

HOOD BUILDING

Former Manor School, Ashby-de-la-Zouch, Leicestershire



Heritage Impact Assessment and Historic Building Appraisal

October 2020
Final

Document No: TJC2019.128v2
Planning Application No: 20/00472/LBC
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Northern Office

Cedar House
38 Trap Lane
Sheffield
South Yorkshire
S11 7RD

Tel: 0114 287 0323

Midlands Office

The Garden Room
Coleshill House (No.3)
75 Coleshill Street,
Sutton Coldfield
Birmingham
B72 1SH

Tel: 01543 479 226

Southern Office

The Old Tannery
Hensington Road
Woodstock
Oxfordshire
OX20 1JL

Tel: 01865 364 543

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SUMMARY OF PROJECT DETAILS

OASIS ID:	thejesso1-405795
Planning Reference:	20/00472/LBC
TJC Project Code:	C80
Project Type(s):	Heritage Impact Assessment Historic Building Appraisal
National Grid Reference:	SK 3603 1676; LE65 1BR
County:	Leicestershire
District/Unitary Authority:	North West Leicestershire District Council
Parish:	Ashby-De-La-Zouch
Elevation (above Ordnance Datum):	130m
Designation Status(s):	<ul style="list-style-type: none">• Ashby De La Zouch Boys' Grammar School Listed Building Grade II (List Entry Number 1188861)• Gate Piers and Wall at Entrance To Manor House School Listed Building Grade II (List Entry Number 1361620)• Gate Piers and Street Boundary Wall at Ashby De La Zouch Boys' Grammar School Listed Building Grade II (List Entry Number 1361621)• Castle Lodge Listed Building Grade II (List Entry Number 1073590)• Parish Church of St Helen Listed Building Grade I (List Entry Number 1188344)• Entrance Gates and Piers to Churchyard of St Helen's Parish Church Listed Building Grade II (List Entry Number 1073638)• Ashby Castle and Associated Formal Garden Scheduled Monument (List Entry Number 1013324)• Ashby-De-La-Zouch Conservation Area
References:	Leicestershire Historic Environment Record numbers: 15004 and 15038
Prepared by:	Dan Slatcher MCIfA Oliver Jessop MCIFA
Reviewed by	James Thomson MCIfA
Date:	16/10/2020
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NON-TECHNICAL SUMMARY

This report presents the results of a Heritage Impact Assessment and Historic Building Appraisal prepared to inform a planning application for proposed works at the Hood Building, the former Manor School, Ashby de la Zouch Leicestershire. The site is situated at National Grid Reference SK 3603 1676.

The proposed scheme is for the conversion of the former school building into commercial office space, with associated parking.

Ashby De La Zouch Boys' Grammar School, the school building which forms much of the site is a listed building, listed at Grade II (List Entry Number 1188861). The Gate Piers and Street Boundary Wall at Ashby De La Zouch Boys' Grammar School is also a Listed Building Grade II (List Entry Number 1361621). The site lies within a conservation area and in close proximity to several further designated assets.

The possibility that either earlier remains, possibly garden features associated with the adjacent Castle and/or those associated with the school itself, may be preserved underneath and around the building is considered to be high, whilst the intrinsic archaeological interest of the building is considered to be medium.

The proposed development will result in changes to the western side of the former school, possibly including the loss of small areas of historic fabric and changes to the western part of its setting through the construction of a new link building and offices. These impacts will result in relatively minor changes to the building, leading to a minor loss of its significance. Any effects on the settings of other designated assets in the area arising from the development of the link building and the new office building, particularly if carefully designed, would be minor in nature. It is considered that the proposed development will result in a measure of harm, but that this will be very limited and will have at most a minor effect on key components of the buildings interest, which will largely be preserved. Internally the building has been completely refurbished.

The overall effect of the proposed scheme is such that any change to the heritage significance of Ashby De La Zouch Boys' Grammar School will be minor. In accordance with NPPF para 196, any residual harm arising should be weighed against the benefits of the development, which in this case are considered to comprise both the heritage benefit of retaining the building in use and the public benefits offered by the development of offices. Overall it is considered that the scheme is in compliance with policy He1 of the North West Leicestershire Local Plan.

I INTRODUCTION

BACKGROUND

This report presents the results of a Heritage Impact Assessment and Historic Building Appraisal prepared to inform a planning application for proposed works at the former Manor School, Ashby de la Zouch, Leicestershire (**Figure I**). The site is situated at National Grid Reference SK 3603 1676.

The proposed scheme is for the conversion of the former school building into commercial office space, with associated parking; Application No:20/00472/LBC.

AIMS

This document describes the archaeological and historical context of the site, analyses the heritage significance of the site and its contribution to the significance of other heritage assets, and presents an assessment of the impact of the proposed development.

DISSEMINATION

Copies of this report will be distributed to the Client and the Leicestershire Historic Environment Record. In addition, a digital copy will be uploaded to the OASIS (Online AccesS to the Index of archaeological investigationS) with the reference number: thejessoI-405795.

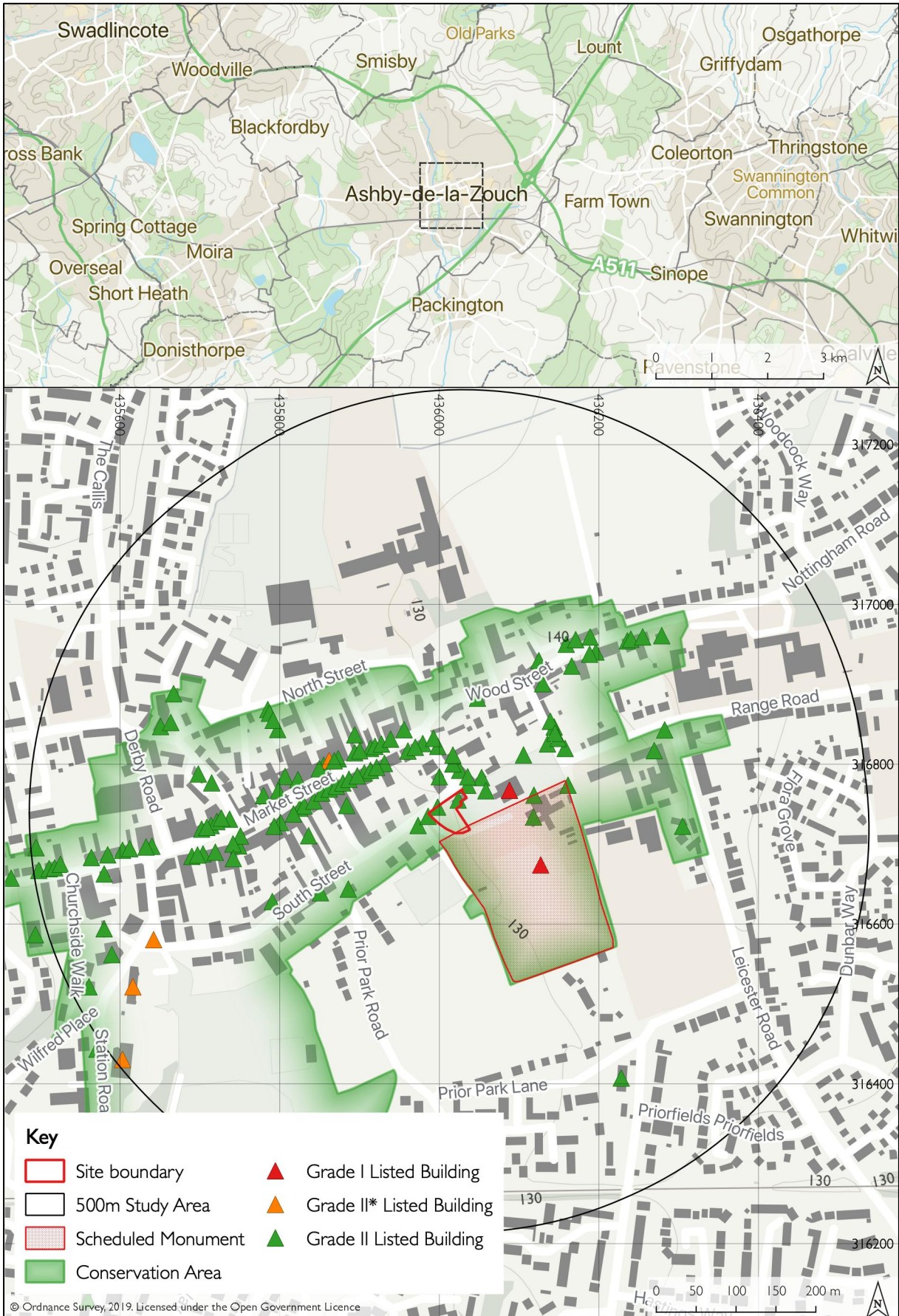


Figure 1: Site Location showing heritage designations

2 SITE LOCATION AND BASELINE CONDITION

LOCATION OF SITE AND SETTING

The site is located in the centre of Ashby-De-La-Zouch, immediately to the south of South Street Road, at its junction with Lower Church Street. It lies at National Grid Reference SK 3603 1676.

The site encompasses approximately 0.13ha, comprising principally of a former school which is now empty and including an area of tarmac hard standing immediately south-west of the former school building (**Figure 2**).

To the east of the former school building is the parish church of St Helen, located within its associated graveyard, which itself is located immediately outside the application area. To the south of the graveyard is Ashby Castle.

The built part of the site is bounded by South Street to its north and the churchyard to its east and south. The remainder of the site, comprising hard standing is bounded by brick walls on all sides, with mature trees and the access into the adjacent sports field to the south and west.

PLANNING BACKGROUND

Pre-application advice from North West Leicestershire District Council associated with the proposed development notes the following:

The property was used as a school between 1807 and 1989. In 1989 we permitted its change of use to an office but in 1997 we permitted its change of use back to a school. The current plan form is the result of minor alterations made in 1989.

The current proposal is for the conversion of the former school building into commercial office space, with associated parking. No planning application has been made at the time of writing.

GEOLOGY AND TOPOGRAPHY

The underlying bedrock geology at the site is formed by the junction of the Pennine Lower Coal Measure Formation and the sandstone of the Wingfield Flags Formation. No superficial deposits are recorded (BGS 2018).

The site is situated at approximately 130m above Ordnance Survey Datum.

DESIGNATION(S)

The school building which forms much of the site is a Grade II listed building (List Entry Number I188861). The site also contains the Grade II Listed Gate Piers and Street Boundary Wall at Ashby De La Zouch Boys' Grammar School (List Entry Number I361621)

Within the immediate vicinity of the site are additional designated heritage assets, including:

- Grade II Listed Gate Piers and Wall at Entrance To Manor House School (List Entry Number I361620);
- Grade II Listed Castle Lodge (List Entry Number I073590);
- Grade I Listed Parish Church of St Helen (List Entry Number I188344);
- Grade II Listed Entrance Gates and Piers to Churchyard of St Helen's Parish Church (List Entry Number I073638); and
- Scheduled Monument of Ashby Castle and Associated Formal Garden (List Entry Number I013324)

The site also lies within the Ashby-De-La-Zouch Conservation Area.

