



# University of Leicester

## Archaeological Services

**Groby Old Hall, Markfield Road,  
Groby, Leicestershire:  
Historic Building Assessment  
NGR: SK 5239 0759**

Neil Finn  
with Jon Coward & Sophie Clarke



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**For: Mr and Mrs Dickens**

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# Groby Old Hall, Markfield Road, Groby, Leicestershire: Historic Building Assessment

## 1. Introduction

### *1.1 Scope of the report*

This report presents the results of an Historic Building Assessment of Groby Old Hall prepared by University of Leicester Archaeological Services (ULAS) on behalf of the owners Mr and Mrs Dickens. The assessment has been requested by Hinckley and Bosworth Borough Council, in consultation with English Heritage, in support of an application for Listed Building consent for repairs and renovations to the building. It has been prepared in accordance with the English Heritage guidance document *Understanding Historic Buildings: a guide to good recording practice* (2006) and is intended to meet the requirements of a Level 3 Survey defined therein.

The brick-built tower adjoining the south end of Groby Old Hall is in separate ownership, having been acquired by The Trustees of the Groby Old Hall Tower Fund in 1979. The tower is however an integral part of the fabric of the Old Hall and is therefore also considered in this report; the proposed work does not affect the tower.

### *1.2 Location*

Groby Old Hall is located on the north side of Markfield Road at National Grid Reference SK 5239 0759. It occupies a site approximately 2 acres (*c.* 0.8 hectares) in area, bounded to the north by the A50, to the west by the Church of St Philip & St James, and to the south by the Markfield Road. To the east are the farmyard and buildings of Old Hall Farm, formerly part of the Old Hall property but now separate and currently unoccupied.

### *1.3 Statutory designation*

Groby Old Hall is a grade II\* listed building (see **Appendix A** for listing description). The motte and bailey castle site and manorial complex at Groby is a Scheduled Monument, no. 17066 (see **Appendix B** for Scheduled Monument description).

## 2. General Description of the buildings and site

Groby Old Hall is a multi-period building, at the core of which is a 15<sup>th</sup> century hall. There have been additions and alterations to the fabric in all subsequent centuries. The Old Hall forms part of an extensive complex with origins in the pre-Conquest period. Immediately to the north of the Old Hall are the earthwork remains of Groby Castle, a Norman motte and bailey castle generally accepted as having been constructed *c.*1086. The northern portion of the bailey was destroyed when the A50 bypass was built in the 1960s, however earlier maps illustrate the form and extent of the monument prior to this (e.g. Figures 15 & 24). Limited excavation in 1962-3 revealed the substantial remains of an earlier building at the core of the castle motte. This is interpreted as being of pre-Conquest date, possibly representing the remains of a late Saxon manorial complex (Creighton 1997, 22-5). The castle was besieged and destroyed following the revolt against Henry II in 1173 (Burton gives the date of its

destruction as 1176, cited in Nichols 1811, 631). Subsequently a medieval manor was established on the site. Documentary sources provide some details of the manor house and associated buildings in the 14<sup>th</sup> century, including reference to the ‘olde chapele’ (Farnham 1928, 211-12; 1933, 350). The location of this chapel is indicated on the earliest surviving map of Groby, made in 1757 by John Doharty (Figures 9 & 15). It was ruinous by that date, however some elements of the chapel may have survived to the present day, incorporated into a garden wall and a former stable some 15m north-west of the Old Hall. Other fragments of the medieval manorial complex remain as ruins in the garden to the west of the Old Hall, including a stone wall with an arched doorway and splayed window opening. According to the 1757 map this wall formerly extended up to the corner of the brick-built tower at the south end of the Old Hall. The medieval complex appears to have extended as far west as the 1840 church (still within the area of the castle bailey). It is reported that bakehouses were discovered within the area of the chancel when this was constructed and that the sexton would break down walls when digging graves in the 1940s (Richardson 1978).

William Burton, writing in 1622, notes that:

‘Here was an ancient Castle, whose Walls (as I find in old Record) were beaten down by commandment of King H.2. Here had been also a very faire and ancient Chappell, but all those goodly buildings are now ruinated and gone’ (Burton 1622, 122).

The survey has not identified any fabric within the extant building certainly predating the 15<sup>th</sup> century, except for some reused stonework and possibly an earlier boundary wall incorporated into one of the ranges, and it may be that the focus of the medieval manor lay to the west and north of the present building.

### **3. Manorial and later history**

The descent of the manor of Groby is recorded in detail elsewhere (e.g. Nichols 1811, 629-633); the following brief summary is intended to place the development of the Old Hall in its historical context. At the Norman Conquest Groby, along with much of Leicestershire, was granted by William I to Hugh de Grentmesnil. It passed in succession through several owners before coming to the Ferrers family, who held the manor from 1279 until 1445. Edward, younger son of Lord Reginald Grey, third baron Grey of Ruthin, married Elizabeth Ferrers, heiress to Groby, in 1427. Following the death of Elizabeth’s grandfather in 1445, Groby passed to her husband, who was created Lord Ferrers and baron Grey of Groby in the following year. The fortunes of the Grey family were changed forever with the advantageous marriage of their son, Sir John Grey (1432-1461), to Elizabeth Woodville (1437-1492) of Grafton, Northamptonshire, the daughter of a minor European princess, Jacquetta of Luxembourg. After the death of her first husband Jacquetta married Sir Richard Woodville and produced five sons and seven daughters, Elizabeth being the eldest daughter. Sir John Grey and Elizabeth had two sons, Thomas (1451-1501) and Richard (d.1483). Sir John fought on the Lancastrian side during the Wars of the Roses and was killed at the second Battle of St Albans in 1461. His estates were confiscated by the crown and his widow returned destitute to her parents’ house in Northamptonshire. In an attempt to retrieve her husband’s inheritance for her sons, Elizabeth waylaid the king, Edward IV, during a hunting trip near Grafton. A romance followed and after marrying in secret Dame Elizabeth Grey became Queen of

England. Elizabeth's two sons from her first marriage were raised as stepsons of the king of England. The younger son, Richard Grey, became embroiled in the problems of the succession to the throne, for which he was beheaded. His elder brother Thomas survived the Wars of the Roses and was subsequently created first marquis of Dorset (between 1461 and 1471 he had been known as Lord Ferrers of Groby). This Thomas Grey was an enthusiastic builder and embarked upon a major campaign at Groby. His plans for the site were never fully realised however, as he turned his attention to the construction of a grand country mansion on a new site within the recently enlarged Bradgate Park. Sir Thomas Grey died in 1501 leaving his son Thomas (1477-1530), second marquis of Dorset, to complete Bradgate House. Following the move to Bradgate in the early 16<sup>th</sup> century the family seat at Groby declined in importance and was let out as a tenant farm. It was described in 1668 as 'much decayed'. David Ramsey has identified many of its tenants from the mid 17<sup>th</sup> century onwards. The Old Hall remained a possession of the Grey family until 1925 when Mrs K.V.H Grey sold the whole of the Bradgate Estate, including the Groby property, at auction. A copy of the Sale Particulars is held at the Record Office for Leicestershire, Leicester and Rutland (ROLLR DE 1032/8); Groby Old Hall Farm was Lot No.102. Old Hall Farm continued as a working farm managed from the Hall until a few years ago, the last tenants being Richard Burrows and family. After standing empty and suffering the effects of neglect and vandalism the house was purchased in 2009 by Mr and Mrs Dickens.

#### **4. Chronological Development of Groby Old Hall**

This account of the development of Groby Old Hall is based on analysis of the building and interrogation of historical, cartographic and illustrative source material. The principal elements of the building, discussed below, are illustrated in Figure 1. Survey drawings are presented in Figures 2-8.

##### ***4.1 15<sup>th</sup> century open hall (Range A)***

At the core of the building is the remnant of a former open hall, attributable to the 15<sup>th</sup> century based on the form of its roof structure. Only a single bay remains and it is likely that the hall originally extended to the north-west by at least another bay. One roof truss survives, at the junction between this range and the adjacent cross-wing to the south-west (Figure 5, Photo. 1). A roof truss on the line of the north-east gable wall has been replaced in brick, apparently as recently as the 19<sup>th</sup> century to judge from a sketch made by the Leicester artist John Flower around the 1820s, which seems to show a timber-framed gable (Figure 12). The surviving roof truss, illustrated in Figure 5, is a principal rafter truss with tiebeam and collar. The purlins are clasped between collar and principal rafters (note: the purlins have been replaced at some stage however the original housings are clearly discernible). In Leicestershire clasped purlin roofs of this type typically occur in higher status buildings of the 15<sup>th</sup> century. Dated examples include 7 Main Street, Frisby-on-the-Wreake, tree-ring dated to 1417, the gatehouse of Leicester Castle rebuilt after a fire in 1446-7, the former manor house at Sparrow Hill, Loughborough of 1475 and 10-14 Churchgate, Hallaton with a tree-ring felling date range of c.1484-1509 (Arnold and Howard n.d.; Finn 2007; Hill 2003). These examples illustrate that this roof form spans the entire 15<sup>th</sup> century, making it difficult to narrow down the date of the Hall range at Groby without tree-ring dating. This is a closed truss with close-studding. The interstices between the



studs are infilled with plaster on cleft stone fragments below the collar (almost certainly locally quarried Groby slate) and plaster on split oak laths above the collar. Peg holes to mortices in the underside of the tiebeam indicate the former existence of close studding below tiebeam level also, although the truss is now supported on later brick walls. Empty joints in the wall plates similarly suggest that this roof originally surmounted a timber-framed structure, now entirely rebuilt in brick. This brickwork is of more than one phase and dating is difficult for the reasons discussed below (p. 6).



Photo. 1. Smoke-blackened 15<sup>th</sup> century roof truss over former open hall (Range A)

Smoke blackening of the roof truss and the few remaining original common rafters (Photo. 1) indicates that the hall was originally open from the ground floor to the roof and heated by an open hearth. Subsequently the hall was floored over and a lateral chimneystack added on its south-west side. The chimneystack is brick-built and the first and attic floor structures appear to have been inserted around 1600, to judge from the moulded brackets which support the transverse beams at ceiling level (Photo. 2). The original ground floor level of the hall appears to have been reduced significantly to provide the necessary head height for two full storeys plus an attic. Two stone buttresses against the north-east gable wall of the hall have *c.*1m of their foundations exposed, suggesting the extent of the ground reduction.

There are reasons to suggest the existence of a structure to the south-west of the hall in the 15<sup>th</sup> century, either further bay(s) of the same building, or perhaps more likely a cross-wing occupying the same site as the extant 16<sup>th</sup> century cross-wing (Range G, see below). The absence of weathering on the south-west side of the 15<sup>th</sup> century hall roof truss and un-plastered infill panels to this face demonstrate that the roof truss has never been exposed to the elements; it must always have been protected by an adjoining structure.



Photo. 2. Moulded bracket supporting inserted floor in former open hall

#### ***4.2 Late 15<sup>th</sup> century brickwork***

The scholar and traveller John Leland visited Groby in about 1540 and noted in his Itinerary:

‘There remayne few tokens of the olde castelle more then that, yet is the hille that the kepe of the castell stode on very notable, but ther is now no stone work upon it. And the late Tho[mas Marquise filled] up the diche of [it with earthe, entending] to make an he[rbare there. The older] parte of the wo[rke, that now is at] Groby was made [by the Ferrares.] But newer workes and buildinges there were erectid by the Lorde Thomas first Marquise of Dorset: emong the which workes he began and erectid the foundations and waulles of a greate gate house of brike, and a tour, but that was lefte half on finishid of hym, and so it standith yet. This Lorde Thomas erectid also and almost finished ij toures of brike in the fronte of the house, as respondent on eche side to the gate-house’ (Toulmin Smith 1964, 17-18).

This key reference provides a context for the early brickwork that survives at Groby, albeit in a rather fragmentary state. There are reasons to suggest that the building work at Groby described by Leland was undertaken by Thomas Grey, first marquis of Dorset, between about 1488 and 1492, following his return from France in 1485 (Stevenson and Squires 1999, 17; 27). Later in the 1490s he turned his attention to enlarging the Park at Bradgate with the ultimate intention of erecting a grand country mansion there, in keeping with his elevated status and contemporary tastes. His building work at both Groby and Bradgate was executed in brick, a prestige building material at that period. Only a handful of 15<sup>th</sup> century brick buildings are known within the county (including Groby and Bradgate), all of them high status. The two

south towers of Ashby-de-la-Zouch castle are brick-built and date to *c.*1474; work on Kirby Muxloe castle began in 1480 but ceased four years later following the execution of its builder William Lord Hastings; Abbot John Penny is credited with erecting the brick-built western boundary wall to Leicester Abbey, which incorporates a remarkable range of heraldic and religious symbols, some time between 1496 and 1505 (McWhirr 1997).

It is clear that the building work at Groby was never completed, leading to problems in interpreting those elements that have survived from this period. It is also possible that unfinished elements of the building were taken down and the brickwork reused in subsequent centuries, further complicating the picture.



Photo. 3. Late 15<sup>th</sup> century brick towers (Range B to left & C to right) from the SW

There can be little doubt that the two towers towards the south end of the Old Hall (B & C on Figure 1; Photo. 3) are the work of Thomas Grey, first marquis of Dorset. These towers are linked by a wall that is the remnant of a now lost (or never completed) range of building (D on Figure 1). Surviving doorways in the north-west elevation of tower B demonstrate that range D was (or was intended to be) a three-storey structure (Photo. 4). Similarly, there are truncated first and second floor window openings with brick hoodmoulds at the west corner of the same tower. The splayed opening at first floor level in the wall between the two towers is also a window, with intact brick hoodmould to its external (south-east) face, now obscured by the roof of a later lean-to range (Photo. 6). A third 'tower' (E on Figure 1) is constructed in a slightly different brick and was initially thought to be a later addition, post-dating the construction of the 16<sup>th</sup> century cross-wing (Range G). However a blocked first floor doorway in its north-west elevation is similar to the doorways in tower B and evidently also communicated with the missing range D. It is possible therefore that this is also part of the late 15<sup>th</sup> century build, the differing colour and texture of the brickwork reflecting the fact that bricks were fired in clamp kilns at this period and no two firings produced identical results. Variations in the size, colour and texture of the bricks, even within a single structural element, coupled with the fact that extensive re-pointing and localised rebuilding has occurred over subsequent centuries, make it difficult to distinguish coherent phases within the brickwork at

Groby. There is another area of brickwork in the lower section of range F (on Figure 1), on the north-east side of the cross-wing, which could be interpreted as the base of a fourth tower, but might equally be part of the 16<sup>th</sup> century phase (Photo. 8). All of the brick-built elements attributed to the late 15<sup>th</sup> century are constructed in English Bond and are of massive build, with walls exceeding 0.5m in thickness. These various brick-built elements are described in more detail below.



Photo. 4. Tower B from the NW showing 1<sup>st</sup> & 2<sup>nd</sup> floor doors and splayed window opening to 'lost' Range D

#### *4.2.1 Range B*

The tower closest to the road (Range B on Figure 1, Photos. 3 & 4) stands three storeys high above a brick-vaulted undercroft, the only access to which is through a small hole in the top of the vault in the centre of the ground floor area. The upper stage of the tower steps in slightly and could be later in date. There are other unresolved constructional breaks that may or may not indicate distinct building phases. There are three small arch-headed window openings in the south-east elevation, the upper two with brick hoodmoulds. There is an inserted doorway below the lower window, adjacent to which is a diaper-work pattern of diamonds within diamonds picked out in vitrified headers. The pattern is somewhat irregular and a portion of it has been destroyed in making good the brickwork around the inserted door (Photo. 5).

