

# Archaeological Building Recording Services

**A Photographic Survey.  
Buildings Adjacent to 30 South Street,  
Asfordby Hill,  
Leicestershire.  
(NGR SK 72504 19337)**

**On Behalf of Cloyhouse Ltd**



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**March 2013**

**Planning Permission No**  
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## **A Photographic Survey of a Building Adjacent to 30 South Street, Asfordby Hill, Leicestershire (NGR SK 72504 19337).**

Gerwyn Richards

### **Summary**

*This document is an archaeological building survey (photographic survey) of a building adjacent to no. 30 South Street, Asfordby Hill, Leicestershire (SK 72504 19337), commissioned from Archaeological Building Recording Services (ABRS) by Cloyhouse Ltd in advance of the proposed demolition of the building and the re-development of the site for residential use.*

*The building was originally part of the nearby Holwell Ironworks. It was constructed at the turn of the 20th century, possibly as stables for the ironworks' horses. The building was later extended to the east and used as garaging for the company ambulance and chauffeur driven car.*

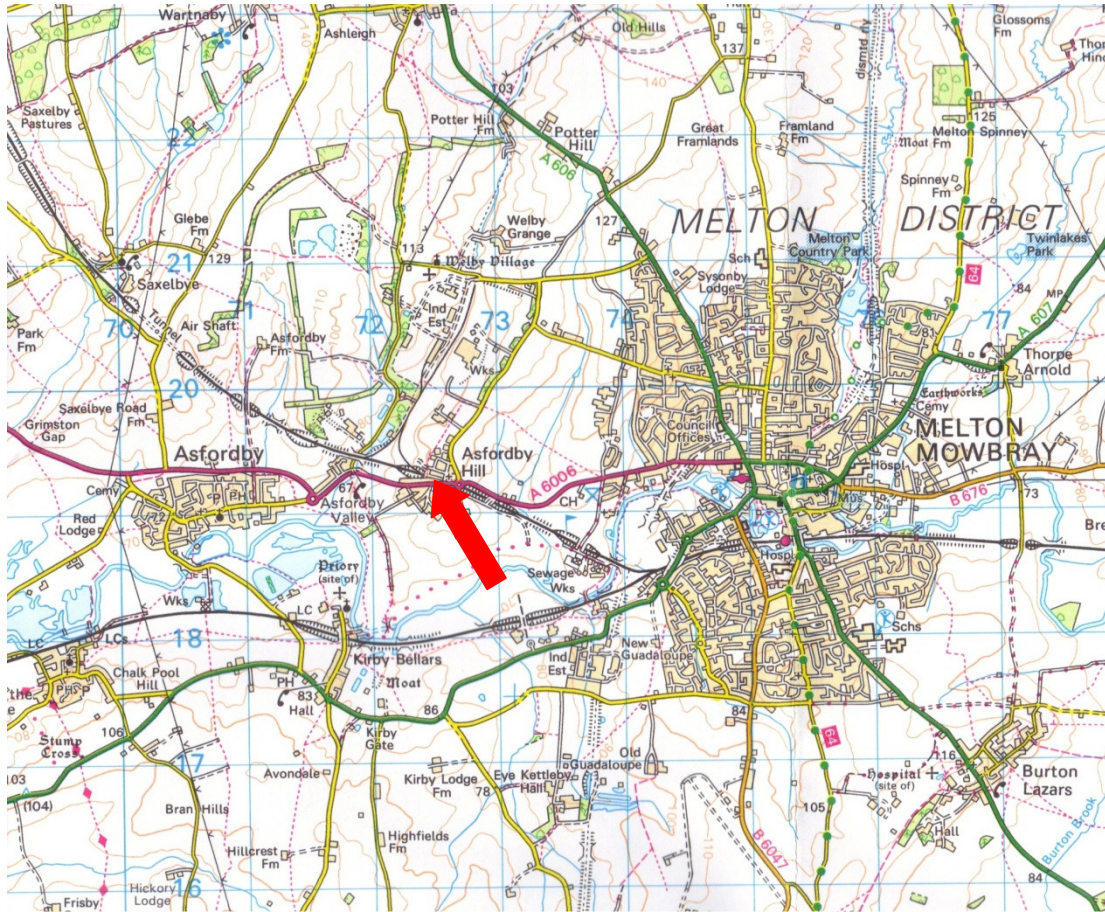
*The photographic survey provided a permanent visual (photographic) record of the building in its current state. The archive will be held by Leicestershire County Council Museums Service, under the accession number X.A36.2013.*