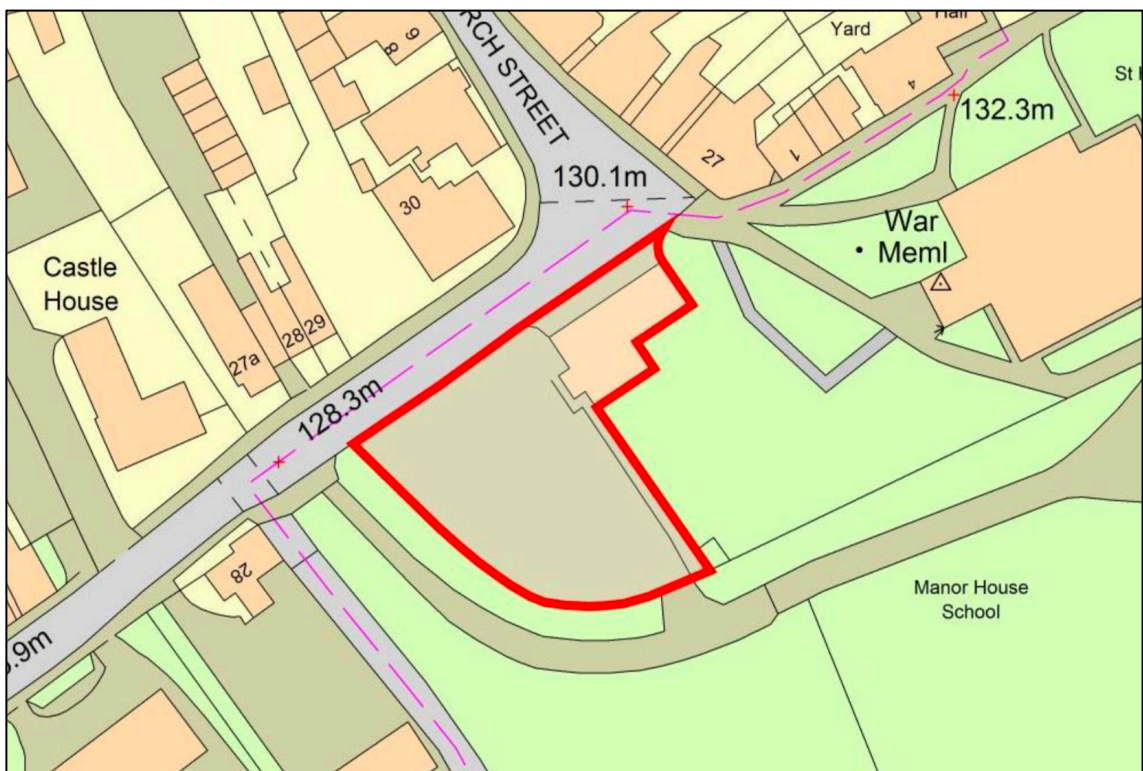


Figure 2: Site plan

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3 METHODOLOGY

INTRODUCTION

This assessment was undertaken in accordance with the Chartered Institute for Archaeologists' standards and guidance for historic environment desk-based assessments (2017), and in reference to the policies and guidance of the National Planning Policy Framework (NPPF).

LIMITATIONS

The scope of the report is limited to:

- A walkover survey of the site and study area;
- Review of relevant archive and documentary material;
- Consultation of plans and information provided by the Client and their Architect;
- Relevant published literature and websites;
- Comments prepared by Historic England.

WALKOVER INSPECTION

The Site was inspected on the 15th October 2019 by Dan Slatcher MCIfA and on the 27th November 2019 by Oliver Jessop MCIFA in order to undertake an assessment of the former Manor School and its setting. The survey appraised its architectural and historical interest, identified any evidence of original uses, and noted its present condition. The exterior and interior were both inspected during these site visits.

DOCUMENTARY AND ARCHIVE RESEARCH

A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the full historic character of the site and study area is understood.

Direct consultation was made with:

- Leicestershire Archives;
- Leicestershire Historic Environment Record.

In addition, the following archaeological databases and archive repositories were consulted online:

- Archaeological Data Service (ADS);
- Documentary sources, including archaeological publications and relevant grey literature reports and surveys where available;

- Geological Mapping;
- Heritage Gateway;
- Historic mapping including relevant Ordnance Survey Maps;
- Historic and modern aerial photographs available through Britain from Above, National Collection of Aerial Photography, Cambridge Air Photos and Google Earth.
- National Record of the Historic Environment;
- The National Heritage List for England – Historic England;

TIME PERIODS

The description of archaeological remains, find spots or extant features within the report, makes reference to the following time periods, which describe broad and unequal phases of past human activity:

- Prehistoric – Palaeolithic, Mesolithic, Neolithic (Pre 30,000BC – 2000BC)
- Prehistoric – Bronze Age and Iron Age (2000BC – AD43)
- Roman (AD43 – AD450)
- Saxon/Early Medieval (AD450 – AD1065)
- Later Medieval Period (AD1066-1540)
- Post-Medieval and Modern (AD1541 to present)

4 PLANNING POLICY

LEGISLATIVE CONTEXT

The principal legislation in relation to the protection and management of the historic environment comprises:

Historic Buildings and Ancient Monuments Act 1953 – established the register of parks, gardens and battlefield sites of special historic interest. The effect of proposed development on the sites and their settings on the list is a material consideration in planning decisions. Historic England are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

Ancient Monuments and Archaeological Areas Act 1979 – affords statutory protection to Scheduled Monuments and Areas of Archaeological Interest. Consent of the Secretary of State (Department for Digital, Culture, Media and Sport) is required for works affecting these assets.

Planning (Listed Buildings and Conservation Areas) Act 1990 – provides additional planning controls for works affecting Listed Buildings and Conservation Areas. The Act established that the Local Planning Authority should have special regard to the desirability of preserving Listed Buildings, or its setting, (Section 66); and a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas (Section 72). Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was published on 27th March 2012 and revised in July 2018, with further minor updates in February 2019.

NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development (Para. 7). This is to be achieved through three overarching objectives, economic, social and environmental (Para. 8). So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (Para. 9).

Section 16 of the NPPF, ‘Conserving and enhancing the historic environment’, notes that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance (Para. 189).

Where a proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (Para. 195). Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (Para. 196).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application, although a balanced judgment will need to be made in regards to the scale of harm, or loss, and the significance of the heritage asset (Para. 197).

NPPF also recommends that local authorities should treat favourably those proposals that preserve elements of a heritage asset's setting that make a positive contribution to its significance (para. 200).

LOCAL PLAN

The development plan for the site comprises the North West Leicestershire Local Plan 2011 to 2031, adopted on the 21st November 2017. The relevant policies, concerning the management of the historic environment, are as follows:

Policy He1 – Conservation and enhancement of North West Leicestershire's historic environment

(1) To ensure the conservation and enhancement of North West Leicestershire's historic environment, proposals for development, including those designed to improve the environmental performance of a heritage asset, should:

- a) Conserve or enhance the significance of heritage assets within the district, their setting, for instance significant views within and in and out of Conservation Areas;
- b) Retain buildings, settlement patterns, features and spaces, which form part of the significance of the heritage asset and its setting;
- c) Contribute to the local distinctiveness, built form and scale of heritage assets through the use of appropriate design, materials and workmanship;
- d) Demonstrate a clear understanding of the significance of the heritage asset and of the wider context in which the heritage asset sits.

(2) There will be a presumption against development that will lead to substantial harm to, or total loss of significance of a designated heritage asset. Proposals will be refused consent, unless it can be demonstrated that the substantial

harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

(3) Where permission is granted, where relevant the Council will secure appropriate conditions and / or seek to negotiate a Section 106 Obligation to ensure that all heritage assets are appropriately managed and conserved.

(4) The District Council will support development that conserves the significance of non-designated heritage assets including archaeological remains.

5 UNDERSTANDING THE SITE - BACKGROUND

INTRODUCTION

This section of the report examines the historical context of the site, including a summary history of the development of the surrounding area. It has been compiled from a variety of sources listed in Section 3. Historic Environment Record data is shown on **Figure 3** and in **Appendix 3**. Designated assets are shown on **Figure 1**, with List Entries reproduced as appropriate in **Appendix 4**. Extracts from relevant historical maps are included as **Appendix 1**, and photographs as **Appendix 2**.

BASELINE

Prehistoric and Roman

There is little, if any no recorded evidence for Prehistoric activity within Ashby-De-La-Zouch and none recorded on the HER in the vicinity of the site. The nearest recorded Prehistoric activity has been found during work associated with the A511 Ashby Bypass, located over a kilometre to the north of the site. This comprised cropmarks, flint scatters, with a number of possible associated earlier Prehistoric features, Iron Age settlement remains, comprising linear features, pits and postholes were also recorded (Patrick 2015).

Roman pottery has been recorded from the rear of 3, Kilwardby Street (HER number MLE23216, No.1 on **Figure 3**).

Roman activity has been identified to the north-west of the town at Lawn Hills where two coin-filled pots have been recorded. A possible Roman road has been recorded at Long Lane to the north-east of the town (Kidd 2015: 3). With these exceptions and a few unstratified pottery finds in fields surrounding the town, very little further material of Roman date has been found and the evidence suggests a low level of Roman activity in the area (Patrick 2015).

There is no evidence for any remains of prehistoric or Roman date within the proposal site and the potential for such remains is low. Later development within the site is likely to have damaged any remains here.



Figure 3: Leicestershire County Council Historic Environment Record Data

Medieval

Ashby is first recorded in the Domesday Book of 1086, where it is recorded as being held by Ivo from Hugh de Grandmesnil (Williams and Martin 1992). At this time the manor and village apparently covered a similar area. The conservation area appraisal notes that *it is probable, however, that occupation had occurred in the Anglo-Saxon period and it is believed the central area was originally two separate settlements - the nucleus of one in the valley beside the Gilwiskaw Brook and the other a linear settlement on the hill centred on Wood Street* (NWLDC: 3).

The manor of Ashby was granted by William I to Hugh de Grantmesnil and subsequently passed by marriage to the Zouch family towards the end of the 12th Century. Ashby Castle located to the south of the site (No. 3 on **Figure 3**) was established by the Earls of Leicester during the mid-12th Century and is primarily a 12th Century house which was redesigned and rebuilt over a period of several centuries. Following the Wars of the Roses in the 15th Century, Edward IV granted Ashby to his Lord Chamberlain, Lord Hastings who, between 1464 and 1483, undertook an extensive building programme at Ashby, whilst retaining many of the site's existing structures. There are indications in 15th century references that the gardens were already well developed Newsome (2008: 24) notes that *when William Hastings took possession of Ashby in the mid-15th century there was already a manorial landscape, probably including a park adjacent to the castle. A 1467 reference to the 'magni gardini prope manerium' - 'the great gardens near the manor house' suggests gardens existed at Ashby before Hastings began his remodelling of the house in 1474.*

Ashby Castle and Associated Formal Garden is a Scheduled Monument (List Entry Number 1013324), the northern boundary of which now extends as far as the southern boundary of the site. It is possible that the gardens extended as far north as South Street, which formed the separation between the castle grounds and the planned medieval town (Newsome (2008: Figure 12), although it should be noted that if this interpretation is correct then part of the gardens would have incorporated the parish church.

The parish church of St Helen, (**Appendix 2.24**) located immediately to the east of the site is a large town church in an important location close to the castle. The core of the nave and chancel dates from the 14th Century. The church was enlarged from 1474 at the expense of William, Lord Hastings. The parish Church of St Helen is a listed building, listed at Grade I (List Entry Number 1188344). The pattern of property boundaries contained within later mapping, in particular the shape of the track leading from South Street to the Manor House, suggests the possibility that the site was located within the medieval churchyard. It appears less likely that the site was associated with the medieval and later site of Ashby Castle.

Ashby was granted a market charter in 1219 (NWLDC: 3, HER number MLE4297, No. 6 on **Figure 3**). A fair is recorded by the 15th Century. The HER notes that Market Street, to the north of the site, *is the classic shape of a medieval market, with the street widening out in the middle. The post-medieval buildings infilling it may be on the site of medieval booths.*

The core of the medieval town was centred around the area between the parish church and castle and lower Market Street. Both North Street and South Street, each parallel to Market Street, would have provided access to fields. Burgage plots between Market Street and South Street contained rows of houses and workshops which were constructed in the medieval and post-medieval periods (NWLDC: 3).

Medieval remains have been recorded at Church Hall, to the northeast of the site. Here, archaeological evaluation trenching in 2011 recorded a number of medieval finds and features, including three stone foundations; two likely to have been walls. Associated with one of the walls was a possible stone lined cesspit, containing pottery suggested to be 15th Century or earlier in date. Further finds included medieval pottery and plain roof tile fragment (HER number MLE20178, No. 7 on **Figure 3**). The evaluation also found a piece of possible human bone (HER number MLE20180, No. 9 on **Figure 3**).

During the medieval period the site was located within or at the edge of the core of Ashby-De-La-Zouch. While there are no recorded remains within the site itself, evidence from later mapping suggests the possibility that the site was located within the medieval churchyard. It appears less likely that the site was associated with the medieval and later site of Ashby Castle. The proximity of the site to the castle and parish church indicates that there is a medium potential for remains to survive.

Post Medieval

A formal garden associated with Ashby Castle is located to the south of the site (HER number MLE4287, No. 4 on **Figure 3**). The garden was once part of a wider designed landscape that probably had its origins in the later medieval period. The garden buildings were constructed during the mid 16th Century but the surviving garden earthworks are likely to be a product of several redesigns, particularly in the late 16th or earlier 17th Century (Newsome et al 2008: 55-58). The formal garden forms part of the Ashby Castle Scheduled Monument (List Entry Number 1013324).

Post-medieval pottery from around this period, comprising four sherds of Cistercian/ Blackware very similar to that produced at Ticknall including a Cistercian cup body, a reversed Cistercian ware cup base and two blackware sherds. Dated 1550-1600 AD were found on the Castle Track off South Street and adjacent to the site (HER number MLE15755, No. 15 on **Figure 3**).