In the north-west elevation there are first and second floor doorways, the latter blocked, that would have given access to the 'lost' range D (Photo. 4). The treatment of the first floor doorway is a little more elaborate than that above, with chamfered brick detailing. At the south corner there are the vestiges of first and second floor windows with shaped brick hoodmoulds and reveals. At ground floor level on the south-west elevation are a series of sandstone quoins, possibly one side of an opening, or more likely perhaps marking the corner of an earlier boundary wall (see Range D, below).



Photo. 5. Truncated diaper work and inserted door in south-east elevation of tower B

Also at this level in the south-west elevation a fairly elaborate diaper-work design, which Beryl Richardson has interpreted, probably correctly, as an incomplete representation of the arms of the Ferrers family (Richardson 1978; Pevsner and Williamson 1992, 170) (Figure 14). The design is: Gules, seven mascles voided Or (in layman's terms, three open gold diamonds over three open gold diamonds over a single central open gold diamond, all within a shield). The upper portion of the design is missing, possibly indicating an interlude in construction or else a change in plans. The design is now obscured by shrubbery. Richardson has suggested that the inclusion of the Ferrers arms means that the tower, or at least its lower portion, may have been built before 1445 when Groby passed to the Greys (Richardson 1978). This seems unlikely. Thomas Grey held the title Lord Ferrers of Groby and his son Thomas, second marquis of Dorset was summoned to Parliament in 1509 as Baron Ferrers of Groby. His son, Henry Grey (c.1517-1554), Duke of Suffolk and third marquis of Dorset held among other titles that of Lord Ferrers of Groby. It seems entirely reasonable therefore for Thomas Grey, first marquis of Dorset and Lord Ferrers of Groby, whose mother was Elizabeth Ferrers, to have incorporated the Ferrers arms into his house at Groby, which was an ancestral home of the Ferrers family. Furthermore, were this tower to have been constructed before 1445, it would precede the next earliest brick buildings in the county that are known, at Ashby-de-la Zouch Castle, by some thirty years, which seems highly unlikely. It has been suggested that the arms of Grey may have been included on a corresponding tower to the north-west, which has since been demolished or was never completed (*ibid.*).

Interior features of this tower are few. The upper floors are no longer extant, except for a fragment of the first floor structure. The tower had been converted into a dovecote by the early 19<sup>th</sup> century (see for example the lithograph published by John Flower in 1826, Figure 11) and a series of crude nest boxes have been created in the inner wall faces by hacking into the brickwork.

#### 4.2.2 Range C

This second brick tower is narrower and lower in height (Photo. 3). There are two high-level openings in the south-east elevation, the lower of which is a 19<sup>th</sup> century insertion. In the same elevation is a diaper-work design in vitrified brick. The lower part of this tower was destroyed when a former trap house was enlarged to create a garage, some time between 1912 and 1923 based on photographic evidence (see Figure 27). This tower is shown unroofed in Flower's 1826 lithograph (Figure 11).

#### 4.2.3 'Lost' Range D

Only the south-east wall of this range remains, extending from tower B up to the 16<sup>th</sup> century cross-wing (range G). A portion of the wall was destroyed when the garage, noted above, was further extended, apparently after 1971 judging by the map evidence (compare Figures 25 & 26). This wall represents the remains of a three storey range aligned north-east to south-west, its gable end towards the street. Its external elevation is entirely masked by later building, though a first floor window survives, between the towers B & C (Photo. 6). From the north-west it is apparent that the lower section of the wall is stone-built, with 15<sup>th</sup> century brick above this. It is possible that the stone-built element represents an earlier boundary wall incorporated into the late 15<sup>th</sup> century structure. This may be a return of the boundary wall shown on the 1757 Doharty map extending for a considerable distance to the north-west (Figure 9). This would explain the existence of the sandstone quoins incorporated into the lower part of tower B, at the corner of the two sections of stone walling. Also visible in this (internal) elevation are sockets to accommodate first floor joists and the splayed opening of the remaining first floor window. A timber lintel supports the walling above the window, over which is segmental relieving arch (Photo. 4).



Photo. 6. Brick hoodmould to window in south-west wall of former Range D

#### 4.2.4 Range E

This two-storey plus attic range is brick built and has a gabled, slate-covered roof. It is similar in size to tower B and the walls are of comparable thickness. As noted above, the brickwork of this range appears slightly different to that of towers B & C, however there are areas of obvious rebuilding and extensive re-pointing which contribute to this impression. A blocked first floor doorway in the north-west elevation would have opened into the lost range D. Access to the interior is now from the cross-wing range G and differences in floor height between the two ranges at every level reinforces the impression that these two elements were built at different times. There are later 3-light stone mullioned windows in the south-east elevation at ground and first floor levels. The attic room is unlit and only accessible now through a small hatch from the cross-wing attic (Photo. 7); there was formerly a doorway in this same location (see below, p.12-13 & Figure 4). According to the previous tenant the remains of a newel staircase were uncovered in the attic some years ago, however there is no evidence of this now. On balance it seems probable that range E pre-dates the construction of the 16<sup>th</sup> century cross-wing range.



Photo. 7. Attic room Range E with steps down from blocked entrance in Range G

#### 4.2.5 Range F (lower section)

The lower section of the south-east wall of this block is brick-built, the brickwork also extending into the lower part of the cross-wing range G (Photo. 8). The brickwork might be interpreted as the remains of a fourth tower, into which the 3-light stone mullioned window is clearly a later insertion. Little more of this block remains however, hampering interpretation: the ground-floor section of the north-west wall of this range was removed probably in the mid 19<sup>th</sup> century to enlarge the hallway (see

below) and the narrow south-west wall is unlikely to be early fabric. This range is considered further in the next section.



Photo. 8. Early brickwork in the lower section of Range F

### ***4.3 16<sup>th</sup> century cross-wing (Range G), stair tower (Range H) and Range F***

#### ***4.3.1 Range F***

The upper portion of Range F is stone-built (above the brickwork noted in the previous section) though the south-east gable reverts to brick. The stone is similar to that of the cross-wing and stair tower ranges (G & H respectively). This range and the stair tower have the appearance of being a single range, parallel with the cross-wing on its north-east side, and are often described as such (e.g. Pevsner and Williamson 1992, 170). Although the ridge line is continuous, ranges F and H are separate structures located one either side of the 15<sup>th</sup> century hall (see Figure 5). There is a more or less vertical constructional break in the stonework of the south-east (front) elevation, between this range and the cross-wing (Range G), suggesting that these two elements are not precisely contemporary. There are 3-light stone mullioned windows at ground and first floor level and a small arch-headed window in the gable, now blocked. In the attic space, formerly accessed from the attic of the cross-wing, it is apparent that at least some of the masonry used to construct this range (and by extension the cross-wing and stair tower ranges) is reused. Moulded blocks of stone have been laid with their carved faces towards the core of the walls (Photo. 9). Presumably this stonework was salvaged from an earlier structure on the site, either one of the medieval manorial buildings or possibly the chapel, which Burton notes as being ‘ruinated and gone’ by the early 17<sup>th</sup> century. The roof of this range is supported by a principal truss, the curved principals tenoned into a tiebeam and halved at the apex to carry a ridge beam. The purlins run over the backs of the principals and are supported by the projecting ends of raking struts that are nailed into position. The form of the truss is not closely dateable and could be either 16<sup>th</sup> or 17<sup>th</sup> century. The stair tower range H has an identical roof structure (see Photo. 13).





Photo. 9. Former attic room Range F, reused stonework and blocked window

#### 4.3.2 16<sup>th</sup> century cross-wing (Range G)

Dominating the principal (south-east facing) elevation of Groby Old Hall is the cross-wing range G. This is of two storeys plus attic and is divided on each floor into two principal rooms. The stonework of the external elevations of the cross-wing is facing to what is otherwise a brick-built structure (e.g. the brick-built wall on the right of Photo. 9, above, is the north-east wall of Range G). The ground floor rooms are lit by stone mullioned windows, of three lights to the front elevation and two lights to the rear; the rear window was partially blocked when Flower sketched this elevation in the early 19<sup>th</sup> century (Figure 12). At first floor level to the front elevation is a large mullioned and transomed window. To the rear elevation a window of similar proportions has been blocked; the previous tenants reported uncovering an early timber solar window some years ago, which was left *in situ* and covered up again. By the early 19<sup>th</sup> century the room was lit by a modest timber window, as now. Adjacent to this is a second, smaller window with modern frame. This was introduced in the 19<sup>th</sup> century to light a narrow, inserted corridor running the full length of the range; the window is absent on Flower's early 19<sup>th</sup> century sketch (Figure 12). At the front of the cross-wing the corridor is lit by one light of the mullioned and transomed window. The attic room to the front is lit by a 3 light stone mullioned window with modern glazing (this window was blocked in the early 19<sup>th</sup> century). The rear attic room has a small single light window.

The roof of this range is of four bays, defined by five trusses originally, though that at the south-east end has been removed and the gable rebuilt in brick. These are principal rafter trusses with tiebeam and collar (Figure 7). The principal rafters have a slight camber to their underside, being widest at the point where the purlins are tenoned into them. Windbraces, either straight or more often slightly curved, are tenoned into the principal rafters and rise to the underside of the purlins, into which they are also tenoned. The timbers of this roof are generally well-finished with

chamfered edges. A number of the windbraces have been removed, corresponding with the position of former doorways giving access to attic rooms within adjacent ranges (marked 'X' on Figure 4). It was evidently necessary to duck under the purlins to enter these rooms and the purlins have been carefully trimmed to facilitate access (Photo. 10). The centre roof truss is closed, defining the two attic rooms within this range. A doorway in this truss has a cambered head, cut out of the underside of the collar, and is furnished with a plank and batten door. The attic floor is of solid gypsum or lime plaster type. The straight flight staircase up to the attic is 19<sup>th</sup> century.

The roof structure of the cross-wing is broadly attributable to the 16<sup>th</sup> century and Pevsner suggests a late 16<sup>th</sup> century date for this range (Pevsner and Williamson 1992, 170).



Photo. 10. Trimmed purlin in Range G indicating former door into adjacent attic room

#### *4.3.3 Stair Tower (Range H)*

In the northern angle between the cross-wing and hall is a small near-square range housing the staircase (Range H). This is built from the same sandstone that the cross-wing is faced with, but is apparently of a separate phase, with a constructional break in the masonry between the two on the north-west elevation (Photo. 11). Brickwork in the lower part of the north-west wall appears to be later patching, presumably replacing decayed stonework. In this elevation there is a ground floor arch-headed window with chamfered stone surround, above this a three-light window of similar form and a further single light window in the gable, now blocked. These windows are of later medieval type and could be as late as the 16<sup>th</sup> century. As noted above, the roof structure of this range is identical to that of range F and the two are almost certainly contemporary, probably dating to the 16<sup>th</sup> century based on the windows of this range (unless the windows are reused here from an earlier structure).

The closed string oak staircase is attributable to the early-mid 18<sup>th</sup> century, based on the form of the handrail and turned balusters (c.f. Hall 2005, 112; 127). However this

has subsequently been altered and the first floor balustrade is later, copying the earlier baluster form. The staircase rises only to the first floor and the attic room above was formerly accessed from the cross-wing attic, but is no longer in use.



Photo. 11. North-west (rear) elevation with Range H gable (left) & cross-wing (right)



Photo 12. 18<sup>th</sup> century staircase within Range H

#### ***4.4 'Lost' Wing J***

In the south-west wall of the cross-wing, at first floor level, is an arch-headed stone door surround, visible from the rear garden (see Figure 28). There is evidence for a

former doorway directly above this in the attic of the cross-wing. These doorways point to the former existence of a range of building on the south-west side of the cross-wing and accessed from it. A gabled wing is shown in this position in the sketch of the house on the 1757 map (Figure 9), that appears to be broadly similar in proportions to the surviving range E. This ‘lost’ wing had been demolished by the early 19<sup>th</sup> century and does not appear on Flower’s sketch of the back of the house (Figure 12). This illustration shows a ragged masonry joint at the west corner of the cross-wing, which evidently resulted from the demolition of this range. This area was subsequently ‘tidied up’ when the south corner of the cross-wing and a portion of its south-west wall were refaced in engineering brick. It is not known when range J was constructed or from what materials it was built.



Photo. 13. Attic room Range H, showing roof truss (identical to that in Range F)

#### ***4.5 Structures extant by the late 18th century: Ranges K, L, M & N***

A number of illustrations of Groby Old Hall were made in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries which demonstrate the existence of particular elements of the building by then. The earliest of these illustrations are the two views included in John Nichols’ *History and Antiquities of the County of Leicester* (volume iv, part ii, plate 104), made in 1790 (Figure 10). Similar but more detailed illustrations of the front and rear elevations of the house were produced by the topographical artist John Flower in the 1820s (Figures 11-13). Flower had a keen eye for architectural detail and his pictures can generally be relied upon as an accurate representation of the subject matter (Finn 2008). On the evidence of the illustrations in Nichols it can be shown that ranges K, L and M were in existence by 1790; some of the detail in the following descriptions however is derived from the slightly later Flower illustrations.

##### ***4.5.1 Lean-to Range K***

This lean-to range is constructed against the outside face of the remaining ruined wall of range D, between the two early brick towers B and C (Photo. 3). The south-east wall is constructed of brick, laid in English bond, and is 17<sup>th</sup> or 18<sup>th</sup> century in date.

The illustrations show a single doorway in the south-east elevation with a small window above this. In the Nichols illustration the roof appears to be thatched, though it is clearly slated in the Flower illustration. This range is now sub-divided into a garage, adjacent to tower B, which was not accessible at the time of the survey, and a saddle room (c.f. 1925 Sale Particulars). The saddle room, probably fitted out in the later 19<sup>th</sup> century, survives reasonably intact. It has matchboard wainscoting around the walls and saddle trees. There is a plank and batten door in the south-east elevation and adjacent to this a small window, both with timber lintels. In the opposite wall is a blocked fireplace.

#### 4.5.2 *Lean-to Range L*

Occupying the narrow space between towers C and E, the lean-to range L is just discernible in the Nichols illustration (masked by a tree), but is seen more clearly in the Flower lithograph. In the latter it is seen to have a plank door in the south-east elevation with a window above and the roof is slated. This space now forms part of the garage, created in the early 20<sup>th</sup> century. The vestigial fragment of the south-east wall is brick and has been rebuilt.

#### 4.5.3 *Entrance Range M*

The principal entrance to the Old Hall today is in a small block that backs on to the stack of the hall fireplace, its tall, slated roof now partly masked by a parapet wall (range M); the present doorway is attributable to the mid 19<sup>th</sup> century (Photo. 14).



