

KEYHAM HALL

Keyham, Leicestershire



Heritage Statement

December 2020
Final v2

Document No: TJC2020.153

Planning No: TBC

OASIS No: thejesso1-410129



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

Disclaimer

This document has been prepared with the best data made available at the time of survey and research. It is, therefore, not possible to guarantee the accuracy of secondary data provided by another party, or source. The report has been prepared in good faith and in accordance with accepted guidance issued by the Chartered Institute for Archaeologists. Digital versions of this document may contain images that have been down-sampled and are reduced in quality.

Copyright

The copyright of this document is assigned to the Client, however the JESSOP Consultancy must be acknowledged as the author of the document.

The JESSOP Consultancy (TJC Heritage Limited)

The JESSOP Consultancy is the trading name of TJC Heritage Limited, a United Kingdom Registered Company - No.9505554.

SUMMARY OF PROJECT DETAILS

TJC Project Code:	D61
OASIS ID:	thejesso1-410129
Project Type(s):	Heritage Statement
National Grid Reference:	SK 67091 06562 (centred)
Postcode:	LE7 9JU (nearest)
County:	Leicestershire
District/Unitary Authority:	Harborough
Parish:	Keyham
Elevation:	c.120m above Ordnance Datum
Planning Reference(s):	TBC
Designation Status(s):	Keyham Old Hall Grade II (NHLE: 1074830) Keyham Conservation area (designated 1975 revised 2006)
Site survey by:	James Thomson MCIFA
Prepared by:	James Thomson MCIFA
Contributions by:	Dr Victoria Beauchamp
Reviewed by	Oliver Jessop MCIFA
Date:	16.12.2020
Version:	Final v2

ACKNOWLEDGEMENTS

The authors would like to acknowledge Alex McIntyre for commissioning this report, providing information on the site, and for coordinating access.

Steve Bailey is also thanked for providing background information on Keyham.

TABLE OF CONTENTS

1	INTRODUCTION.....	4
2	METHODOLOGY.....	6
3	SITE DESCRIPTION.....	7
4	UNDERSTANDING THE SITE – ARCHAEOLOGY AND HISTORY.....	8
5	UNDERSTANDING THE SITE – BUILDING APPRIASAL.....	17
6	UNDERSTANDING THE SITE – SIGNIFICANCE.....	24
7	PLANNING CONTEXT.....	27
8	IMPACT ASSESSMENT.....	28
9	METHODOLOGY.....	32
10	BIBLIOGRAPHY AND REFERENCES.....	35

Appendix 1: Historic mapping and illustrations

Appendix 2: Photography

Appendix 3: Listed Building Description

EXECUTIVE SUMMARY

This report presents the results of a heritage statement for Keyham Hall, Keyham, Leicestershire, centred on National Grid Reference SK 67094 06560 (Figure 1). It has been prepared to assess the potential impacts, if any, arising proposed changes to several discrete areas of the building and the construction of a new glasshouse/conservatory.

Keyham Hall is a much altered and extended late 16th to early 17th Century house most likely built for the Woodcock family who were prominent landowners, yeomen and philanthropists within the village. The subsequent changes were made by successive owners of local historical interest, and whilst of interest in relation to their associated social history, are of lesser architectural and archaeological importance.

The Hall is considered to be of national significance on account of its architectural and historical interest as a good quality high status building of its age and region. The site is also considered to make a positive contribution to the significance of the Keyham Conservation Area.

The proposal seeks a wide range of works which will repair and enhance the most significant fabric of the building, carrying out targeted works to later fabric of lesser significance to greatly improve its onward conservation, and making a balanced series of changes that will overall preserve the significance of the building.

The proposed conversion will preserve the Grade II Listed Keyham Hall and enhance its contribution to Keyham Conservation Area through targeting changes in areas of least sensitivity and in proposing a range of measures which will enhance its onward conservation.

I INTRODUCTION

BACKGROUND

This report presents the results of a heritage statement for Keyham Hall, Keyham, Leicestershire, centred on National Grid Reference SK 67094 06560 (**Figure I**). It has been prepared to assess the potential impacts, if any, arising proposed changes to several discrete areas of the building and the construction of a new glasshouse/conservatory.

AIMS

In accordance with the requirements of National Planning Policy Framework para. 189 (MHCL 2018), this document describes the archaeological and historical context of the site, analyses its heritage significance and its contribution to the significance of other heritage assets and provides an assessment of the impact of the proposed development. This has been undertaken in line with guidance published by the Chartered Institute for Archaeologists (2020) and Historic England (2019).

SCOPE

The scope of this report included desk-based research and a building appraisal.

The desk-based research and assessment of setting considered archaeological records within a **500m study area** of the site, and designated heritage assets within a **1km study area**. This was to provide sufficient background information to place the site within its context and to identify heritage assets that may possess settings which could be affected by proposed scheme of works at the site. The Leicestershire Historic Environment Record was consulted for records held on the site and a study area.

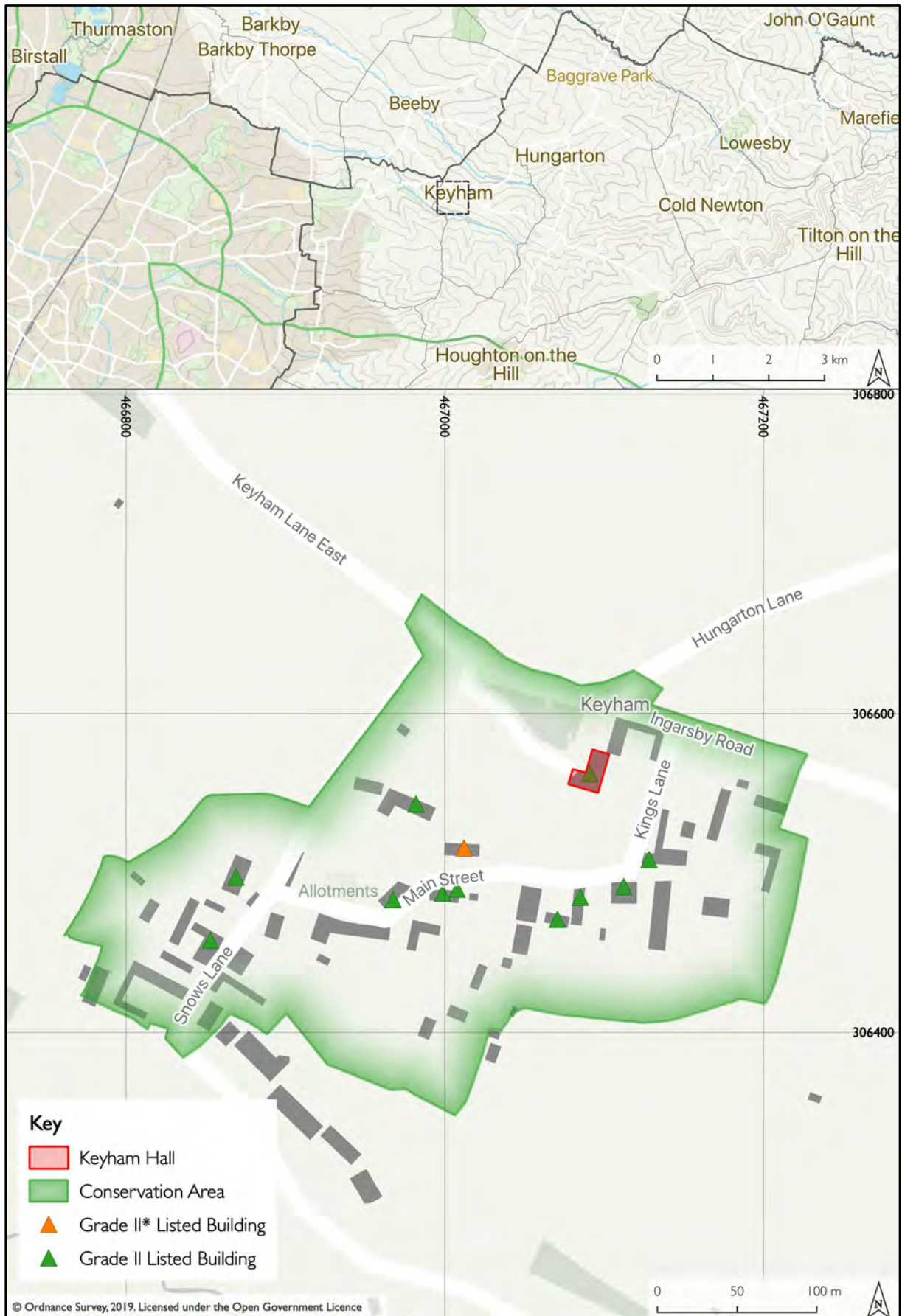


Figure I: Site location plan

2 METHODOLOGY

DESK-BASED RESEARCH

A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the historic character of the site and study area is understood. The sources consulted are listed in **Section 10** of this report, and include:

- The Leicestershire Historic Environment Record (HER); and
- Online sources and relevant publications held by The JESSOP Consultancy.

It was not possible to consult the Leicestershire Record Office due to covid-19 restrictions.

SITE APPRAISAL

The site was inspected in November 2020 by James Thomson MCIfA. The exterior and interior areas of the buildings at the site was inspected to assess its development and use over time and to make an assessment of its significance. All areas were inspected. The scope is based on a Level 2 (descriptive) historic building record (HE, 2016).

ASSESSMENT

This report provides a discussion of the results of the preceding stages of desk-based research and survey; an assessment of the significance (including a description of their setting) of heritage assets identified at the site and those within the wider area identified to be sensitive to change at the site; an assessment of impact; and recommendations. Details of the methodology and terminology adopted for assessment significance (and setting), sensitivity and impacts is provided in the **Section 9**, with consulted guidance listed in **the bibliography**.

The assessment is undertaken in reference to relevant legislation and planning policy, as set out in **Section 7**.

3 SITE DESCRIPTION

LOCATION

Keyham Hall is a large detached mansion situated within the north of Keyham village, on the southern side of Ingarsby Road which it is detached from by a series of converted agricultural structures that formerly comprised its associated stables and farm buildings. The Hall is surrounded by open grounds to its south and west, across from which is Main Street and the Grade II* Church of All Saints.

The site has been split into two principal components to assist with descriptions:

- **The Hall:** Constituting the main three storey house with its attached short two storey wings to the east and west.
- **Outbuildings:** Constituting an agglomeration of single and two storey structures to the abutting the Hall to its north, subdivided into the east range, west range and covered yard between them.

The layout of the buildings at the site are shown in detail of **Figure 2**.

GEOLOGY

The underlying geology of the site is mudstone of the Charmouth Mudstone Formation (BGS 2020).

DESIGNATION

Keyham Hall is a Grade II Listed Building (NHLE: 1074830; **Appendix 4**), and lies within the Keyham Conservation Area.

4 UNDERSTANDING THE SITE – ARCHAEOLOGY AND HISTORY

A BRIEF HISTORY OF SETTLEMENT AT KEYHAM

The earliest evidence for human occupation of the area around Keyham corresponds to the discovery of Roman coins in the vicinity of White House Farm and Fold Café (MLE7854 & MLE7875). The extent and nature of this occupation activity is unknown, although it is of note that settlement evidence of the Romano-British period has been discovered at neighbouring villages of Scraftoft, Beeby, Barkby and Barkby Thorpe.