### **1. Introduction**

Archaeological Building Recording Services (ABRS) were commissioned by Cloyhouse Ltd to undertake historic building recording (photographic survey) of a building adjacent to 30 South Street, Asfordby Hill, Leicestershire (SK 72504 19337 (*Figures 1 & 2*)). Planning permission is being sought for the demolition of the building and for the re-development of the site for residential use (Planning Permission No 13/00034/FUL). The building is a single storey brick built factory building, believed to date from the late 19th or early 20th century. The Principal Planning Archaeologist of Leicestershire County Council, as advisor to Melton District Council, has recommended that an archaeological standing building recording (photographic survey) be carried out prior to any proposed works being carried out. The building is not statutorily listed, nor located within a designated Conservation Area.

A photographic survey was to be undertaken following standards as defined in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006). The photographic survey addressed the requirements detailed in the letter of advice (CLE9714/RC) and followed the *Written Scheme of Investigation for Historic Building Inspection & Recording* (2013-SSAL\_WSI).



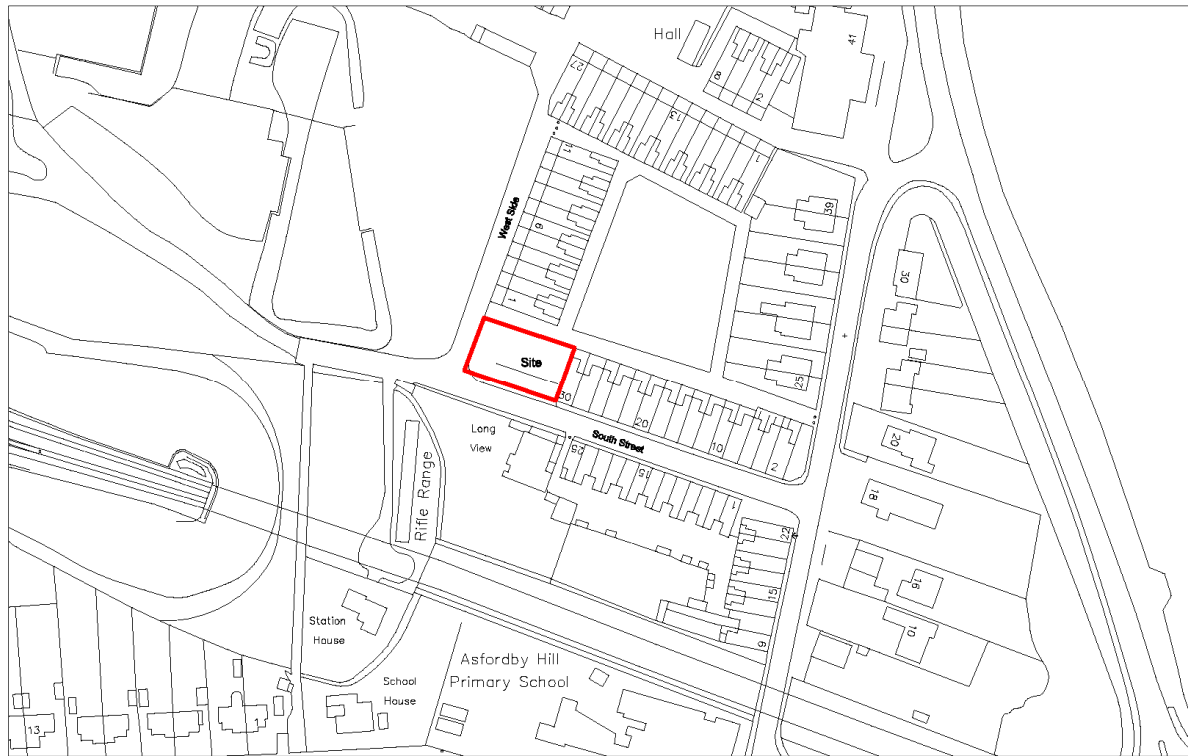


**Figure 1: Site Location**

Reproduced from 1:50000 map by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office.  
©Crown Copyright 1990. All rights reserved. Licence number 100053136.