Photo. 14. Entrance Range M, with mid 19<sup>th</sup> century door surround

This range was certainly extant by the late 18<sup>th</sup> century, however there are inconsistencies in its depiction between the Nichols and Flower illustrations. Nichols shows what appears to be a window at this point below a segmental arched head. A doorway is shown to the left of this, truncating the mullioned window of range F. In the Flower illustrations there is an arch-headed stone door surround in range M. He also shows the adjacent door cut through the mullioned window. It seems unlikely

that the early arch-headed doorway shown by Flower (in two separate pictures) was inserted in the early 19<sup>th</sup> century, replacing the window shown in Nichols. More likely the engraver has misinterpreted the original artist's sketch in the Nichols print. However this does not explain why there would be two doorways immediately adjacent to each other. The present front door is in range M and the door cut into the mullioned window has been blocked up and the window reinstated, probably as part of the 1858 restoration (see below, p.19). It is not clear when this range was added but it is certainly later than range F, so presumably 17<sup>th</sup> or 18<sup>th</sup> century.

#### *4.5.4 Detached Range N*

Immediately to the east of the Old Hall, Nichols shows a detached range with gabled roof, its ridge aligned north-west to south-east (range N). There is a chimney in the north-west wall and ground and first floor windows in the opposite end wall. No doorway is visible and this is presumably on the south-west side. The core of the building is apparently stone-built, but it has been raised in height and an outshut added to the north-east side in brick. The Flower sketch of the rear of the house shows only part of this structure and provides no additional detail. The evidence for multiple building phases suggests this range was of some age when it was illustrated in 1790, but little more can be said of its origins. Subsequently part of this structure was incorporated into the 'cottage' range P (see below, p.18).

#### *4.6 Service Range O*

At the north corner of the Old Hall is a substantial stone-built range, constructed from local granite with sandstone quoins and dressings to door and window openings, and roofed in local slate (Photo. 15). This range is not shown in either the Nichols or Flower illustrations, indicating a construction date after *c.*1825. It is present on a map of 1859 (Figure 19) and must therefore have been built in the intervening period. There was a major refurbishment of the Old Hall in 1858 (see below) and this range may have been added as part of that phase. If so, the absence of brick in the structure, for example to finish door and window openings, is surprising since the 'cottage' (range P) which seems certainly to have been constructed as part of the 1858 phase, is built of brick. This may be taken to suggest that range O is a little earlier than 1858 (by a decade or two?), though this is not certainly the case and the choice of materials may simply reflect functional differences between the two buildings. Brick is used inside range O, for thralls lining its two rooms. Three large, shallow slate sinks in the larger room indicate that this area was used for salting and curing meat. The smaller room functioned as a cold store (there is no evidence for this range ever having been heated). On the first floor there is a bedroom, accessed from the main staircase and this presumably provides the context for the alterations to the 18<sup>th</sup> century stair noted previously. There is evidence for the installation of a staircase communicating between this room and the ground floor room of the Hall range A. The staircase opening has subsequently been converted into a cupboard in the south-east wall of the bedroom, but a couple of the steps survive within the thickness of this wall (Figure 6). This short-lived back stair was presumably an attempt at introducing some social segregation between household and servants, though no rigid distinction between polite and service areas was possible due to the antiquated plan and piecemeal development of the house.

The construction of this range necessitated the blocking of ground and first floor openings in the north-west wall of the hall range A, seen in the earlier Nichols and Flower sketches (Figures 10 & 12). The first floor window has been converted into a cupboard in the bedroom above the hall, though the splayed reveals betray its original function. The same sketch shows a 2-light arch-headed window to the ground floor, not dissimilar to the windows of the adjacent stair tower.



Photo. 15. Service Range O (right), former open hall Range A (centre), Range R (left)

#### ***4.7 Cottage Range P***

The detached range N, shown in the Nichols and Flower illustrations, was substantially altered in the mid 19<sup>th</sup> century and incorporated into a newly-built cottage, range P (Figure 8; Photo. 16). This is almost certainly attributable to the 1858 remodelling of the house, discussed below, and the cottage was certainly in existence by 1859, appearing on a map of that year (Figure 19). An additional bay was constructed in brick on the north-east side of the earlier range and a new roof added at right angles to the previous roof. Ground and first floor cusped windows in the south-west gable end are in a distinctly Victorian gothic style. Other window and door openings are plainer with segmental arch heads and chamfered brick detailing; there is a moulded brick eaves course. One of the two ground floor rooms is presently a kitchen and has a later 19<sup>th</sup> century fitted cupboard. The other room was in use most recently as the farm office, for which purpose a glazed timber partition wall was inserted in the mid or late 20<sup>th</sup> century. Fireplaces in the two ground floor rooms (now blocked) are served by separate stacks in the north-west wall. A dog leg staircase gives access to two first floor bedrooms and a bathroom inserted in the 20<sup>th</sup> century. Upper floors are of gypsum or lime plaster type.



Photo 16. Cottage Range P, incorporating earlier stone-built Range N to left

#### ***4.8 1858 Renovations***

William White's *Leicestershire and Rutland Directory* of 1863 records that 'The Manor House' at Groby, occupied by a farmer, was 'judiciously restored in 1858, so that it is a large and handsome residence' (White 1863, 705). Various structural and decorative details can be attributed to this episode. The present front door and surround, with four-centred arched head and hoodmould is of this date (Photo. 14) and presumably the 'second' front door to its left was blocked up at the same time and the 3-light window it cut through restored. Several other windows also appear to have been restored, compare for example the mutilated mullioned and transomed cross-wing window in Flower's illustration with its present appearance. Turning to the interior, the entrance hall was enlarged with the removal of the north-east wall of range F (which has led to structural problems at this point). The decorative schemes of the two principal ground floor rooms, in the cross-wing, are attributable to this phase, with their tall skirting boards, six panel doors, picture rails, intricate coving and similarly elaborate arched recesses (Photo. 17). Ceiling heights were lowered slightly at this time and earlier plain ceilings survive in the void above. In both of these rooms the fireplaces have been altered; that in the front room being a late 20<sup>th</sup> century timber surround. Archways leading off the entrance hall have similar treatment to the arched recesses of the principal rooms. The walls of the back hall, stairwell and first floor landing area are lined in imitation of ashlar masonry, another common gothic touch. An archway with two-centred head leads off the first floor landing into the narrow corridor that was probably also created at this time. Decoration of the first floor rooms is much plainer. The steep straight flight staircase up to the attic seems to be of this date and perhaps the now inaccessible attic rooms were blocked off at the same time.





Photo. 17. Decorative scheme of 1858, cross-wing Range G (fireplace altered later)

#### ***4.9 Range Q***

There is a range of outbuildings to the north-east of the cottage (Figure 8; to right on Photo. 16). These are later 19<sup>th</sup> century and brick-built but incorporate an earlier stone wall. A detached outbuilding is shown in this position on the 1859 map (Figure 19), which had been extended up to the cottage by 1883-4 (Figure 20). Further alterations were made around the mid 20<sup>th</sup> century, creating the present outside toilet.

#### ***4.10 Range R***

A small, single-storey brick wing (range R) was built in the angle between the entrance hall and the cottage range in the later 19<sup>th</sup> century, linking these previously separate elements (Photos. 15 & 18). This is lit by two small trefoil-shaped windows set low down in the walls. This range post-dates the 1858 phase, but was in existence by 1883-4, appearing on the first edition Ordnance Survey map surveyed in that year (published 1886).

#### ***4.11 Garage extension (Range S)***

The garage was extended to the north-west in the late 20<sup>th</sup> century, after 1971 according to the map evidence (c.f. Figures 25 & 26). The walls are brick built and the lean-to roof is slated.



Photo. 18 Interior view looking from Range R into entrance hallway Range M

## 5. Discussion

The origins of the manorial site at Groby can be traced to the pre-Conquest period. Creighton (1997, 25) notes that the siting of the Norman castle is not ideal in strategic terms, being overlooked by the village to the south-west. He suggests that the reasoning behind the decision to locate the castle on the site of an earlier building, of probable manorial/religious status, may have been twofold: firstly reflecting a degree of martial opportunism, in using the fabric of an extant standing structure to immediate defensive advantage; and secondly as a highly visible manifestation of an act of conquest. In suppressing and dominating the earlier complex, construction of the castle ensured continuity of occupation at the site although the castle itself was relatively short-lived, slighted within a century of its construction. The site developed as the focus of the medieval manor, probably soon after the castle was slighted, that passed to the Ferrers in 1279. It is not until 1371 that the manor complex is described in any detail, and then only partially, in the dower settlement of Margaret, wife of William de Ferrers, made on 4 June, 45 Edward III (1371):

‘A third part of the manor house of Groby, namely, one great chamber called the “whit chamber” with one cellar below the same called the “wyn celer”, two chambers abutting towards the north with two wardrobes, a chamber with a wardrobe below the said two chambers where Robert Bradenham used to lie, two chambers at the end of the whit chamber above the door of the wyn celer, two chambers called the “tayleryes” extending to the chamber called Sir Thomas de Ferrers’ chamber, a chapel called the “oldechapele” with the cloister by the same towards the south, one house called the “culnehous” with the double gate, all the piece of ground between the culnehous and garden called the “Tourhulle” towards the south with the great gate called the “chapelesgate”, a grange called “the heyberne” and a long house called the

“sheepcote”, a house called the “bailies chamber” with all houses under the roof thereof, a dovecot by the said house, and all the piece of ground abutting on the byre towards the “est” in length and breadth between the sheepcot house and the “wayour” even to the gate called “Bernerdesgares”, with free ingress and egress night and day and all other easements of the “wayour” by the manor gate; also a third part of the forge house, a third part of the garden called the “Tourhulle” towards the west as appears by metes and bounds, a third part of the garden, namely from the “popeler dyche” towards the “est” in length and breadth as Isabel who was the wife of Henry de Ferrers lately held in dower...’ (Cal. Close Rolls 1369-1374, p.350, cited in Farnham 1928, 211-212).

The document goes on to list extensive lands in Groby and elsewhere that also formed part of the dower settlement.

There is no evidence to suggest that any of the structures mentioned in this document have survived substantially intact to the present day and only one building, the chapel, can be located with any certainty. It is interesting to note that the chapel is referred to as ‘old’ in 1371. The chapel is mentioned again in 1446 when, soon after coming into possession of Groby, Sir Edward Grey obtained a special dispensation from the Archbishop of Canterbury to have his expected child christened in the chapel of the Manor House rather than in the parish church at Ratby, on account of its great distance and the foulness of the ways thereto (Ramsey 1982, 17). By the early 17<sup>th</sup> century the chapel was ‘ruinated and gone’ according to Burton, though its wall lines were apparently still discernible in the mid 18<sup>th</sup> century for Doharty to have mapped them (Figure 15) and some fragments may yet remain.

The historic building survey has not identified any fabric certainly predating the 15<sup>th</sup> century within the Old Hall, except for some stonework reused in the late 16<sup>th</sup> century (perhaps from the demolished chapel?) and possibly a boundary wall incorporated into the late 15<sup>th</sup> century range D.

At the core of the present house is the remains of a 15<sup>th</sup> century open hall, apparently of timber-framed construction. This may have had a roughly contemporary cross-wing that was replaced by a larger cross-wing in the late 16<sup>th</sup> century (range G). The late 15<sup>th</sup> century brick-built elements of the house are difficult to decipher. Richardson’s identification of the diaper-work design on the south-west elevation of the tower closest to the road (range B) as the arms of Ferrers is convincing. However this need not mean that the tower was constructed prior to the death in 1445 of William de Ferrers as she suggests. If it were, this would be a conspicuously early example of brick building in the midlands, predating by some 3 decades William Lord Hastings’ work at Ashby-de-la-Zouch and Kirby Muxloe castles. It is far more likely that this tower forms part of the building programme undertaken by Thomas Grey, first marquis of Dorset, between about 1488 and 1492 before he abandoned the rebuilding of Groby to construct an entirely new house at Bradgate Park.

It has been suggested in the past that the two substantially complete brick towers (ranges B & C) represent the remains of the gatehouse mentioned by Leland. However, whether the approach to this is seen as being from the south-west or the south-east, the problem remains with this interpretation that the gatehouse is

immediately adjacent to the house. It seems more likely that these are the two towers ‘in the fronte of the house, as respondent on eche side to the gate-house’ that Leland notes (Toulmin Smith 1964, 17-18). This would presumably put the gatehouse closer to the road and it is interesting to note tower-like structures on the 1757 map on the street frontage, of which no trace now remains (Figures 9 & 15). In addition to the two towers (ranges B & C) and the lost range D they adjoined, there are other areas of ‘early’ brickwork, including the tower-like range E and the lower part of range F. It is difficult to date these elements precisely as it appears that unfinished late 15<sup>th</sup> century brickwork has subsequently been demolished and the bricks reused. There is however a notable symmetry in the plan of the four ‘towers’ B, C, E & F which may indicate that they are broadly contemporaneous. The 16<sup>th</sup> century cross-wing is effectively a brick building faced with stone and the timber-framed walls of the 15<sup>th</sup> century hall have also been rebuilt in brick at some stage. More detailed analysis of the various brick-built elements would be required in order to stand a chance of clarifying their precise chronological sequence. The subsequent development of the house is relatively more straightforward. Only modest additions and alterations seem to have occurred in the 17<sup>th</sup> and 18<sup>th</sup> centuries and other elements, such as range J, were demolished in this period. The limited evidence for expenditure on the fabric of the building during the 17<sup>th</sup> century is consistent with the description of the Old Hall as being ‘much decayed’ in 1668. A major phase of refurbishment and expansion occurred around the middle of the 19<sup>th</sup> century, including the documented ‘restoration’ of 1858. There were further additions in the late 19<sup>th</sup> century and since then only relatively minor alterations.

## 6. Summary of the development sequence

Date	Event	Range	Reference
C15	Open hall constructed perhaps with contemporary cross-wing at SW end, of which no direct evidence now remains. Possibly built by Ferrers pre 1445?	A	
c.1488-1492	Thomas Grey, 1 <sup>st</sup> Marquis of Dorset, embarks upon major building campaign at Groby, constructing in brick a gatehouse (unfinished), two towers in front of the house and other unfinished ranges, possibly incorporating an earlier stone boundary wall.	B, C, D poss E & ?F	John Leland cited in Toulmin Smith 1964, 17-18; Stevenson & Squires 1999, 17, 27
Late C16	Substantial cross-wing constructed, reusing stone (and brick?) from earlier buildings, possibly including the chapel.	G	Pevsner & Williamson 1992, 170
Late C16	Two 3-storey ranges/towers added at junction of hall and cross-wing, possibly soon after the cross-wing was built. Range H now stair tower and possibly built as such.	F, H	
c.1600	Open hall floored over, lateral chimneystack built to heat hall	A	
Early C17	Some of the 3-light mullioned windows added to SW front of existing ranges to update this elevation may be as late as the early C17.	E, F & ?attic of G	
C17 - C18	Various minor ranges constructed, K, L, M & N certainly extant by 1790	K, L, M, N	Nichols & Flower illustrations
Early-mid C18	Extant staircase constructed	H	
1757-1828	‘Lost’ wing J demolished between these dates and possibly before 1790	J	1757 map, Flower sketch
c.1825-1858	Ancillary range O constructed, possibly some time before 1858. Staircase added between ground floor of hall and first floor of range O.	O, A	
1858	Brick cottage, range P, built incorporating earlier range N	P, N	
1858	New front door, internal decoration & alterations to Old Hall; several windows restored	F, G, H, M	White 1863, 705
1859-1883/4	Range linking cottage and Hall was constructed between these dates; range of outbuildings to NE of cottage (range Q) enlarged/rebuilt	R, Q	1859 & 1886 maps
Late C19	Saddle room fitted out	K	
1912-1923	Trap house enlarged, destroying lower portion of late C15 tower C	L, C	Historic photographs
Mid C20	Outbuilding range Q altered/extended forming new outside WC; partition installed creating farm office in ‘cottage’ range	Q, P	
After 1971	Garage enlarged removing a portion of the vestigial SE wall of range D	S	1971 & 1991 OS maps

## 7. Map-based analysis

### *1757 John Doharty map (Figure 15)*

The original coloured version of this map is at Enville Hall, Staffordshire. Monochrome copies are held by the Record Office for Leicestershire, Leicester and Rutland (ROLLR). The version reproduced here is enlarged from the tracing in Woodward 1984, Fig.17, the detail of which has been verified against the ROLLR copies and a full size tracing of the original made by David Ramsey.

