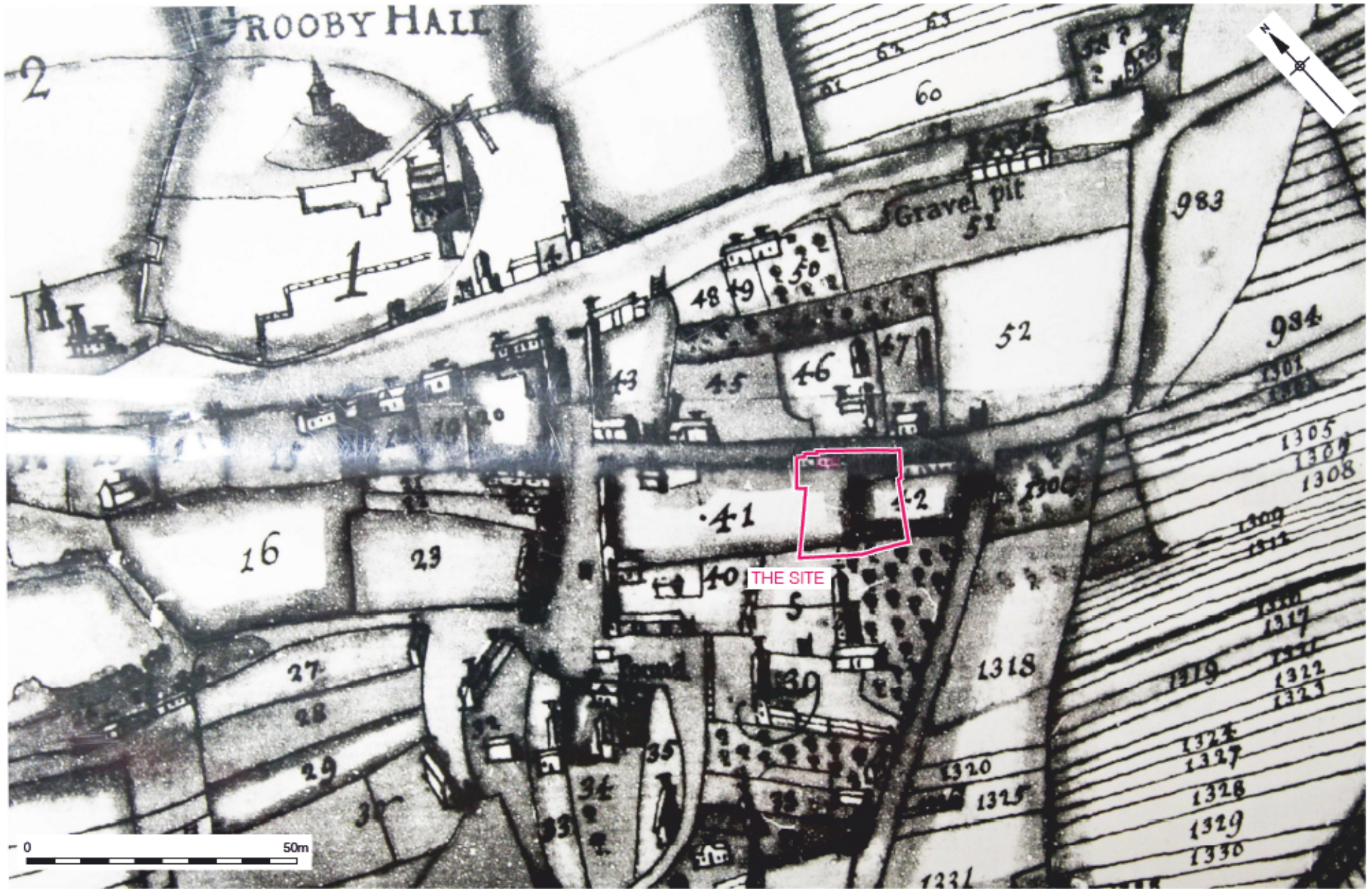
Contains Ordnance Survey data © Crown copyright and database right 2016
 © Pre-Construct Archaeology Ltd 2016
 29/11/16 HB