The first documentary reference to a settlement at Keyham is provided in the Domesday survey of 1086 where it appears as named "*Caiham*", forming part of King's lands at the Soke of Rothley. The origin of the placename derives from Old English, used between the 5th and 12th Centuries, and is translated as either meaning "*a homestead or village of a man named Caega*" or "*homestead or village on the key-shaped hill*" (English Place-Name Society; Institute for Name Studies; and Mills, 2011: 267). The spelling of the village name evolved over time, reaching its present form by 1517.

The existence of Keyham in 1086, combined with the presence of Old English habitative elements in its placename, is highly suggestive of the settlement having early-medieval origins (410 to 1066 AD), although no archaeological remains of this period have yet to be excavated in the village. Earthwork remains for rectilinear enclosures have been identified both to the west and east of the present settlement, although these have been tentatively attributed to the medieval period (1066 to 1540 AD; HER refs: MLE1746 & MLE1747).

The manor remained under the Crown until 1273 when the Soke of Rothley was given to the Knights Templar (Keyham a History in Words and Pictures).

The earliest maps identified for the area, dating from the 16th to 18th Centuries, were produced at a county scale and do no more than indicate a settlement at Keyham (Saxton 1576, Blaeu 1646, Janssonius 1659; and Bowen 1756). The first detailed survey of the parish by Thomas Pick, produced in 1771 for the purposes of enclosure, provides an excellent record of the settlement by this date, showing it as comprising an irregular arrangement of plots distributed around an irregular street pattern extending south of Ingarsby Road (**Appendix I.1**).

In 1790 Throsby noted in his Excursions that the principal landowners were Samuel Miles and Mr Woodford of Leicester, whilst the Lord of the manor was Thomas Babington of Rothley (p121).

John Nichols in 1803 described the village as “delightfully situated upon an eminence; and hill and dale all around ait are prettily interchanged” noting that people lived to “a great age” (from Keyham a History in Words and Pictures).

White’s 1846 directory of Leicestershire and Rutland described Keyham as a “*scattered village, township and chapelry between two rivulets East by North of Leicester.*” The land was enclosed in 1771 and came under the jurisdiction of the Manor of Rothley also “*the soil is mostly the property of Thomas and Roger Miles, Esq, E.B. Hartopp, Rev Lafargue and Mrs Saunt.*” No mention was made specifically to the hall or its occupiers. (p450-451). Kelly’s Directory of 1881 adds that the village lay “*in the hundred of East Goscote and the union of Billesdon*”. It also noted that Richard Miles resided at “*the Old Hall and was the principal landowner*”. The soil in the area was noted as being clay and gravel with the chief crops being wheat and beans (p539).

The population in 1881 was 301, more than doubling it seems in 6 years from Barker and Co’s estimation in 1875 of a population of 147 (p72). The influx in population was due to the nearby building of the railway. This seems to be somewhat a peak. By 1908 the population had fallen to 119 (Kelly’s Directory p110). By the millennium there were 120 people in the village.

KEYHAM OLD HALL: EARLY OWNERSHIP

It has not been possible to confirm who built the hall, although it is commonly attributed to the 17th Century based on architectural design (Pevsner, 2001: 63 & 187) and has been compared to similar properties in Cosby (1620s), Desford (1640) and Sutton Cheney (1612) (McWhirr, 1997: 47).

Possible landowners who may have built the property in the 17th Century include the Woodcock family with numerous documentary references to them as residents and landowners in Keyham from 1469 to 1739, largely in relation to land transfers and disputes wherein they are frequently named as yeoman or husbandman (LRO 44’28/892/b; 44’28/909/4-5; 44’28/918/1-2; 44’28/929/1-3; 44’28/931/4; 44’28/955/1; & 44’28/1025). The exceptions are Ralph Woodcock and Edward Woodcocke who were both named as gentlemen of Keyham in 1630 and 1658 respectively (Fletcher, 1887: 148-9; and TNA PROB 11/277/538).

The documents illustrate the extent of influence the family held over land in the village, with numerous cottages and individuals named. They also reveal a confusing lineage with several generations of William and Thomas Woodcocks present in the late 16th and 17th Century.

The Woodcocks also feature prominently in the history of the village, having founded a charity school in the village and recorded as benefactors of the poor (donating 7 cottages to the village) and the church (as recorded on a plaque in the church dating from 1680). The school was, unusually,

built solely for the use of girls and did not serve the general population of the village (pers. comm. Steve Bailey, local historian). The Woodcock charity continues to this day, providing mainly for educational and social projects in the village. The family are thought to have been descended from Sir John Woodcock who held the position of Lord Mayor of London in 1405 and claimed royal descent from Edward III, King of England 1327-1377.

Although earlier than the suspected date of the Hall it is interesting to note that a William Coxe left in his will of 1581 his "*house and lands*" in Keyham to his son William (LRO 44'28/929). The term *house* stands out as opposed to *cottages* described in other documents (LRO 44'28/909 and 2D31/90) of a similar date although this may also be just a transcription summary rather than copying the words of the document. Further examination of these documents at the archives would assist with ruling out this connection.

But for neither family has direct evidence been found linking them to the Hall, although the Woodcock family seem the more likely contenders. Further evidence may reside in Leicestershire Record Office (unfortunately inaccessible at time of survey due to covid-19 closures), including the Leicestershire Hearth Tax returns of 1662 (LRO Famham 1929-33); and the Inventory of Thomas Woodcock made in 1684 (LRO 44'28/1322/231a-c).

The first cartographic evidence for the hall dates to 1771 (**Appendix I.1**), where the enclosure map depicts the hall as a simple rectangle towards the centre of its own enclosure with an adjoining plot to the north containing an L-shaped range and detached rectangular building. Whilst the apportionment was not accessible to view at time of survey, it is interesting to note that several plots in the area share the same number (no. 9) indicative of single ownership. A lane is shown running south from Ingarsby Road towards the church, passing west of the hall and through its current gardens.

KEYHAM OLD HALL: THE MILES FAMILY

From the mid-19th century census records, newspapers, electoral registers and trade directories and OS mapping all add to our knowledge of the hall.

An estate map produced in 1827 demonstrates a substantial degree of change had occurred to the hall and gardens since the late 18th Century (**Appendix I.2**). Unfortunately, this map incorporates additions from 1881 which are now difficult to differentiate. The hall is shown with the central rectangular structure augmented with an additional structure to its south-east corner, and two linear ranges to its north: one adjoining. To the north of the hall lies a regular double courtyard plan complex, under the same ownership, presumably consisting of stables and home farm. The grounds to the south and west are depicted to have been joined into an open park, named "The Orchard"

with belts of trees along Ingarsby Road and Main Street and a path between the hall and the church. The lane shown west of the hall in 1771 is no longer shown and may have been blocked up as early as 1819 when a document in the Leicestershire Record Office records the “stopping up of Hall Lane” (QS48/1/51).

To the south-east of the hall the 1827 estate map shows a substantial glasshouse, and a small, detached building beyond it on Kings Lane, which may be additions. The glasshouse is believed to have been erected in 1869, comprising a vinehouse supplied by Thomas G. Messenger and Sons of Loughborough (Steve Bailey, local historian, *pers. comm.*). The detached building to its east served as heating plant and potting shed.

The accompanying index records that in 1827 the hall and adjacent land (plots 51 & 52) were under the ownership of Rodger Miles, along with a great deal more of the village and surrounding lands. The Imperial Gazetteer of England and Wales for 1870 confirms that “*much of the land, with the Old Hall*” belonged to T Miles and the Manor to the Trustees of the late Sir James Parker.

Keyham Hall is first documented in the Census records in 1881 when Roger Miles occupied the building with his brother, wife and five servants. Roger Dutton Miles was recorded in Baker and Co's 1875 Trade Directory as a farmer, landowner, and land surveyor (also at Leicester), although like earlier census records no specific address was given.

It is likely that the hall was extended under the ownership of the Miles family, with the 1885 Ordnance Survey map (surveyed 1884; **Appendix 1.3**) showing a western extension with a canted bay window, enlarged ancillary ranges to the north, and a small detached building with yard to the east of the glasshouse.

KEYHAM OLD HALL: ITS LETTING AS A HUNTING BOX

Following the death of Roger Miles on the 4th December 1880 aged 64 (Morning Post, 8th December 1880, 8) the house appears to have become redundant, with five hunters and harness horses put up for sale in 1881 (Bell's Life in London and Sporting Chronicle 8th January 1881, 1). This appears to have followed the Miles family's purchase of Nether Hall in 1882, following which Keyham Hall was put out to let, then described as:

To be let, furnished, KEYHAM HALL, six miles from Leicester, four from Syston and two from Ingarsby station on the Great Northern Line. The house contains good dining and drawing rooms, gun room, six best bedrooms and two dressing rooms, bathroom with hot and cold water laid on, servants rooms, capital kitchens, servants hall, cellars and all the usual offices; there is stabling for twelve or fourteen horses, coach houses, saddle rooms etc with every

convenience. The ground comprise flower gardens with conservatory and vinery, capital kitchen garden, and paddock of about 2 acres. More grass land of excellent quality of required. The hall is pleasantly situated close to the church, and is in the midst of the best hunting country in the Shite being in the centre of the Quorn and within easy reach of Sir B Cunard's, the Cottesmore and the Duke of Rutland's hounds. Apply Warner, Sheppard and Wade, Leicester.

(Field 20th May 1882, 3)

Of note are the list of rooms, which outline three downstairs rooms and nine upstairs rooms for the family, with the rest providing kitchen and servants accommodation. The grounds include a kitchen garden, presumably the square parcel of land east of the house, and a conservatory and vinery which must presumably have been combined judging by the lack of suitable candidates for a separate conservatory.

The hall was again put up for let four years later repeating the advert from 1882 when it was described as available furnished or unfurnished (Field 20 February 1886, 4). In 1888 the Sporting Chronicle noted that Major Tennant, "*who usually hunted from Keyham Hall*" had secured Skeffington Vale for the 'next season' (17th December 1888, 2), whilst the electoral registers for 1889 continued to record his address as Keyham Hall.

Early tenants included the Newton family in 1883 and the Tennant family by 1887-1889 (pers. comm. Steve Bailey, local historian).

The 1889 advert had changed from previous entries and reported the following features:

Drawing, dining, and breakfast rooms, butler's pantry, servants hall, kitchens, cellars, usual offices, bath room, w.c. and 10 bedrooms and two dressing rooms: conservatory and pleasure grounds, kitchen garden and vineries, grooms cottage, stabling for 15 horses, harness room, coach house and 3 acre paddock adjoining.

(Field 25th May 1889).

Colonel Hugh Cecil Cholmondeley took the hall in the 1890s and is recorded in the 1891 census along with his family and servants. He appears to have also been a keen horseman having served as a cavalry officer in The Rifle Brigade (Prince Consort's Own) where he fought in the Second Anglo-Afghan War at the Battle of Ali Masjid. He continued after with the City of London Imperial Volunteers, in charge of the mounted infantry, which was part of a force which relieved Kimberley in 1900, and served with the Shropshire Territorials in the First World War, achieving the rank of Brigadier General and receiving a CBE in 1919 (pers. comm. Steve Bailey, local historian).