The proposed development area lies on the north side of South Street. The standing building is believed to have originally been constructed as part of the nearby Holwell Ironworks (HER ref.: MLE16126). The Holwell Ironworks was constructed in 1878 with the first iron being tapped on December 1st 1881. Soon after this an explosion claimed the lives of two workers and partially blinded Richard Dalglish who had originally found the iron ore deposits and was a major shareholder in the ironworks. By 1888 it was clear that expansion of the ironworks was being hampered by a shortage of skilled labour, in an attempt to alleviate it, it was decided in 1888 to build 12 cottages for the workers, these were the beginning of the village of Asfordby Hill.

In 1890 the ironworks expanded to include a fourth furnace, a foundry and a machine shop. As soon as 1900 further expansion was undertaken with new foundries, machine shops and a locomotive shed to the north of the existing site, production got underway in 1904. Cartographic sources indicate that the building on South Street was also built at this time. In 1918 the works amalgamated with the Stanton Iron Works Company but continued to operate separately. Holwell was later taken over by Stewart and Lloyds in 1947, who introduced the Continuous Casting Process which increased production significantly, however in the 1950s and 1960s there was a steady decline in the use of the blast furnaces at the site mainly as a result of international competition. The works were revived during the 1960s with the installation of Kunkel-Wagner machinery making Holwell one of the most advanced foundries in Europe. Holwell is now part of Saint-Gobain Pipelines, specialising in the making of cast highway products on the newer part of the original site to the north and west.



**Figure 2**  
Plan of the proposed development area (Highlighted in Red).  
(Provided by client. Not to Scale).

Anecdotal evidence from neighbours suggests the building was originally the garages for Holwell Ironworks transport, housing the company ambulance and the company's chauffer driven car. The building's location, outside the main ironworks site and immediately opposite the works managers house (currently no 29 South Street) along with the building's layout and appearance certainly supports this idea.

In the later years of the 20th century the building was used by the St John's Ambulance before being abandoned in the 1990s.

## **2. Aims and Methodology**

The aim of the survey was to provide a permanent photographic record of the building in its current state, prior to alteration or repair, to standards set down by English Heritage (2006).

The photographic survey was undertaken by Gerwyn Richards. Photographs, in 35mm monochrome negative and digital format taken as raw image files and converted to TIFFs (Tagged Image File Format) covered items 1-8 of the English Heritage guidelines (2006, 4.4.7). The site visit was carried out on April 22nd 2013.

*Orientation:* The building is rectangular in plan, aligned north-north east to south-south west (Figure 2). For ease of description this is taken hereafter to be north to south with the principal elevation facing South Street, to the south. Where the terms 'left', 'right', 'front' and 'back' etc are used in the report, this is in relation to this principal elevation as viewed from the south. For the purpose of this report a letter prefix has been added for significant partitions.



As far as is known, no previous historic building recording has been undertaken of the building.



**Figure 3**

Mid 20th Century Aerial Photograph of Holwell Ironworks with Recorded Buildings Highlighted in Red.

### **3. Description of the Building**

The building is a brick-built single storey building of two bays, gable on to South Street (*Figures 2 & 4*); there are two pitched roofs mainly of Welsh Slate, although the easternmost slope is clad with concrete tiles, and clearly later in date. The brickwork is 9" x 3" x 4" (229mm x 77mm 102mm) red bricks laid in Flemish Garden Wall bond (3 stretchers to 1 header in each course) with a cement mortar.