Figure 1
 Site Location
 1:2,000,000; 250,000 & 25,000 at A4



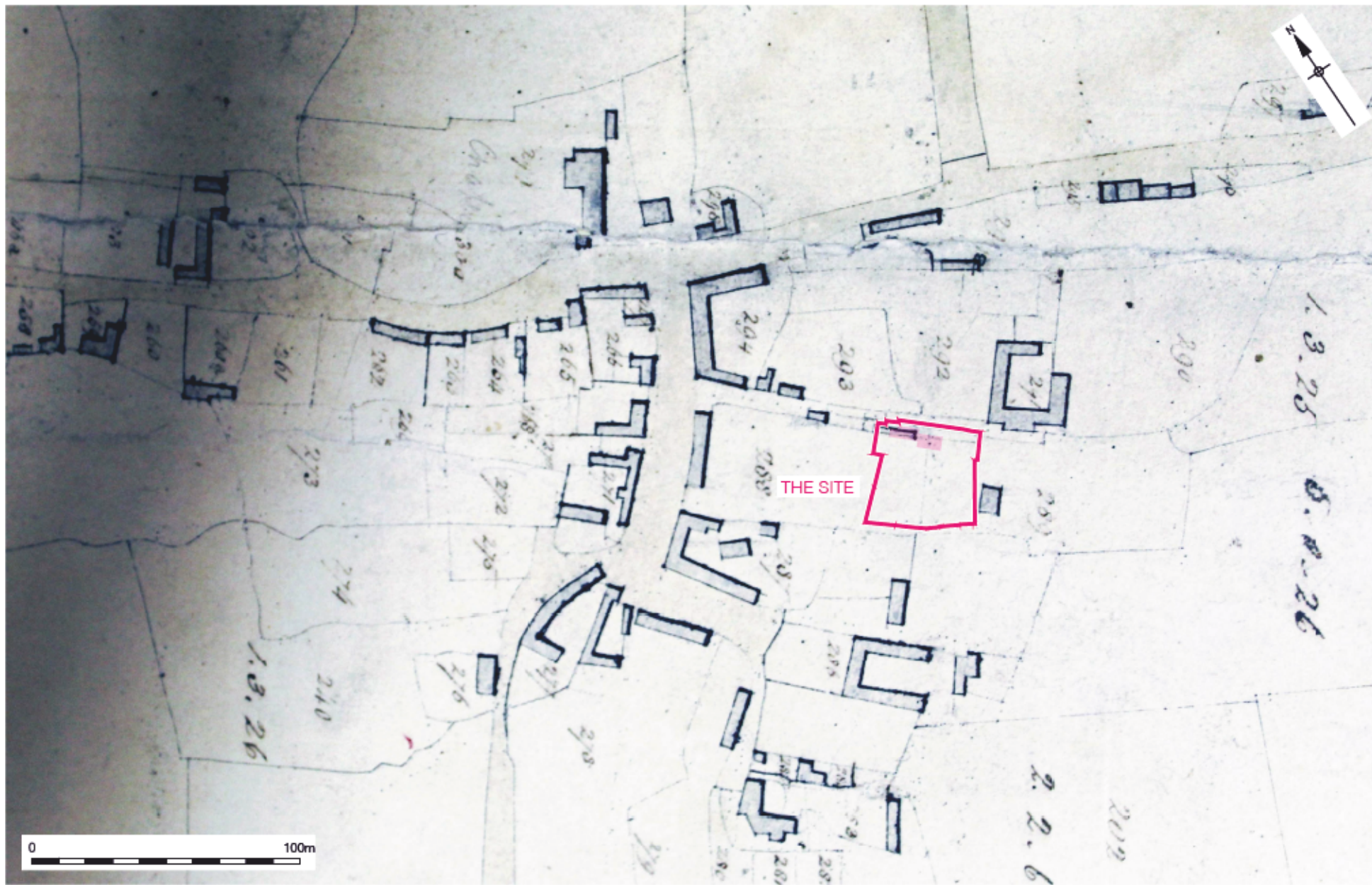
© Crown copyright 2016. All rights reserved. License number PMP36110309
 © Pre-Construct Archaeology Ltd 2016
 05/12/16 HB

Figure 2
 Detailed Site Location
 showing External Plate Locations
 1:800 at A4



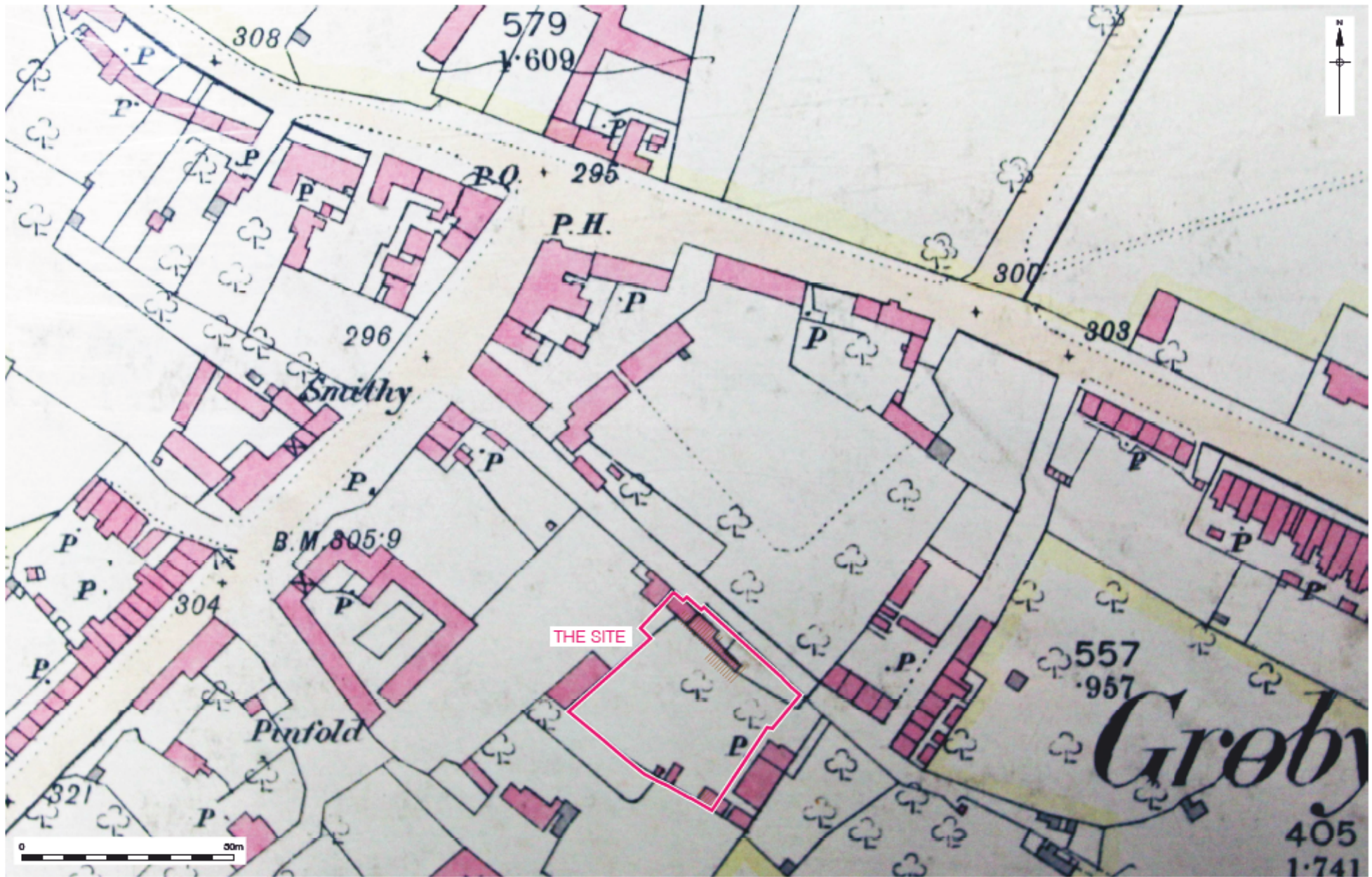
© Pre-Construct Archaeology Ltd 2016
30/11/16 HB