An advert in the Sporting Gazette for the 10th September 1892 however reported he was selling some of his horses as they were “*not quite up to the owner’s weight!*” The horses included: Courier by Queen’s messenger, The Knave by Ace of Trumps and winner of two point-to-point races, Violetstown by Haymaker-Gazelle winner of the Westneath Wieter Steeplechase and Pilot, described as “*an extraordinary good performer*” The stud groom at the Keyham Hall was named as George Matthews (p33). Cholmondeley had tried to sell Violetstown along with two other horses Chester and Sam the previous year as Mrs Cholmondley was not hunting in the winter season (Field 31 October 1891, 67). The Cholmondleys appear to have resided at the hall until the turn of the century. Lieutenant Colonel Hugh Cecil Cholmondley was listed as being resident at Keyham Hall in Wright’s 1899 trade directory of Leicestershire and Rutland and in 1900 the Northampton Mercury stated that they had again taken Keyham Hall for the hunting season (16 November, 5).

The hall was again up for let on a regular basis from 1901, presumably as a hunting box, with minor differences between the descriptions provided in 1902, 1903 and 1904 (Field 30th November 1901, 13th September 1902 and February 1904; Manchester Courier and Lancashire General Advertiser 07 October 1903). In 1906 Sporting Life (5th November, 1) noted that Mr J and Lady Theresa Cross would be resident at Keyham Hall for the season. They appear to have taken the Hall on a repeated basis for several years as in 1908 Kelly’s Directory noted that John Cross was resident at the Hall.

The 1903 OS map (**Appendix I.4**) shows very minor changes to the layout of the hall, its ancillary buildings and grounds had occurred since the late 19th Century, most likely as a result of a lack of investment whilst being tenanted. Postcards of the hall from c.1905-6 (**Appendices I.5-6**) show the southern elevation of the hall, the ground floor covered in ivy, with an iron railing in the foreground and a glasshouse in the background.

KEYHAM OLD HALL: THE HINKS FAMILY

The regular letting of the Hall during the preceding period may have been due to financial troubles, with W.F. Miles declaring Bankruptcy in 1903. A report referring back to the case in the Leicester Daily Post in 1909 shows the declaration had been complex but had resulted in 1906 with the whole of the bankrupt’s estate being sold to Mr H.T. Hincks (Leicester Daily Post 28 May 1909, 2). The sale abstract detailing Mr Miles’ estates in 1905 records the hall as occupied by J. Cross.

Mr Hinks was an auctioneer and land agent, whilst also being a breeder of Shire Horses and involved in horse racing and hunting (pers. comm. Steve Bailey, local historian; Leicester Daily Mercury, 30.01.1939). He continued to let the property, being listed as the contact in an advert in 1909 which listed the property as “*Keyham Hall furnished or unfurnished hunting box in the centre of the Quorn Hunt*” (Field 14 August 1909).

In 1911 Census records tells us that the hall had 16 rooms not including any scullery, landing, closet or bathroom and the tenant at this date appears to have been Albert Balding, great grandfather of the TV presenter Clare Balding whose father and uncle were successful horse trainers. He may only have taken the house for a season as in 1912 Herbert Baxter, a leather merchant, of Keyham Hall was named in an article about dangerous driving (Leicester Daily Post 7 July 1913, 2). The Baxter family appeared to stay for several years, with Herbert's daughter Ethel being married there in 1914, and their son Joseph recorded on the village war memorial (Leicestershire marriages & pers. comm. Steve Bailey, local historian).

Mr Hincks had himself moved to the hall with his daughters in 1919 (LRO DE3663/95/13; electoral registers) with the intention of farming the estate of five farms and nine cottages. He immediately gave all the tenants notice to quit in order to bring in his own people, which is one of the reason there are no families in Keyham who have been there from before 1951/2 (pers. comm. Steve Bailey; Harrison, 1995: 39).

He was instrumental, along with the Leicester Farmers Union, in persuading the government of the day to develop a loan scheme for farmers to enable them to develop new breeds of animals and crops. The scheme, the Land Credit Act, 1923 allowed landowners to borrow sums up to 75% of the value of their land payable back over 60 years at the rate of 5½% interest (Yorkshire Post 6 September 1923, 10). Despite his seniority in farming circles, he had difficulties with his managing his own estate resulting in the sacking of his farmers and labourers on at least two occasions after 1919 (pers. comm. Steve Bailey).

It is possible that at some point during this period the contents of the Hall were dispersed, with a note in the Grantham Journal dated 11 December 1926 recorded the sale of two 16th Century, five-foot high, German bronze firedogs from Keyham Hall for the sum of £1,300. They were said to stand *with "their quaint medieval figures of Salome and the executioner of S John the Baptist surmounting finely wrought baluster stems."* By that date they were already the property of Mrs Cheales of Friskney, Lincolnshire. Without access to the sales particulars they are one of the few interior items noted, although at what period they were part of the furniture of the Hall is uncertain.

In 1933 an advert was placed for a housemaid for the Hincks family. It was noted that the Hincks were a family of three and kept three servants, each with a separate bedroom. It also noted that the servants averaged 10 years of service suggesting people liked their employer (Sheffield Independent 4 August 1933, 2).

Henry Hincks died in 1939. His obituary in the Leicester Daily Mercury (30 January, 5) noted he had been confined to his room for the past two years. He was noted as holding the title of lord of

the manor of Keyham and principal landowner in the neighbourhood, farming 700 acres locally as well as 2000 acres in Berkshire. He had championed British Beef for British soldiers in the Second World War and was the first auctioneer in the new cattle market in Leicester after its removal from the Town Hall Square. He also liked to hunt and was known as “one of the best heavyweights in the field”.

KEYHAM OLD HALL: RECENT OWNERSHIP

Following Henry Hinck’s death the estate was split up with particulars for October 1941 including “The Old Fashioned Country Residence known as KEYHAM HALL” with five dairy, grazing and corn farms each with house and homestead, accommodation land and small cottage totalling 702 acres (LRO L333; fragment retained at the Hall). The hall was bought by Aubrey Sharp, and tenanted out to the Allen family by 1946 who were still resident there by 1956 (pers. comm. Steve Baxter, local historian).

The 1956 OS map (not reproduced) shows the layout of the Hall and its grounds had again changed little since the last edition was produced, with the exception of the loss of the glasshouse and the apparent decline of its ancillary buildings to the north with one part marked as a ruin.

In 1961, one of the Barton Gymkhana competitors was noted as Victoria Johnson of Keyham Hall (Burton Observer and Chronicle 25 May 1961, 4). The Johnsons appear to have been dog breeders and groomers, in particular of Poodles and Corgis (Leicester Chronicle 6 September 1963, 15 & 8 November 1963, 24, 17 July 1964, 22).

The Hall changed hands several times in the late 20th Century, being put up for sale in 1976, 1995 and most recently in 2020 (LRO L333; Rightmove; & Harper, 2020). Following the sale in 1976 the former stables were divided off and converted into two separate dwellings (Keyham in Words and Pictures 2000, 15). The Hall was then put up for sale again in 1995 (LRO L333) eventually finding a buyer, David Llyod, in 1997 (pers. comm. Steve Baxter, local historian).

The 2020 sale particulars describe the hall as containing a reception hall, family room, kitchen/living room, eight bedrooms, three bathrooms, drawing room, dining room, study, cloakroom, laundry, dressing room, landscaped gardens and heated swimming pool.

CENSUS & ELECTORAL REGISTERS

Year	Description	Occupants
1841	Keyham	Thomas Miles Senior (50), land agent Wife: Esther (45) Children: Thomas (20), Land surveyor, Other: Anne Miles (45), independent, Roger Miles (55), Attorney

Year	Description	Occupants
		Servants: Charlotte Walker, Millicent Bryand, Jane Brice, John Grundy, George Rodwell, Daniel Swift, William Woodford.
1851	Keyham	Thomas Miles (60), land agent Wife: Esther (58) Children: Thomas (31), Solicitor Other: Anne Miles (58), independent, Roger Miles (65), Solicitor Servants: Elizabeth Balls, Selina Dickins, Sarah Moore, George Howlett, Joseph Wamer
1861	Keyham	Thomas Miles Senior (70), land agent Wife: Esther (68) Other: Anne Miles (68) Servants: Grace Lander (maid), Mary Amos (cook), Elizabeth Boncher (Dairy maid), William Healy (coachman, under), William York (Groom)
1871	Keyham	Thomas Miles Senior (80), land surveyor & agent Granddaughter: Esther Clementine (20) Other: Anne Miles (68) Servants: Seline Howlett (nurse), Robert Howlett (gardner), Elizabeth Taylor (cook), Charlotte Smith (housemaid), Eliza Hill (kitchen maid), William Healy (coachman), Joseph Cook (groom)
1881	Keyham Hall	Roger Miles (31) Annuitant Wife: Charlotte (33) Brother: William F Miles (21), farmer 250 acres employing 8 men Servants: William Healey (Groom), Elizabeth Joyce (cook), Selina Carter (housemaid), Eliza Hartshorn (parlour maid), Minnie Page (kitchen maid)
1883 1888	Keyham Hall	Rodger Miles
1889	Keyham Hall	Major Charles Richard Tenant (dwelling house)
1891	Keyham Hall	Hugh C Cholmondeley (38) Captain Reserve of Officers (Cork [?] volunteers) Wife: Mary 32 Children: Cecily (5) Servants: Benjamin North (butler), Agnes North (Cook), Mary Dre (kitchen maid), Elizabeth Crasweller, nurse, Kate Crasweller, ladies madid, Ann Waller (ladies maid), Ruth Marsh (housemaid)
1895, 1898	Keyham Hall	Hugh C Cholmondeley (Colonel)
1901	Keyham Hall	John Earp (60) (Gardener, not domestic, worker) Wife: Sarah (53)
1903	Keyham Hall	William Frederick Miles
1907, 1908	The Hall, Keyham	John Cross
1911	Keyham Hall	Albert Charles Balding (34), horse dealer Wife: Florence Mabel (31) Children: John (4), Ivor (2), Humphrey (1) Servants: Clara Simmons (cook) and Gertrude Walsh (housemaid)
1921, 1927, 1931	Keyham Hall	Henry Thorpe Hincks, Emily Hincks, Margaret Elizabeth Hincks

5 UNDERSTANDING THE SITE – BUILDING APPRIASAL

INTRODUCTION

The following section presents an assessment of structures at the site, with phased floor plans provided as **Figures 2-3**. This survey is based on a rapid visual inspection, with reference photos reproduced in **Appendix 2**.

PHASED DEVELOPMENT

The building appraisal identified four principal phases of development and alteration:

Phase 1: Late 16 th to early 17 th Century	Construction of Keyham Hall.
Phase 2: 18 th Century	Second floor extension and internal reorganisation including insertion of new staircase. South-east extension.
Phase 3: Mid to Late 19 th Century	West extension and renewal/replacement of external windows.
Phase 4: 20 th century to Present	Refurbishment and east extension.

Phase 1: Late 16th to early 17th Century

Hall

Whilst no documentary evidence has been identified to securely date the construction of the Hall, examination of its diagnostic architectural details suggests an approximate date in the late 16th to early 17th Century at a time when the Woodcocks were the principal landowner in the parish.

The earliest part of the Hall comprises a two-bay double-pile structure (two rooms wide and two rooms deep) of two storeys (**Appendix 2.1-3**). The fabric of this structure comprises brick with ironstone plinth and corner quoins and pale sandstone window frames and stringcourse. A brick vaulted cellar lies below the south-west corner of the building (beneath Room **G3**, and accessed from Room **G4**; **Appendix 2.11**).

Original architectural details are surprisingly limited, much of the interior and exterior evidently having been renewed in the 18th Century, including:

- West and east four-centred arched door surrounds (**Appendices 2.9-10**).
- Runout and bar stops to chamfered beams in **G1**, **G3**, and **G6** (**Appendices 2.13, 15 & 18**).
- A roll and fillet moulded three-light mullioned window at first floor level of the west side of the north elevation, with keyed lugs at sill and lintel level and a cut back drip mould (WF17; **Appendix 2.4**).