There are clearly two phases of building, a fact supported by cartographic sources and the straight joint visible between the two bays. The earlier of the two is the western bay (*a* & *d*), the eastern bay (*e*) is a later in-fill. Bays *a* and *d* have a brick plinth capped with splayed red bricks on the southern and western elevations, the north (back) elevation is plain (*Figure 5*). There is a chimney on the north elevation.

There four double doors on the south facing elevation, these provide the only access to the building, and there is no evidence of pedestrian doors. All are timber-built, it is, however unclear if any are original. Within the west wall there are three windows, all with flat cambered arched heads. The heads and reveals are in red bull-nosed bricks while the sills are blue bull-nosed bricks, the southernmost window still has an original looking timber-framed

window. The remainder of the windows were obscured by parked vehicles externally but bricked up internally. On the rear elevation, there is a solitary timber-framed window with a plain brick on edge lintel. Both the front and rear elevations of e have circular windows at eaves height and the original west roof slope is sky-lighted.

Internally, all the bays are largely devoid of features of historical or architectural significance. All the walls, with the exception of easternmost of e are unfinished painted brick, the easternmost wall of e is cement rendered. Floors, with the exception of b are modern poured concrete slabs, b has the original blue brick pavoids. There is a vehicle inspection pit within d (*Figure 8*). It was not possible to view the construction of the pit to confirm whether it was original.

The roof of the westernmost bay is carried on three fan trusses of angle steel (*Figure 13*) supported by a single axial rolled steel joist (RSJ), possibly inserted. The roof of easternmost bay is carried on three bolted king post trusses with raking struts, in deal (*Figure 12*). The roof is built directly onto the gable of number 30 South Street.

There are occasional indications of the building's original and early use, most notably tether rings on the east wall of a, which along with a saddle tree/tack hook on the south wall of b suggests the building may have initially been used as stabling (*Figures 6 & 7*). Bull nosed brick door reveals may again be further evidence of this. Within b there is large wall-mounted timber cupboard, which, along with an angle chimney breast and fireplace in the north east corner (*Figure 10*) suggests this room may have originally had a more domestic use, perhaps as a mess room. There is another fireplace in north west corner of c, in this case a mid 20th century tiled fireplace remains (*Figure 11*), suggesting this room remained in a more domestic use longer than b.

There are a number of blocked openings in the wall between d and e confirming that this was originally an exterior wall. The northern most opening is partially blocked, but a straight joint in the brickwork and stone bearers suggest that this may have originally been a double pedestrian door.

#### **4. Conclusion**

The photographic survey carried out on the building adjacent to no. 30 South Street, Asfordby Hill provides a permanent visual (photographic) record of the building in its current condition prior to demolition. The building was originally constructed by the Holwell Ironworks at the turn of the 20th century, possibly as stabling. The building was extended soon afterwards to the east, using the gable wall of number 30 South Street as wall and blocking the original windows and door on the east wall of the original building.

The building was used by the ironworks as a garage for both the works ambulance and the works chuffer driven car. A chimney and fireplaces in two of the rooms suggest it may have had a more domestic role as well. The building is said to have been used by the local St John's Ambulance in later years as well.

The building is a good example of early 20th century small scale industrial development when existing building traditions were still used and industrial buildings still had a local vernacular 'feel'.

## **5. Archive & Publication**

The site archive consists of

- 1 290mm x 320mm permagraph sheet containing plans & notes
- DVD containing 66 digital images
- 3 A4 contact sheets
- 66 Black & White negatives and contact prints
- 2 A4 photo record sheets
- 1 Unbound copy of this report

The archive will be held by Leicestershire County Council under the Accession Number X.A36. 2013.

A version of the summary (above) will be submitted to the editor of the local journal *Transactions of Leicestershire Archaeological and Historical Society* for inclusion in the next edition.

## **6. Bibliography**

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

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Peters, J.E.C., 1988. 'Post-medieval Roof Trusses in some Staffordshire Farm Buildings' in *Vernacular Architecture* Vol. 19, 24-31.