Figure 3
Pre Enclosure Map of 1757
approx 1:2,000 at A4



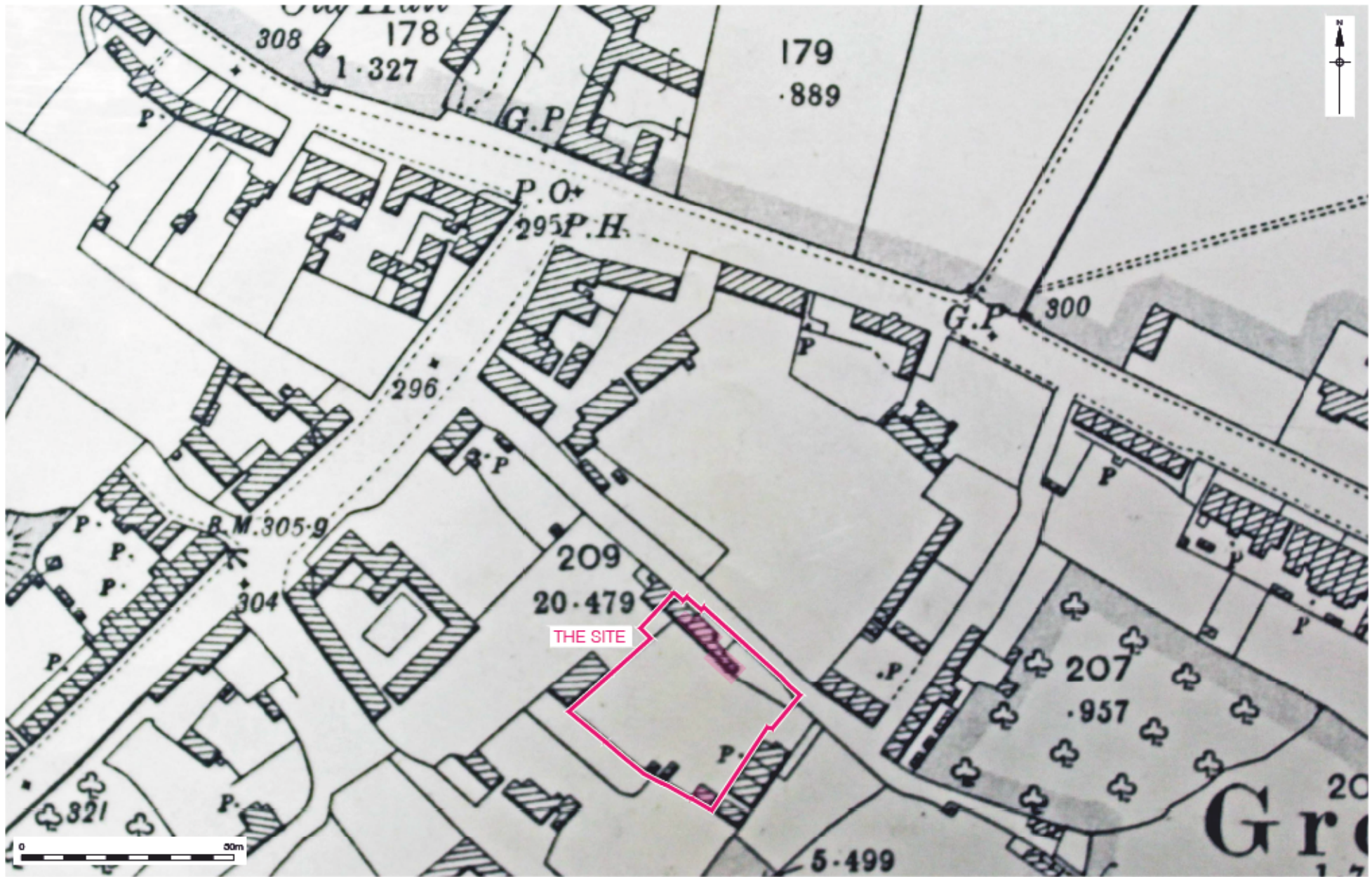
© Pre-Construct Archaeology Ltd 2016
30/11/16 HB

