



University of  
**Leicester**

**Archaeological Services**

**A Level 3 Historic Building Record:  
The Woodlands, The Pastures,  
Forest Road, Narborough,  
Leicestershire.**

**NGR: SP 5360 9780**

Andrew Hyam



ULAS Report No. 2013-145  
©2013

**A Level 3 Historic Building Record:**

**The Woodlands, The Pastures,**

**Forest Road, Narborough,**

**Leicestershire**

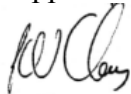
**NGR: SP 5360 9780**

**A R Hyam**

**For: Taylor Wimpey East Midlands Ltd**

Checked/Approved by:

Signed:



Date: 03/09/2013

Name: Patrick Clay

**University of Leicester**

Archaeological Services

University Rd., Leicester, LE1 7RH

Tel: (0116) 2522848 Fax: (0116) 2522614

**ULAS Report Number 2013-145**

**©2013**

**Accession Number X.A103.2013**

## CONTENTS

Summary .....	1
1. Introduction .....	1
2. Background .....	3
Documentary evidence .....	7
3. Building Survey .....	7
Exterior .....	7
East facing elevation .....	8
South facing elevation .....	11
West facing elevation .....	12
North facing elevation .....	16
Interior .....	17
Cellar .....	17
Ground Floor .....	19
Room G1 .....	21
Room G2 .....	23
Room G3 .....	23
Room G4 .....	24
Room G5 .....	24
Room G6 .....	25
Room G7 .....	25
Room G8 .....	27
First Floor .....	28
Room F1 .....	28
Room F2 .....	30
Room F3 .....	30
Room F4 .....	31
Room F5 .....	31
Room F6 .....	32
Room F7 .....	32
F8 .....	34
Room F9 .....	34
Second Floor .....	35
Room S1 .....	35
4. Discussion .....	37
5. Archive .....	37
6. Publication .....	37
7. Bibliography .....	38
Appendix 1. Plans, elevations and section .....	39
Appendix 2. Location of digital photographs .....	46
Appendix 3. Digital photographs .....	48
Appendix 4. OASIS information .....	51

## FIGURES

Figure 1. Narborough location.....	2
Figure 2. Site location.....	2
Figure 3. General view of The Woodlands and ha-ha.....	3
Figure 4. Detail from 1886 Ordnance Survey.....	5
Figure 5. Detail from 1958 Ordnance Survey.....	6
Figure 6. Detail from 1970 Ordnance Survey.....	6
Figure 7. East-facing elevation bay window.....	9
Figure 8. East-facing elevation front door.....	10
Figure 9. East and south facing elevations.....	11
Figure 10. South facing elevation.....	12
Figure 11. West facing elevation.....	13
Figure 12. West facing elevation, service wing.....	13
Figure 13. West facing elevation outbuildings.....	14
Figure 14. Remains of glasshouse.....	14
Figure 15. North and West facing elevations.....	15
Figure 16. North facing elevation.....	16
Figure 17. North facing elevation of toilet block.....	17
Figure 18. Cellar, main room.....	18
Figure 19. Cellar pantry.....	18
Figure 20. Hallway.....	19
Figure 21. Stairs.....	20
Figure 22. Balusters.....	21
Figure 23. Room G1.....	22
Figure 24. Room G1.....	22
Figure 25. Room G2.....	23
Figure 26. Room G3.....	24
Figure 27. Room G5.....	25
Figure 28. Room G6.....	26
Figure 29. Room G7.....	26
Figure 30. Servant’s stairs, up to first floor and down to cellar.....	27
Figure 31. Room G8.....	28
Figure 32. First floor landing.....	29
Figure 33. Room F1.....	29
Figure 34. Room F3.....	30
Figure 35. Corridor to Room F5.....	31
Figure 36. Room F6.....	32
Figure 37. Room F6 and F7 steps.....	33
Figure 38 Room F7.....	33
Figure 39. Room F9.....	34
Figure 40. Room S1.....	35
Figure 41. Roof structure.....	36
Figure 42. Room S2.....	36

## **A Level 3 Historic Building Record: The Woodlands, The Pastures, Forest Road, Narborough, Leicestershire. NGR: SP 5360 9780**

**Andrew Hyam**

### **Summary**

*A Level 3 Historic Building Record was made by the University of Leicester Archaeological Services (ULAS) of The Woodlands, The Pastures, Forest Road, Narborough, Leicestershire. The work comprised a study of the later 19th century house which has, until recently, been used as a day hospital. The house is proposed for extension and refurbishment as part of the residential redevelopment of the site and grounds.*