- Full height timber panelling in **G3** (Appendix 2.14).
- Fireplaces with four-centred arched heads with sunken spandrels and hollow and ogee moulded jambs in **G1**, **G3** and **F5-F6** (Appendices 2.12, 14 & 22).
- Remains of ingle-nook fireplace with fire hood in **G9** (Appendix 2.16).

Analysis of the planform of the building suggests it originally comprised four principal ground floor rooms, with a staircase in the location of the present back-stairs, although rising to the north. The main housebody, or hall, appears to have been in the north-west, accessed from the principal entrance in the west elevation, and with a fireplace in the east wall. Whether this door has been re-sited is uncertain, with the surrounding masonry hidden by the added porch. It is possibly it was originally located just to the south, which would have located it to the side of the housebody, a much more usual arrangement, possibly also allowing for a screens passage between it and the parlour. To the south-west was a parlour, communicating directly with the housebody. To the east of the hall a short passage, originally also providing access to the stairs, connected to the kitchen in the south-east of the building where there was a large fireplace with stairs to a cellar. North of the kitchen was an ancillary room with external entrance, presumably a pantry or dairy.

Phase 2: 18th Century

Hall

The Hall appears to have been extended and refurbished during 18th Century, possibly whilst still under the ownership of the Woodcock Family; following it being acquired by the Miles family in the late 18th Century; or possibly over a period between these two owners. It is difficult to now unpick these alterations owing to the impact of later work to the hall, however two possible stages of alteration appear to have occurred. The first being the addition of a second floor to the hall, evidenced in a horizontal change in the character of the brickwork and the absence of stone quoins on the top floor; and the second the addition of a two storey wing to the south-east. The character of the brickwork between these two elements is distinct, with the wing appearing later.

There are a limited number of 18th Century features, potentially including the doors to **G6** and **F9**.

Outbuildings

The rear outbuildings (Appendices 2.6-31) appear to have their origins in this period, although very little survives in relation to fixtures, fittings or evidence for former use. The buildings show signs of being erected in stages, the earliest part comprising the southern bay of the east range, surrounding **G9**, which appears to have comprised a single storey structure abutting the Hall; a roof scar visible in the wall of the Hall at first floor level (Appendix 2.31). The east range was then enlarged by an additional bay to the north, adding **G10**, and increased to two storeys, adding **F10-II**. Historic maps

show a building had been constructed on the site of **G13**, in the west range, by this period, although this may have been rebuilt when extended in Phase 3.

No evidence survives for the function of the earliest stage of these outbuildings, **G9**, the interior now fully refurbished as a bathroom and the external east window a Phase 4 replacement. The later additions in this phase were of a utilitarian vernacular, and whilst little nothing remains of their original fixtures and fittings (**Appendix 2.30**, for example) the absence of fireplaces and low level of decoration (or total absence at first floor) suggests storage rather than domestic services.

Phase 3: Mid to Late 19th Century

Hall

A substantial amount of work was undertaken to the Hall in the latter part of the 19th Century, including the addition of the western bay, and largescale refurbishment. The documentary evidence has not provided a clear reason for this investment, but the period does coincide with the inheritance of the estate by Rodger Miles in the 1870s.

Principally, in relation to the existing Hall at this time, there was a comprehensive scheme of re-fenestration, the aim presumably to improve the consistency of the Hall's elevations in a gothic style, in keeping with the renewed popularity of this style in around the 1870s.

The new windows had slim chamfered profile mullions and surround, with no hood detailing. There are four variations of casements, potentially indicating work was undertaken in stages, comprising:

1. Iron fixed light and casements in a 3 x 5 pane configuration (**Appendix 2.6**)
Windows: WG5 (casement only), WG6 & WG17.
2. Iron fixed light and casements in a 2 x 3 pane configuration
Windows WG4 (casement only), & WF17.
3. Zinc glazing bars within fixed lights and steel framed casements in a 2 x 3 pane configuration (**Appendices 2.4 & 2.7**)
Windows: WG3, WG4 (fixed lights only), WF1-3, WF5, WS1, & WS3-5.
4. Zinc glazing bars within fixed lights and steel framed casements in a 3 x 4 pane configuration.
Iron casements (**Appendices 2.4-5**)
Windows: WG3, WG5 (fixed lights only), WF4, WF8, & WF9.

Redundant internal iron stanchions to support earlier leaded lights are also preserved in windows WG4-5, WF5 and WF7.

Steel casements grew in popularity following the innovation of the Bessemer process of steel production in 1856, suggesting a pre-1850 commencement to the re-fenestration with cast iron

frames, moving towards zinc by the late 19th Century. Evidence for a coordinated programme covering the re-fenestration, includes:

- Consistency of profile, materials and detailing across the majority of stone surrounds within previous phases of building.
- Scars for alterations to brickwork surrounding window frames, suggestive of a change in size or outer profile of stone surround (**Appendices 2.4-5**, for example).
- A blind window with segmental brick arch to the second-floor north elevation, corresponding with truncated rows of headers above all second-floor windows suggesting they also previously had segmental window heads (**Appendix 2.7**, for example).

The renewal of the stone mullioned surrounds has also been noted by Pevsner in his description of the building (Pevsner *et al.* 2001; 187) and Historic England in their listing description (**Appendix 4**).

Beyond the fenestration, the other major change was the addition of the western bay, which is built from a hard machine-made red brick, with engineering brick detail to plinth, and south facing bay. Notably, the quality of the workmanship is of a lower degree to that of the altered fenestration. It is possible this addition also included the repositioning of the **Phase I** door to the west. The interior of the extension was in the eclectic mix of Tudor and Georgian revival (**Appendix 2.19**).

Internally there are various other changes evident, the principal one being the insertion of a new staircase, turning the housebody into an entrance hall. The newel posts to the stair are of a late Tudor style, matching the interior of the western extension, and are repeated on the flight of stairs to the first floor of the western extension. This addition would also have necessitated the reversal of the original staircase, with a plastered over door scar evident in **F8**.

Elsewhere, changes included the replacement of the parlour door to match that to the new west wing (6-panel), and the replacement of the majority of doors at first and second floor level to a consistent four panel design. A corner fitted cupboard in **F6** also has a panelled timber frame with chamfered stops which are typical of the late 19th Century.

Outbuildings

The Outbuildings were extended during this period, including the addition of a bay at the eastern end of the east range, whilst historic mapping also suggest the extension of the west range to a similar length. Only the northern two rooms of the west range survive (**G12-G13**), the southern room/s evidently having been demolished, leaving only their western wall.

Glasshouse

Historic maps show the construction of a large glasshouse to the south of the hall in the late 19th Century, with newspaper adverts suggesting it may have included a vinery and conservatory. Whilst now gone, the original heating chamber and potting shed survives on the eastern edge of the site. Postcards of the hall from c.1905-6 (**Appendices I.5-6**) show the glasshouse as having comprised a linear gabled structure with dwarf wall, vertical overlapping glazing and gothic style ridge.

Phase 5: 20th century to Present

Hall and Outbuilding

A series of minor alterations have been made to the Hall from the 20th Century to the acquisition of the property by the present owners. Many of the more recent works are documented in past planning applications, including:

- 1976 – Unspecified alterations (76/01840/3M)
- 1981 – Demolition of rear porch and erection of garage porch and covered way (81/01063/3M & 81/01246/3L)
- 1989 – Erection of a conservatory/sun room against the east elevation of the Hall (89/01688/3P and 89/01689/3L)
- 1999 – Removal of the internal wall between the sun room and the kitchen (99/01132/LBC)

The building has evidently been redecorated in recent years, however the work appears to have been most cosmetic and there are advanced and emerging conservation issues arising from lack of maintenance and repair. These are principally in respect to the fenestration with extensive laminating and erosion of stone surrounds and mullions, and deformation and oxide jacking within the metal frames. Due to these defects water has been able to penetrate the structure and there is clear signs of water damage to the internal reveals and walls beside window openings, as well as warping of areas of the timber panelling in **G3**.