Ashby Castle was garrisoned through to the English Civil War by the Hastings family. During the Civil War in 1642 Henry Hastings joined the royalist cause. The Castle fell to Parliamentary troops in March 1646 and was slighted in November 1648, after which the Hastings family re-located to their seat at Donington Park (NWLDC: 4). The list entry notes that *illustrations of the site, however, indicate that several buildings remained habitable throughout the 18th century but these are thought to have been superseded in 1724 by the construction of Ashby Place in the northern part of the site.*

William Gardiner's estate map of 1735 (Newsome Figure 11) shows the castle, with tree lined avenues to its south and east. The site is shown as being located within a rectangular land parcel extending south from South Street to the west of the church, the western boundary of which is formed by trees or a hedgerow.

The medieval prosperity of the town continued into the 19th Century. A spa resort was established to the south-west of the town centre. In 1805 saline springs were discovered at Bath Pit, Moira. A bath house and hotel were initially constructed at Moira, but by 1820 spring waters were being transported to Ashby. Spring water was moved in tanks by boat along the Ashby Canal to Willesley Basin and then onwards to Ashby by horse drawn tramway (NWLDC: 6). By 1846 White noted that the town is celebrated for its saline springs (White 1846: 294).

The history of the Ashby Grammar School is described in detail in Fox (1967) and is summarised here, from that source unless otherwise referenced.

A grammar school was established in Ashby-De-La-Zouch by 1567. The early post-medieval Grammar School (HER number MLE20179, No. 11 on **Figure 3**). Was located to the north of the church. This was demolished during the Civil War and later rebuilt.

There seems to have been a decline in the fortunes of the school towards the end of the 18th Century and by 1803 number of pupils may have fallen to as low as three or four. Funding came largely from property rental through a trust in favour of the school. In 1799 leases expired and rents were set at a level which allowed expansion of the school. Against this background the trustees had approached the Court of Chancery in 1800. The outcome was that the masters house should be repaired, and a new schoolhouse constructed. In 1807 the trustees repaired the masters house and the new schoolhouse was built at a cost of £600, possibly with approximately a further £400 for 'work and materials'

In 1818 the school was described as a 'modern handsome building of two storeys' about sixty feet in length. The ground floor comprised two rooms, one being used for the classical school and the other by the trustees. There were maps and globes as well as scientific instruments. The upper storey consisted of one room where the English school, was held.

A plan of 1827 shows the school with a probable central entrance area and a room to either side. A 'shed etc' and a yard form the rear of the school and a playground is shown to its west. A curving wall is shown dividing the small area of ground at the front of the school from the churchyard, with a further symmetrical wall dividing it from the playground (**Appendix I.1**).

The 1837 Plan of Ashby-De-La-Zouch by John Wood (**Appendix I.2**) shows the wider area with its street pattern roughly similar to its current form. The school is shown and marked at the southern end of Church Street, along with the adjacent playground, bounded as now by a track leading to the Manor House. This map shows the school as being T-shaped in plan, which accords with the shape of the building as illustrated ten years earlier.

In 1846 White noted that *the Free Grammar School, now conducted in two departments under four masters, for the gratuitous instruction of the boys of Ashby-de-la-Zouch in Latin, Greek, and all the branches of an English education, occupies a large building, erected in 1807, in Lower Church street, 60 feet in length and two stories high ; and the head-master has a good house, which was considerably enlarged in 1844, and in which he is allowed to accommodate twelve boarders* (White 1846: 301).

In addition, White noted that *the school endowment now comprises about 100 houses, cottages, and other buildings in the town, and more than 70a. of land, let in 1836 at rents producing a yearly income of £839, exclusive of the head-master's house* (White 1846: 301).

White further noted that *All boys of Ashby parish, whether of rich or poor parents, are admissible as free scholars, without any expense, except for books and stationery. The Grammar School is in the lower story, and has room for about 35 scholars. The English school is in the upper room, and is limited to 120 free scholars, and has always its full number. The charity is vested with 12 trustees, and the Marquis of Hastings is the visitor* (White 1846: 302).

The Ashby Tithe map of 1852 (not illustrated) is very limited in scope and shows very little detail of the wider area. The site itself is not shown.

In an inspection report of 1869 for the Schools Inquiry Commission, the building was considered inadequate for the numbers of pupils.

1871 grammar school moved to a portion of the Bath Room, but it was moved back again in 1875, after a leaking sewer at the Bath Room risked the pupils health.

In 1877 a scheme to construct new school buildings was begun. The new school, the Classical School, so called to distinguish it from the English School which remained in the Hood Building, was completed by 1880. The new school buildings, known as the Eastern Buildings, are located to the

east of the parish church and Upper Church Street and are themselves listed at Grade II (list entry number I188260).

The six-inch to the mile Ordnance Survey edition published in 1883-4 shows the 'Latin School' the new classical school buildings immediately to the south of Leicester Road. To the west of these, the Manor House is shown, accessed by a wooded track to the rear of the school and to its north, the parish church of St Helen. The Grammar School is shown at the southern end of Upper Church Street in its current plan form. This map also shows the eastern of the two short curvilinear boundary walls at the front of the school, although the western wall is missing and a straight line is shown instead. Within its associated playground and bounding the adjacent churchyard wall a group of small structures is shown, presumably privies and/ or coal bunkers. These are shown on OS maps until at least the edition of 1960-61. This latter map shows a further group of similarly sized structures along the curving wall forming the western boundary of the playground. All these structures had been removed prior to the OS edition of 1978, although this map shows a very small extension to the south-western side of the main school building extending into the playground.

Following the construction of the new school, the old classical school room was reserved for meetings of the school governors. By 1885 the governors were ordered to maintain the English School as a public elementary school. Leicestershire County Council took over the English School under the provisions of the Education Act of 1902. In 1912 the elementary school moved to new premises and the former school building was sold by the governors.

In 1921 Sir Joseph Hood MP, an old boy of the school purchased the building and presented it to the governors. The building became known as the 'Hood School' and by the time of the school inspection of 1925 was firmly integrated back into the wider school. In 1944 additional evacuee pupils arriving led to the school leasing the Manor House, immediately south of St Helens church.

A major building project at the main school site in 1957 resulted in a total of 20 classrooms. Of these 13 were at the main site, five at the Hood building and two at the Manor House.

Ashby De La Zouch Boys' Grammar School is a listed building, listed at Grade II (List Entry Number I188861) as is the Gate Piers and Street Boundary Wall at Ashby De La Zouch Boys' Grammar School (List Entry Number I361621).

The Gate Piers and Wall at Entrance to Manor House School is located at the track to the west of the site on the south side of South Street (List Entry Numbers I361620 and I361621).

Castle Lodge (listed at Grade II, Entry Number I073590) located immediately west of the track to the west of the site on the south side of South Street is a single storey house of the mid 19th

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Century, of rusticated stone with ashlar dressings, with polygonal chimney stacks and hexagonal tiles on its roof. The building is now part of a funeral director's business.

The Midland Railway line from Leicester to Burton included a railway station in Ashby, which was opened in 1849. This brought further visitors and led to further development (NWLDC 2001: 6).

6 UNDERSTANDING THE SITE: BUILDING APPRAISAL

INTRODUCTION

The following section presents the results of the historic buildings appraisal of the Hood Building, formerly Ashby Boys Grammar School. It comprises an analysis of its phased development and a brief description of the extant historic fabric. Floor plans are presented as **Figure 5**, and a selection of external and internal photographs are included as **Appendix 2**.

PHASED DEVELOPMENT

The archaeological analysis of the building has established that there are three principal phases of construction and alteration:

- | | |
|--|--|
| Phase 1: 1807 | Original construction of the school |
| Phase 2: Mid- late 19 th C | Extension to the south-east building over an earlier shed and yard |
| Phase 3: c.1960 | Modernisation of interior with new room layout, staircase and external porch |

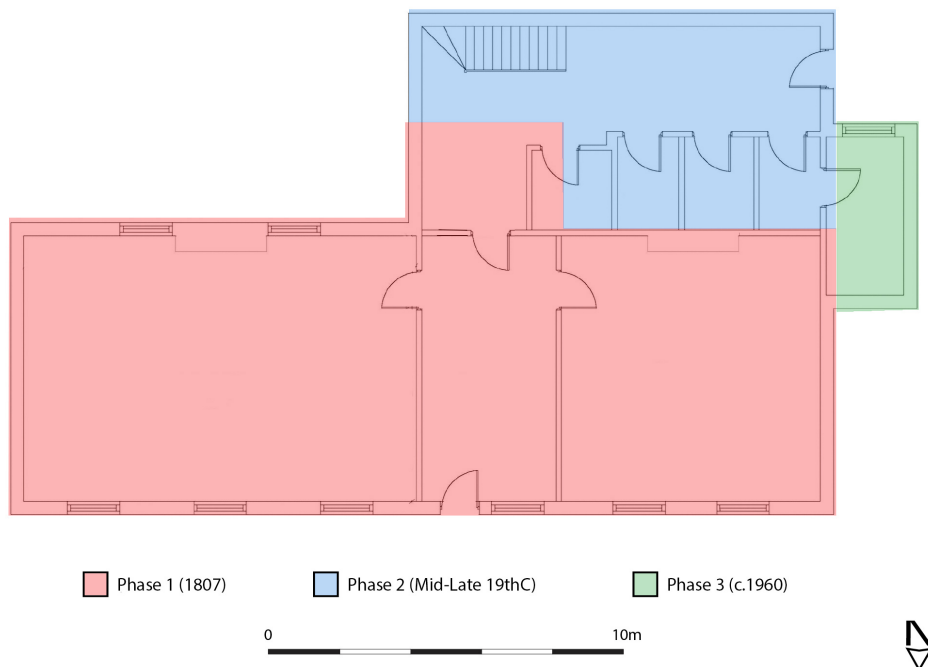


Figure 4: Ground floor plan with block phasing

DESCRIPTION OF FABRIC

Exterior

The building is of two storeys with an L-shaped plan, double pile in plan and is formed from two main elements, the original main range of the school, dating from 1807 and fronting onto South Street, with a 19th Century extension to the rear, forming the second pile. More recent alterations c.1960 involved remodelling the interior and the addition of a new porch to the west.

The principal north elevation (**Appendix 2.1**) has a stone central bay under a pediment which contains the remains of a clock. The four panelled front door (**Appendix 2.2**) is recessed in a plain arch with a radial fanlight. Over this door is a round headed concave niche, with a tablet above (**Appendix 2.3**). The tablet reads

Ashby Grammar School Hood Extension. This building, formerly the home of the Grammar School and the English School was presented in 1921 to the Governors of the Grammar School by Sir Joseph Hood. Bart M.P. an old boy of the school

The remainder of the elevation has brick laid in a variant of Flemish bond. Rainwater goods are of iron. The windows (six on each floor) are 12-pane sashes, with stone cills and gauged brick headers. The first floor windows have had vents inserted into the headers.

The east elevation (**Appendix 2.4**) is located at the boundary of the building with the churchyard, forms the gable end of the building and is (with the exception of the keystones in the arches) entirely of brick in a similar bond to that of the northern elevation. A stepped brick foundation has been exposed in places on this elevation. The principal part of this elevation contains two large Gothic arches, one over the other, of brick with stone keys at their apex. Over these is a further circular opening, probably a blocked window. There is a further circular vent at the apex of the gable. Brick kneelers support the base of the roof. In the later extension at the rear of the building at first floor level, the eastern elevation contains a 9-pane window, with a brick cill and shallow arched brick header.

The south elevation (**Appendix 2.5**) is again located at the boundary of the building with the churchyard. This is entirely of brick in a similar bond to that of the northern elevation. There is a plat-band brick string course below the first floor window level. At the rear of the building the south elevation contains four 9-pane windows, with brick cills and shallow arched brick headers (**Appendix 2.6**). The southern part of the extension is similar and at first floor level contains two 12-pane sashes, with stone cills and shallow arched brick headers.

The west elevation (**Appendix 2.7**) is gabled and is (with the exception of the keystones in the arches) entirely of brick in a similar bond to that of the north elevation. A stepped brick foundation has been exposed in places on this elevation. The principal part of this elevation contains two large Gothic arches, one over the other, of brick with stone keys at their apex. Over these is a further circular opening, probably a blocked window. There is a further circular vent at the apex of the gable. Brick kneelers support the base of the roof.

The west elevation of the extension at ground floor level contains a brick arched doorway, the door itself being a modern panelled door, likely to be a smaller replacement for a large original. This door is accessed by a modern ramp.

At first floor level the extension contains a 12-pane sash, with a stone cill and shallow arched brick header. A further, modern lean-to extension, single storey and of brick has a small window in each end (**Appendix 2.8**).