This map shows the Old Hall at the east end of a large ovoid enclosure, evidently the castle bailey. The motte is shown, surmounted by a structure interpreted as a summer house or similar. The outline of the chapel is shown as a plan view, the only building on the map depicted in this manner, which is taken to indicate that it was no longer an upstanding structure (c.f. Burton's description of it as 'ruinated and gone' more than a century before this map was produced).

The Old Hall is shown as a compact structure of near-square form, with the tower (range B) projecting south-west of this. A series of parallel lines represent the roof of the cross-wing and that of ranges F & H beyond. Two gables face the street, that to the left, with a window, is the 'lost' wing J. To the right of this the gable of range E is partly obscured by the tower. The 'lost' range D is not shown and had evidently been demolished before this date (or construction was never completed). It is not clear what the two open rectangles to the right of the building are intended to represent; it appears that on the original version of the map that closest to the viewer is infilled or coloured whereas the farther one is not.

A wall is shown extending from just beyond tower B north-westward for a considerable distance before turning in two right-angled steps towards the road. This wall can be identified on subsequent Ordnance Survey map editions and a portion of it survives to the present day, in which there is an arched doorway and splayed window (see also Figure 28). This is interpreted as a boundary wall which either incorporated a pre-existing building or onto which a building was constructed in the later medieval period.

### *n.d. c.1790 ?Inclosure map (ROLLR: DG20/Ma/132/1) (Figure 16)*

Although undated the various parcels of land illustrated on this map correspond with the Inclosure award for Groby, suggesting that it was produced around the time the village was enclosed, c.1790. There is no map attached to the Inclosure Award.

The tower (range B) is shown as being slightly offset from the main frontage (south-west side) of the Old Hall. The otherwise unbroken frontage line indicates that ranges K, L & M were extant by that date (see also the illustrations made in 1790 for Nichols' *History and Antiquities of the County of Leicester*). Range J, present on the 1757 map appears to have been demolished by this date. The detached structure immediately to the east of the Old Hall is range N. The boundary wall noted on the 1757 map is shown, though this appears to turn towards the road at its south-east end before reaching the Old Hall. To the north-west of the hall is a small rectangular enclosure that appears to correspond with the position of the demolished chapel.

***1816 Thomas Miles map (Figure 17)***

The depiction of the Old Hall is essentially similar to the c.1790 map (above). Range O at the north corner of the Old Hall is clearly not extant by this date.

***c.mid 19<sup>th</sup> century estate map (post-1840) (ROLLR: DG20/Ma/132/3) (Figure 18)***

Undated map but certainly post-1840 as the church of St Philip & St James is shown. The service range O is extant. It is not entirely clear whether the cottage range P is illustrated, or whether this is still range N. There is a small detached block to the north-east of this (subsequently replaced by or incorporated into range Q). The enclosed area on the site of the former chapel has been roofed over, forming a stable block.

***1859 estate map (ROLLR: DG20/Ma/42/2) (Figure 19)***

Map dated 5 July 1859. Similar to the previous map, though rectangular plan form of cottage more clearly evident indicating range P is extant by this date.

***1886 Ordnance Survey 1st edition map sheet XXX.4 25 inch to 1 mile (Figure 20)***

By the time of the first edition Ordnance Survey map, surveyed in 1883-4 and published in 1886, the range linking the Old Hall and the cottage had been constructed (range R). The outbuilding range Q is also extant. A greenhouse is shown to the north of the hall. The remains of the boundary wall first illustrated on the 1757 map are shown in the field to the north-west of the Old Hall, close to the church. The earthwork remains of the castle motte and the bailey ditch are also mapped.

***1903 Ordnance Survey 2nd edition map sheet XXX.4 25 inch to 1 mile (Figure 21)***

The 1903 Ordnance Survey edition, based on the first edition map with revisions made in 1901, shows no changes to the Old Hall.

***1916 Ordnance Survey map sheet XXX.4 25 inch to 1 mile (Figure 22)***

No changes are shown on the Ordnance Survey edition published in 1916 (based on 1883-4 survey with revisions in 1913).

***1930 Ordnance Survey map sheet XXX.4 25 inch to 1 mile (Figure 23)***

No changes to the Old Hall are shown on the Ordnance Survey edition published in 1930 (based on 1883-4 survey with revisions in 1928). The stable to the north of the hall, on the site of the former chapel had been extended by this date with the construction of a range to the north of the earlier building.

***1956 Ordnance Survey map SK 5207 1:2500 (Figure 24)***

There appear to have been minor revisions to the range of outbuildings north-east off the cottage, (range Q) otherwise the plan of the Old Hall is unchanged. The extension to the stable block shown on the 1930 OS map, is shown as unroofed on this edition.

### ***1971 Ordnance Survey map SK5702 1:2500 (Figure 25)***

No changes to the Old Hall are shown on the 1971 OS map. The A50 bypass, constructed in the 1960s, lies immediately to the north of the castle motte, obscuring the earthwork remains of the bailey illustrated on previous editions.

### ***1991 Ordnance Survey map SK5702 1:2500 (Figure 26)***

The 1991 Ordnance Survey map shows the garage to have been extended by this date.

## **8. Early Photographs in the ROLLR**

A search was made for early photographs of the Old Hall in the Record office for Leicestershire, Leicester and Rutland (ROLLR). There are 5 photographs of Groby in the Henton photographic collection as detailed below. Copies of some of these were ordered but unfortunately had not been received at the time of writing. The report will be updated and reissued as and when these are received. Some of these photographs have been published elsewhere and where possible a bibliographic reference is provided.

### ***8.1 Henton Photographs***

*Henton Number 282: Groby Village Scene 27<sup>th</sup> May 1908.*

View along Markfield Road with Old Hall in the distance.

*Henton Number 755: Groby Old Hall April 19<sup>th</sup> 1899, 2.35pm*

View of the front of the hall from the road to the south. The building is largely masked by trees.

*Henton Number 1612: Groby Old Hall, undated.*

View of the front of the Old Hall from the road to the south, with farmyard on right of frame. The building is partly masked by trees.

*Henton Number 1841 Groby Hall, Leics. N.W. 20<sup>th</sup> May 1912, 11.28am*

View of the front of the Old Hall from the south-east showing the cross-wing and adjacent ranges in detail. Blocked doorway is discernible to left of present doorway. Diamond leaded glazed window to attic room in range F. Ranges C & L have separate doors, indicating that the trap house was enlarged to create the garage (removing the lower portion of tower C) after this date.

*Henton Number 1842 Groby Old Hall 20<sup>th</sup> May 1912 12.15pm*

A view of tower B taken from the west showing incomplete Ferrers arms and sandstone quoins incorporated into tower base. (This area is now obscured by foliage). Reproduced in Farnham 1930, opposite p.92

*Henton Number 1843 Groby Old Hall, Leics, N.E. 24<sup>th</sup> May 1923, 11.29am*

View of the Old Hall from the street, looking N.E. with children standing by timber gates. Note: garage door has been enlarged by this date.

*Henton Number 1844 Groby Old Hall 20<sup>th</sup> May 1912 11.40am*

View looking towards tower B; slightly out of focus. Reproduced in Farnham 1930, opposite p.94

## **8.2 Other Photographs in ROLLR**

*DE4332/53/15*

Snapshot of Groby Manor House taken in 1934. Oblique view of south-east front of house, shows ledged and braced garage doors, prior to insertion of present 'up & over' door.

*DE 3736 Box 47 Groby*

There are several view of Groby Old Hall in the DE3736 photographic collection, box number 47. The more significant views are listed below. Two of the pictures are reproduced here as Figures 27 & 28.

*Negative Number LRO 161/2*

'The Manor House, Groby, Leics. c.1875'

Diaper work on street-facing elevation of tower B is clearly visible.

*Figure 27 (no negative number)*

Figure 27 shows the south-east front of the Hall, looking north, soon after the garage was enlarged resulting in the loss of the lower portion of tower C. Although undated it certainly predates the 1934 'snapshot' DE4332/53/15.

*Figure 28 (negative number LRO 161/3)*

Figure 28 shows a distant view of Groby Old Hall looking from the north-west in October 1951. The blocked first floor doorway in the south-west wall of the cross-wing range G. In the foreground is the ruined wall with arched doorway and splayed window opening that is shown on the 1757 map to have extended almost up to the corner of the tower B. This wall has recently been uncovered by the new owners.

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## Appendix A

### Listing Description

GROBY MARKFIELD ROAD SK 50 NW (north east side) 4/27 The Old Hall 22.10.52 G.V. II\* House. Late C15, altered C17, restored 1858, some C20 alterations. Red brick in English bond with some diaper work in black brick, sandstone ashlar, diminishing coursed slate roofs. Main block with attached 4 storey angle tower to left with hipped roof, Single storey with parapet and 2 storey plus garret irregular 7 bay front, 2 right hand bays with separate gables, with mutilated diaper work to left and centre. Off centre C20 garage door with to left a small glazing bar casement, 2 planked doors and matching double doors, all under timber lintels, To right a large 3 light mullioned window is flanked by single similar smaller windows. Beyond is a planked door set in a 4 centred arched and chamfered surround with hood mould having label stops. To first floor a central large 6 light mullioned and transomed window is flanked by single smaller 3 light mullioned windows. All mullioned windows have chamfered surrounds and glazing bar lights. In the left hand gable is a further 3 light mullioned window with diamond leaded lights. To the right hand gable is a blocked four centred arched window. Beyond to the left is a small leaded casement and to the angle tower in the 3 upper stages are single 4 centred arched and chamfered openings with drip moulds. Originally the home of the Grey family with associations with Lady Jane Grey.

## Appendix B

### EXTRACT FROM ENGLISH HERITAGE'S RECORD OF SCHEDULED MONUMENTS

MONUMENT: Motte and bailey castle and manorial complex at Groby

PARISH: GROBY

DISTRICT: HINCKLEY AND BOSWORTH

COUNTY: LEICESTERSHIRE

NATIONAL MONUMENT NO: 17066

NATIONAL GRID REFERENCE(S): SK52390761

#### DESCRIPTION OF THE MONUMENT

The monument at Groby is situated on the north side of the village and includes a motte and the surviving part of the bailey, together with the remains, above and below ground, of a manorial complex.

The castle motte is situated on the north side of the site. It is oval in shape, 5-6m high with a flatish top and measures 38m from east-west and 25m north-south. To the east of the motte is a flat bailey area extending for 20m and enclosed by a ditch. The bailey ditch section survives for a length of 35m, is 15m wide and 2m deep. On its outer east side it has a slight outer bank 1m high. Excavations in advance of the by-pass road which now truncates the site on the north side revealed evidence that the motte had been built around a substantial stone building measuring 7m x 5m with walls standing at up to 2m high. The exact nature and function of this early building is not fully understood. The castle was built by Hugh de Grantmesnil towards the end of the 11th century. It was besieged and eventually destroyed by Henry II in 1176.

Subsequently the site was re-used as the location for a medieval manorial complex. Extant and below ground ruins of this manor survive in the area to the south of the motte, some incorporated into the buildings of Old Hall which now occupy the site. The most visible ruined wall not incorporated into later buildings extends for some 15m south-eastwards from the churchyard wall which lies to the west of the monument. This ruined wall stands 2m high and within its fabric are the remains of a doorway and window as well as part of a supporting buttress. This wall is shown on a map dated 1757 as extending towards the end of the surviving building to the south-east known as the 'tower' and is hence interpreted as the exterior wall of the southern range of the manorial complex. Further stretches of ruined walling also survive incorporated into modern garden walls in the area to the south of the motte. There are known to be the remains of other manorial buildings within the immediate area and, further research may show the complex to extend further. This medieval manor is thought to have been established soon after the abandonment of the motte and bailey. A chapel is mentioned in 1343 which a description of 1371 calls the 'olde chapel' and is also depicted on the map of 1757, (the present church was built on a new site in 1840). Other buildings mentioned in early sources include a cloister, a long house called a sheepcote and a dovecote. The present Groby Old Hall, built in stone, was the home of the Greys before 1446. It was extended in brick in the late 15th century. The buildings of the Old Hall are listed grade II\* and are excluded from the scheduling together with all pathways and modern walls, other than those incorporating medieval fabric. The ground beneath all these features is included in the scheduling.

## ASSESSMENT OF IMPORTANCE

Motte and bailey castles are medieval fortifications introduced into Britain by the Normans. They comprised a large conical mound of earth or rubble, the motte, surmounted by a palisade and a stone or timber tower. In a majority of examples an embanked enclosure containing additional buildings, the bailey, adjoined the motte. Motte castles and motte-and-bailey castles acted as garrison forts during offensive military operations, as strongholds, and, in many cases, as aristocratic residences and as centres of local or royal administration. Built in towns, villages and open countryside, motte and bailey castles generally occupied strategic positions dominating their immediate locality and, as a result, are the most visually impressive monuments of the early post-Conquest period surviving in the modern landscape. Over 600 motte castles or motte-and-bailey castles are recorded nationally, with examples known from most regions. As one of a restricted range of recognised early post-Conquest monuments, they are particularly important for the study of Norman Britain and the development of the feudal system. Although many were occupied for only a short period of time, motte castles continued to be built and occupied from the 11th to the 13th centuries, after which they were superseded by other types of castle.

The large motte at Groby is a good survival incorporating a rare substantial internal Norman stone building. The associated manorial complex is one of the most extensive in Leicestershire with a core considered to date to the period of the Norman castle. It also has associations with an important Leicestershire family.

## SCHEDULING HISTORY

Records show that part of the monument was originally scheduled on 26th June 1924 as:

COUNTY/NUMBER: Leicestershire 8

NAME: Groby Castle and Castle Hill

Monument's inclusion in the Schedule was confirmed on 9th October 1981.