Summers, E.M. 1958 *Holwell Ironworks 1875 – 1958*. The Stanton Ironworks Company Limited.



## 7. Colour Plates



**Figure 4** Principal Elevation (Looking North).



**Figure 5** Rear Elevation (Looking South).





**Figure 6** Saddle Tree b.



**Figure 7** Tether Ring on East Wall of a.





**Figure 8** Room d (Looking South).



**Figure 9** Room e (Looking South).





**Figure 10** Room b (Looking North East).



**Figure 11** Room c (Looking West).



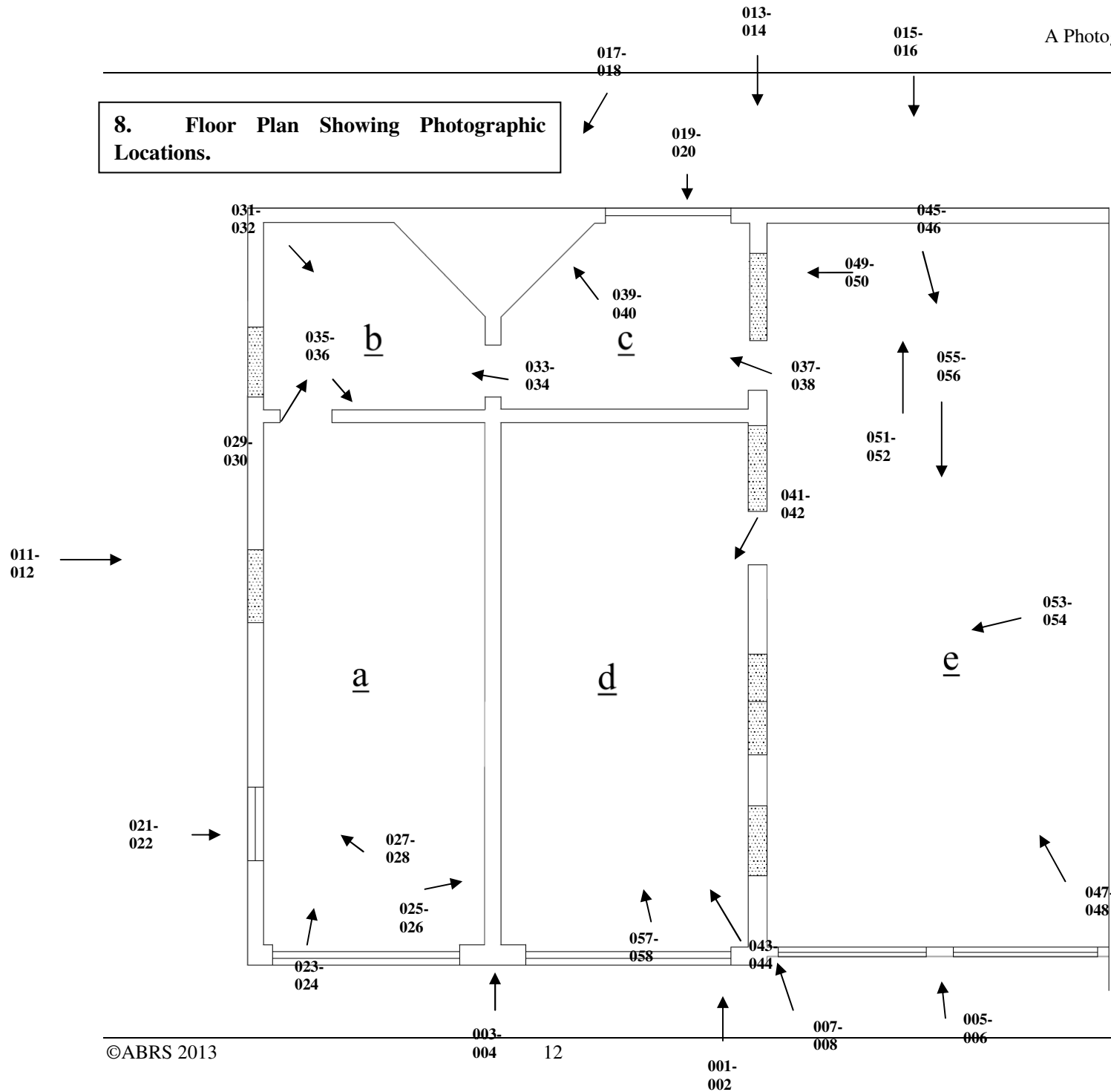
**Figure 12** Trusses, Room e (Looking South).