Figure 4
Parish Plan of 1858
1:2,000 at A4



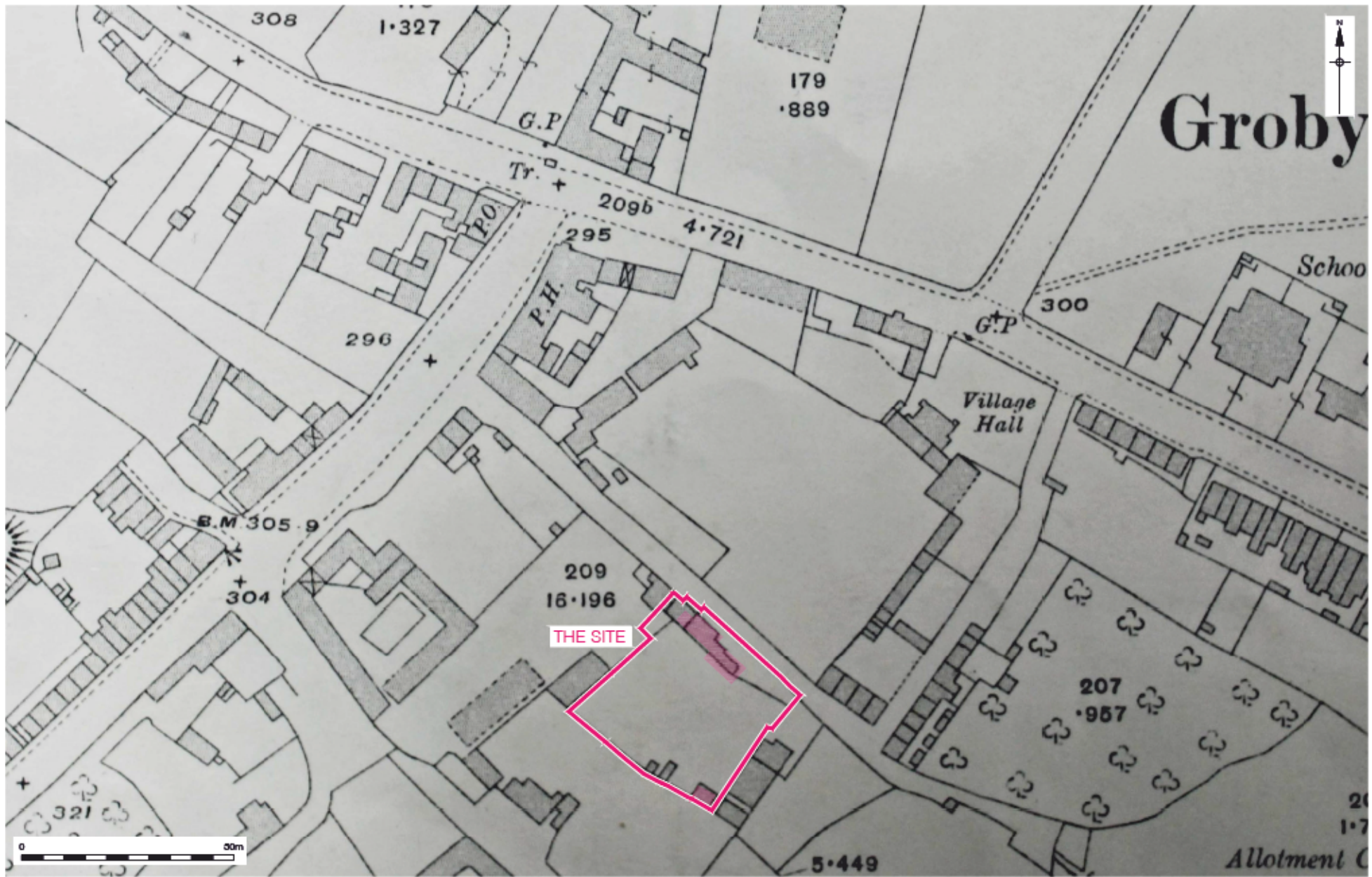
© Pre-Construct Archaeology Ltd 2016
30/11/16 HB