Monument included as:

COUNTY/NUMBER: Leicestershire 8

NAME: Groby Castle

Part of monument was originally included in the Schedule on 30th June 1977 as:

COUNTY/NUMBER: Leicestershire 158

NAME: Groby Manor (uninhabited parts and site of)

The reference of this monument is now:

NATIONAL MONUMENT NUMBER: 17066

NAME: Motte and bailey castle and manorial complex at Groby

SCHEDULING REVISED ON 03rd July 1992

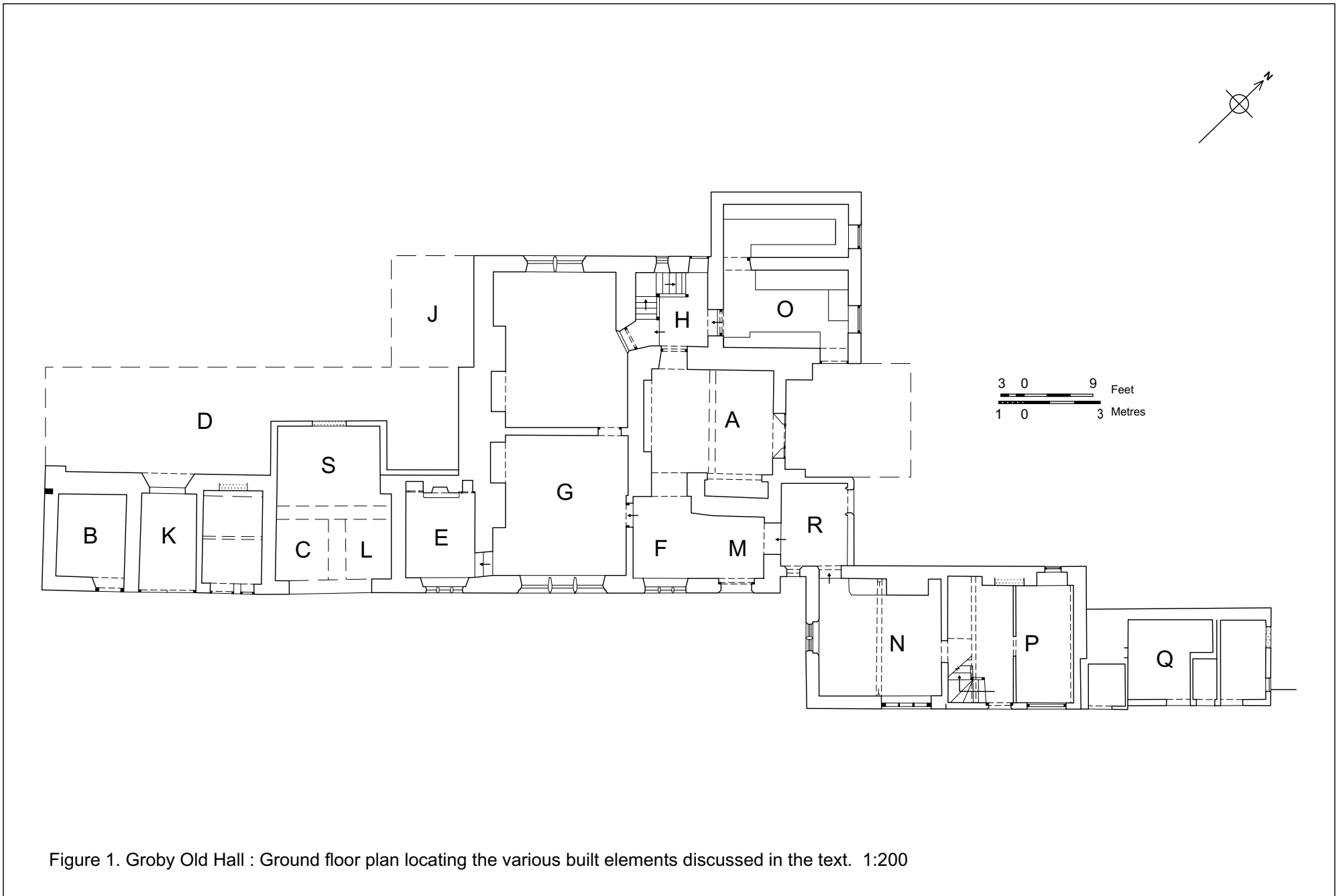


Figure 1. Groby Old Hall : Ground floor plan locating the various built elements discussed in the text. 1:200



3 0 9 Feet  
 1 0 3 Metres

Walls are brick except for (A) sandstone  
 (B) rebuilt brickwork  
 (C) rendered  
 (D) blocked doorway  
 diaper work

Figure 1a. Groby Old Hall : frontage elevation (south-east facing). 1:100

Surveyed by JSC & NF

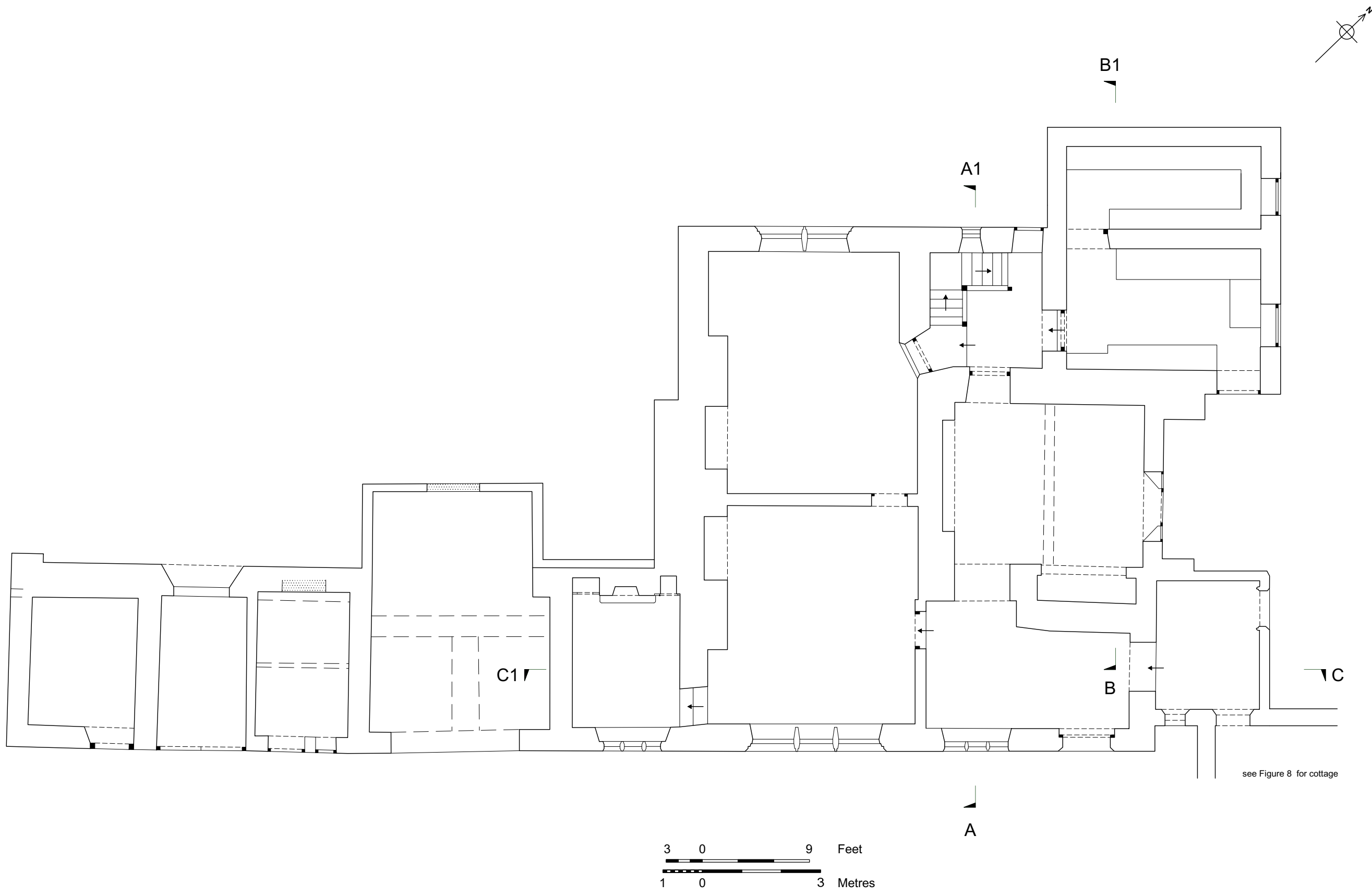


Figure 2. Groby Old Hall : ground floor plan. 1:100

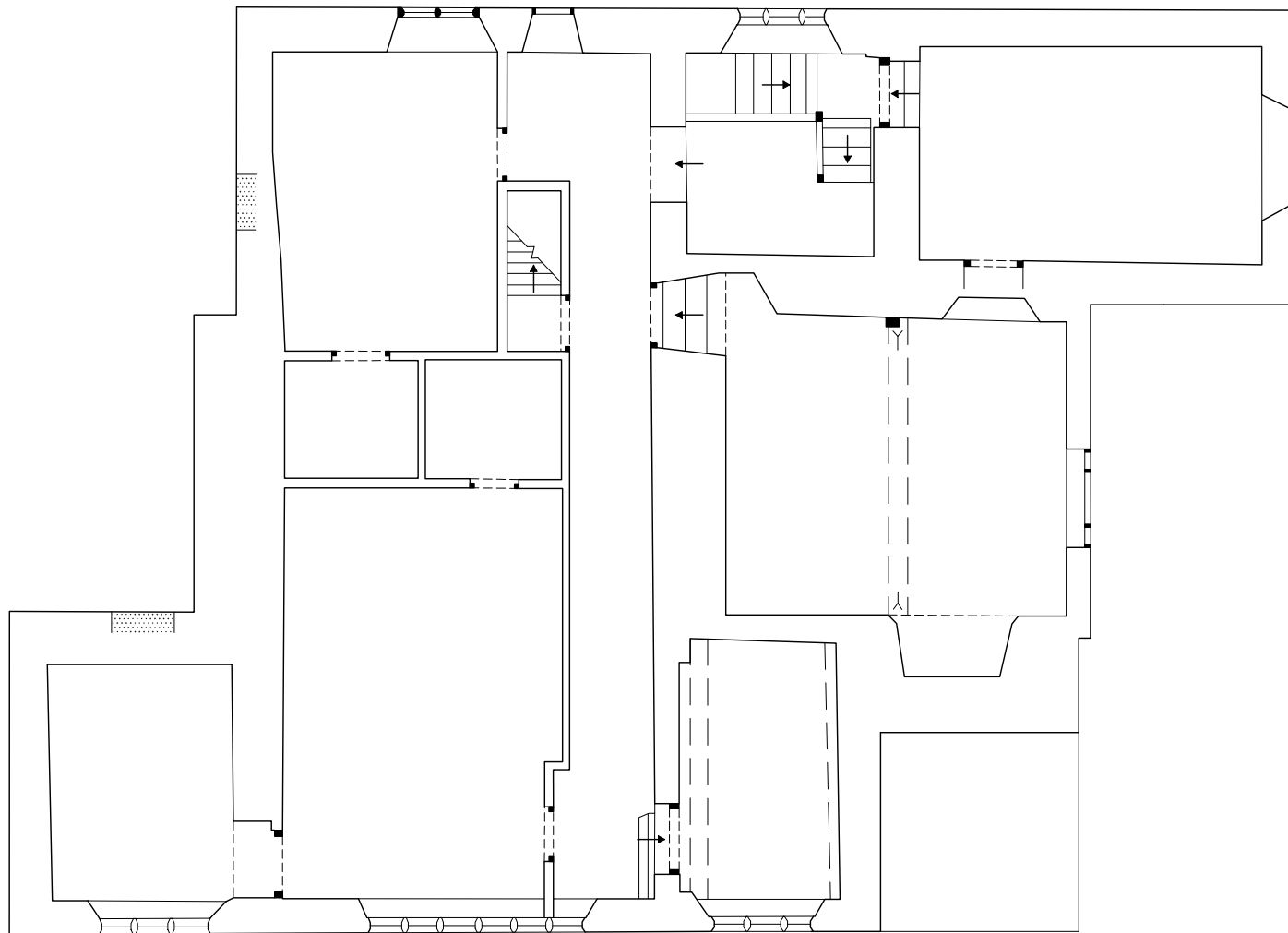
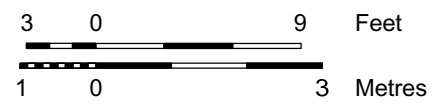


Figure 3. Groby Old Hall : first floor plan. 1:100





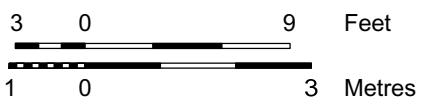
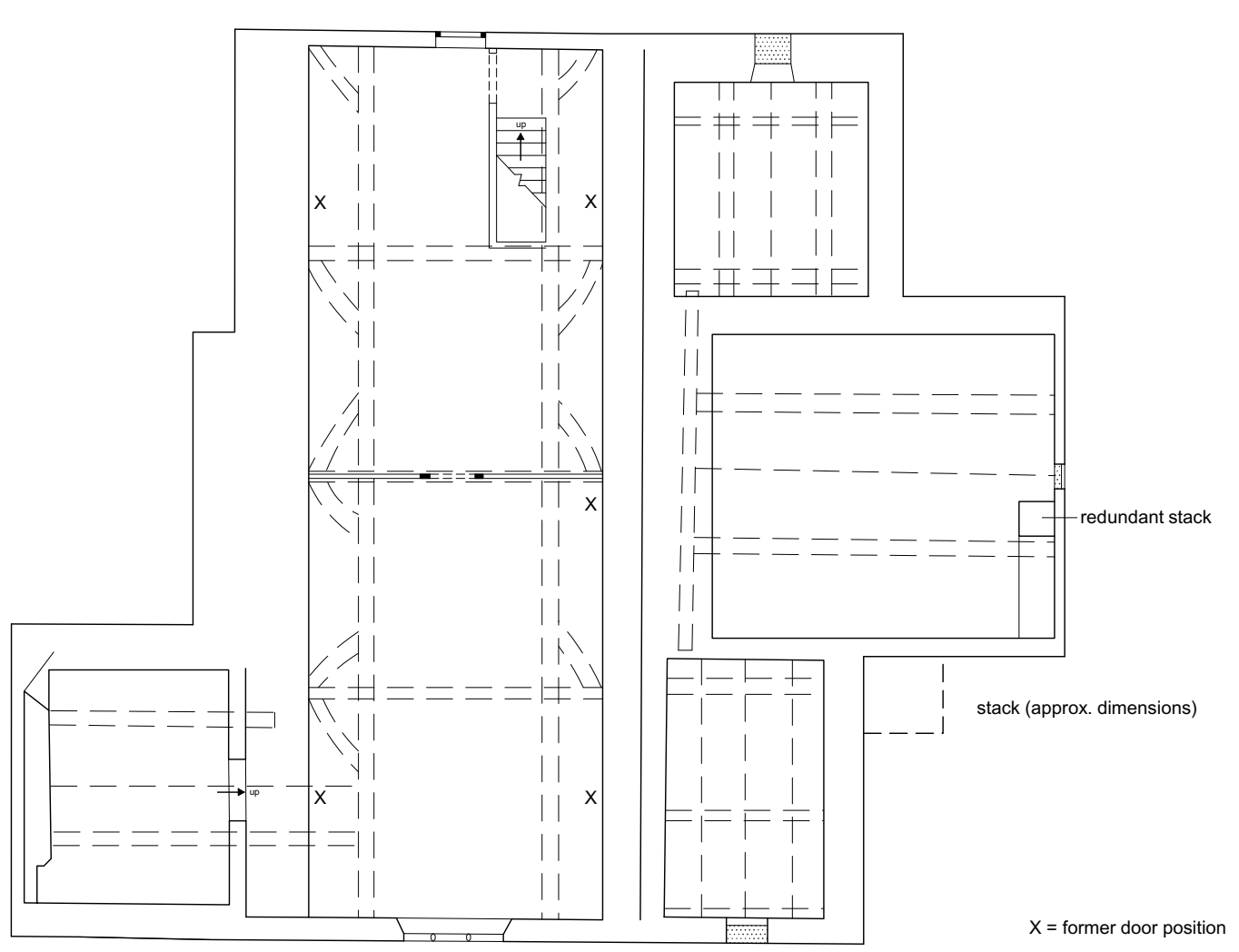