Outside the curvilinear wall dividing the school from the churchyard (**Appendix 2.9**) can be seen, as can the playground wall fronting onto South Street (**Appendix 2.10**).

Interior

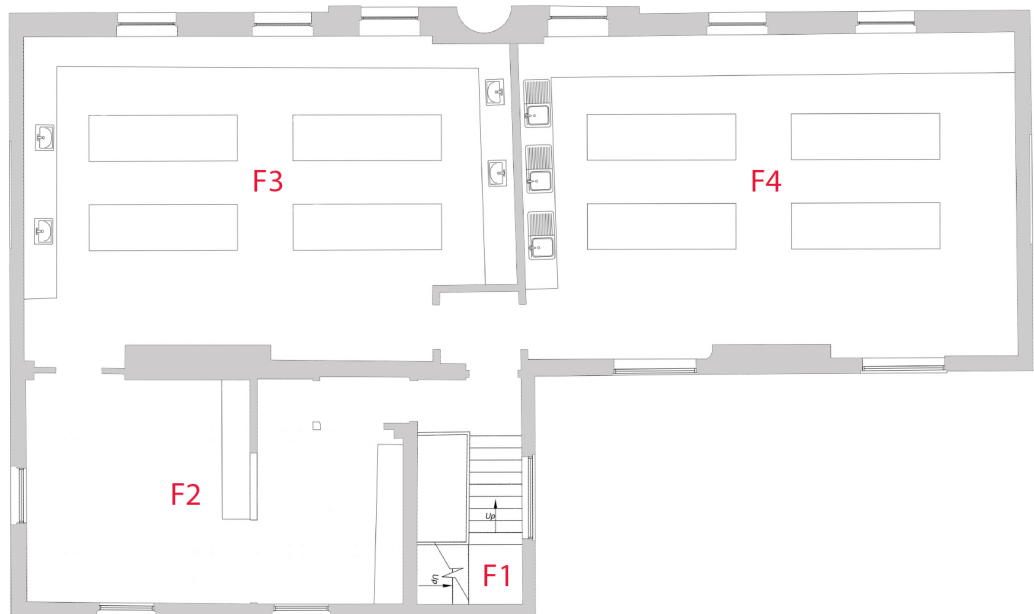
The ground floor comprises of four principle spaces **G1**, **G7-G9**, with secondary additions in the form of small partitioned rooms forming toilets **G3-G6**, and a porch **G2**.

The front section of the building represents the phase I structure, with two unequal sized classrooms **G7** (**Figures 2.15, 2.16**) and **G9** (**Figure 2.18**), separated by a central entrance hall **G8** (**Figure 2.17**). All the the rooms have high ceilings and evidence of exposed ceiling beams, but no other historic wall finishes, joinery, skirtings or doors remain in-situ. There are blocked chimney breasts in the south walls of **G7** and **G9**. Along the rear of the building is a wide corridor **G1** (**Figures 2.13, 2.14**) that leads to a staircase with a metal balustrade (**Figure 2.19**) up to **F1**.

The first floor contains three principal rooms **F2-F4**. Similar to the floor below there are two unequal sized classrooms in the earlier part of the building overlooking the street, with a smaller room to the rear used as a preparation room (**Figure 2.22**). The only features of notes were blocked chimney breasts in the south walls of **F3** (**Figure 2.21**) and **F4** (**Figure 2.20**), and a partially exposed kingpost truss in **F2** (**Figure 2.23**).



Ground Floor



First Floor

Figure 5: Floor plans

7 UNDERSTANDING THE SITE – SIGNIFICANCE

INTRODUCTION

The significance of heritage assets is their value to this and future generations because of the archaeological, architectural, artistic or historic interest embodied in their physical presence and way in which they are experienced (after definitions in NPPF). Establishing what factors contribute to the significance of an asset, and how, is crucial to understand its vulnerability to change and in ensuring appropriate conservation strategies are identified which preserve and enhance that significance. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The NPPF areas of interest broadly align with the four heritage values described in Drury and McPherson 2008, which are as follows:

- **Evidential value:** the potential of a place to yield evidence about past human activity.
- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The heritage values of heritage assets is based on three point scale of low, medium and high. Significance is expressed in this report on a four-point scale of negligible, local, regional or national.

BELOW GROUND ARCHAEOLOGY

The known archaeology of the surrounding area comprises the medieval and later remains of the settlement of Ashby-De-La-Zouch and its fields, Later mapping suggests the possibility that the site was located within the medieval churchyard. It appears less likely that the site was associated with the medieval and later site of Ashby Castle. There is, however, the possibility that below the playground surfacing, there is potential archaeological evidence for the development of the gardens prior to the construction of the school and this would contribute to the understanding of the development of the gardens and the significance of the scheduled monument.

There is also the additional potential of the remains of 19th century structures (perhaps privies or similar) associated with the former school located within its car park.

The potential for such remains to exist in a coherent form within the previously disturbed site of the school itself is perhaps lower than within the associated car park. Here, the proximity of the site to the castle and parish church indicates that there is a medium potential for remains to survive. There is a possibility that these remains may include burials.

PARISH CHURCH OF ST HELEN

Evidential and Historical Value

St Helens is a medieval parish church with a 14th Century core. The church was enlarged from 1474, then restored and further enlarged from 1878-80. The building is of coursed sandstone, with 19th Century tooled masonry, with tile and lead roofs.

The Parish Church of St Helen is a Listed Building Grade I (List Entry Number 1188344). The Entrance Gates and Piers to Churchyard of St Helen's Parish Church is a Listed Building Grade II (List Entry Number 1073638)

It is considered that the building is of high historical interest. The possibility that earlier remains may be preserved underneath and around the church is considered to be high and the the intrinsic archaeological interest of the building is considered to be high. The historical value lies largely in its association with known persons, including the architect of its restoration, but principally the Hasting family.

Aesthetic and Communal Value

St Helens Church is a well-proportioned high-quality building, exhibits good craftsmanship in its architectural details. Much of the presumed medieval appearance of the building survives, with numerous 19th Century features. The architectural and artistic interest of the building largely remains and is thus considered to be of high interest.

Summary of Significance and Contribution of Setting

St Helens Church is a Grade I listed parish church of late medieval date, restored during the later 19th Century. The entrance gates and piers to the churchyard are separately listed at Grade II. The building has a high degree of historic interest reflecting its connection with the local aristocratic family, the community and development of the town. The building exhibits high quality architectural detailing in many areas. The overall significance of the building is considered to be national.

The setting of the parish church of St Helen has changed slightly through its lifetime, initially being located within fields at the edge of Ashby and gradually becoming part of the central area. The building remains easily legible as a church and has a good degree of prominence within its churchyard. Overall, the setting of the church is considered to contribute positively to its significance.

ASHBY DE LA ZOUCH BOYS' GRAMMAR SCHOOL

Evidential and Historical Value

Ashby De La Zouch Boys' Grammar School, the school building which forms much of the site is a listed building, listed at Grade II (List Entry Number 1188861). The Gate Piers and Street Boundary Wall at Ashby De La Zouch Boys' Grammar School is also a Listed Building Grade II (List Entry Number 1361621). The structures are of red brick with stone details.

The possibility that either earlier remains or those associated with the school itself may be preserved underneath and around the building is considered to be high and the the intrinsic archaeological interest of the building is considered to be medium.

It is considered that the building is of high historical interest. The historical value lies largely in its association with known persons, including the school governors, the Hastings family and the major benefactor, Joseph Hood. This value is enhanced by the publication of the history of the grammar school (Fox 1967).

Aesthetic and Communal Value

The former grammar school is a well-proportioned high-quality building, which exhibits well-crafted architectural details. Much of the original external appearance of the building survives, with numerous 19th Century features. The architectural interest of the building largely remains and is thus considered to be of medium interest.

Summary of Significance and Contribution of Setting

Ashby De La Zouch Boys' Grammar School is a Grade II listed former school of early 19th Century date, altered during the later 19th Century. The Gate Piers and Street Boundary Wall is also a Listed Building Grade II (List Entry Number 1361621). The building has a high degree of historic interest reflecting its connection with known individuals, both staffs and school governors and old boys, the community and development of the town. The building exhibits high quality architectural detailing in many areas. The overall significance of the building is considered to be regional.

The setting of Ashby De La Zouch Boys' Grammar School has changed little through its lifetime, being located at the edge of the parish churchyard. The building remains easily legible as a school

and has a good degree of prominence within the wide area. Overall, the setting of the former school is considered to contribute positively to its significance.

ASHBY CASTLE AND ASSOCIATED FORMAL GARDEN

Evidential and Historical Value

Ashby Castle is a site of Norman origin, primarily a 12th Century house which was redesigned and rebuilt over a period of several centuries in particular during the second half of the 15th Century.

Ashby Castle and Associated Formal Garden is a Scheduled Monument (List Entry Number 1013324)

It is considered that the scheduled area is of high historical interest. The possibility that remains may be preserved within and around the scheduled area is considered to be high and the the intrinsic archaeological interest of the site is considered to be high. The historical value lies largely in its association with known persons, principally the Hastings family,

Aesthetic and Communal Value

Ashby Castle represents the remains of a high-quality building and formal garden. Much of the presumed medieval appearance of the building has been lost because the castle was slighted as a result of the Civil War. However, the remaining elements of the building, and the formal garden, are deemed to retain a high level of architectural and artistic interest.

Summary of Significance and Contribution of Setting

The list entry provides the following reasons for designation, which summarises its significance:

Ashby Castle is a well preserved example of a fortified dwelling house which evolved over many centuries from its origins as a high status manor site into a spectacular late medieval residence. Structural and artefactual evidence for the original timber structures at the site and those buildings originally situated in the north and south courtyards will survive beneath the ground surface providing valuable information on the early occupation of the site. The latter phases in the site's development, in particular, retain outstanding examples of individual features which are typical of late medieval high status residences, for example, the tower house, the kitchen building and the gardens. The construction of the Hastings Tower and the grandiose chapel during the 15th Century clearly reflect, both in their size and in their elaborate internal decoration, the ostentatious pride of their builder, Lord Hastings.

The 16th Century garden earthworks not only provide information for the setting and layout of Ashby Castle, but they also reflect the trends in garden design during this period, illustrating in particular, the emphasis on formal ornamental gardens.

The site as a whole provides a valuable illustration of the display of wealth and status during the late medieval period. The importance of the site is further enhanced by the survival of medieval documentary records relating to the occupation of the site, and antiquarian drawings of the castle ruins. As a site in the care of the Secretary of State, and partly open to the public, it is a valuable educational resource.

Prior to 19th and 20th century developments along South Street views towards the castle and out from the castle would have been less hindered. Although relatively undeveloped in terms of built structures, the playground wall prevents views between South Street and the castle (**Appendices 2.10** and **2.12**). The connection between the medieval settlement and the castle has been lost along South Street. and therefore makes little contribution to the significance of the Scheduled Monument.

The setting of Ashby Castle has changed slightly through its lifetime, initially being located within fields, parkland and gardens at the edge of Ashby and gradually becoming absorbed into the town. The remains of the castle and formal garden continues to be relatively easily legible and has retained a reasonable degree of prominence within the town. Overall, the setting of the scheduled monument is considered to contribute positively to its significance.

ASHBY-DE-LA-ZOUCH CONSERVATION AREA

Evidential and Historical Value

The central part of Ashby-De-La-Zouch is a conservation area. A conservation area appraisal was produced in 2001 (NWLDC 2001). This notes that *the overall visual character of the Area is predominantly of a Georgian/early Victorian townscape. The Area does, however, also betray earlier patterns of growth.....Ashby's development as a medieval market town remains evident in the rectilinear plan form of its central area.....The central core reveals the physical survival of the former burgage plots which linked Market Street with the parallel streets of South Street and North Street, albeit that the depth of some plots has been truncated as a result of later developments fronting these former back lanes.* (NWLDC 2001: 10).

There are a number of listed buildings within the conservation area. These include Castle Lodge a Listed Building listed at Grade II (List Entry Number 1073590) and The Gate Piers and Wall at Entrance To Manor House School, a Listed Building Grade II (List Entry Number 1361620), each located on the south side South Street to the west of the site.

It is considered that the overall the Conservation Area is of medium historical interest. In the vicinity of the site, the conservation area appraisal notes that *the potential for the survival of below-ground medieval archaeology in the Conservation Area is considered to be significant, especially around the castle site and in the vicinity of St. Helen's Church* (NWLDC 2001: 22). The possibility that earlier remains may be preserved beneath the conservation area is considered to be high and the the intrinsic archaeological interest of the conservation area is considered to be high. The Historical value lies largely in its association with known persons.