Figure 5
First Edition Ordnance Survey, 1886
1:1,250 at A4



© Pre-Construct Archaeology Ltd 2016
30/11/16 HB

Figure 6
Second Edition Ordnance Survey, 1903
1:1,250 at A4



© Pre-Construct Archaeology Ltd 2016
30/11/16 HB

Figure 7
Third Edition Ordnance Survey, 1916
1:1,250 at A4

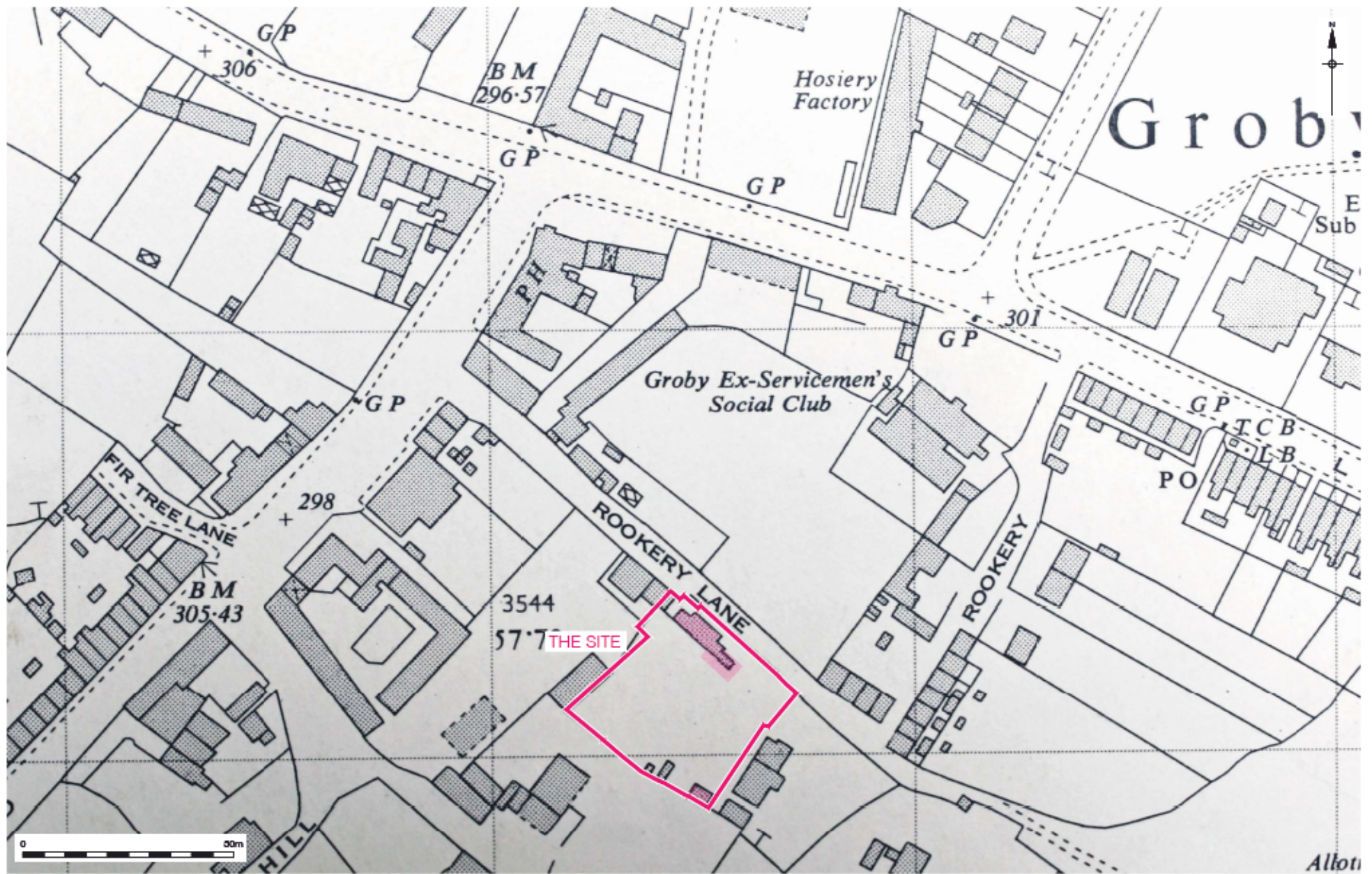
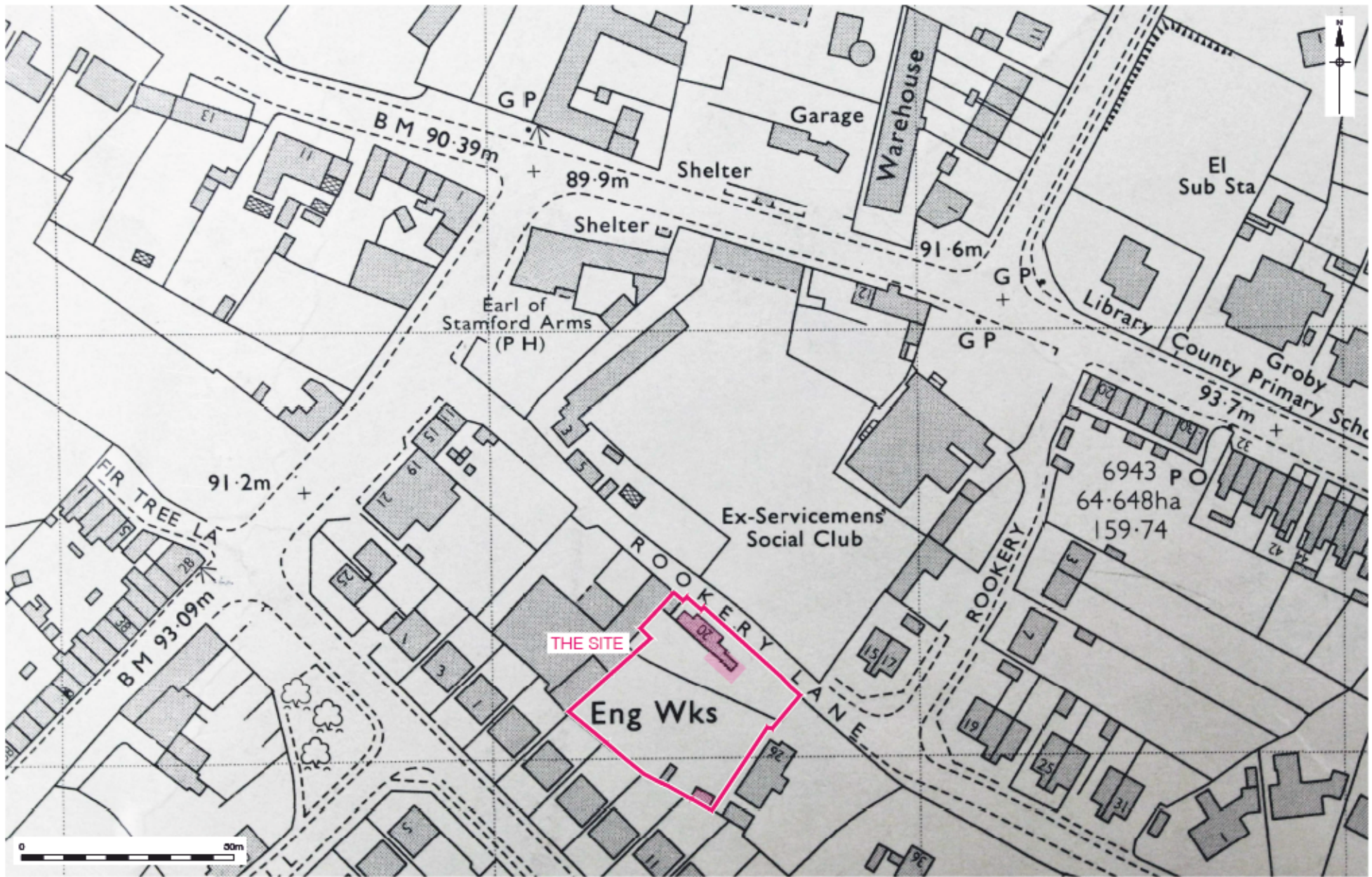