Figure 4. Groby Old Hall : attic floor plan. 1:100

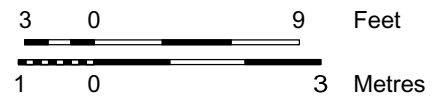
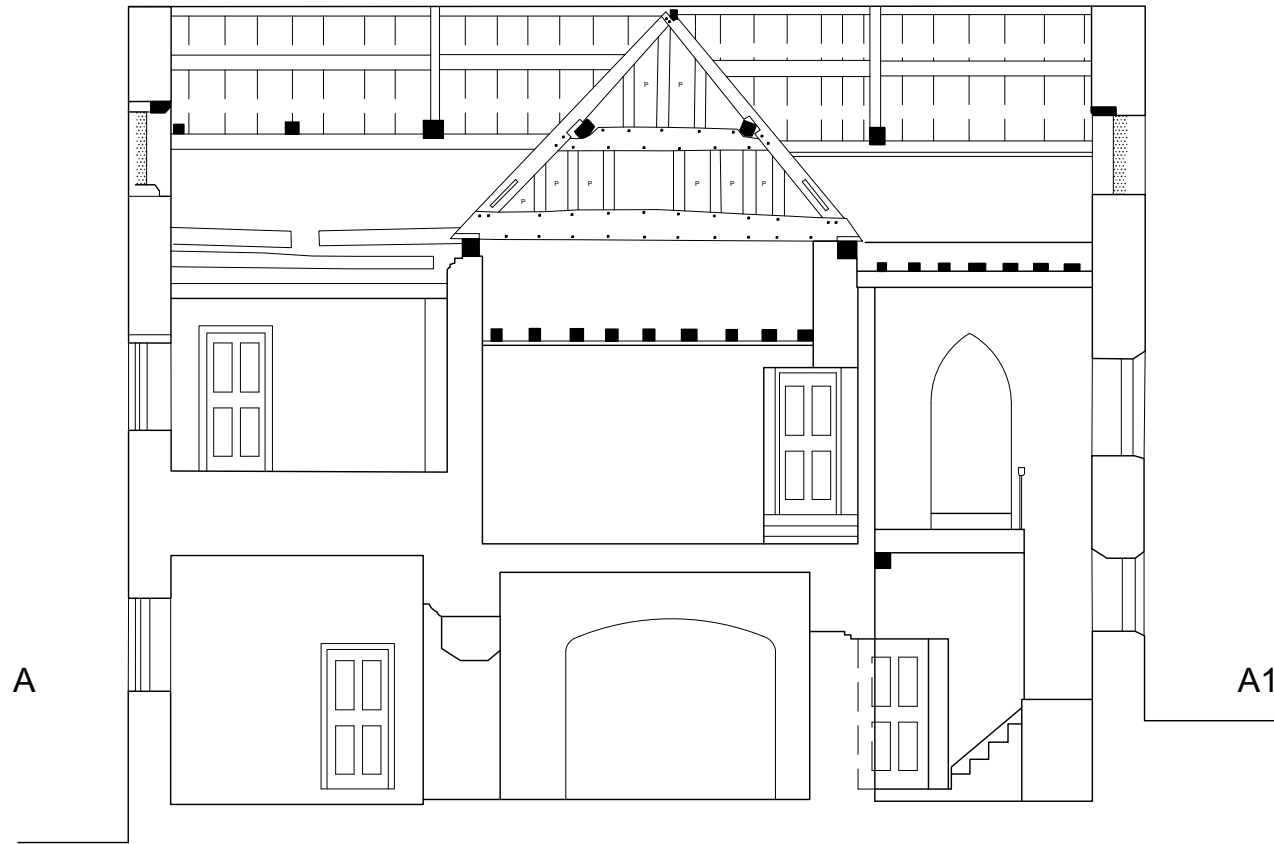


Figure 5. Groby Old Hall : Section A - A1. 1:100

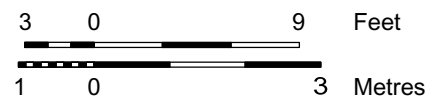
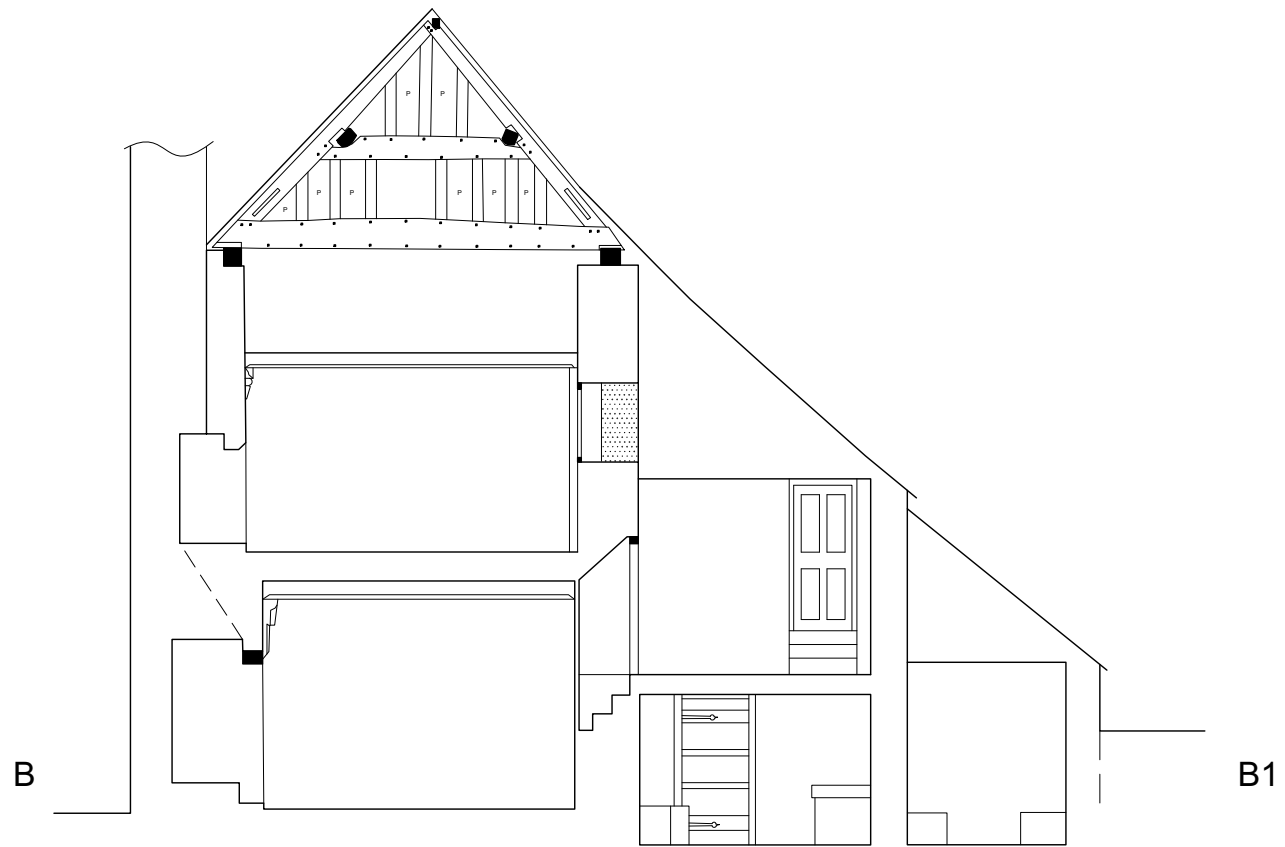


Figure 6. Groby Old Hall : Section B - B1. 1:100

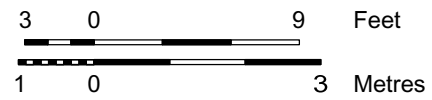


Figure 7. Groby Old Hall : Section C - C1. 1:100

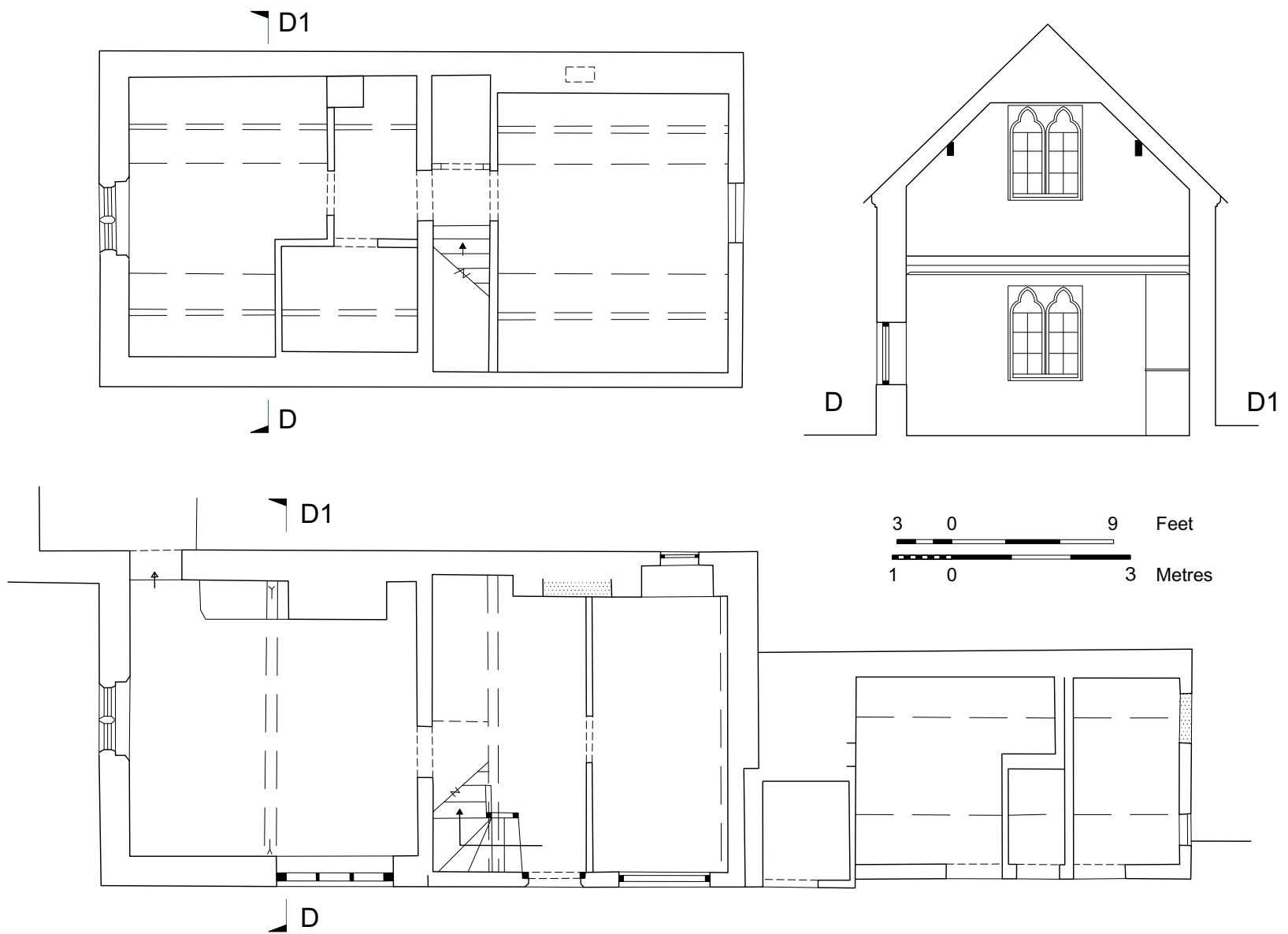


Figure 8. Groby Old Hall : cottage floor plans & section D - D1. 1:100



Figure 9. Groby Old Hall extract from 1757 John Doharty map (not to scale)

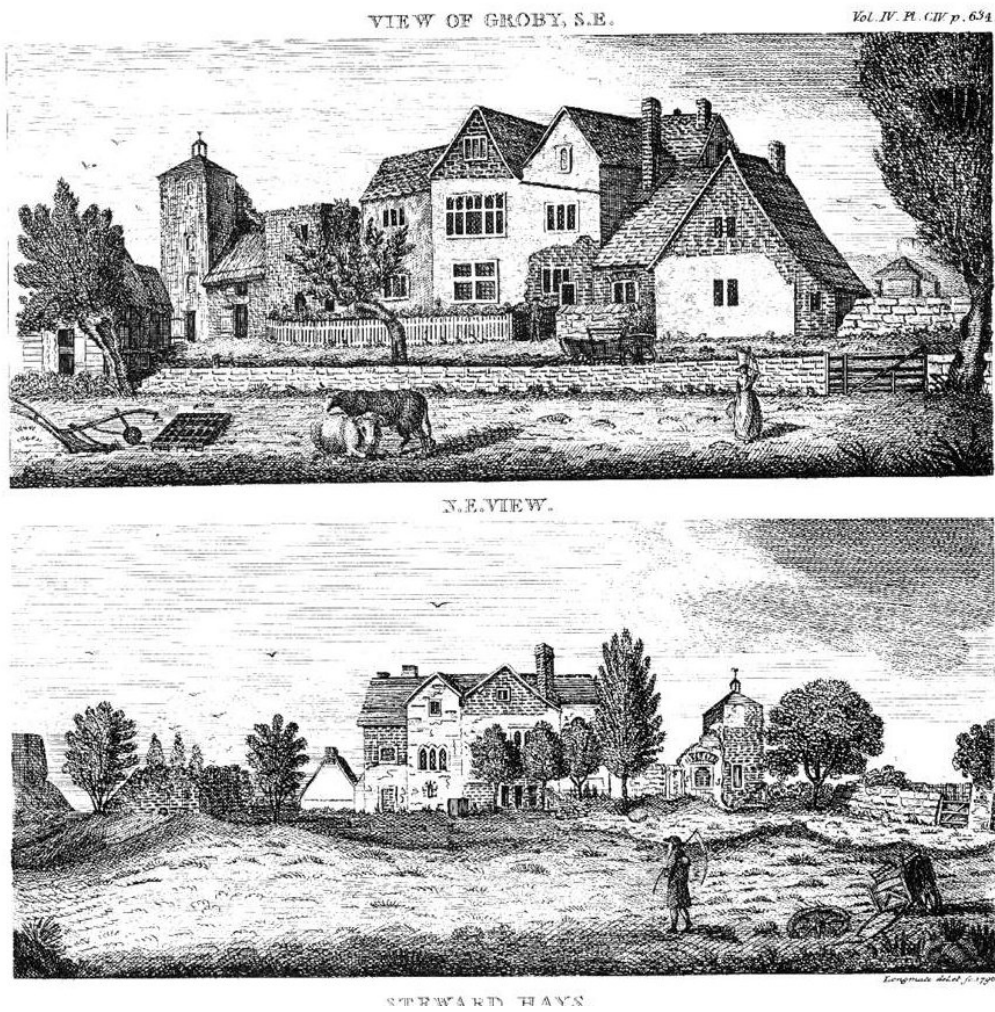


Figure 10. Two views of Groby Old Hall in 1790 (from Nichols 1811, plate 104).