Aesthetic and Communal Value

The Aesthetic value of the conservation area derives from its design value in terms of its expression of settlement architecture of the medieval period onwards

The Communal value derives from the symbolic value of the conservation area as part of the local community.

Summary of Significance and Contribution of Setting

The significance of the Ashby-De-La-Zouch conservation area in the vicinity of the site derives from the evidence it contains for its development as a medieval market town, evident in the rectilinear plan form of its central area.

The site is located within the central core of the conservation area and while the setting of the conservation area is considered to contribute positively to its significance, the site does not form part of that setting.

8 IMPACT ASSESSMENT

PROPOSED DEVELOPMENT – POTENTIAL IMPACTS

The proposals for the extension and alterations to the former Ashby Boys Grammar School comprise:

- Refurbishing the existing c building to form offices;
- The construction of a two-storey office building within the existing school car park/ playground;
- A new link structure between the existing building and the proposed new office building; and
- A The provision of parking spaces (in the order of 16 spaces) within the existing school car park/ playground.

IMPACT ASSESSMENT

The likelihood of there being surviving coherent archaeological remains within the development area is considered to be medium and the impact of the proposed development is likely to be minor adverse.

The proposed development will result in impacts to the existing fabric of the former Ashby -De-La-Zouch Boys Grammar School, a designated heritage asset. These changes would result primarily from the construction of the new office building and the link building. It is noted that there is an existing doorway within the western elevation of the former school and that a lean-to extension has also been constructed on this elevation. Careful design and execution of the link building would result in minor impacts to the fabric of the listed building.

In addition, there would be changes to the setting of the listed building arising from the development of the link building and the new office building. It is considered that careful design and execution of the link building and new office building would result in a minor impact to its heritage significance.

Alterations to the Ashby De La Zouch Boys' Grammar School site would be largely internal and no effect on the settings of any other heritage assets is likely. The carpark/playground area is largely enclosed by high walls and mature trees. While there is a degree of intervisibility between the proposed link building and new office building and the Ashby Castle Scheduled Monument, views from the castle would be filtered through trees and effects on the settings of designated assets arising from the development of the link building and the new office building, particularly if carefully designed executed, would be minor in nature.

9 DISCUSSION AND CONCLUSION

DISCUSSION

Ashby De La Zouch Boys' Grammar School, the school building which forms much of the site is a listed building, listed at Grade II (List Entry Number 1188861). The Gate Piers and Street Boundary Wall at Ashby De La Zouch Boys' Grammar School is also a Listed Building Grade II (List Entry Number 1361621). The structures are of red brick with stone details and the listed structures are of regional significance.

The possibility that either earlier remains or those associated with the school itself may be preserved underneath and around the building is considered to be high being potentially associated with the gardens surrounding Ashby Castle, whilst the the intrinsic archaeological interest of the building is considered to be medium.

The proposed development will result in changes to the western side of the former school, possibly including the loss of small areas of historic fabric and changes to the western part of its setting through the construction of a new link building and offices. These impacts will result in relatively minor changes to the building, leading to a minor loss of its significance. Any effects on the settings of other designated assets in the area arising from the development of the link building and the new office building, particularly if carefully designed executed, would be minor in nature.

CONCLUSION

It is considered that the proposed development will result in a measure of harm, but that this will be very limited and will have at most a minor effect on key components of the buildings interest, which will largely be preserved.

The overall effect of the proposed scheme is such that any change to the heritage significance of Ashby De La Zouch Boys' Grammar School will be minor. In accordance with NPPF para 196, any residual harm arising should be weighed against the benefits of the development, which in this case are considered to comprise both the heritage benefit of retaining the building in use and the public benefits offered by the development of offices. Overall it is considered that the scheme is in compliance with policy He1 of the North West Leicestershire Local Plan.

10 SUPPORTING INFORMATION

AUTHORSHIP

This report was written by Dan Slatcher MCI(A), with editing provided by Oliver Jessop MCI(A).

ACKNOWLEDGEMENTS

Stewart Taylor is thanked for commissioning the project and for providing information. Simon Keen of BHB Architects is acknowledged for providing details on the scheme.

The staff at the Leicestershire Archives and Historic Environment Record were helpful in identifying historical material for the site.

II BIBLIOGRAPHY AND SOURCES

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1883-4 Ordnance Survey Map
1903 Ordnance Survey Map
1923 Ordnance Survey Map
1960-61 Ordnance Survey Map
1971-72 Ordnance Survey Map
1976-82 Ordnance Survey Map
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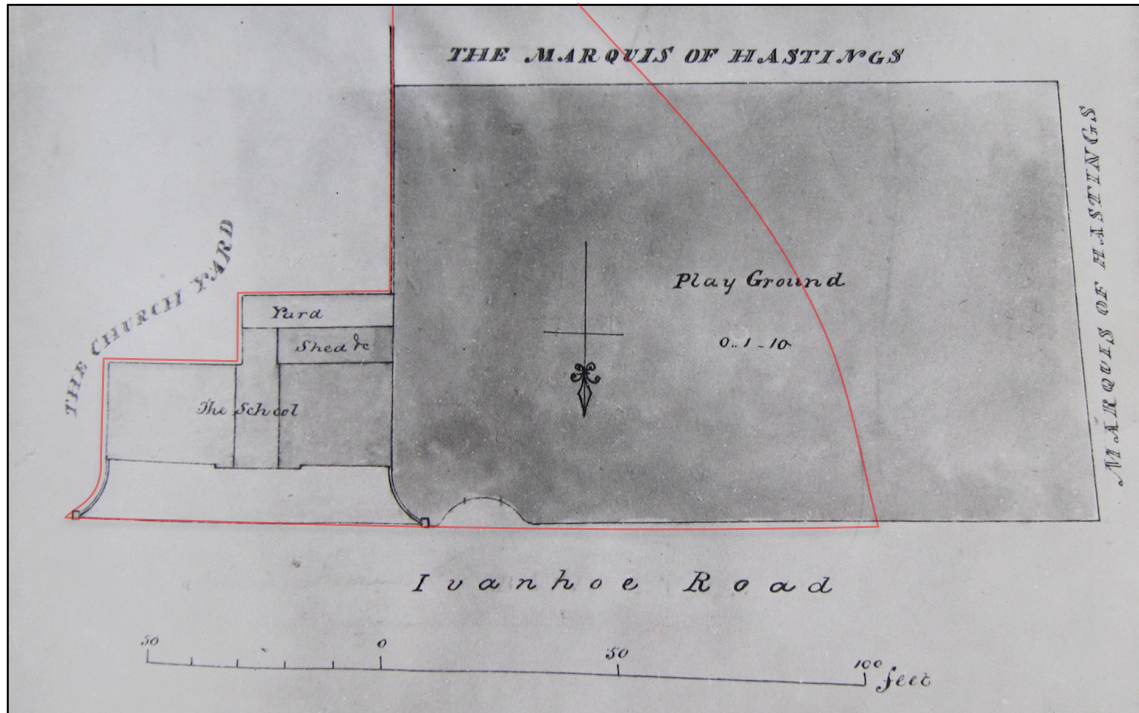
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Daniel, P (2015). *Land off Kilwardby Street, Ashby de la Zouch, Leicestershire Archaeological Assessment* Wessex Archaeology (Unpublished) Client report Ref: 10951.02

Kidd, B (2015). *Trial trench evaluation on land at Leicester Road, Ashby de la Zouch Leicestershire* MoLA unpublished client report no. 15/68

APPENDIX I:

HISTORIC MAPPING AND ILLUSTRATIONS

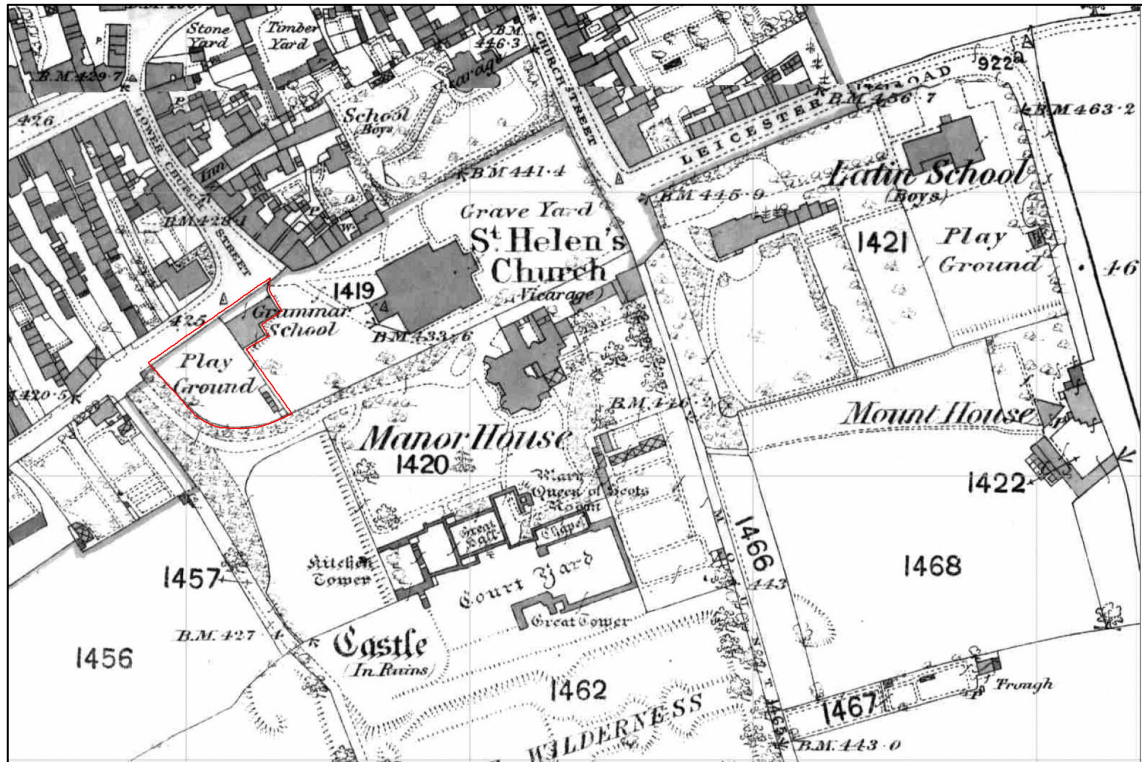


Appendix I.1: 1827 Plan of the School (south orientated towards the top)

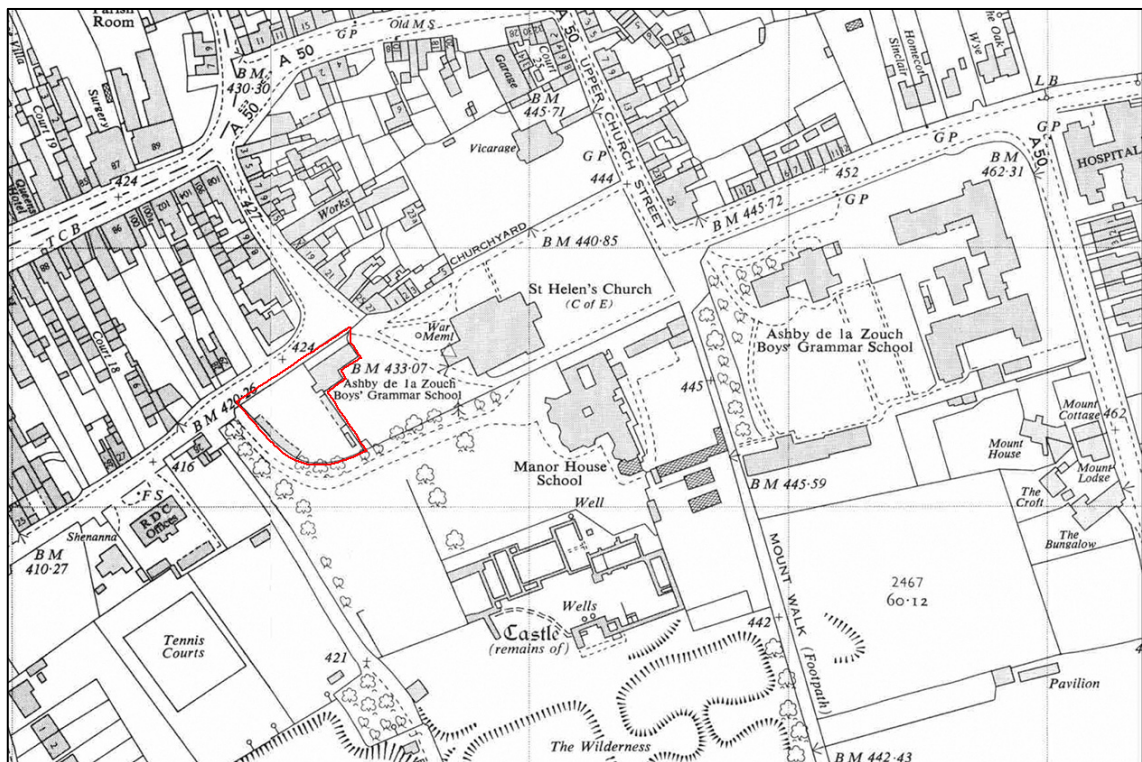
© Leicestershire archives DE7734/2)