Figure 9
Ordnance Survey, 1956
1:1,250 at A4



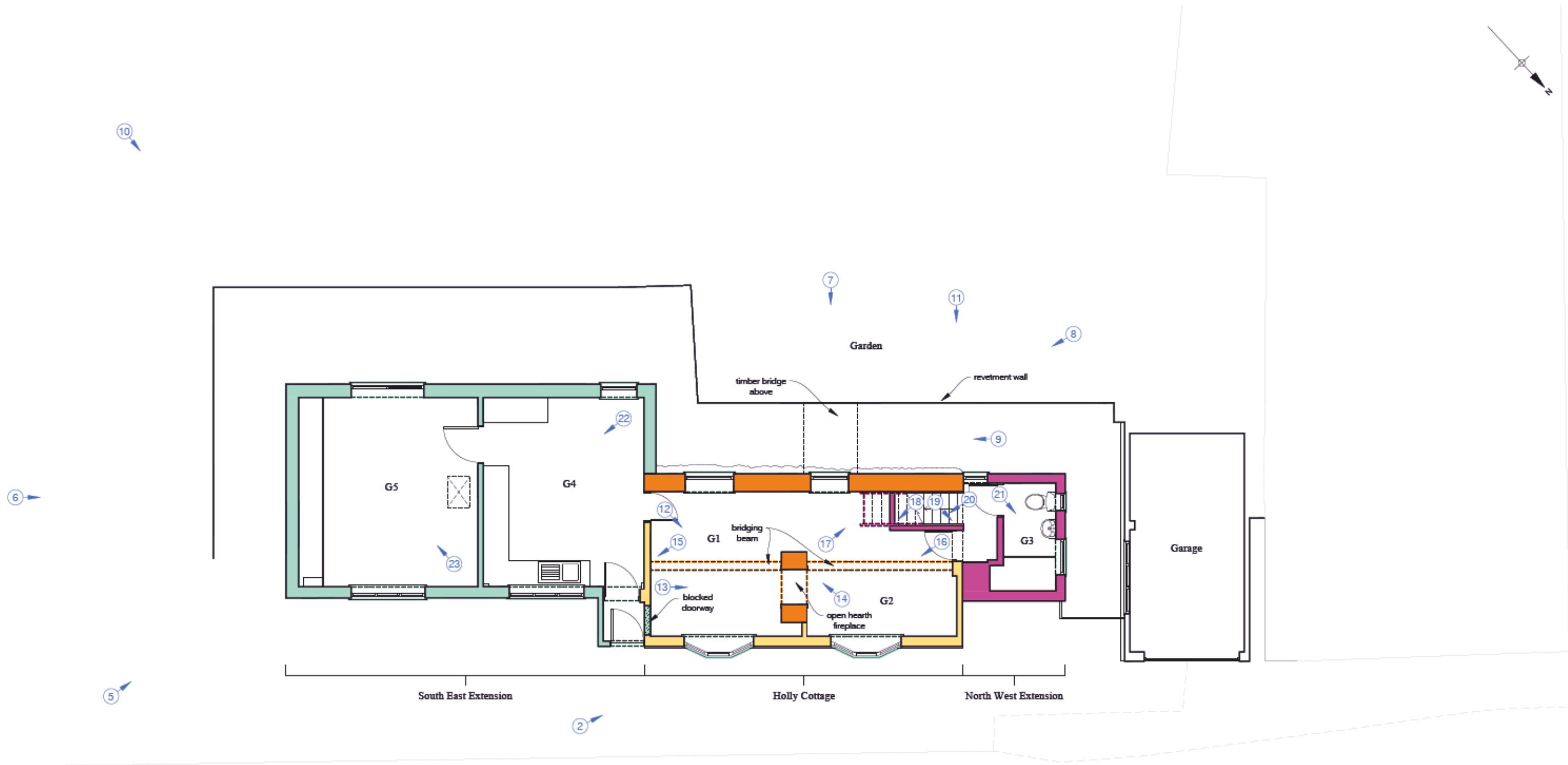
© Crown copyright 1971. All rights reserved. License number 36110309
 © Pre-Construct Archaeology Ltd 2016
 30/11/16 HB

Figure 10
 Ordnance Survey, 1971
 1:1,250 at A4

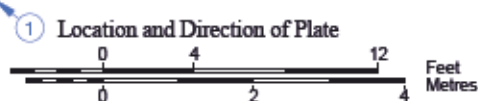


© Crown copyright 1987. All rights reserved. License number 36110309
 © Pre-Construct Archaeology Ltd 2016
 30/11/16 HB

Figure 11
 Ordnance Survey, 1987
 1:1,250 at A4



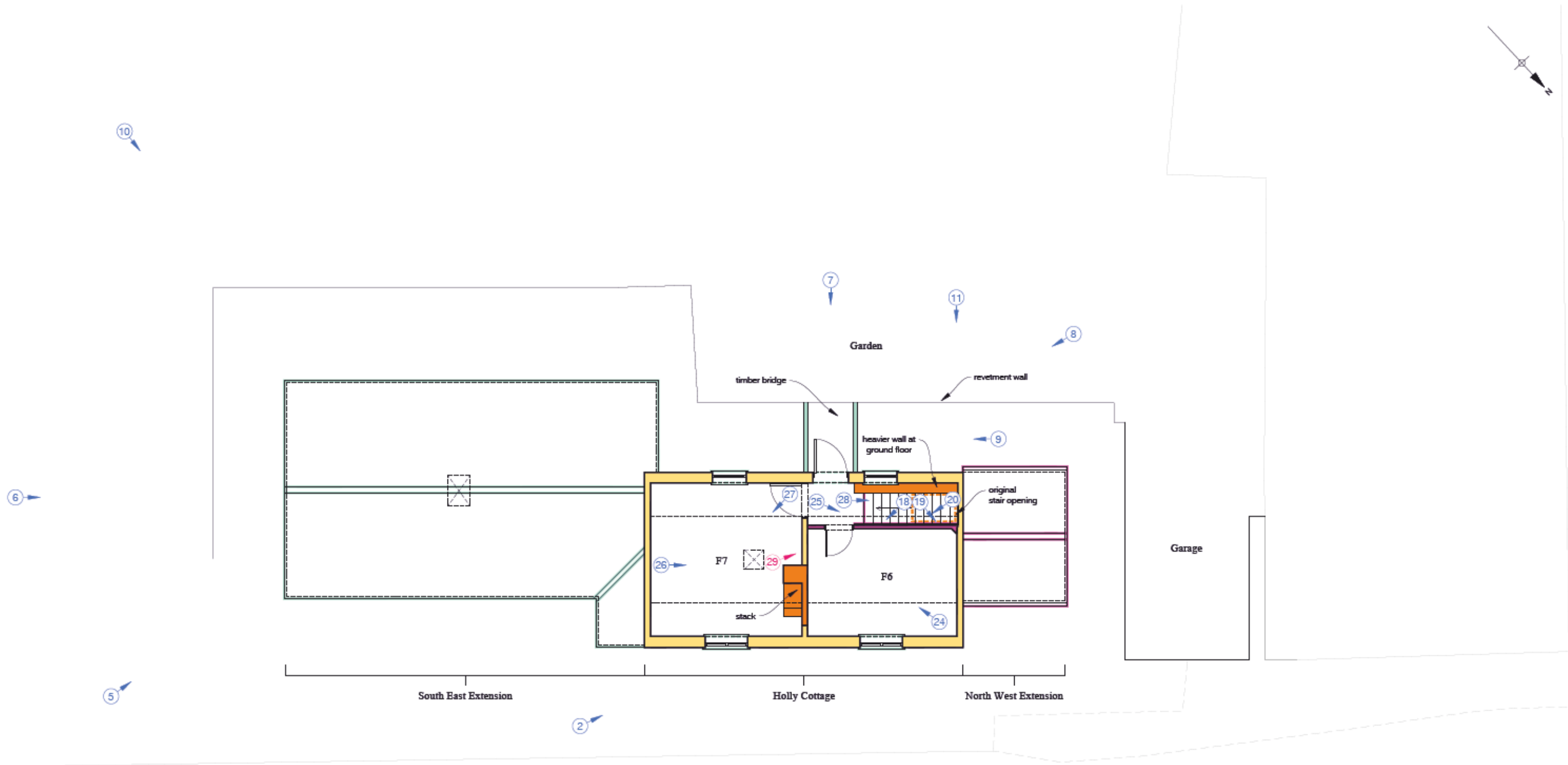
- Early to Mid 18th Century
- Mid 19th Century
- 1930-1956
- After 1987