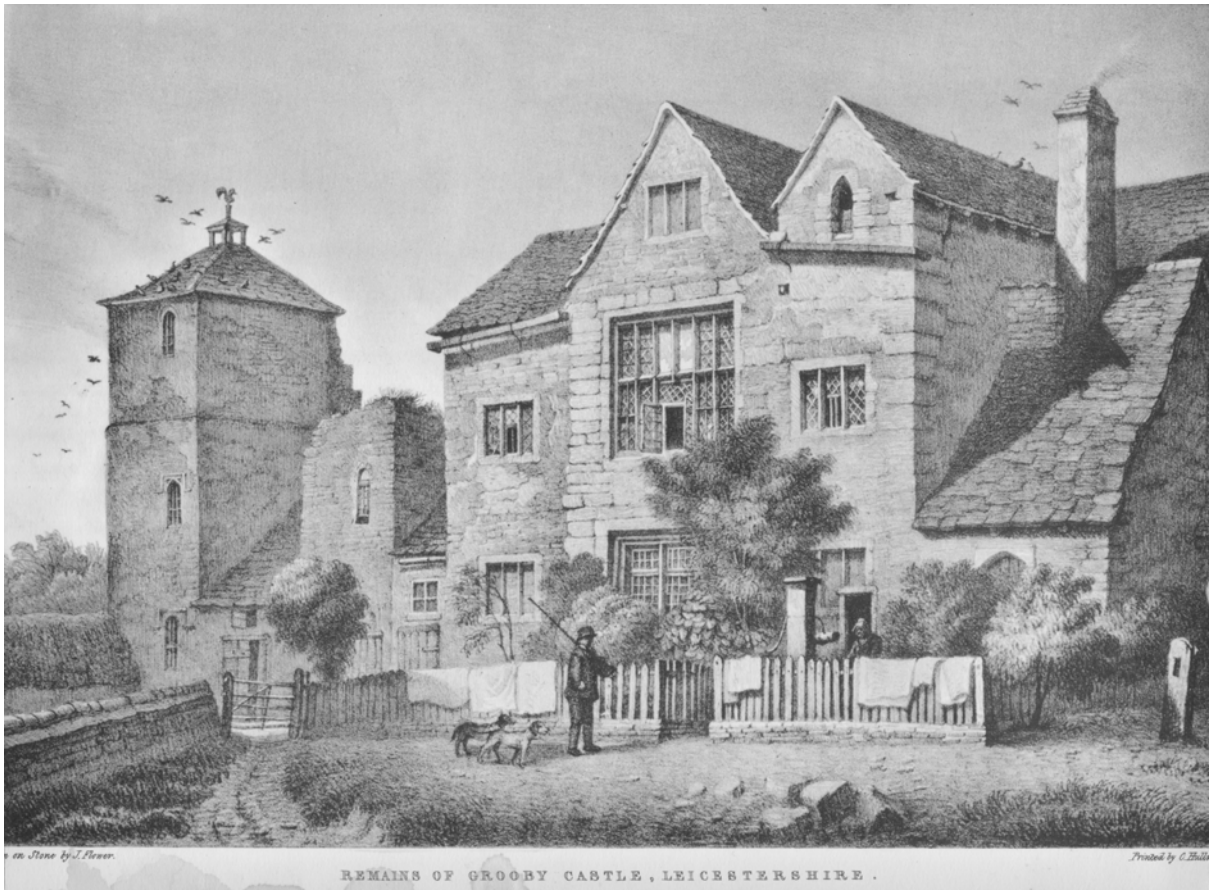


Figure 11. Groby Old Hall from the east. Lithograph by John Flower published in 1826.

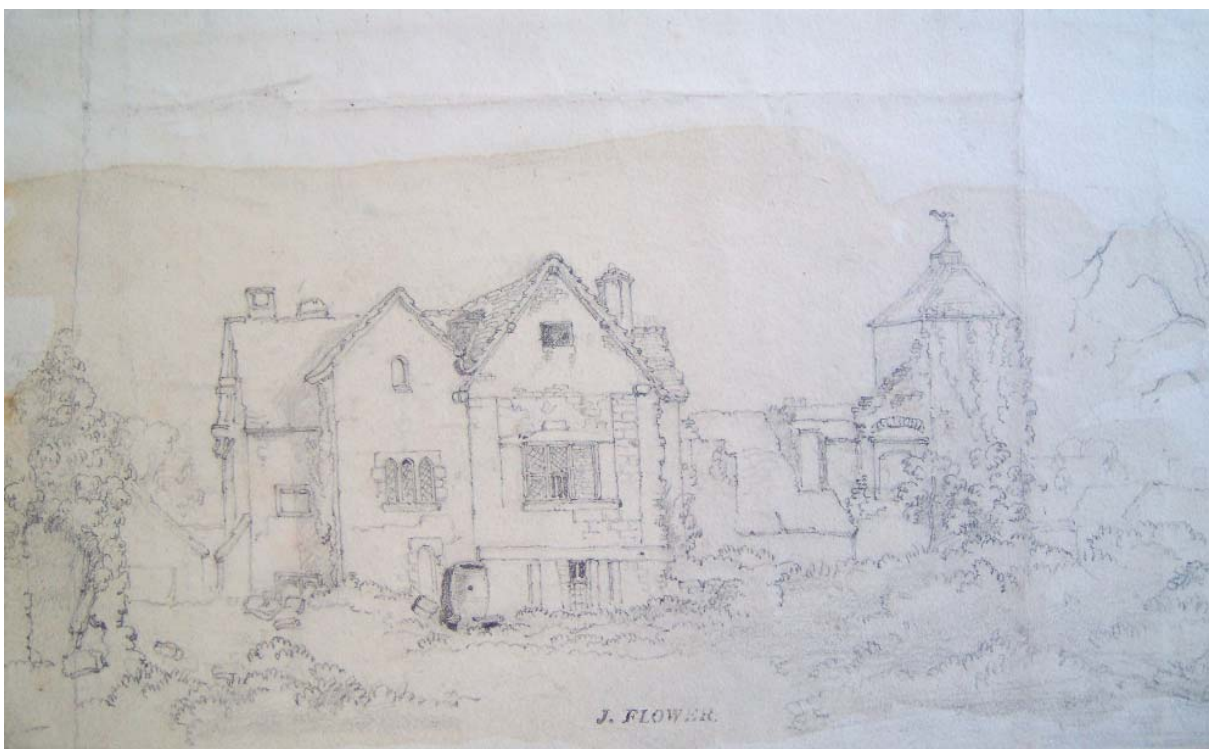


Figure 12. Groby Old Hall from the north-west. Undated pencil sketch by John Flower c.1820s.



Figure 13. Groby Old Hall from the south-east. Undated watercolour by John Flower c.1820s.

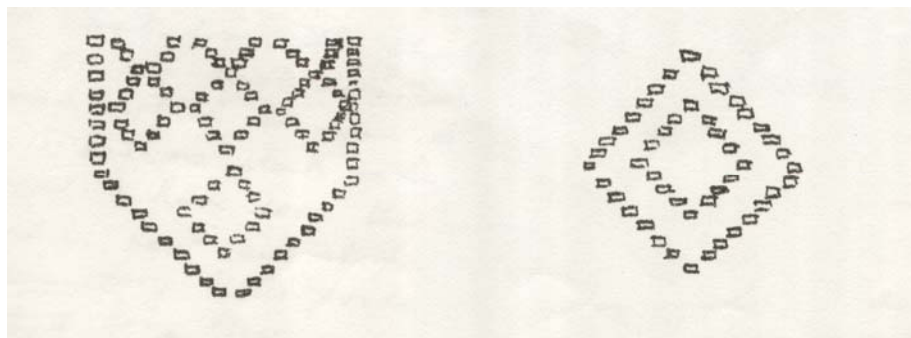
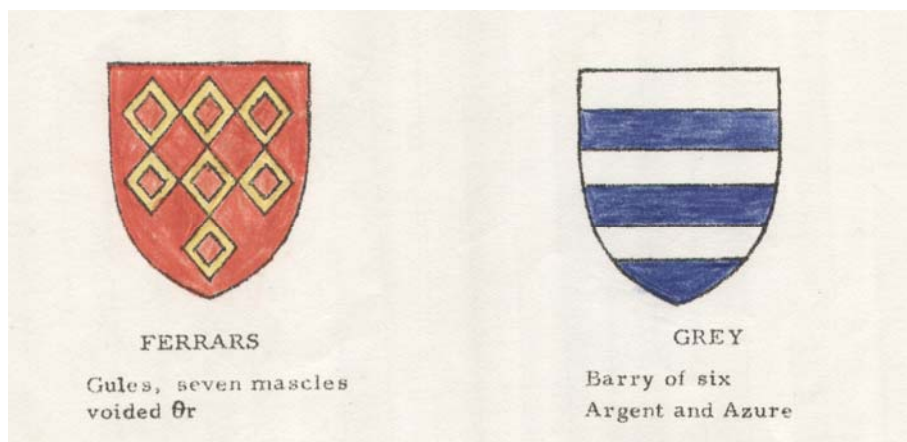


Figure 14. Arms of Ferrers & Grey and sketch of diaper work on tower B (after Richardson 1978, 2).



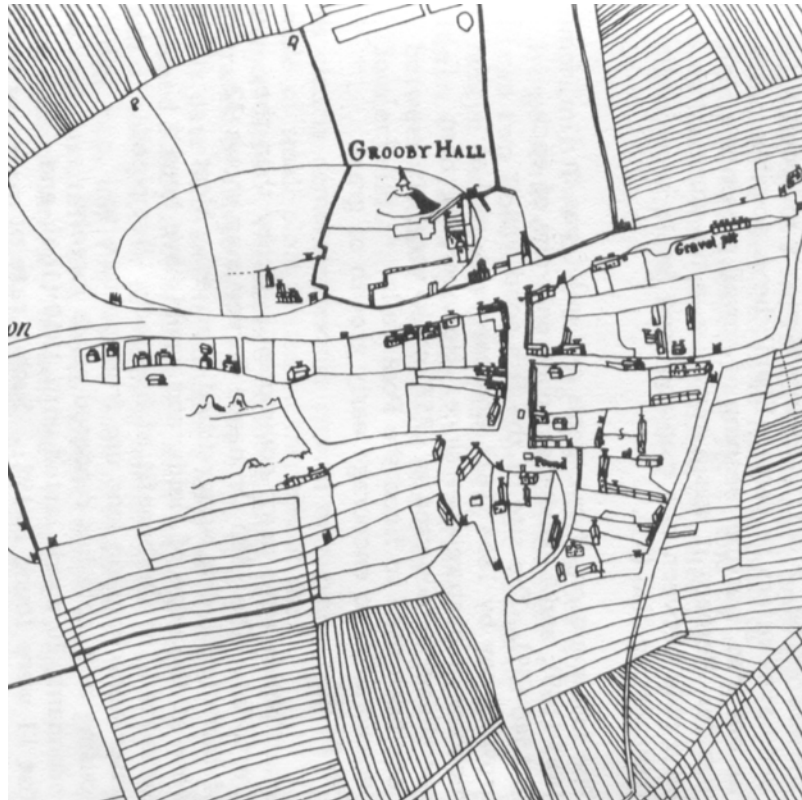


Figure 15. Extract from 1757 John Doharty Map. North towards top left corner (not to scale).



Figure 16. Extract from c.1790 map. North towards top right corner (not to scale)

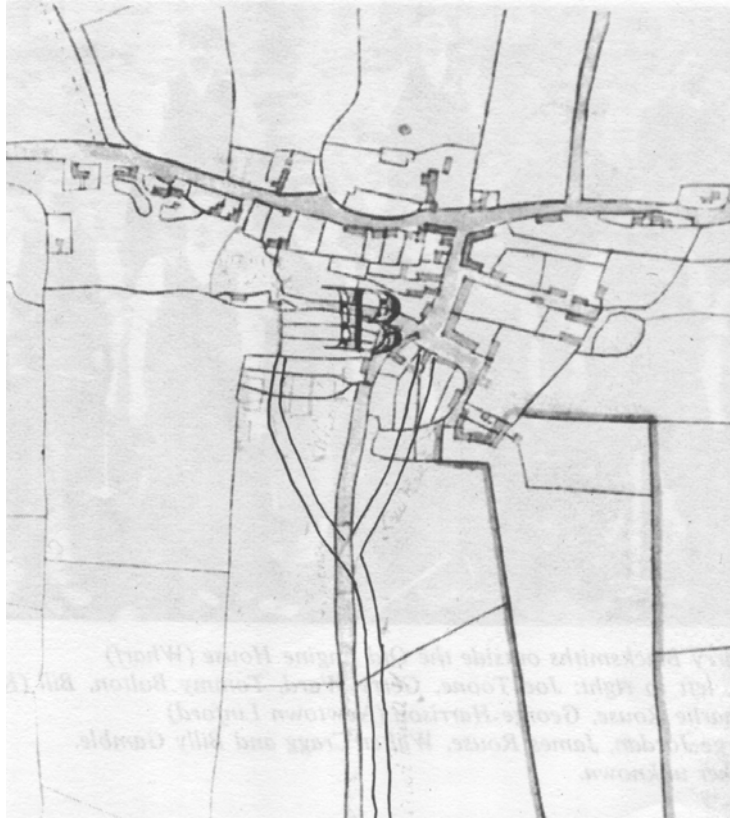


Figure 17. Extract from 1816 Thomas Miles map. North towards top left corner (not to scale).

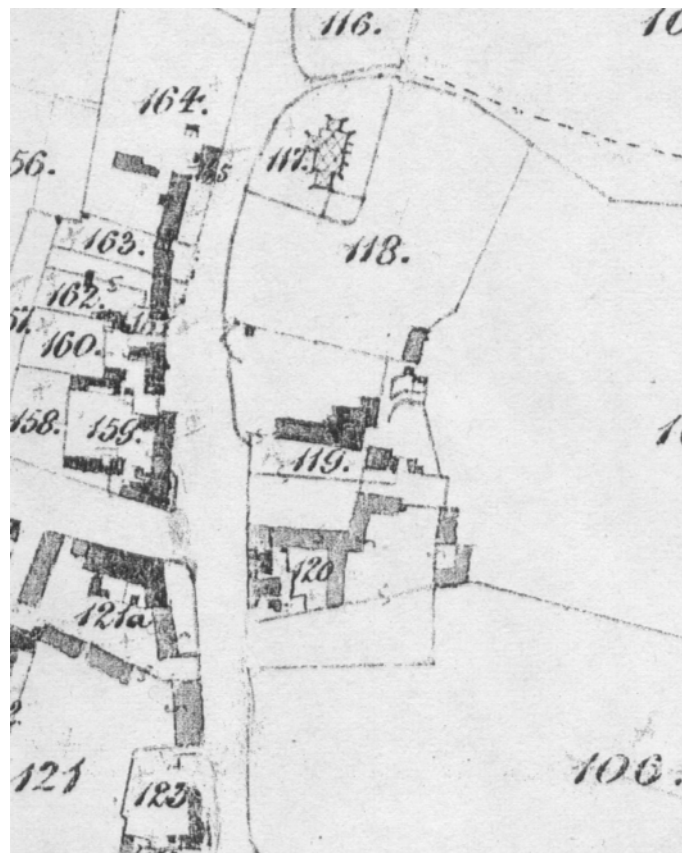


Figure 18. Extract from mid 19<sup>th</sup> C map (post-1840). North towards top right corner (not to scale).