**Figure 13** Trusses, Room d (Looking North).



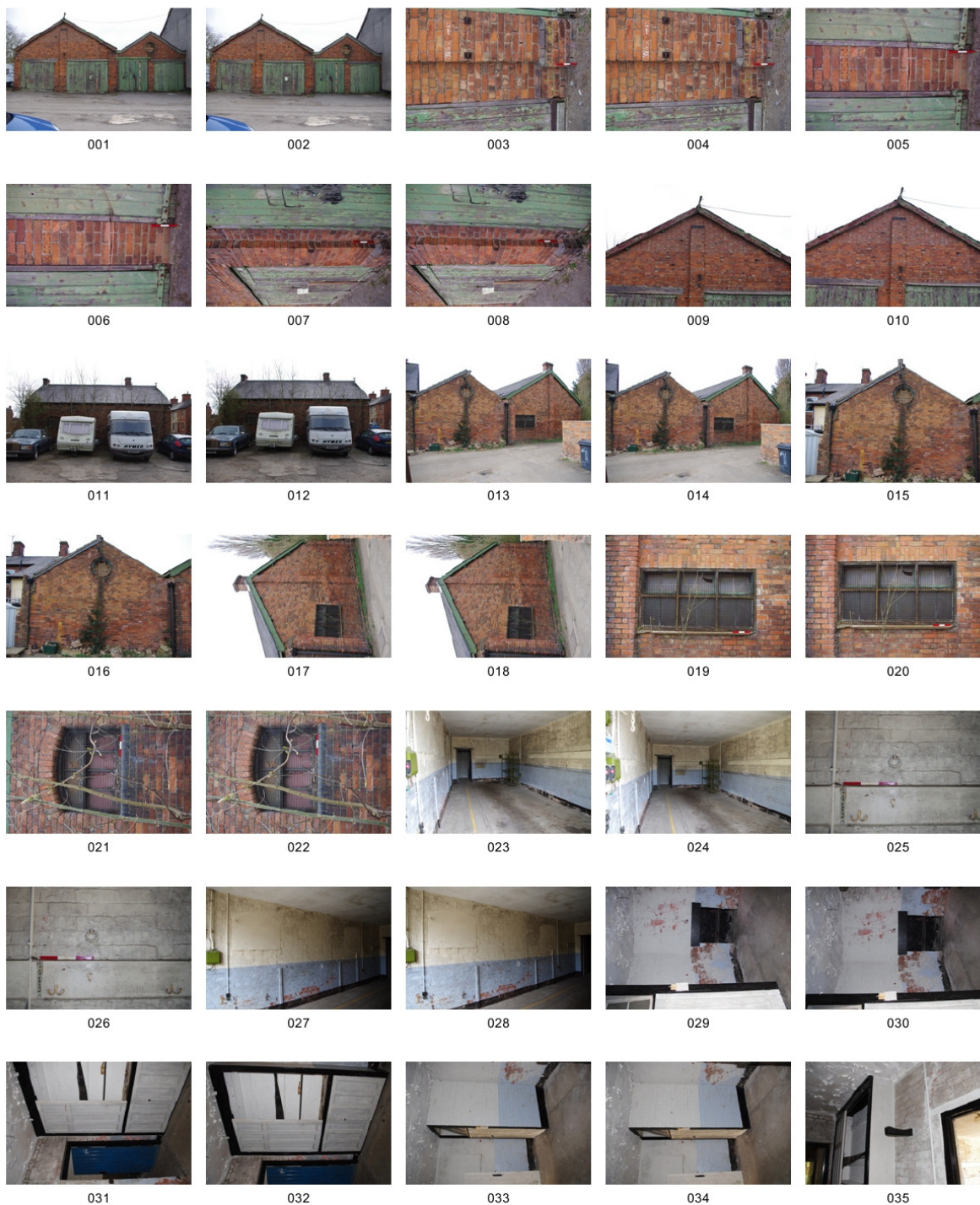
**8. Floor Plan Showing Photographic Locations.**