Drawing based on Survey as Existing Plans S115 (EX)01 supplied by Architects LE1
 ©Pre-Construct Archaeology Ltd 2016
 05/12/16 HB

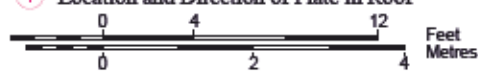
ROOKERY LANE

Figure 12
 Phased Existing Ground Floor Plan
 showing Plate Directions
 1:100 at A3



- Early to Mid 18th Century
- Mid 19th Century
- 1930-1956
- After 1987

- 1 Location and Direction of Plate
- 1 Location and Direction of Plate in Roof

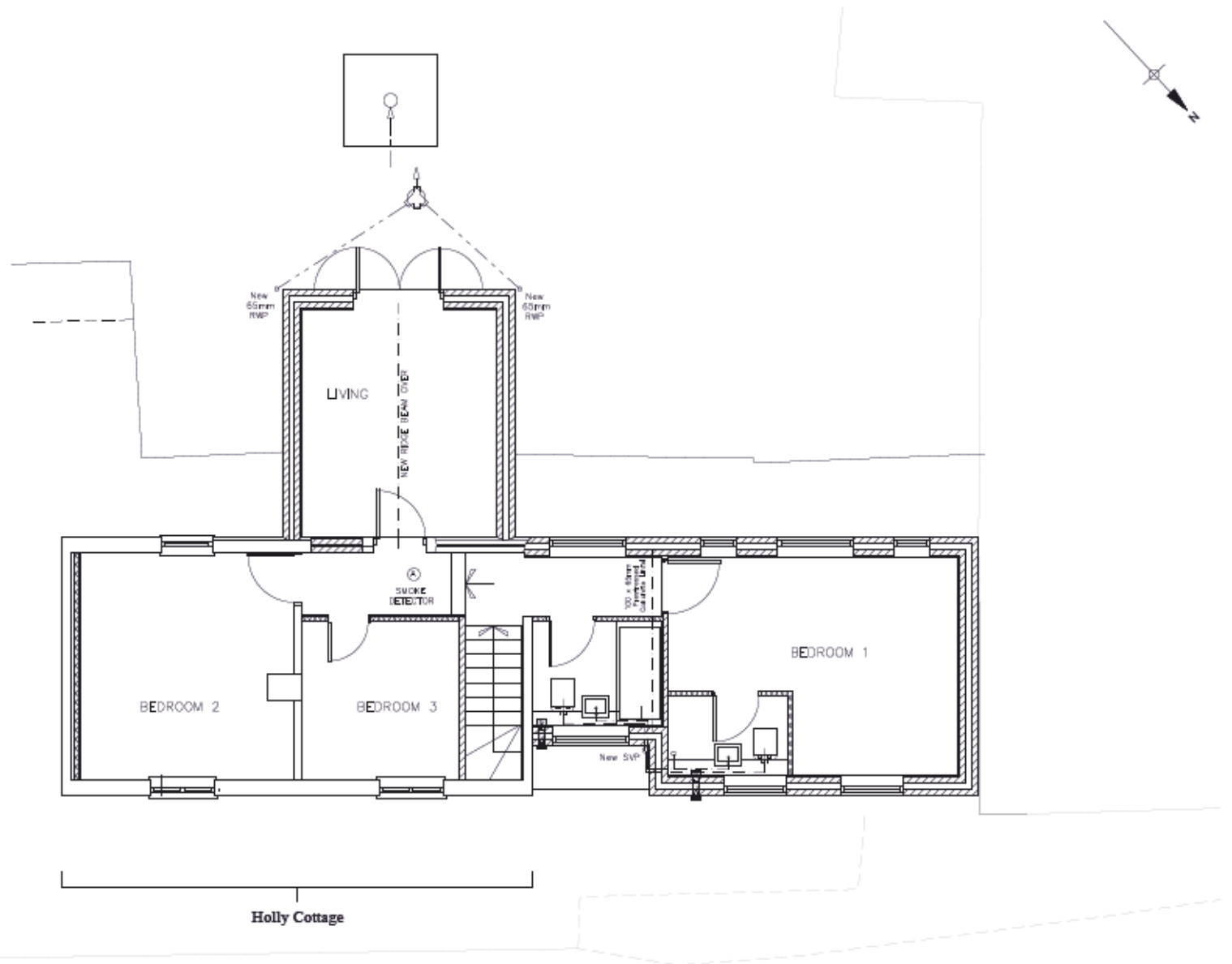


Drawing based on Survey as Existing Plans S115 (EX)01 supplied by Architects LE1
 ©Pre-Construct Archaeology Ltd 2016
 05/12/16 HB