*The Woodlands is not a listed building but represents a significant phase in the development and growth of Narborough. Because the development proposals will affect the internal and external structure of the house it was recommended that a Level 3 Historic Building Survey take place prior to any work.*

*The building survey took place on the 14th and 15th of August 2013 and was carried out by A R Hyam. The report and archive will be deposited with the Leicestershire County Council under accession number X.A103.2013*

### **1. Introduction**

In accordance with National Planning Policy Framework (NPPF) Section 12 *Conserving and Enhancing the Historic Environment* this document forms the report for an historic building record (Level 3) of the building known as The Woodlands. Level 3 historic building records are defined in the English Heritage guidance document – *Understanding Historic Buildings: A guide to good recording practice* (2006). A new housing estate is being built within the surrounding grounds of The Woodlands with the main house being converted and extended into thirteen self-contained apartments under planning application reference 12/1026/1/PX. Although not listed, The Woodlands is a substantial 19th century residence and represents a significant phase in the later 19th century development and expansion of Narborough and the surrounding area. With this in mind, the Senior Planning Archaeologist at Leicestershire County Council, acting as advisor to Blaby District Council, requested that a Historic Building Record be undertaken to English Heritage Level 3 standard.

Narborough village is located approximately 7km to the south-west of Leicester city centre and is due south of Enderby village (Fig. 1). Later 20th century development has resulted in Narborough and Enderby becoming a single conglomeration of housing. The address for the Woodlands is The Pastures, Forest Road although access for the new estate, and the converted house, is from Desford Road which leads northwards from the B4114. The open grounds of the house are currently in the process of being developed into a small housing estate. The Woodlands house lies at the centre of this new development and, at the time of the survey, was surrounded and partially obscured by site offices, building supplies, hoardings and other storage units (Fig. 2). The building had been unused for some time and all of the windows had been securely boarded over.

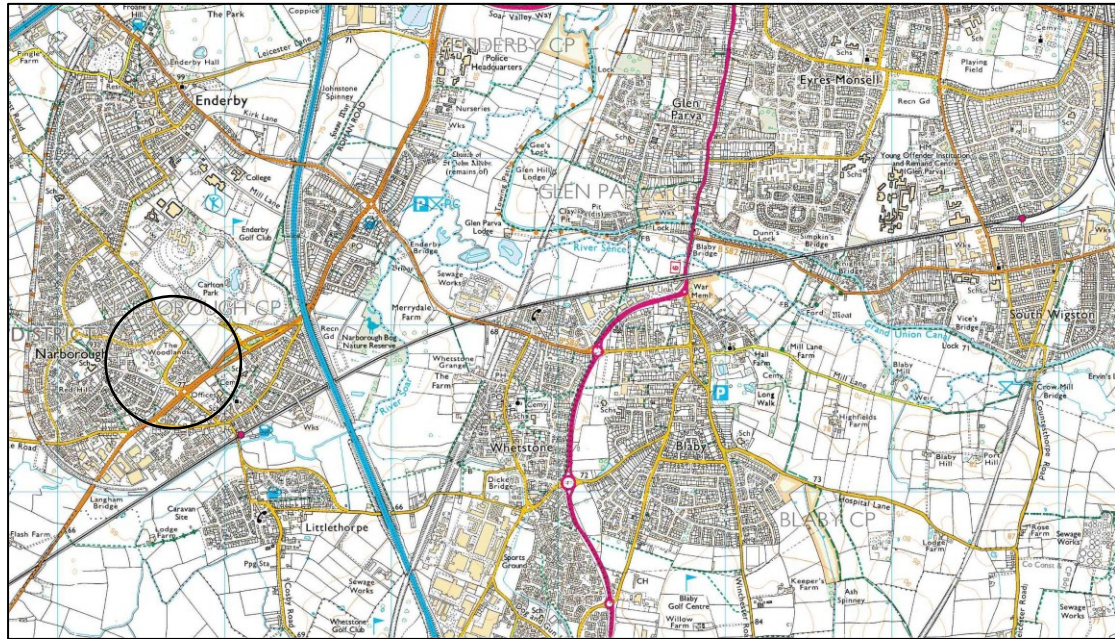


Figure 1. Narborough location

Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright 1996. All rights reserved. Licence number AL 10009495.