## 9. Photographic Index & Contact Sheet

Digital	B&W	Room ID	Description	Dir
001	001		Principal Elevation.	N
002	002		Principal Elevation.	N
003	003	a	Plinth & Brickwork, Detail.	
004	004	a	Plinth & Brickwork, Detail.	
005	005	e	Brickwork, Detail.	
006	006	e	Brickwork, Detail.	
007	007		Straight Joint Between Bays.	
008	008		Straight Joint Between Bays.	
009	009	a	New Brickwork in Gable.	
010	010	a	New Brickwork in Gable.	
011	011	a	West Facing Elevation.	E
012	012	a	West Facing Elevation.	E
013	013		North Facing Elevation.	S
014	014		North Facing Elevation.	S
015	015	e	North Facing Elevation.	S
016	016	e	North Facing Elevation.	S
017	017		North Facing Elevation, Oblique View.	SW
018	018		North Facing Elevation, Oblique View.	SW
019	019	b	Window in North Wall, External Detail	
020	020	b	Window in North Wall, External Detail	
021	021	a	Window in West Wall, External Detail	
022	022	a	Window in West Wall, External Detail	
023	023	a	Internal, General View.	N
024	024	a	Internal, General View.	N
025	025	a	Tether Rings on West Wall,	
026	026	a	Tether Rings on West Wall,	
027	027	a	Blocked Window, Internal Detail	
028	028	a	Blocked Window, Internal Detail	
029	029	b	Internal, General View.	NE
030	030	b	Internal, General View.	NE
031	031	b	Wall-Mounted Cupboard, South Wall.	
032	032	b	Wall-Mounted Cupboard, South Wall.	
033	033	b	Internal, General View.	W
034	034	b	Internal, General View.	W
035	035	b	Saddle Tree.	
036	036	b	Saddle Tree.	
037	037	c	Internal, General View.	W
038	038	c	Internal, General View.	W
039	039	c	Fireplace & Chimney Breast	NW
040	040	c	Fireplace & Chimney Breast	NW
041	041	d	Internal, General View.	SW
042	042	d	Internal, General View.	SW
043	043	d	Internal, General View.	NW
044	044	d	Internal, General View.	NW
045	045	e	Internal, General View.	S
046	046	e	Internal, General View.	S
047	047	e	Internal, General View.	N
048	048	e	Internal, General View.	N
049	049	e	Partially Blocked Opening between e & c.	W
050	050	e	Partially Blocked Opening between e & c.	W

051	051	e	Wall-Mounted Cupboard & Phone "Box" on North Wall,	
052	052	e	Wall-Mounted Cupboard & Phone "Box" on North Wall,	
053	053	e	Blocked Openings & Wall Plate in West Wall,	W
054	054	e	Blocked Openings & Wall Plate in West Wall,	W
055	055	e	Roof Trusses,	S
056	056	e	Roof Trusses,	S
057	057	a/d	Fan Trusses.	N
058	058	a/d	Fan Trusses.	N
059	059	c	Brick Pavoirs.	
060	060	c	Brick Pavoirs.	
061	061		Context Shot inc' Sth Street & Recorded Building.	E
062	062		Context Shot inc' Sth Street & Recorded Building.	E
063	063		Context Shot inc' Sth Street & Recorded Building.	E
064	064		Context Shot inc' Sth Street & Recorded Building.	E
065	065		No 30 & Factory, Context Shot.	N
066	066		No 30 & Factory, Context Shot.	N





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