Appendix I.2: 1837 Plan of Asby (detail)



Appendix I.3: 1883-4 Ordnance Survey Map



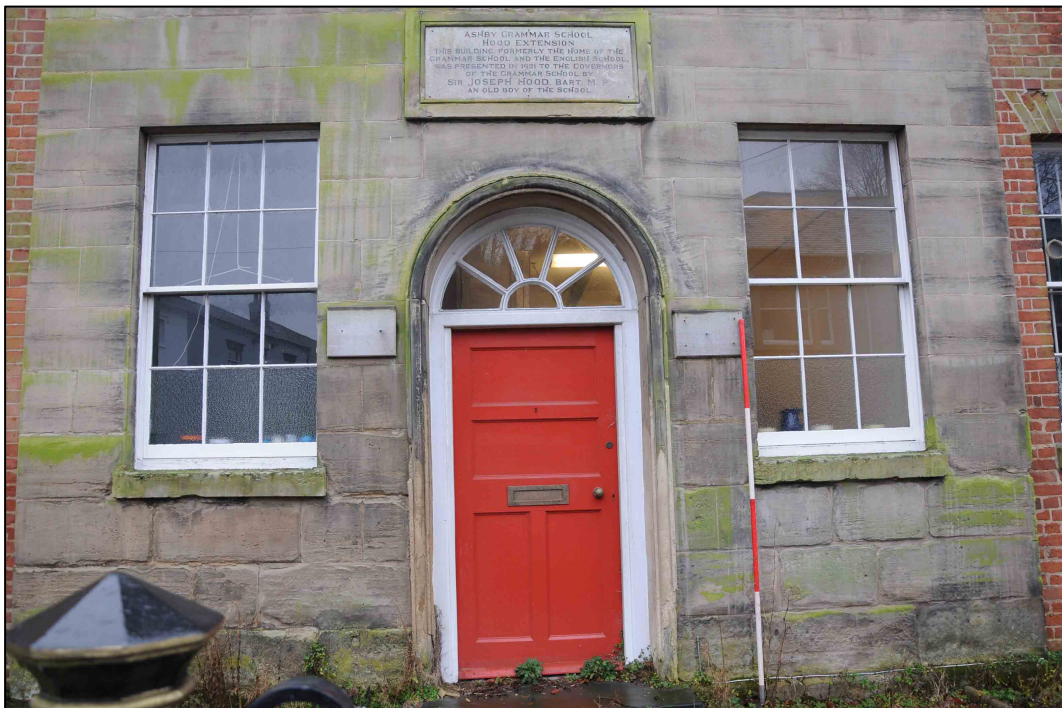
Appendix I.4: 1961 Ordnance Survey Map

APPENDIX 2:

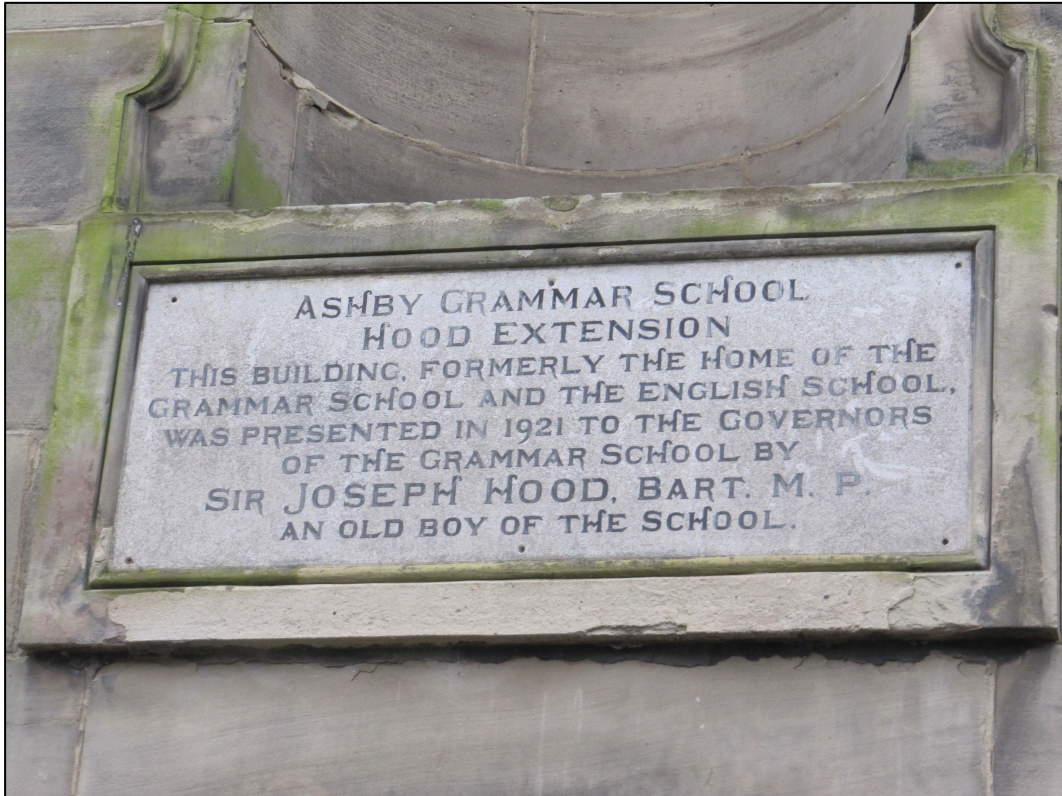
SITE PHOTOGRAPHS



Appendix 2.1: General view of north elevation of the former Ashby Grammar School



Appendix 2.2: View of the front door of the former school.



Appendix 2.3: The plaque over the front door of the former school



Appendix 2.4: General view of the east elevation of the former school



Appendix 2.5: General view of the southern elevation of the former school



Appendix 2.6: View of the original phase of the southern elevation of the former school



Appendix 2.7: General view of the west elevation of the former school



Appendix 2.8: General view of the playground to the west of the building



Appendix 2.9: Curvilinear wall forming boundary between churchyard and former school



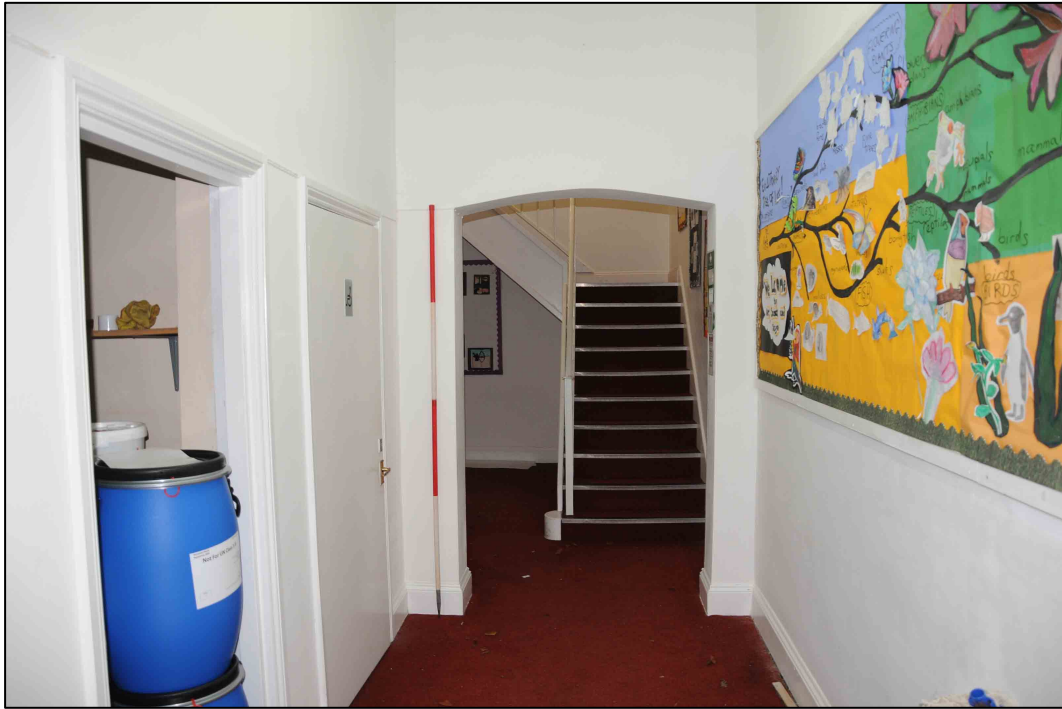
Appendix 2.10: General view of South Street showing northern wall of playground of the former school



Appendix 2.11: General view of playground looking north towards boundary wall



Appendix 2.12: General view of South Street looking east showing Gates to Manor School



Appendix 2.13: General view looking east in **GI** towards modern staircase (2m scale)



Appendix 2.14: General view looking west in **GI** (2m scale)



Appendix 2.15: General view of G7 looking south-west; note former chimney breast (2m scale)



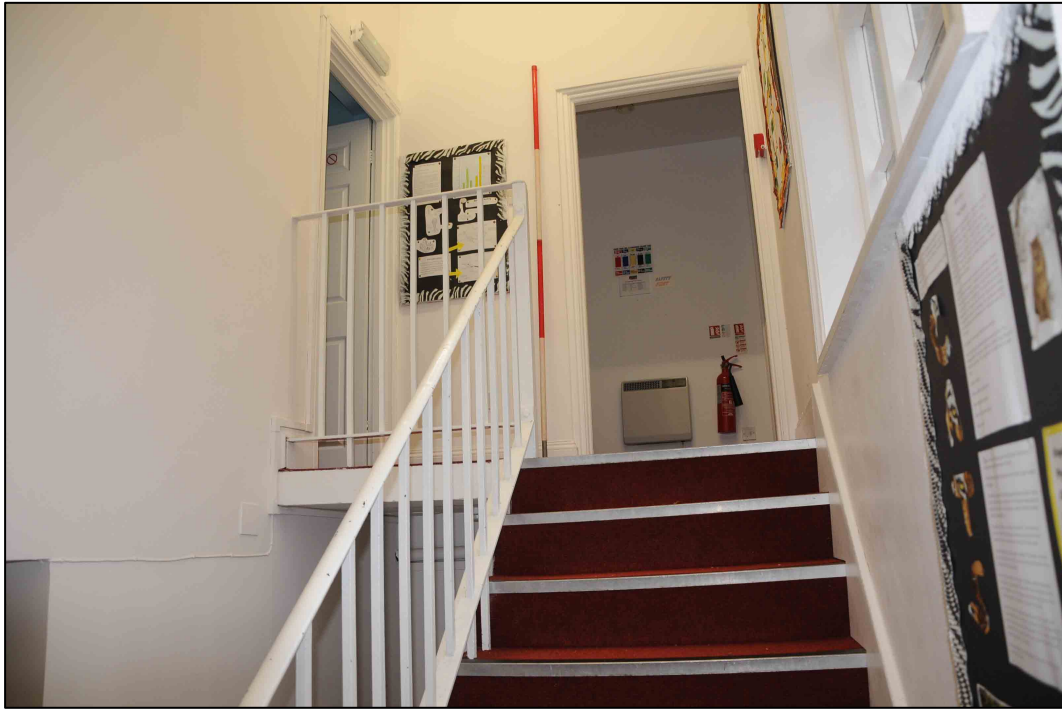
Appendix 2.16: General view of G7 looking north (2m scale)



Appendix 2.17: General view of **G8** looking north; note former entrance door (2m scale)



Appendix 2.18: General view of **G9** looking south-west; note former chimney breast (2m scale)



Appendix 2.19: General view looking east up staircase to first floor (2m scale)



Appendix 2.20: General view of F4 looking south-west; note former chimney breast (2m scale)



Appendix 2.21: General view of F3 looking south-west (2m scale)



Appendix 2.22: General view of F2 looking south-east; note hung-sash windows (2m scale)



Appendix 2.23: Detail of exposed kingpost truss in F2 looking east



Appendix 2.24: General view of St Helens Church

APPENDIX 3:

HISTORIC ENVIRONMENT RECORD DATA

HOOD BUILDING, Ashby De La Zouch, Leicestershire
Heritage Impact Assessment & Historic Building Appraisal - Report TJC2019.128v2

HA	Period	Summary	Type/s	HER Ref
1	Roman	Roman pottery from rear of 3, Kilwardby Street	Findspot	MLE23216
2	Late Anglo Saxon to Late Post-medieval	Ashby de la Zouch historic settlement core	Town	MLE4295
3	Medieval	Ashby Castle	Castle	1013324
4	Late Medieval to Modern	Medieval/post-medieval formal garden south of Ashby Castle	Formal Garden	MLE4287
5	Early Medieval to Early Post-medieval	Little Park	Deer Park	MLE4280
6	Medieval	Ashby de la Zouch market	Market; Fair	MLE4297
7	Medieval	Medieval remains at Church Hall	Wall; Cess Pit	MLE20178
8	Early Medieval to Early Post-medieval	Medieval and post-medieval activity, 1-5, Kilwardby Street	Boundary Ditch; Gully; Pit; Post Hole; Layer	MLE23215
9	Early Medieval to Late Post-medieval	Human bone at Church Hall	Findspot	MLE20180
10	Post-medieval	Ashby town cross	Town Cross	MLE4296
11	Early Post-medieval	Early post-medieval Grammar School	Grammar School?	MLE20179
12	Early Post-medieval	Post-medieval building at Manor House School	Building	MLE8494
13	Early Post-medieval to Modern	Rear of 41, Market Street	Timber Framed Building	MLE20661
14	Late Post-medieval	Ashby Place	House	MLE16632
15	Early Post-medieval	Post-medieval pottery from Castle Track off South Street	Findspot	MLE15755
16	Early Post-medieval to Late Post-medieval	Post-medieval activity at Church Hall	Pit; Ditch?; Garden Path	MLE20181
17	Post-medieval	Possible post-medieval drain and wall, Ashby School House	Drain; Wall	MLE23400
18	Late Post-medieval	Post-medieval mill and mill pond, Mill Bank Road	Watermill; Mill Pond	MLE20900
19	Post-medieval	Mill leat north of Upper Mill	Leat	MLE20543

HA	Period	Summary	Type/s	HER Ref
20	Post-medieval	Moat and fishpond, The Moats	Fishpond; Moat	MLE4277
21	Late Post-medieval	Pond, Brookside/Brook Street	Pond	MLE20901
22	Late Post-medieval	C19th waterworks, The Callis	Waterworks	MLE20902
23	Late Post-medieval to Modern	Ivanhoe Baths	Baths	MLE16629
24	Late Post-medieval	Tanning Yard, Claridge Place	Tannery	MLE20662
25	Late Post-medieval to Modern	Glue and Leather Manufactory, Mill Bank Road	Glue Factory; Tannery	MLE20899
26	Late Post-medieval to Modern	C19th/C20th Gas Works, The Callis	Gas Works	MLE20903
27	Late Post-medieval to Modern	Castle Soap Works, The Callis	Soap Factory	MLE20904
28	Post-medieval	Rabbit warren, The Conery	Rabbit Warren	MLE4300
29	Late Post-medieval	Turnpike Road, Leicester to Ashby-de-la-Zouch	Toll Road	MLE20653
30	Late Post-medieval	Turnpike Road, Loughborough to Ashby-de-la-Zouch	Toll Road	MLE20911
31	Late Post-medieval	Turnpike Road, Tamworth to Sawley Ferry	Toll Road	MLE20914
32	Late Post-medieval	Ticknall tramway	Tramway	MLE16992
33	Late Post-medieval to Modern	Midland Railway, Ashby to Derby line	Railway	MLE16085
34	Late Post-medieval to Modern	Midland Railway, Leicester & Burton Branch line	Railway	MLE16077
35	Modern	Midland Railway, Burton and Ashby Light Railway	Street Tramway	MLE16627

APPENDIX 4:

DESIGNATED HERITAGE ASSETS

ASHBY DE LA ZOUCH BOYS' GRAMMAR SCHOOL

Heritage Category: Listed Building

Grade: II

List Entry Number: 1188861

Date first listed: 08-May-1950

Statutory Address: ASHBY DE LA ZOUCH BOYS' GRAMMAR SCHOOL, SOUTH STREET

National Grid Reference: SK 36024 16755

Circa 1807 (of C16 foundation). Red brick, the centre bay of stone under a pediment. Stucco moulded eaves cornice and slate roof. 2 storeys, 6 windows, sashes with glazing bars. Segmental arched door recessed in plain arch with radial fanlight. Round headed concave niche and tablet above. North-east side to Churchyard has 2 blank Gothic arches and roundel in gable end. At rear, early C19 casements with cambered head linings.

GATE PIERS AND STREET BOUNDARY WALL AT ASHBY DE LA ZOUCH BOYS' GRAMMAR SCHOOL

Heritage Category: Listed Building

Grade: II

List Entry Number: 1361621

Date first listed: 29-Sep-1977

Statutory Address: GATE PIERS AND STREET BOUNDARY WALL AT ASHBY DE LA ZOUCH BOYS' GRAMMAR SCHOOL, SOUTH STREET

National Grid Reference: SK3599816746

C19. Circa 7 ft high, red brick, buttressed wall with half round coping. Plain brick gate piers with stone caps.

PARISH CHURCH OF ST HELEN

Heritage Category: Listed Building

Grade: I

List Entry Number: 1188344

Date first listed: 08-May-1950

Statutory Address: PARISH CHURCH OF ST HELEN, LOWER CHURCH STREET

National Grid Reference: SK 36088 16767

I Parish church with C14 core enlarged from 1474, and restored and further enlarged 1878-80 by J.P. St Aubyn.

MATERIALS: Coursed sandstone, with C19 tooled masonry, tile and lead roofs.

PLAN: Nave with double aisles, west tower, lower chancel, with north chapel and south transeptal chapel. With its double aisles the church is wider than it is long.

EXTERIOR: The 4-stage Perpendicular tower has diagonal buttresses with gabled offsets, embattled parapet and corner pinnacles added in 1886. The 4-centred west doorway has carved spandrels, and moulded surround with shields and hood mould. The 4-light transomed west window has a steeply pointed arch. The second stage has cusped windows and in the third stage is a large sundial with iron gnomon and painted but faded numerals, and north clock face. The upper stage has only single-light bell openings, with louvres. The nave has 2-light square-headed clerestorey windows, although they are not visible externally. C19 outer aisles have diagonal buttresses, blind tracery to embattled parapets and 3-light and 4-light Perpendicular windows. In the westernmost bay of each aisle is a doorway with crocketed ogee hood mould. The chancel has diagonal buttresses, coped gable with pinnacles, and Perpendicular 5-light east and 3-light south windows with intersecting tracery. The south chapel, with embattled parapet, has a 5-light east and 3-light south window. The north chapel (now vestry and organ chamber) has an embattled parapet similar to the aisles. Its near full-height 5-light cambered east window is transomed, and is blocked in the lower part of the upper main lights.

INTERIOR: The nave, chancel arch and arch to south chapel have octagonal piers and polygonal responds of C14 type, but embellished with panelled tracery and brattished capitals that suggest late C15 remodelling. The tower arch has similar capitals, and beneath the tower is a star vault. The shallow 6-bay tie-beam nave roof has moulded timbers and is on shield corbels, and incorporates three large foliage bosses. Lean-to roofs of the inner aisles have moulded timbers, but only the south is medieval. The north has brackets, one dated 1626. The south aisle retains an ogee-headed piscina. Outer aisles have 4-bay arcades with octagonal piers. The chancel has a C19 5-bay arched-brace roof on angel corbels. In the south wall are trefoil-headed sedilia and ogee-headed piscina. The south chapel retains the cambered tie beams of its medieval roof, but the remainder of the timber was replaced in 1963-64. Outer aisles have plastered walls and continuous sill band. The remaining walls have been stripped of plaster. Floors are 1970s stone paving, with wood floors below pews.

PRINCIPAL FIXTURES: The Baroque wooden reredos is dated 1679 but was restored in 1880. It has Ionic pilasters and broken segmental pediment with achievement framing a central panel with swags. The alabaster font and pulpit form a pair of 1880, by Thomas Earp. The pulpit is round with blind arcading on marble shafts. The font has an octagonal bowl with quatrefoils framing various symbols including IHS, crown and six-pointed star, on a stem with detached marble shafts. A second Perpendicular style font has

a panelled stem and octagonal bowl with pointed quatrefoils. Nave benches have notional arm rests. Choir stalls are similar but richer and have blind-tracery frontals. A wrought iron screen across the south chapel arch is in Baroque style, moved from the chancel. In the nave west wall is a carved and painted Carolean Royal Arms. There are numerous monuments, the earliest of which is a C15 effigy of a pilgrim in a cusped recess in the north chapel. Most monuments are to members of the Hastings/Huntingdon family, together with 7 family hatchments. An alabaster chest tomb in the south chapel is to Francis, 2nd Earl of Huntingdon (d 1561) and his wife. Two alabaster effigies are on a tomb chest with shields and weepers. The monument was 'restored' in 1698 by the 6th Earl when it was placed against the wall beneath a mural monument with armorial bearings. It was moved back to the centre of the chapel after 1837. A standing wall monument to the 9th Earl of Huntingdon (d 1746) was designed by William Kent and carved by Joseph Pickford. It has a demi-figure of his widow, Selina Countess of Huntingdon, by Michael Rysbrack. An incised alabaster grave slab with incised effigies in the nave west wall is to Robert Mundy (d 1526) and 2 wives. In the south aisle is a 1914-18 war memorial reredos incorporating a figure of Mary in a niche. The earliest glass is the German, Swiss and Flemish roundels that are said to have been brought from Farleigh Hungerford (Somerset). A series of windows by Lavers, Barraud and Westlake provides consistency to the late C19 glass. Of historical interest is a rare wooden finger pillory, in which offenders could be detained in full public view, but considered less degrading than the stocks.

HISTORY: A large town church in an important location close to the castle. The core of nave and chancel is C14 but the church was enlarged from 1474 at the expense of William, Lord Hastings, creating an ambitious late medieval town church comprising an aisled nave with tower, and chancel with chapels. The roof of the inner north aisle is dated 1626. Further enlargement was undertaken 1878-80 by J.P. St Aubyn (1815-95), architect of London who was responsible for numerous church restorations. The contractor was G.H. Lilley, the cost of work £16,000. St Aubyn added the outer nave aisles, and the north chapel was converted to a vestry and organ chamber. The nave roof was repaired in 1912 by A.R. Powys, working with SPAB.

SUBSIDIARY FEATURES: In the churchyard is a war memorial (LBS no 187626), and entrance gate piers of rusticated masonry, with later gates (LBS no 187625).

SOURCES: Brandwood, G., *Bringing them to their Knees: Church Building and Restoration in Leicestershire and Rutland 1800-1914* (2002), 73. Pevsner, N (revised E. Williamson), *The Buildings of England: Leicestershire and Rutland* (1984), 79-80. Scott, W., 'The Parish Church', in *The Story of Ashby de la Zouch* (1907). *St Helen's Church Guide*, n.d.

REASONS FOR DESIGNATION: The church of St Helen, Ashby de la Zouch, is designated at Grade I for the following principal reasons: * It is an ambitious Perpendicular town church and local landmark adjacent to Ashby Castle. * It retains significant medieval fabric in the tower, arcades and roofs. * Fixtures include an especially notable reredos of 1691 and a C17 ironwork screen. * The church retains an outstanding collection of funeral monuments from the C15-C18, including an alabaster chest tomb of c.1561 and a wall monument by Kent with sculpture by Rysbrack of c.1746. * Victorian restoration was in sympathy with the earlier work, and was accompanied by installation of fittings of high quality.

This List entry has been amended to add the source for War Memorials Register. This source was not used in the compilation of this List entry but is added here as a guide for further reading, 30 October 2017.