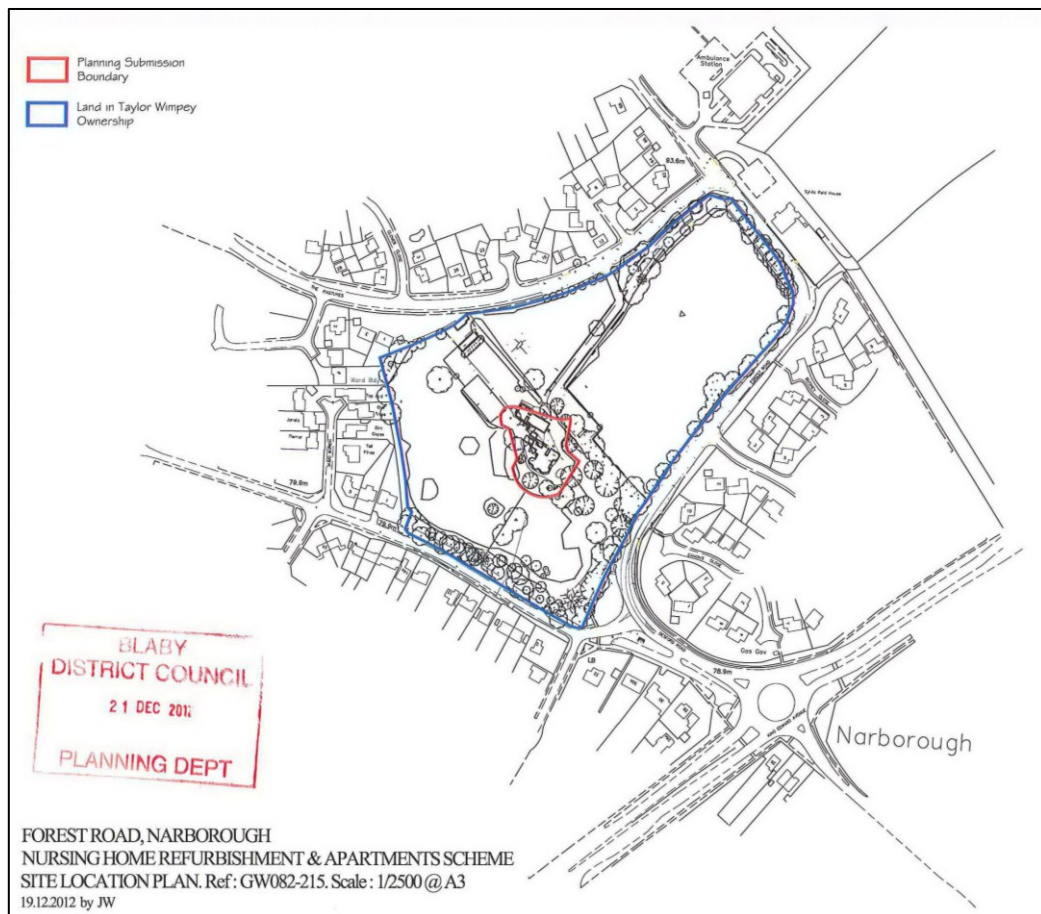


Figure 2. Site location  
Supplied by client

## 2. Background

A desk-based assessment was compiled by The Environmental Dimension Partnership (EDP) in 2009 which discussed the potential impact of the development on any archaeological deposits which may be present within the grounds. This building survey is a response to the request by the Senior Planning Archaeologist that a Level 3 historic building survey be completed before any development and conversion work takes place to the building.

The Woodlands and its surrounding grounds were originally built on open land on the north side of Narborough village but have since become surrounded by residential developments. Before the start of the development work the house was located in a large garden with mature trees and lawns. A ha-ha curved around the south-west corner of the house. The stone rubble ha-ha was originally built of granite rubble but has been faced by modern concrete blocks in a crude attempt to repair the stonework (Fig. 3.). None of the garden now survives as the current building site has recently replaced it. This development work has removed all of the free-standing outbuildings which were located to the north-east of the main house leaving it as a small island within the centre of the development. Until its closure, The Woodlands was used by the National Health Service as a day centre; as a consequence, the building has been subject to a number of internal modifications, resulting in the loss of many original fixtures and fittings. All of the internal doors are now modern fire doors and, with the exception of one, all fireplaces have been blocked and plastered over. To prevent vandalism, all of the external windows were boarded over when the day centre was closed.



Figure 3. General view of The Woodlands and ha-ha  
Looking north-east

In addition to the new houses being built within the grounds, the development proposals for the house include a complete refurbishment to convert rooms into self-

contained apartments. A substantial addition to the north-eastern wing will provide a total of thirteen apartments once the work is complete.