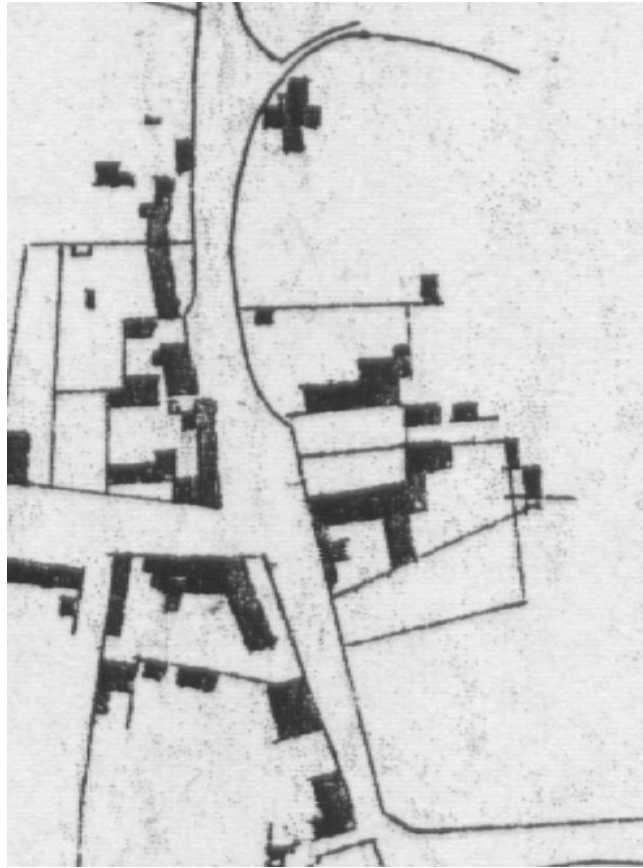


Figure 19. Extract from 1859 map. North towards top right corner (not to scale).

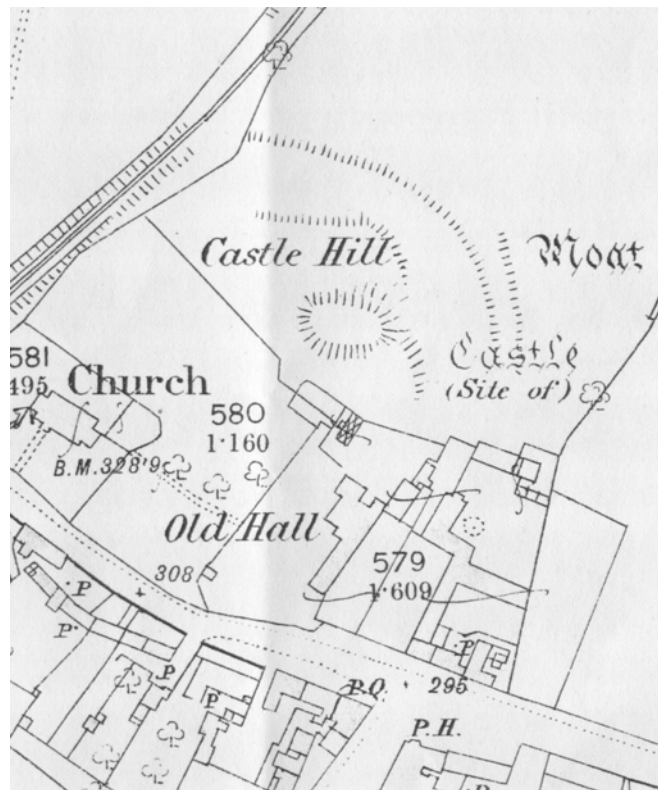


Figure 20. Extract from 1886 Ordnance Survey map. North at top (not to scale).

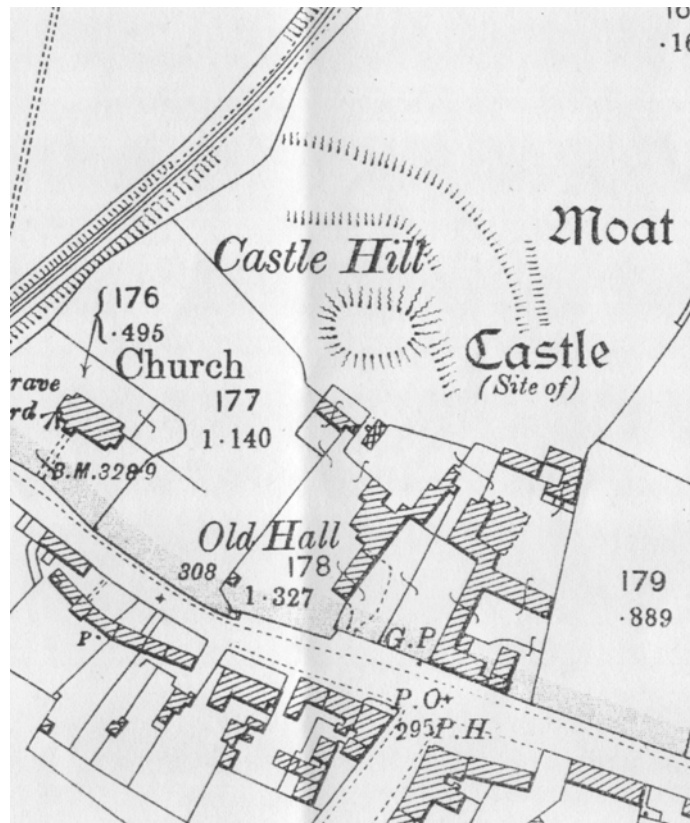


Figure 21. Extract from 1903 Ordnance Survey map. North at top (not to scale).

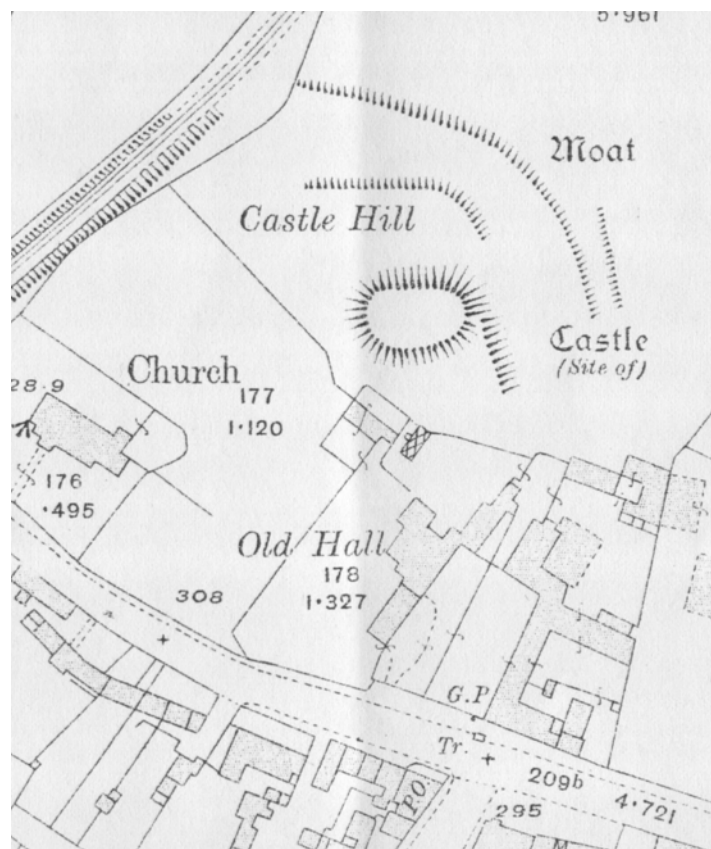


Figure 22. Extract from 1916 Ordnance Survey map. North at top (not to scale).

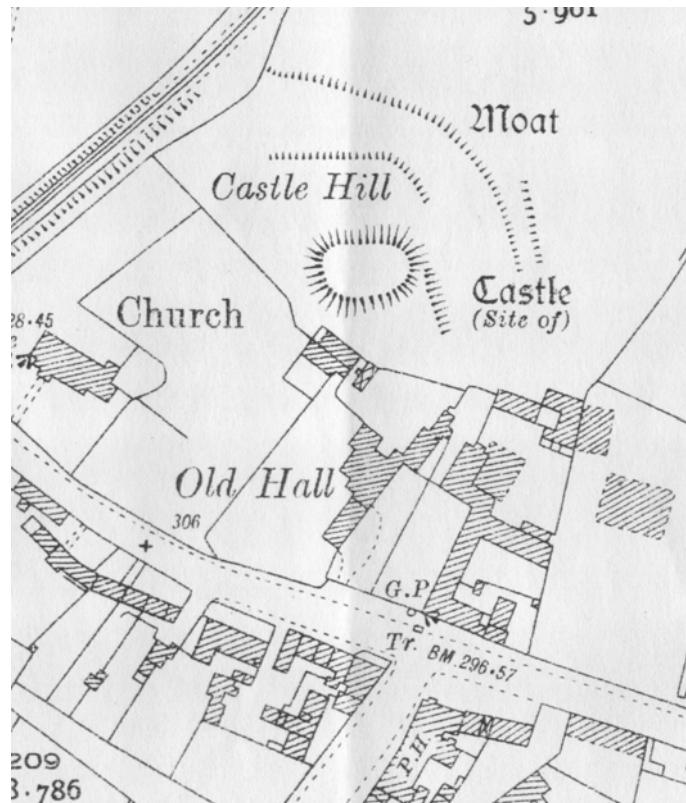


Figure 23. Extract from 1930 Ordnance Survey map. North at top (not to scale).

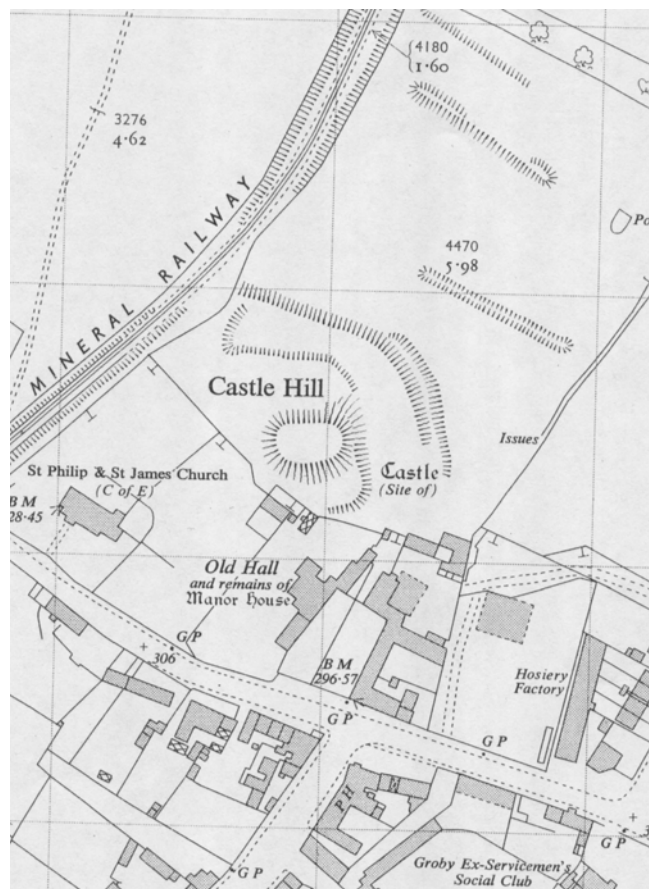


Figure 24. Extract from 1956 Ordnance Survey map. Note earthworks. North at top (not to scale).

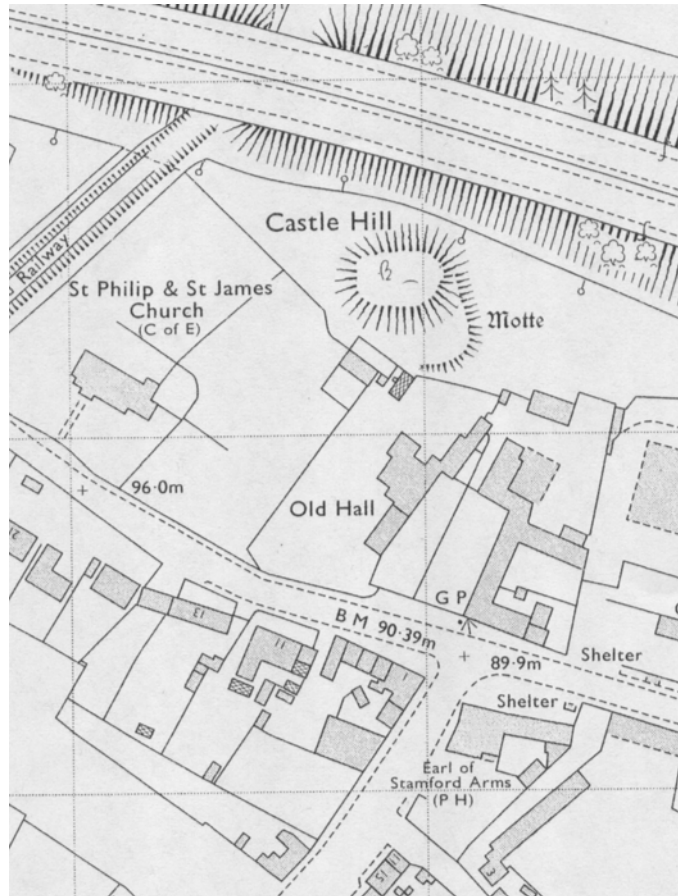


Figure 25. Extract from 1971 Ordnance Survey map. North at top (not to scale).

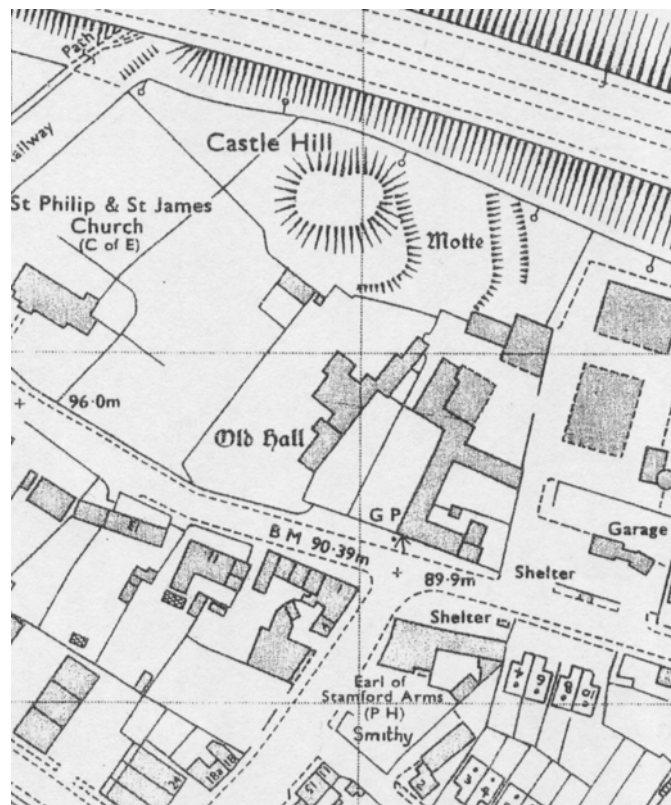


Figure 26. Extract from 1991 Ordnance Survey map. North at top (not to scale).



Figure 27. Groby Old Hall from the south showing garage enlarged between 1912 & 1923.



Figure 28. Groby Old Hall from the NW showing ruined wall with arched doorway October 1951.

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