Sources

Websites

War Memorials Register, accessed 30 October 2017
from <http://www.iwm.org.uk/memorials/item/memorial/14804>

War Memorials Register, accessed 30 October 2017
from <http://www.iwm.org.uk/memorials/item/memorial/58486>

ASHBY CASTLE AND ASSOCIATED FORMAL GARDEN

Heritage Category: Scheduled Monument

List Entry Number: 1013324

Date first listed: 10-Apr-1915

Date of most recent amendment: 13-Nov-1995

National Grid Reference: SK 36109 16644

Reasons for Designation

Fortified houses were residences belonging to some of the richest and most powerful members of society. Their design reflects a combination of domestic and military elements. In some instances, the fortifications may be cosmetic additions to an otherwise conventional high status dwelling, giving a military aspect while remaining practically indefensible. They are associated with individuals or families of high status and their ostentatious architecture often reflects a high level of expenditure. The nature of the fortification varies, but can include moats, curtain walls, a gatehouse and other towers, gunports and crenellated parapets. Their buildings normally included a hall used as communal space for domestic and administrative purposes, kitchens, service and storage areas. In later houses the owners had separate private living apartments, these often receiving particular architectural emphasis. In common with castles, some fortified houses had outer courts beyond the main defences in which stables, brew houses, granaries and barns were located. Fortified houses were constructed in the medieval period, primarily between the 15th and 16th centuries, although evidence from earlier periods, such as the increase in the number of licences to crenellate in the reigns of Edward I and Edward II, indicates that the origins of the class can be traced further back. They are found primarily in several areas of lowland England: in upland areas they are outnumbered by structures such as bastles and tower houses which fulfilled many of the same functions. As a rare monument type, with fewer than 200 identified examples, all examples exhibiting significant surviving archaeological remains are considered of national importance.

Ashby Castle is a well preserved example of a fortified dwelling house which evolved over many centuries from its origins as a high status manor site into a spectacular late medieval residence. Structural and artefactual evidence for the original timber structures at the site and those buildings originally situated in the north and south courtyards will survive beneath the ground surface providing valuable information on the early occupation of the site. The latter phases in the site's development, in particular, retain outstanding examples of individual features which are typical of late medieval high status residences, for example, the tower house, the kitchen building and the gardens. The construction of the Hastings Tower and the grandiose chapel during the 15th century clearly reflect, both in their size and in their elaborate internal decoration, the ostentatious pride of their builder, Lord Hastings.

The 16th century garden earthworks not only provide information for the setting and layout of Ashby Castle, but they also reflect the trends in garden design during this period, illustrating in particular, the emphasis on formal ornamental gardens.

The site as a whole provides a valuable illustration of the display of wealth and status during the late

medieval period. The importance of the site is further enhanced by the survival of medieval documentary records relating to the occupation of the site, and antiquarian drawings of the castle ruins. As a site in the care of the Secretary of State, and partly open to the public, it is a valuable educational resource.

Details

The monument is situated on the eastern outskirts of Ashby-de-la-Zouch and includes the standing, earthwork and buried remains of Ashby Castle, a fortified dwelling house, and the earthwork remains of an associated formal garden known as The Wilderness. The core of Ashby Castle, that is the standing ruins (which are Listed Grade I) and the garden remains, are in the care of the Secretary of State.

The manor of Ashby was granted by William I to Hugh de Grantmesnil and subsequently passed by marriage to the Zouch family towards the end of the 12th century. The site is primarily a 12th century house which was redesigned and rebuilt over a period of several centuries. Following the Wars of the Roses in the 15th century, Edward IV granted Ashby to his Lord Chamberlain, Lord Hastings who, between 1464 and 1483, undertook an extensive building programme at Ashby, whilst retaining many of the site's existing structures. Although Lord Hastings was beheaded in 1483, Ashby Castle remained in the ownership of the Hastings family until the mid 17th century. During the Civil War it was besieged and surrendered to the Parliamentarians in 1646. Several principal buildings were slighted, rendering them untenable, and the family abandoned Ashby as a residence in favour of their seat at Donnington Park. Illustrations of the site, however, indicate that several buildings remained habitable throughout the 18th century but these are thought to have been superseded in 1724 by the construction of Ashby Place in the northern part of the site.

The buildings of the early Norman house are thought originally to have been timber structures which were replaced after 1150 by ones built of stone. The standing remains of the 12th century hall and the solar are situated in the central part of the site and clearly formed the focal point of the original house. In its earliest arrangement, the hall is thought to have been of two storeys although the building has undergone several periods of rebuilding since its construction. Blocked openings in the west wall of the hall provided access into the original solar situated to the west. In c.1350 the hall was redesigned as a single storey building and stone arcades were constructed to support the roof. At the same time the arrangement of hall and solar was reversed; a new solar was erected at the eastern end of the hall while the existing solar to the west was adapted to serve as buttery and pantry. To the west of the hall are the standing remains of a kitchen building. Documentary evidence indicates that there was a kitchen here in 1347 but the standing remains suggest that the present structure was erected between 1350 and 1400. The kitchen is connected to the buttery and pantry by means of a passage.

The plan and extent of the early site is now unclear mostly due to the extensive building programme which occurred at the site during the 15th century and also due to the construction of buildings in more recent times, particularly in the northern part of the site. However, sections of medieval masonry and brickwork within the southern wall of St Helen's churchyard indicate that this wall formed the northern boundary to the site and this wall is, therefore, included in the scheduling. In the north western part of the site a break in slope which is now overlaid by a modern wall is thought to define the western boundary to the site. Approximately 42m to the north east of this wall are the remains of a further length of walling which projects northwards from the northern end of the kitchen building and, together with the northern and eastern boundary walls, formed a courtyard area immediately to the north of the hall and its adjacent buildings. The courtyard is now partly occupied by the buildings of Manor House Preparatory School, the main building of which is Listed Grade II and is excluded from the scheduling. There is no surface evidence of the various buildings, namely domestic quarters, stabling and storage buildings, which were originally situated here but their foundations will survive beneath the ground surface. Access into the site is thought to have been from the north and the remains of the gateway will survive as a buried feature in the northern part of the courtyard. A further courtyard occupied the area to the south of the hall. It was bounded to the west by a wall which projects southwards from the southern wall of the kitchen building and is thought to date from the late 14th century. There is no surface evidence for the southern and eastern boundaries to this courtyard but these will survive as buried features.

During the late 15th century the dwelling house at Ashby was granted to Lord Hastings. His ambitions evidently included a desire to build on a scale worthy of his position and in 1474 he obtained a licence to erect a fortified house at Ashby. Several new buildings were constructed at the site during this period, including a large tower house, known as the Hastings Tower, a chapel and a small courtyard of domestic buildings. The chapel is thought to be the earliest of the extensive additions which took place at the site between 1464 and 1483. It is situated to the south east of the solar building abutting its south eastern corner. An engraving of 1730 shows that the chapel had a low-pitched roof with large battlements. The entrance into the chapel, through the west wall, has similar architectural details to those visible in the Hastings Tower. Various holes within the fabric of the internal walls suggest original wooden panelling and seating and the joist holes for a first floor gallery are visible within the west wall.

Immediately to the south east of the chapel are the standing remains of a range of two storey buildings, traditionally known as the Priest's Rooms, although they are thought to have served as guest rooms. Each suite of rooms has a fireplace and a garderobe, and a staircase constructed within the north wall originally provided access to the upper floor. The scar of a roof-line is visible at the western end of the chapel's southern wall indicating that a further building range projected southwards from here; the remains of which will survive as buried features. This former building range and that to the east originally formed a small courtyard in this part of the site. In the southern part of the courtyard are the foundations of further buildings which were demolished during Hastings' building programme. These buildings are partly overlain by a wall which forms the southern boundary to the courtyard and connects the eastern range of guest rooms with the Hastings Tower to the west. Joist holes and corbels for roof timbers indicate that this wall formed the outside wall of a two-storeyed range whose foundations will survive beneath the ground surface.

The Hastings Tower was the last major addition to Ashby Castle and is thought to have been completed shortly after Lord Hastings obtained a licence to crenellate in April 1474. The tower is elaborately detailed and was evidently intended not only to make a contribution to accommodation on the site but also to reflect the importance and prestige of its builder, Lord Hastings.

The stone tower is now approximately 24m high and is thought to have originally stood some 27m high. It was crowned by a parapet with machicolation, parts of which remain visible, and there are three angle turrets within the north wall which originally rose above parapet level. The tower was originally roughly square in plan with a rectangular projection on its eastern side. The southern part of the tower, including its southern wall, was demolished by order of Parliament after the Civil War. The uneven and slightly raised ground surface to the south of the tower indicates that some of the rubble from the demolished section of the tower remains where it fell. The entrance to the tower was via a narrow doorway with a pointed arch and portcullis grooves in the northern wall. The main part of the tower was of four storeys which have been interpreted as storage room (on the ground floor), kitchen, private hall and solar or withdrawing room respectively. The first two floors of the seven storey eastern projection are also thought to have served as store rooms whilst the upper floors were probably bedrooms. The remains of a wall are visible projecting westwards from the western wall of the tower. This wall is thought to have connected with the wall which originally extended south from the kitchen building and hence formed the south and west sides of a further courtyard, known as the south courtyard. The buildings which formed the western range of this courtyard will survive as buried features.

To the south of the Hastings Tower are the remains of garden earthworks and brick-built towers which were part of a formal garden associated with Ashby Castle. The earthworks occupy an area of approximately 0.8ha and are known as The Wildemess. The gardens were laid out in the 16th century and can be divided into two parts. The western area is square in plan and is lower than the surrounding ground surface. It is thought to have been laid out with flower beds and walkways and was a sunken ornamental parterre. Illustrations of the site indicate that during the 18th century this part of the garden was used as a bowling green. The water garden to the east is roughly I-shaped in plan and is now dry. The narrow, central part of the water garden is likely to have originally been crossed by a small bridge, parts of which, although not visible on the ground surface, will survive as buried features. Both principal garden

features are bounded by levelled walkways from which the gardens could be viewed.

The Wilderness was originally bounded to the west and east by brick walls which also defined part of the boundary to the castle site at this time. The best preserved length of walling, 70m long, is situated in the south eastern part of the site and is included in the scheduling. To the north, forming the eastern and south eastern property boundary of Manor House School further sections of the wall remain visible above ground, although this north western part of the site boundary has many modern additions. In this area, therefore, only the foundations of the 16th century wall are included in the scheduling. In the south western part of the site, there is no surface evidence of the boundary wall itself but its position is marked by a break of slope and it will survive as a buried feature. At the south western and south eastern corners of the garden are the standing remains of small towers or garden houses. The south western tower is three storeys and has a quatrefoil plan while the south eastern tower has two storeys and is octagonal. Both towers, which are Listed Grade I, have large square-headed stone windows and are included in the scheduling.

The gardens associated with Ashby Castle are thought to have originally extended further south, beyond the southern walkway. In the area between this walkway and the northern property boundary of Manor Close there is evidence for two slightly raised earthworks which are parallel to the walkway and are symmetrical with each other. There is a slight break between these features which is thought to be the entranceway into a less formal garden area beyond. The raised earthworks are an important aspect of the garden layout and are included in the scheduling.

The area to the south of the raised earthworks has been incorporated within the gardens of Manor Close and the original extent of this area of the castle gardens is not known; this area is not included in the scheduling. In the north western part of the site the original boundary is marked by a continuation of the scarp further to the south (approximately 1.5m high at this point). The flat terrace created to the east of this scarp (and now occupied by a football pitch) may have been the original kitchen garden, sited, as it is, to the west of the kitchen block and of any buildings flanking the west side of the northern courtyard.

The buildings and greenhouses of Manor House Preparatory School, the ticket building in the western part of the site and the timber sheds to the east are excluded from the scheduling; the surfaces of all paths and driveways and that of the tennis court, all fence posts, all walling, (with the exception of the southern churchyard wall and the length of 16th century walling in the south eastern part of the site), are excluded from the scheduling; the ground beneath all these features is included.

Sources

Books and journals

Jones, T L, Ashby de la Zouch Castle, (1984), 21

Jones, T L, Ashby de la Zouch Castle, (1984), 3

Jones, T L, Ashby de la Zouch Castle, (1984), 1

Pevsner, N, Williamson, E, The Buildings of England: Leicestershire and Rutland, (1984), 80-3

GATE PIERS AND WALL AT ENTRANCE TO MANOR HOUSE SCHOOL

Heritage Category: Listed Building

Grade: II

List Entry Number: 1361620

Date first listed: 29-Sep-1977

Statutory Address: GATE PIERS AND WALL AT ENTRANCE TO MANOR HOUSE SCHOOL, SOUTH STREET

National Grid Reference: SK 35986 16734

2. C19 6 ft high stone wall. Octagonal gate piers with stone caps.

CASTLE LODGE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1073590

Date first listed: 29-Sep-1977

Statutory Address: CASTLE LODGE, 28, SOUTH STREET

National Grid Reference: SK 35973 16723

Mid C19. Rusticated stone with ashlar dressings. Hexagonal tiles on roof. Polygonal chimney stacks. Gabled. 1 storey. 3 windows on street elevation including angled bay. Mostly leaded glazing. Side door with tiled canopy on brackets and 1 side window.