ROOKERY LANE

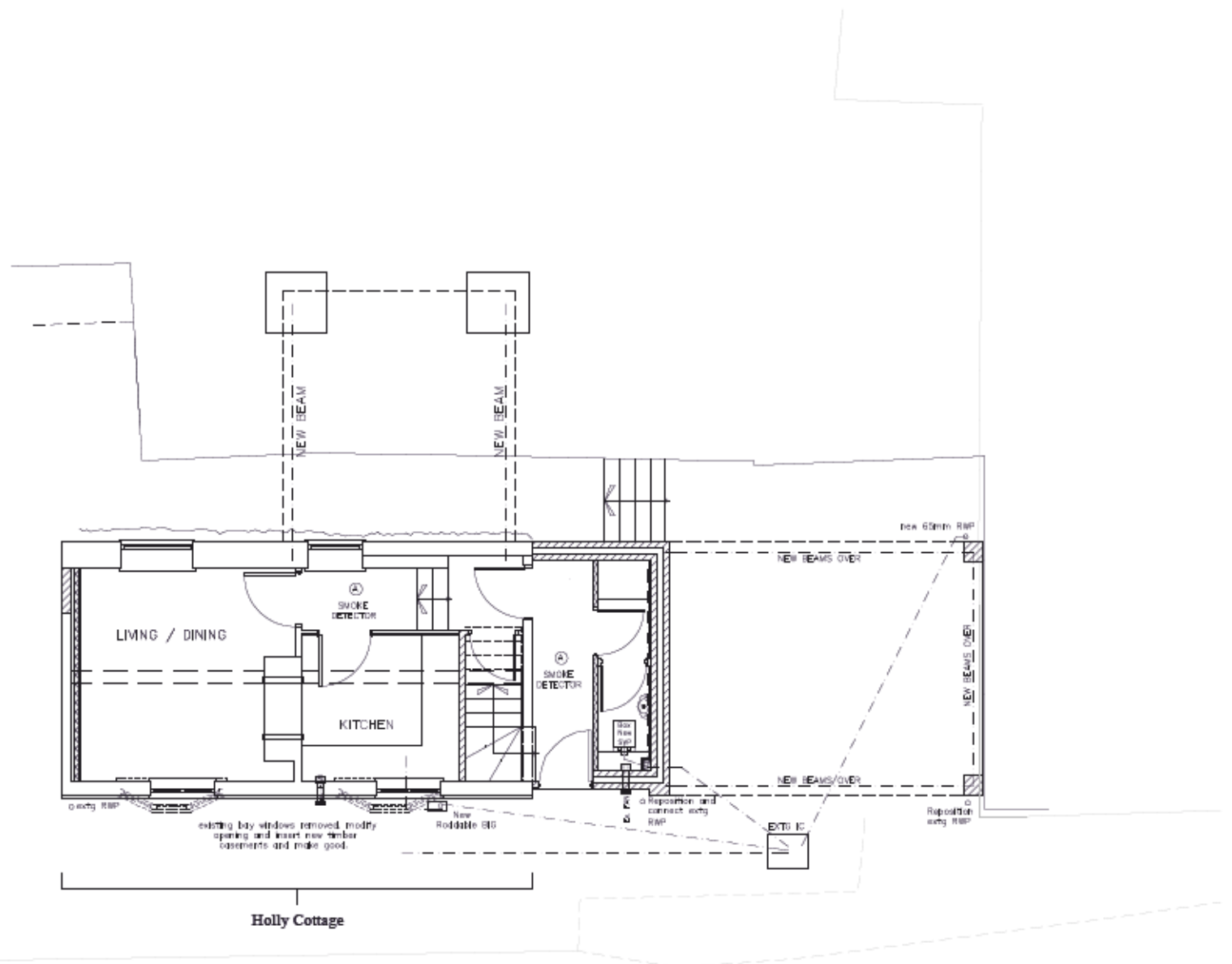
Figure 13
 Phased Existing First Floor Plan
 showing Plate Directions
 1:100 at A3

Proposed First Floor Plan (Garden Level)



ROOKERY LANE

Proposed Ground Floor Plan



ROOKERY LANE





Plate 1 No. 20 Rookery Lane, looking south-west



Plate 2 Facade of no. 20 Rookery Lane, looking north-west



Plate 3 No. 20 Rookery Lane, looking south



Plate 4 North-west extension and garage, looking south-west



Plate 5 South-east extension, looking north-west



Plate 6 South-east gable elevations, looking north-west



Plate 7 South-west rear elevation, looking north-east



Plate 8 South-west rear elevation showing revetment/bank, looking east



Plate 9 Masonry lower wall/foundation and revetment, looking south-east



Plate 10 South-east extension, looking north



Plate 11 North-west extension, looking north-east



Plate 12 Lounge (G1), looking north



Plate 13 Lounge (G1), looking north-west



Plate 14 Detail of bridging beam (G2), looking south



Plate 15 Run-out stop to soffit (G1), looking east



Plate 16 Dining Room (G2), looking east



Plate 17 Modern inserted staircase (G2), looking west



Plate 18 Modern stud wall enclosing staircase and bedroom (F6), looking east



Plate 19 Dovetail lap joint (for trimmer) in end of common joist and lime ash/reed floor, looking north



Plate 20 Corresponding (mirror) dovetail lap joint to north-west, looking east



Plate 21 WC/Bathroom (G3), looking north



Plate 22 Kitchen (G4), looking east



Plate 23 Living room (G5), looking south



Plate 24 Bedroom (F6) showing inserted stud wall, looking south



Plate 25 Bedroom (F6) from first floor landing, looking north



Plate 26 Bedroom (F7), looking north-west



Plate 27 Bedroom (F7), looking east



Plate 28 First floor landing showing heavier wall at ground floor level, looking north-west



Plate 29 Replaced softwood roof structure



Plate 30 Outbuilding, looking south-west

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

THE GRANARY, RECTORY FARM
BREWERY ROAD, PAMPISFORD
CAMBRIDGESHIRE CB22 3EN
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 849 549
EMAIL: info.west@pre-construct.com

PCA MIDLANDS

17-19 KETTERING RD
LITTLE BOWDEN
MARKET HARBOROUGH
LEICESTERSHIRE LE16 8AN
TEL: 01858 468 333
EMAIL: info.midlands@pre-construct.com