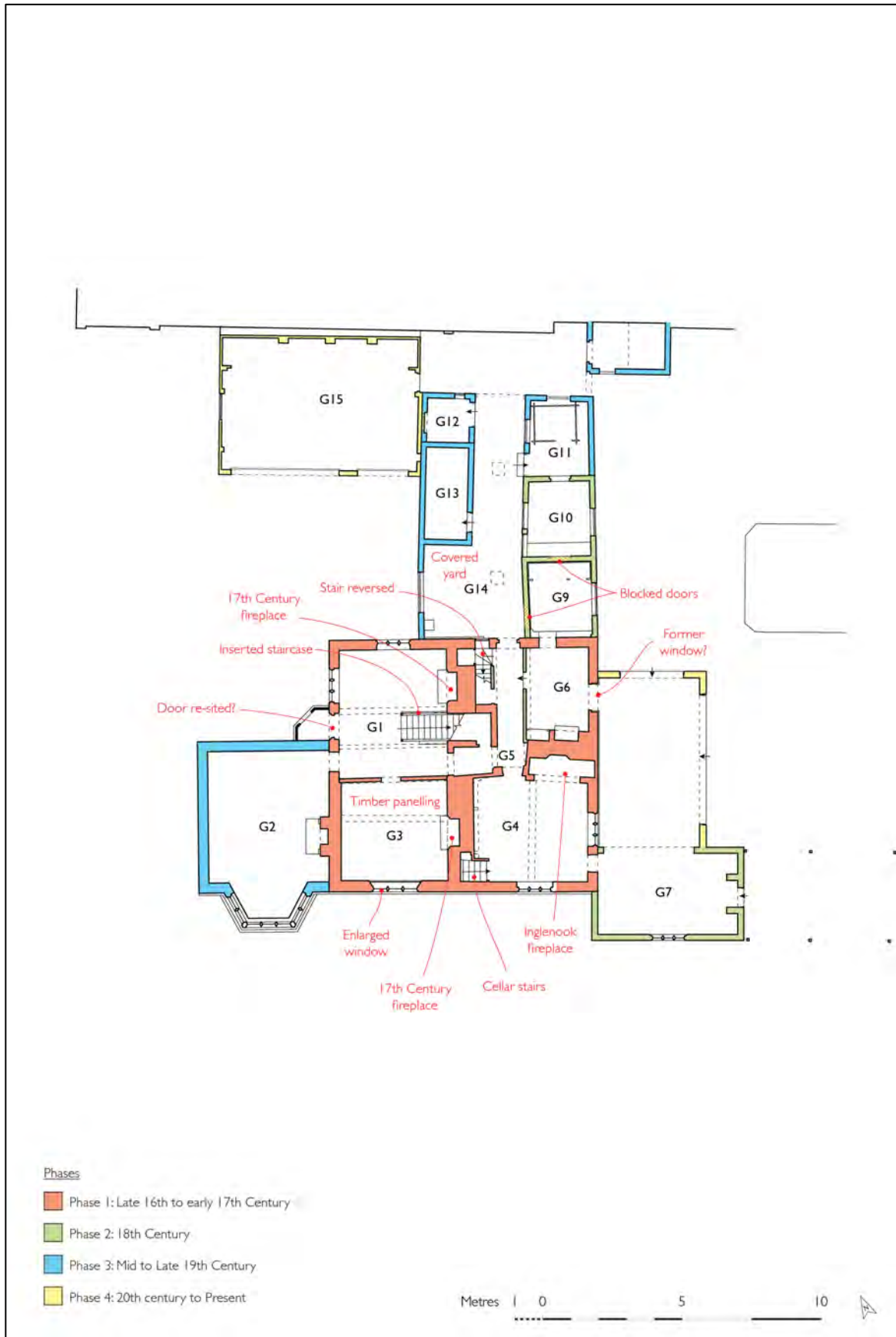


Figure 2: Ground floor plan showing block phasing

Based on survey provided by the client

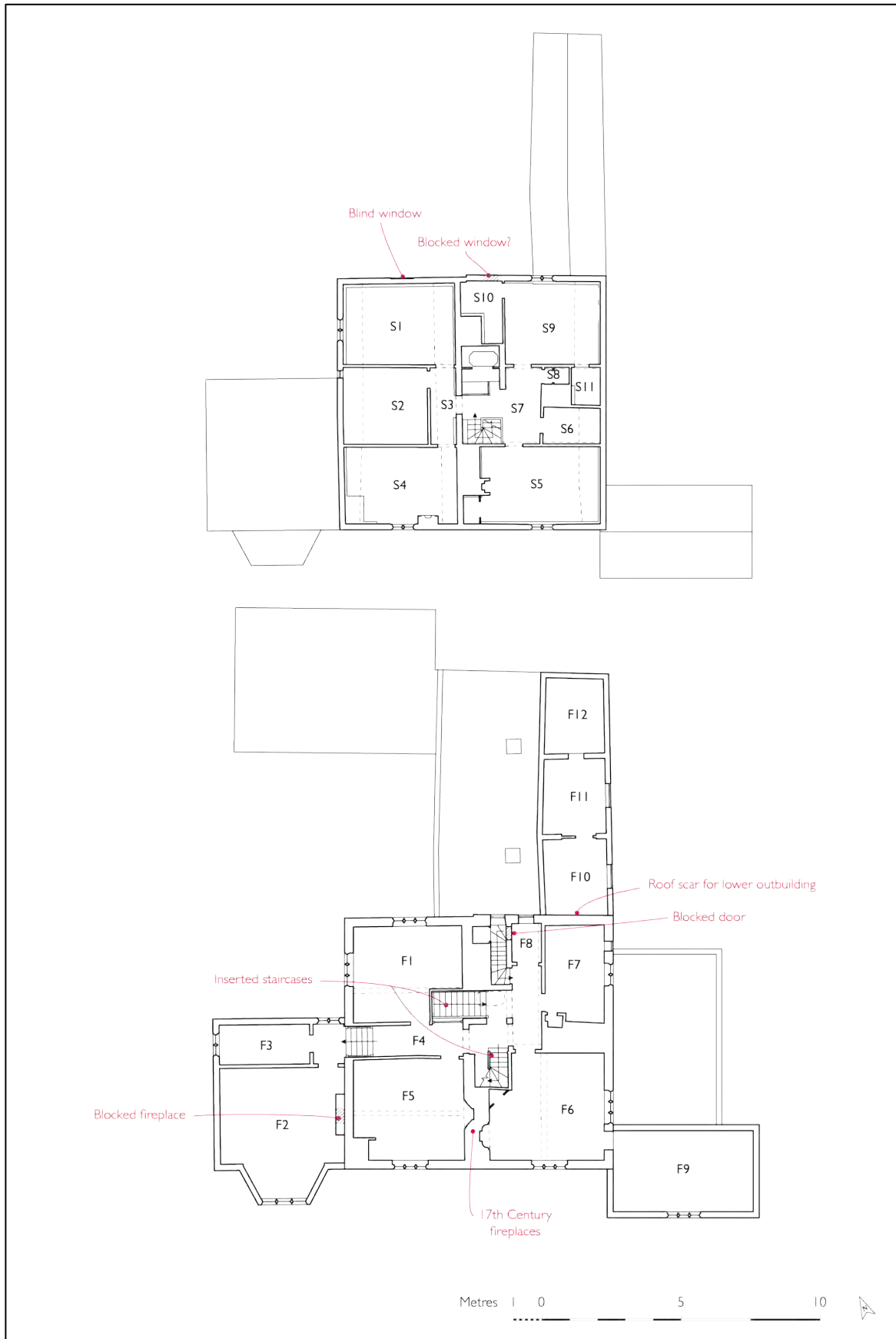


Figure 3: First and Second floor plan showing block phasing

Based on survey provided by the client

6 UNDERSTANDING THE SITE – SIGNIFICANCE

KEYHAM HALL

Keyham Hall comprises purpose built high-status dwelling of probable late 16th to early 17th Century date, most likely built for the Woodcock family, who were the principal local landowner and yeomen. The building has been heavily altered during the 18th and 19th Centuries, both internally and without, including the addition of a second storey and extensions to the east and west; wholesale re-fenestration; alterations to internal circulation; and replacement of fixtures and fittings.

In terms of its age and aesthetic falls into the period of the Great Rebuilding when there was widespread redevelopment of earlier homes by the wealthy yeoman class reflecting the increasing wealth of landowners brought about by agricultural improvements, as well as developments in architecture and the patterns of home living. Whilst altered, Keyham Hall retains sufficient early fabric for its original character and design to be legible, and whilst fixtures and fittings have been removed its historic fabric appears to survive to good degree.

The majority of alterations to the building occurred in stages between the 1850s and 1880s, when the planform and circulation were altered, the interior refurbished and the fenestration replaced. Whilst likely connected with the second owners of the house, the Miles family, and reflecting the fashion for Gothic Revival in the mid to late 19th Century; these alterations are of lesser historic and architectural interest, and have harmed the significance of the building as an exemplar of early post-medieval design.

Setting and Contribution to Keyham Conservation Area

The Hall lies within its own large grounds within the centre of the village of Keyham, a Conservation Area, and is screened from most directions by a combination of its former farm and outbuildings to the north, and woodland belts to the east, south and north-west. Views from Main Street are possible of the upper storeys of the building, and there is greater visibility from within the grounds of All Saints Church. Irrespective of its visual connectivity, the character and appearance of the village makes a positive contribution to the setting of the hall in possessing a strong sense of post-medieval character and a wide range of fine historic buildings that reflect the character and materials of the Hall.

It is from within its ground that the Hall is principally experienced, which still largely respect the boundaries as they had been established by the early 19th Century. The main drive, although a relatively recent creation, provides a formal approach which allows the grounds to be taken in before the house is revealed. Within this approach the house appears to present its back to the

viewer, with its ancillary ranges and assorted extensions prominently laid out, some of which (principally the 1980s infill) are of very limited aesthetic interest. It is, however, the hall which dominates this view and its immediate context, owing to the vertical emphasis of its design, and its unrivalled scale and mass. The principal elevation of the building faces south, taking advantage of the topography to have views out across its grounds and the village beyond. This aspect of the hall is not widely open, possessing an element of privacy, which whilst now secured by panel fencing can be seen in the planting of shelter belts along the southern boundary to have had intentional historic precedent.

Summary of Significance

Keyham Hall is considered to possess a **national level** of heritage significance, deriving from:

- * Its **architectural and artistic interest**, which makes a **high contribution** to its significance, as an altered example of a late 15th to early 16th Century architecture of the rising wealthy yeomanry of the period, built from local materials and taking inspiration from an emerging national fashion both in relation to its design and its planform. The extensive alterations to fenestration and circulation from the 19th Century are of minor architectural interest as an example of Gothic Revival restoration, but at the cost of having adversely affected the survival of the building.
- * Its **historic interest**, which makes a **moderate contribution** to its significance, in relation to its illustrative interest as a structure of the Great Rebuilding of the early 17th Century, and its social history through its association with the Woodcock and Miles families, prominent local landowners, and latterly the H.T. Hincks who is a figure of historic interest for his instrumental role in the Land Credit Act, 1923.
- * Its **archaeological interest**, which makes a **moderate contribution** to its significance, in relation to the potential for the study of the physical fabric of the building, alongside its likely associated buried remains, to better our understanding of its origins, use and development and the changing patterns of home life.

The setting of the building is considered to make a **high contribution** to its significance.

The contributions to significance made by the fabric of the site include (see **Figure 21** for phased fabric):

High	<ul style="list-style-type: none"> ▪ Fabric and structural elements relating to Phase 1, including: <ul style="list-style-type: none"> ▪ External wall fabric ▪ External four-pointed arched doorways ▪ First floor window in north elevation (WF17) ▪ Floor joists ▪ Fireplaces ▪ Fixtures and fittings relating to Phase 1, including: <ul style="list-style-type: none"> ▪ Timber wall panelling ▪ The design of the buildings corresponding to their development in Phase 1, specifically in relation to materials; ratio of fenestration to wall; and architectural details including its plinth and stringcourse.
Medium	<ul style="list-style-type: none"> ▪ Fabric, fixtures and fittings and elements of design attributed to the alterations an extensions of Phase 2: 18th Century. ▪ The arrangement of circulation in respect to the partial survival of its Phase 1 design.
Low	<ul style="list-style-type: none"> ▪ Fabric, fixtures and fittings and elements of design attributed to the alterations an extensions of Phase 3: mid to late 19th Century, including: <ul style="list-style-type: none"> ▪ West bay ▪ Window surround and frames ▪ Porch ▪ Staircases ▪ Doors ▪ Altered Phase 2-3 fabric of the Outbuildings.
Neutral	<ul style="list-style-type: none"> ▪ 20th Century sunroom extension. ▪ 20th Century garage
Negative	<ul style="list-style-type: none"> ▪ Low quality 20th Century alterations the ancillary buildings to the north ▪ The condition of its south facing windows.

7 PLANNING CONTEXT

INTRODUCTION

Change arising to the historic environment from the planning process is managed through legislation, planning policy and practice guidance, and Historic England advice to ensure affected heritage assets are conserved in a manner appropriate to their significance.

Legislation

The principal legislation relevant to the protection of the historic environment at the site comprise:

Historic Buildings and Ancient Monuments Act 1953 makes the effect of proposals on registered parks, gardens, and battlefields a material consideration in planning decisions.

Ancient Monuments and Archaeological Areas Act 1979 which affords protection to Scheduled Monuments and Areas of Archaeological Interest.

Planning (Listed Buildings and Conservation Areas) Act 1990 which provides planning controls for works affecting Listed Buildings and Conservation Areas.

Local Planning Policy

The statutory development plan for Harborough District comprises the Local Plan 2011-2031 (adopted April 2019). Relevant policies comprise:

HCI: Built Heritage states that development will be permitted where it protects, conserves or enhances the significance, character, appearance and setting of an asset. The weight given to harm to heritage assets is in line with the policies of NPPF (see below).

National Planning Policy

The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF, 2019). In relation to designated heritage assets (such as listed buildings, scheduled monuments, and conservation areas) NPPF recommends great weight is to be given to their conservation (para. 194), that proposals causing substantial harm should be refused consent unless the harm can be adequately justified (para. 195), and that less than substantial harm is weighed against the public benefits of the proposal. For non-designated heritage assets, NPPF recommends that the effect of the proposal is considered in determining a proposal, giving a balanced judgement in regard to the scale of harm and the significance of the asset (para. 197).

8 IMPACT ASSESSMENT

PROPOSED DEVELOPMENT

The proposal seeks a wide range of works including targeting repairs, and changes to the fabric to replace damaged fabric, address existing structural issues and enact several changes in relation to minor alterations to circulation in the Hall and more substantial changes to the circulation within the Outbuildings.

IMPACT ASSESSMENT

The proposal seeks to implement a range of measures to address existing and potential structural issues in order to facilitate the long-term conservation of the building. These have been designed in consultation with the assessment of significance in order to prioritise the protection of elements of highest importance to the significance of the building, to limit necessary impacts to elements of lesser importance, and to identify opportunities for enhancement. These works fall into the following main categories: Repairs; Replacement; and Alterations.

Repairs: A range of repairs are proposed to the existing fabric, including the repair of existing roof tiles, leadwork and rain-water goods; repointing of brickwork where it has been damaged by vegetation or inappropriate cement mortar; and the repair the stone surrounds and mullions of the Phase 3 windows, which range from acceptable to poor condition.

This programme of repairs will greatly enhance the conservation of the building and secure its long-term protection, rectifying damage caused by years of poor maintenance, and resulting in an overall **positive effect** to the significance of the building.

Replacements: The scheme proposes the replacement of existing Phase 3 windows which are in a poor condition and enabling water to penetrate the building leading to a range of structural issues. The existing stone surrounds are to be repaired where possible,

This work has been designed in consideration of the heritage significance, dividing the works into the following three categories:

- Replace iron, zinc and steel framed casements and fixed lights with new metal frames incorporating a thin double glazing.
- Retain WG05 in situ as an example of a Phase 3 window, thereby preserving evidence of their form within the building.
- Retain WG17 in situ, whilst installing secondary glazing to enhance its thermal properties.

Whilst invasive, these works principally target the Phase 3 fabric which makes a low contribution to the significance of the building, whilst preserving the Phase 1 window which makes a high contribution to significance. The harm arising from the loss of the majority of Phase 3 windows, will be mitigated by the preservation of an example in situ and the residual harm outweighed by the benefits of installing new fenestration which will address long standing structural issues with the previous frames, and thus contributing to the long-term preservation of the building.

Overall, this programme of replacement is considered to be commensurate of the significance of the building and that the impacts proposed are in line with the objectives of securing its ongoing conservation and will therefore have a **neutral effect** on the significance of the building.

Alterations: The scheme includes a limited range of works that will alter the existing historic fabric.

Within the Hall are a number of alterations to existing doorways:

- Insert access into **F1** through Phase 3 window.
- Block the inserted door between **G6** and **G9**.
- Relocate the door between **F4** and **F5**.
- Change the access to **F7** from **F4** to **F8**.
- Raise the lintel of the door between **S3** and **S7**.
- Change the access to **S11** from **S9** to **S8**.

In addition, the following structural changes are proposed:

- The removal of the external Phase 3 porch to the doorway in the west elevation, revealing and enhancing the Phase 1 doorway.
- The existing Phase 4 sunroom is to be rebuilt within its existing footprint integrating several enhancements into its design, including hardwood French doors in place of the existing bifold doors.

Finally, the scheme also proposes the addition of a conservatory to the east of the east wing. This will be fully glazed with French doors to the north and south and a lantern skylight. The design, position and scale are reminiscent of the late Victorian period, when such conservatories and glasshouses became popular additions to mansion houses. Historically there was a larger detached conservatory/vinery to the south of Keyham Hall, which provides precedent for this addition.

These changes principally affect Phase 3 and 4 fabric, with a minor impact to suspected Phase 1 fabric in relation to the north-east wall of the Hall and the west wall of **F7**. The latter is uncertain, and may equally be Phase 3, with a beam situated above the wall showing no evidence of timber

partitioning as might have been expected (**Appendix 2.23**). The scale of interventions is small and will no more than a localised effect on historic fabric. Alterations to access will also change the appearance of the building in regard to circulation pattern. In this respect the circulation of the building has already been altered and the scale of change from these proposals is such that the present contribution circulation makes to the significance of the building will be unchanged. The largest change, inserted a new door through the north window of **FI**, will not prevent the original entrance from being perceived (albeit itself possible re-sited in Phase 3) nor the status of the room as an entrance hall.

Within the Outbuildings the scheme proposes to remove elements of the existing structures in order to facilitate their conversion to ancillary domestic use.

- The majority of the fabric of the east range will be preserved, although the pattern of fenestration and access is to be altered.
- The north and west walls of the west range will be preserved, whilst the east and south wall and roof are to be demolished allowing it to be joined with the former yard. A new flat roof will be constructed over this range and the yard, replacing an existing 1980s roof.
- The garage, a 20th Century building of neutral importance, is to be converted to ancillary domestic use, including the insertion of new doorways in its south and west elevations.
- The prominent west wall of the covered yard to the rear of the Hall (Phase 3 with Phase 4 alterations) will be rebuilt.

The alterations to the Outbuildings are more extensive than those to the Hall, but here the fabric has already been greatly affected by change and makes only a limited contribution to significance. The overall mass of the Outbuilding will be slightly increased by adding a bay to its west, however it will be set back from the western edge of the Phase I Hall and will still read as subordinate to it in terms of scale. The appearance of the Outbuildings will also be changed, the proposal increasing the formality of the west range, albeit though in a form that draws influence from 18th Century coach houses, and in establishing dormers in the east range. The existing character of the Outbuilding is one of piecemeal change, which will be preserved in the east elevation where the scale of changes are relatively minor. Whilst the changes to the west elevation are greater, the affected fabric is of low historic interest, and the change will complement the architectural interest of the site and will enhance its appearance through removing a prominent structure of poor character.

Overall, these alterations will result in a **neutral effect** on the heritage significance, the negative effects arising from the invasive works, and at the lower end of that scale, balanced by the positive enhancements.

9 DISCUSSION

SUMMARY OF SIGNIFICANCE

Keyham Hall is a much altered and extended late 16th to early 17th Century house most likely built for the Woodcock family who were prominent landowners, yeomen and philanthropists within the village. The subsequent changes were made by successive owners of local historical interest, and whilst of interest in relation to their associated social history, are of lesser architectural and archaeological importance.

The Hall is considered to be of **national significance** on account of its architectural and historical interest as a good quality high status building of its age and region. The site is also considered to make a **positive contribution** to the significance of the Keyham Conservation Area.

SUMMARY OF IMPACT

The proposal seeks a wide range of works including targeting repairs, and changes to the fabric to replace damaged fabric, address existing structural issues and enact several changes in relation to minor alterations to circulation in the Hall and more substantial changes to the circulation within the Outbuildings.

These works will repair and enhance the most significant fabric of the building, carrying out targeted works to later fabric of lesser significance to greatly improve its onward conservation, and making a balanced series of changes that will overall preserve the significance of the building.

CONCLUSION

The proposed conversion will preserve the Grade II Listed Keyham Hall and enhance its contribution to Keyham Conservation Area through targeting changes in areas of least sensitivity and in proposing a range of measures which will enhance its onward conservation. The scale of impact arising from individual interventions is less than substantial, towards the lower end of that scale, and proportionate to its aims and the significance of the affected heritage assets. The scheme is therefore considered to be in line with the Planning (Listed Buildings and Conservation Areas) Act 1990, and national and local planning policy.

10 METHODOLOGY

ASSESSING SIGNIFICANCE

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, i.e. their setting (after definitions in National Planning Policy Framework). Planning Practice Guidance (PPG; MHCLG, 2018) defines these heritage interests as (compatible values of Historic England's *Conservation Principles* (2008) shown in italics):

- **Archaeological interest** (*Evidential value*): As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and Artistic interest** (*Aesthetic value*): These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest** (*Historic and Communal value*): An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Note: NPPF terminology is adopted, rather than Conservation Principles' four heritage values, to ensure compliance with current planning policy.

The assessment of heritage interest is undertaken in consultation with GPA 2 (Historic England, 2015); Part 4 of the British Standard 7913:2013 *Guide to the Conversion of Historic Buildings*; Chartered Institute for Archaeologist standards and guidance (2014); and the staged approach for understanding significance published in HEAN 12 (Historic England, 2019):

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits;
2. Understand the significance of the asset(s);
3. Understand the impact of the proposal on that significance;
4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF;
5. Look for opportunities to better reveal or enhance significance.

In addition, the assessment of setting follows the staged approach published in GPA 3 (Historic England, 2015b; step 5 of which is not relevant at this stage):

1. Identify which heritage assets and their settings are affected;
2. Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid harm;
5. Make and document the decision and monitor outcomes

By understanding the heritage interest of an asset or place, it is possible to derive an assessment of overall significance through reference to published guidance and assessment criteria:

Heritage Significance		
International	Heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List (section II.D of UNESCO, 2019).	1
High National	Heritage assets of exceptional interest, and of particular or national importance that fulfil the criteria for listing at a high grade (i.e. as a Scheduled Monument, or Grade I or II* Listed Building / Registered Park and Garden) (DCMS 2013 & 2018 & https://historicengland.org.uk/listing/selection-criteria/).	2
National	Heritage assets of special interest that fulfil the criteria for listing (i.e. as a Conservation Area, Grade II Listed Building / Registered Park and Garden, Registered Battlefield or Protected Wreck Site) (DCMS, 2018) & https://historicengland.org.uk/listing/selection-criteria/ .	3
Regional	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda.	4
Local / Negligible	Heritage asset of limited interest that fails to fulfil the criteria for local listing or only slightly contribute to the objectives of a regional research agenda, typically due to poor preservation, survival or restricted contextual associations.	5

Heritage assets or places recognised to be of sufficient significance to receive formal status under law or policy intended to sustain those values (such as a Listed Building, Scheduled Monument or Conservation Area) are commonly referred to as *Designated Heritage Assets*. Assets recognised to have heritage significance, but insufficient to meet the criteria for statutory designation, are referred to as *Non-Designated Heritage Assets*. It should be noted, however, that designation does not automatically bestow national or higher significance as in rare circumstances designation can be reversed where significance has been misjudged or denuded; and it is equally possible for non-designated assets to be demonstrably of national or higher significance, warranting designation.

Assessment of Contribution

Elements of a heritage asset, including elements of their setting, may not contribute equally to its significance, reflecting the varying degree of heritage interest embodied in its fabric, where there is capacity for an asset to support change without loss of significance, and where there are opportunities for significance to be enhanced. Contribution to significance is expressed in line with the following scale:

Contribution to Significance		
High	Element is fundamental to the key heritage interest/s that define the significance of the asset, and of potential national, or higher, heritage significance in its own right.	H
Medium	Element makes an important contribution to the significance of the asset, comprising an aspect of regional significance that has been affected by no more than moderate (under 50%) loss.	M
Low	Element makes a slight contribution to the significance of the asset, comprising an aspect of local significance, of fabric of potential higher value which has been affected by substantial (over 50%) loss such that its contribution to significance is greatly reduced.	L
Neutral	Element does not contribute to the significance of the asset.	N
Negative	Element represents an unsympathetic change which detracts from the significance of the asset.	Neg
Uncertain	Sensitivity uncertain: more information required.	?

Assessment of Effect

An assessment of the effect of the proposed works considers the contribution made by the affected element to the significance of a heritage assets, and the nature of any effect (both negative and positive) to that contribution. The scale of effect adopted is set out in the following table:

Effect of Proposal		
Very Positive	Proposals will greatly reveal or enhance the contribution the effected element makes to the significance of the heritage asset, and/or substantially contribute towards the conservation of the asset.	++
Positive	Proposals will better reveal or enhance the contribution the effected element makes to the significance of the heritage asset and/or contribute towards the conservation the asset.	+
Neutral	Proposals will preserve the contribution the effected element makes to the significance of the heritage asset.	o
Negative	Proposals will result in the partial loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a detrimental effect on the conservation of the asset.	-
Very Negative	Proposals will result in the total loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a significant detrimental effect on the conservation of the asset.	--
Uncertain	Effect uncertain: more information required.	?

11 BIBLIOGRAPHY AND REFERENCES

GUIDANCE CONSULTED

- Chartered Institute for Archaeologists (CIFA) 2020. Standards and Guidance for Historic Environment Desk-Based Assessment.
- Chartered Institute for Archaeologists (CIFA). 2020. *Code of Conduct*. CIFA: Reading
- Department for Digital, Culture, Media and Sport 2018. *Principles of Selection for Listed Buildings*.
- Department for Culture, Media and Sport 2013. *Scheduled Monuments*
- Historic England, 2008. Conservation Principles Policies and Guidance.
- Historic England, 2015a. Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning Note 2.
- Historic England, 2015b. The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3. Revised December 2017.
- Historic England. 2016a. Understanding Historic Buildings: a guide to good recording practice.
- Historic England, 2016b. Local Heritage Listing: Historic England Advice Note 7.
- Historic England 2018. Listed Buildings and Curtilage. Historic England Advice Note 10.
- Historic England 2019. Statements of Heritage Significance: Historic England Advice Note.
- Ministry of Housing, Communities & Local Government, 2018. *National Planning Policy Framework*.
- Ministry of Housing, Communities & Local Government, 2016. *Planning Practice Guidance*. Revised 2018.

SECONDARY SOURCES

- BGS (British Geological Survey) 2019. *Geology of Britain Viewer* [online]. Available: mapapps.bgs.ac.uk/geologyofbritainviewer/home/html.
- Fletcher W.G.D. 1887 *Leicestershire Pedigrees and Royal Descents*
- Harrison. R. 1995. *A Foundry in a Garden: A Leicestershire Story*.
- Harper, C. 2020 *Leicestershire Live "Inside the eight bedroomed Right Move Mansion"* 21/6/2020 (accessed 30/10/20)
- McLoughlin, V. 2006 Medieval Rothley, *Leicestershire: manor, soke, parish* Ph.D. Thesis Centre for English Local History, University of Leicester
- McWhirr, A. 1997. Brickmaking in Leicestershire before 1700 in *Transactions of the Leicestershire and Historical Society* 71
- Mills, A.D. 2011. *A Dictionary of British Place Names*. OUP.
- Pevsner, N. (revised Williamson & Brandwood) 2001 *The Buildings of England: Leicestershire and Rutland* Penguin, London

Local Keyham publications

n.k. 2000. *Keyham a History in Words and Pictures*

Keyham Parish newsletter: January 2017

Keyham Conservation Area

https://www.harborough.gov.uk/directory_record/1266/keyham_conservation_area

Online (accessed 5/11/20)

Records of Messenger and Co T/80/8 Leicestershire Archives <https://merl.reading.ac.uk/wp-content/uploads/sites/20/2017/04/TR-MES-full-catalogue.pdf>

Open Domesday <https://opendomesday.org/place/SK6706/keyham/>

Leicestershire Survey 1129 <http://freepages.rootsweb.com/~framland/genealogy/framland/fs1.htm>

Survey of English Placenames

<https://epns.nottingham.ac.uk/browse/Leicestershire/Keyham/53285cfbb47fc40adf001181-Keyham>

PRIMARY SOURCES

King West: 8 bedroomed house for sale (Right Move)

Throsby, J. 1790 *The supplementary volume to the Leicestershire Views*

The Sessional papers of the *House of Lords 1837-38 Vol 42: reports from the commissioners – Charities 32 part V*

Leicestershire Archives (not viewed due to lockdown)

44'28/1359 Map of Rothley Temple Estates in Keyham 1771

2D31/367 Keyham Inclosure award. Copy 4 4 fol. 12½" Fol. 34 "this copy.....examined & truly corrected the 12th day of May 1773 By me Tho Pick". 23rd March 1772

Ma/160/1 (DE2998) PLAN OF KEYHAM ESTATE, 1827 Coloured Block plan of village. Additions by E.L. Miles, surveyor, April 1881, Schedule of occupiers, names of lands etc. Scale: 2½ chains = 1"

12D43/149/1-22 Papers relating to the sale of the estates of W.F. Miles (1873-1912), bankrupt, of Keyham in Beeby, Frolesworth and Shamford Includes a copy of the will of Thos. Miles of Keyham 1873, schedules of property and deeds; plan of closes in Keyham

DE3663/95/13 2 letters re Carter to Straker & Wright querying valuations by Royce to & from E.T.Hincks (sic), Keyham Hall 1921

L333 Number of items relating to sales in Keyham including Sales particulars 22nd October 1941, including an estate plan, Keyham Hall Sale Catalogue 22nd July 1976, Sales particulars 1995

QS48/1/51 Stopping up of Hall Lane. Bundle comprises - (1) Order of Justices; (2) Plan; (3) Order of Justices for holding Special Session, & memoranda on Public Notices. Michaelmas 1819

- 44'28/929 Will of William Coxe of Keyham, Husbandman- notes "to William his house and lands in Keyham" 23rd August 1581 (noted as gent in 1593 44'28/931)
- 44'28/909 Feoffment: (i) William Woodcocke of Keyham, co. Leicester, yeoman, Alice his wife, William Woodcocke his son, and Agnes his son's wife. (ii) William Harryson. (i) to (ii) one cottage, two bays and a parcel of land called a garden plott; one croft and cottage and a parcel of land lying adjacent. All situated in Keyham, with the free tenement of Hugh Wynterton on the north and the property called the Mylners land on the west, the free tenement of Thomas Woodcocke senior on the east and part of the land of Thomas Woodcocke on the south. Clause of Warranty. Consideration: £20. 19th July 1597
- 2D31/90 Bargain and Sale BARGAIN AND SALE, (i) Thomas Darye of Leicester, draper, (ii) William Astill, of Beeby, yeoman, Joyce his wife. £90 Cottage with orchard and garden in Keyham, with three cow pastures (18th September 1650)
- CD48 Famham G. F. 1929-33. *Leicestershire Medieval Village Notes* (Domesday to Hearth Tax) 6 vols., priv. print., Leicester

The National Archives

PROB 11/277/538 Will of Edward Woodcocke, Gentleman of Keyham, Leicestershire 1658

Historic England (not seen)

BF105910 Keyham Hall and Stables: Volume containing photographic and textual material 28 October 1980 by John Parkinson

B /01435 Keyham Hall and Stables 28 October 1980 by John Parkinson

Negatives:

AA004554 Exterior South Elevation from SW 28 October 1980 by John Parkinson

AA004555 Exterior South Elevation from SE 28 October 1980 by John Parkinson

AA004556 Exterior Stable Block from SE 28 October 1980 by John Parkinson

AA004557 Exterior Stable Block from NW 28 October 1980 by John Parkinson

Eastern or Melton Division of Leicester: Keyham Polling District, Electoral Register, 1889, 1895, 1898, 1903, 1907, 1908, 1921, 1927, 1931 (*Accessed via Find my Past 5/11/20*)

Maps (Old Maps Online <https://www.oldmapsonline.org/map/uu/1874-367661>)

Joan Blaeu Leicestrensis comitatvs 1646

Joannes Janssonius Leicestrensis Comitatus cum Rutlandiae vulgo 1659

E. Bowen An accurate map of the counties of Leicester and Rutland 1756

Leicestershire Marriages, Keyham 24/9/1914.

Ordnance Survey Maps

25-inch Leicestershire XXXII.6 (Beeby; Hungarton; Keyham; Scraftoft): 1885, 1903
1:1,250 SK60/NE-A: 1967

Directories

International Directory of Pedigree Stock Breeders 1928 Tillotsons Publishing Company
White. W. 1846 History, Gazetteer & Directory of Leicestershire & Rutland
Drake, E. S. & Co. 1861 Commercial Directory of Leicestershire
Imperial Gazetteer of England and Wales 1870-72
Barker & Co. 1875 *Directory for Leicestershire & Rutland*
Kelly's 1881 *Directory of Leicestershire & Rutland*
Wright's 1899 *Directory of Leicestershire & Rutland*
Kelly's 1908 Directory of Leicestershire & Rutland

Newspapers

Bell's life in London and Sporting Chronicle: 8th January 1881
Burton Observer and Chronicle 25 May 1961
Field: 20th May 1882, Field 20 February 1886, 25th May 1889, 31 October 1891, 30 November 1901,
13 September 1902, 13 February 1904
Grantham Journal: 11 December 1926
Leicester Chronicle: 6 September 1963, 8 November 1963
Leicester Daily Post: 28 May 1909, 7 July 1913
Leicester Daily Mercury 30 January 1939
Manchester Courier and Lancashire General Advertiser: 7 October 1903
Morning Post: 8th December 1880
Northampton Mercury: 16 November 1900
Sheffield Independent: 4 August 1933
Sporting Gazette: 10th September 1892
Sporting Life: 5 November 1906
Yorkshire Post: 6 September 1923

APPENDIX I:

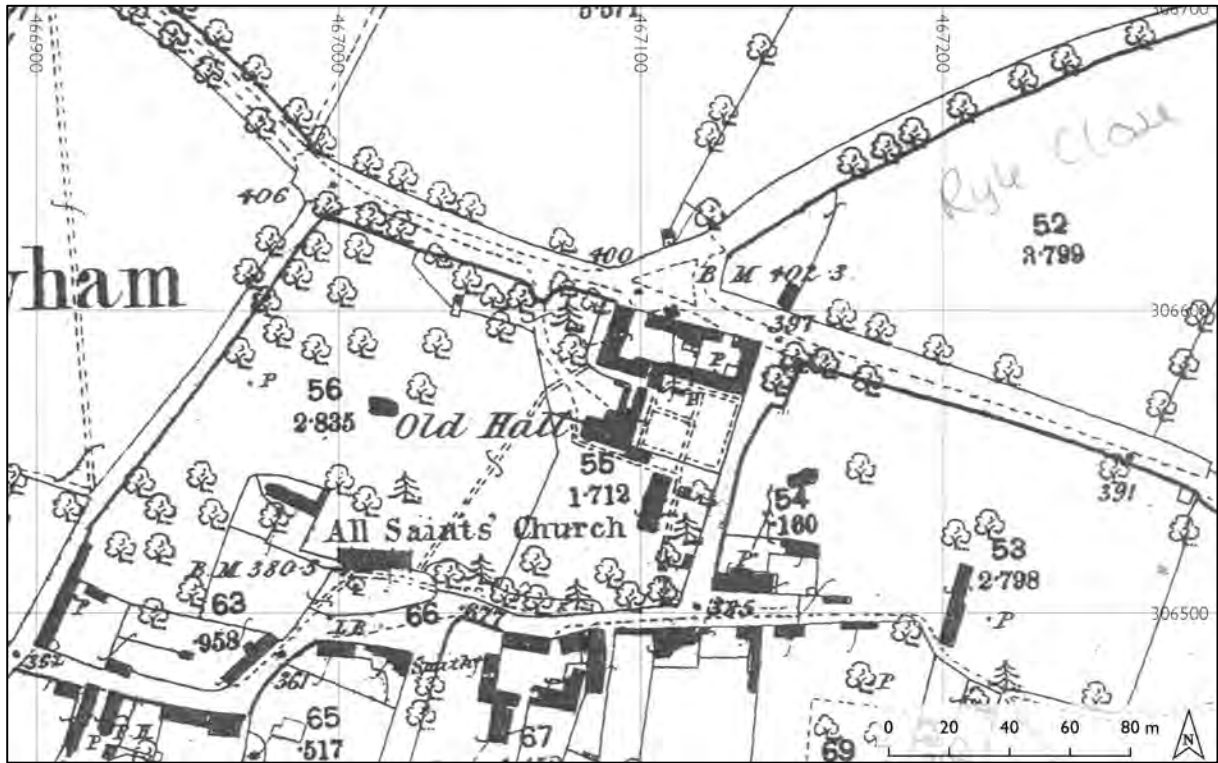
HISTORIC MAPPING AND ILLUSTRATIONS



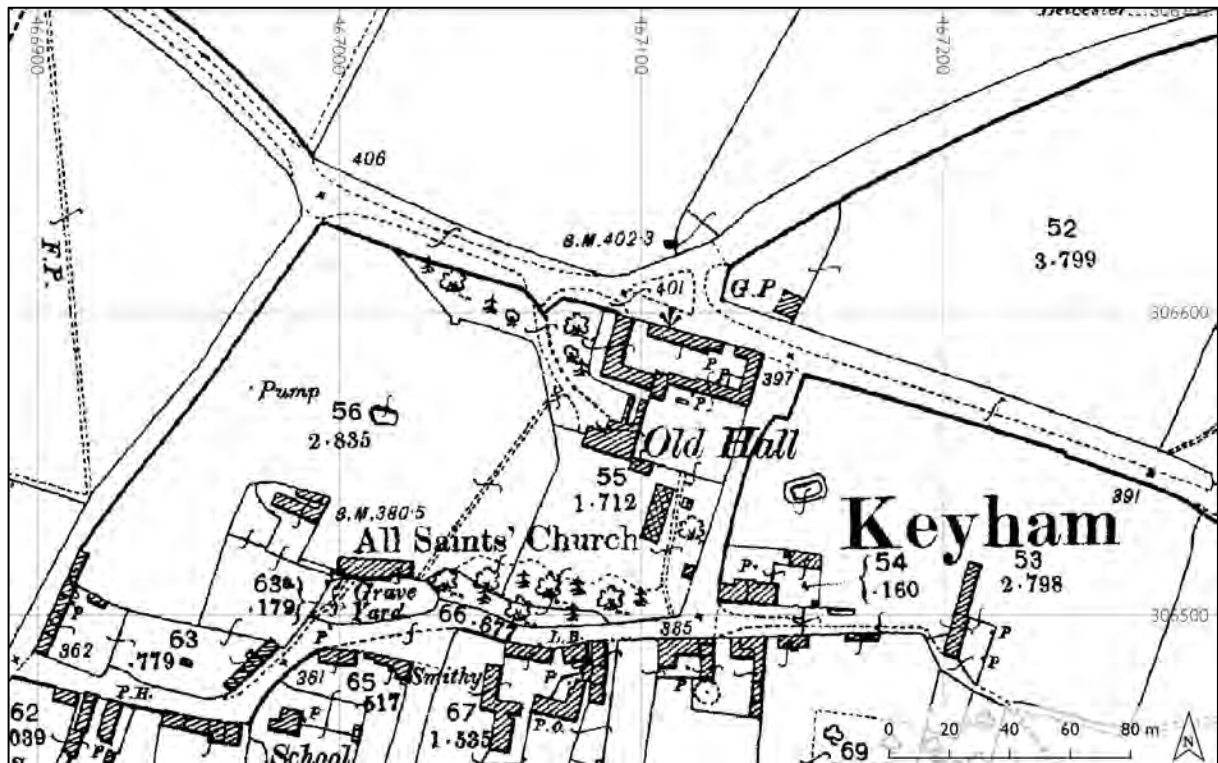
Appendix I.1: 1771 Estate Map



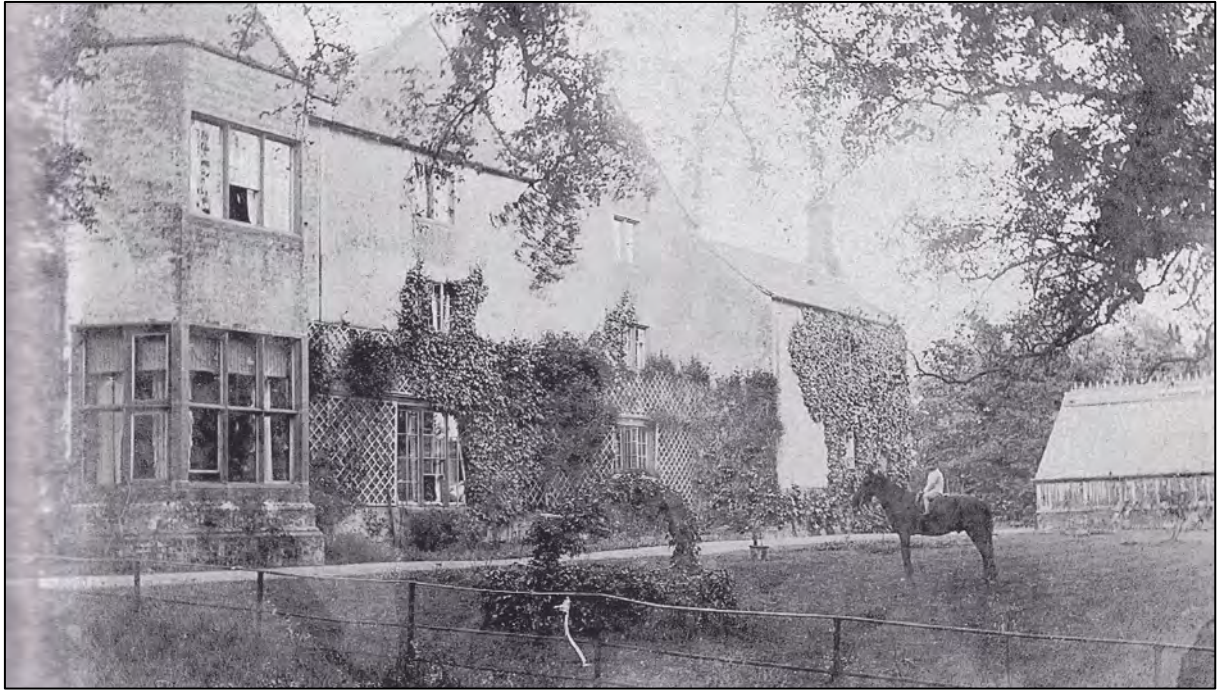
Appendix I.2: 1837 Estate Map



Appendix I.3: 1886 Ordnance Survey Map



Appendix I.4: 1903 Ordnance Survey Map



Appendix I.5: 1905 postcard of Keyham Hall



Appendix I.6: 1906 postcard of Keyham Hall

APPENDIX 2:

PHOTOGRAPHY

Appendix 2.1:
View of the south
front of Keyham Hall



Appendix 2.2:
View of north
elevations of the Hall



Appendix 2.3:
View of the east
elevations of the Hall





Appendix 2.4: Detail of windows in west corner of north elevation

Appendix 2.5:
Detail of window into
Room G4



Appendix 2.6:
Detail of window
between G4 and G7



Appendix 2.7:
Detail of window into
Room S4



Appendix 2.8:
View of porch to
west entrance



Appendix 2.9:
Detail of lintel of the
west door to the Hall



Appendix 2.10:
View of the north
door to the Hall



Appendix 2.11:
General view of cellar
beneath Room G3



Appendix 2.12:
View of Room G1,
looking south-east



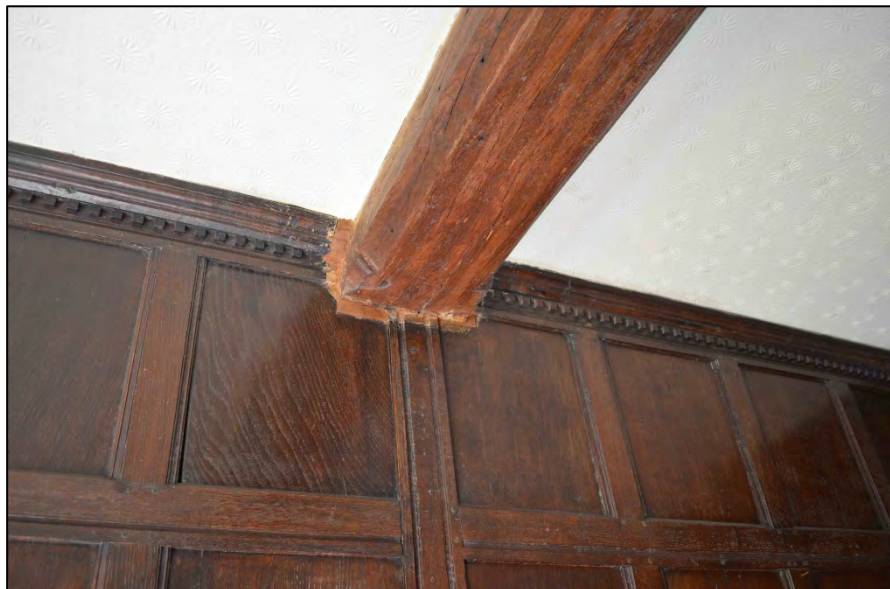
Appendix 2.13:
Detail of chamfered
stop to beam in
Room G1



Appendix 2.14:
View of room G3,
looking south-east



Appendix 2.15:
Detail of chamfered
stop to beam in
Room G3



Appendix 2.16:
View of former
inglenook fireplace in
Room G4



Appendix 2.17:
View of Room G6,
looking south-east



Appendix 2.18:
Detail of chamfered
stop to beam in
Room G6



Appendix 2.19:
View of Room G2



Appendix 2.20:
View of Room G7,
looking south-west



Appendix 2.21:
View of along
corridor F4, looking
west



Appendix 2.22:
View of fireplace in
Room F5, looking
east



Appendix 2.23:
View of beam above
wall between F7 and
F8, looking north



Appendix 2.24:
View of landing,
stairwell and lightwell
in Room S7



Appendix 2.25:
View of Room S5,
looking west



Appendix 2.26:
View of east elevation
of the Outbuildings



Appendix 2.27:
View of the west
elevation of the
Outbuildings



Appendix 2.28:
View of the north
elevation of the
Outbuildings, lookgin
west



Appendix 2.29:
View of the covered
yard between the
east and west ranges
of the Outbuildings,
looking north



Appendix 2.30:
View of Room G10,
looking south



Appendix 2.31:
View looking through
F11 to F10, noting
gable scar on far wall
of the Hall



APPENDIX 3:

LISTED BUILDING DESCRIPTIONS

KEYHAM OLD HALL

DETAILS

Heritage Category: Listed Building

Grade: II

List Entry Number: 1074830

Date first listed: 19-Oct-1951

Date of most recent amendment: 21-Dec-1984

LOCATION

County: Leicestershire

District: High Peak Harborough (District Authority)

Parish: Keyham

National Grid Reference: SK 67091 06562

DETAILS

House. Late C16/17, but much altered C19. Red brick with rubble stone plinth, and stone dressings in part, and Welsh slate roof with stone and brick valley and end stacks. Brick coped gables. Main facade to rear, 3 gables facing, that to left probably C19 addition. 3 storeys and basement of 3 3-light renewed stone mullion windows that to left in 2 storey canted bay. 2 2-lights on 2nd floor. On ground floor a 7 light mullion and transom canted bay and 2 3-lights. Blocked window in plinth. On right end a 2 storey extension with a similar 3-light both floors. Entrance front similar with door under four-centred arch within C20 glazed porch. Renewed stone and wooden mullion windows.