### **Objectives**

The objectives of the historic building survey are noted in the ULAS WSI and can be summarised as:

- To provide a written, drawn and photographic record of all the buildings on site prior to the commencement of works with specific attention given to those elements proposed for demolition, conversion and/or alteration. This work to be undertaken to a standard that will allow the future interpretation of the building within the context for which it was originally designed and which subsequently evolved.
- To ensure the long-term preservation of the information through deposition of the record and a summary written report with an appropriate depository.

### **Methodology**

Black and white 35mm photographs and digital colour photographs were taken throughout the survey. Notes and sketches were also made along with scale site plans, elevations and sections at a suitable scale. The specific levels of detail used in the Level 3 survey followed the guidelines laid down in the RCHME (1996) and English Heritage (2006) specification.

All work followed the Institute for Archaeologists (IfA) *Code of Conduct* (2010) and adhered to their *Standard and Guidance for Archaeological Investigation and Recording of Standing buildings or Structures* (2010). In addition, Leicestershire County Council's *Guidelines and Procedures for Archaeological Work in Leicestershire* (1997) were followed.

### **Results**

#### **1. *Documentary Evidence***

##### *Cartographic evidence*

There are no Enclosure or Tithe maps available for the area surrounding the Woodlands with the earliest map being the first edition Ordnance Survey map of 1886 (Fig. 4). This map shows the main building of the house very much as it survives today. A wooded driveway leads to the south-east from the Desford Road, which corresponds with the present main site entrance. The ha-ha to the south-west is also clearly visible. The house itself appears to show a small conservatory on the south-western corner and a larger glasshouse type structure attached to outbuildings on the north-west. A number of smaller detached outbuildings are located near to the north-east corner of the house. A narrow trackway leads away from the house to the north-western site boundary where some stables appear to be located.



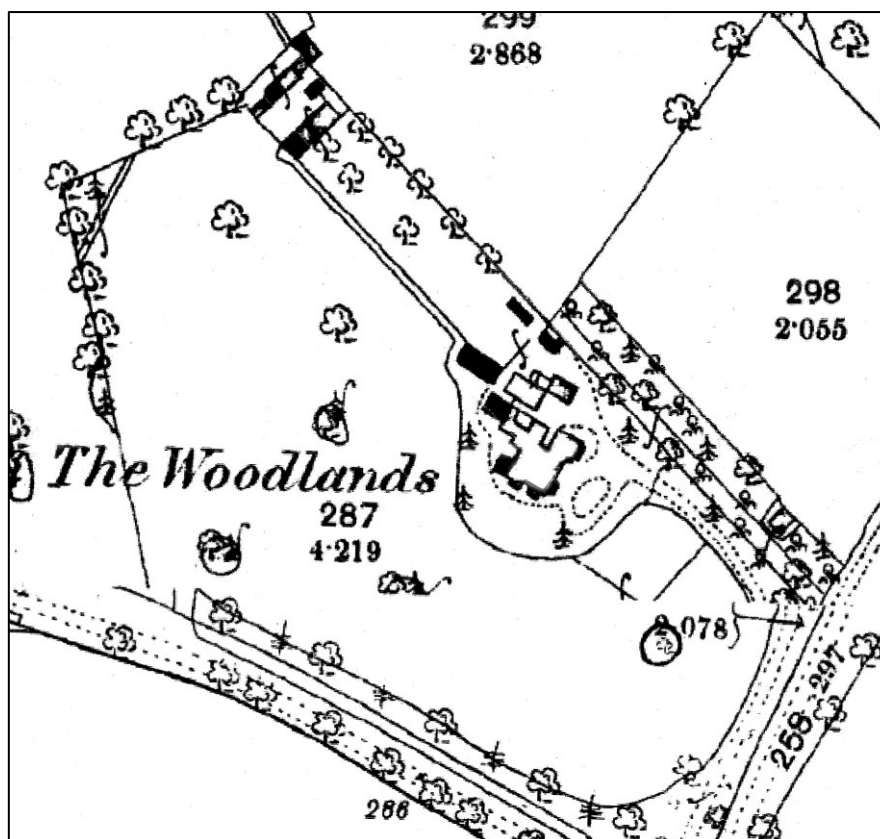


Figure 4. Detail from 1886 Ordnance Survey

The next available OS map is from 1904, which is virtually unchanged from the 1886 edition although the conservatory and glasshouses are more clearly identified. A hedge line leading to the north-west away from the house has been re-aligned to create an open rectangular space. No further changes are apparent by time of the next two editions published in 1916 and 1940. The 1958 OS map shows that a tennis court has been constructed within the space created by the realigned hedge line seen on the 1904 map (Fig. 5). Two small glasshouses to the north of the main house have been removed in the 1958 edition.

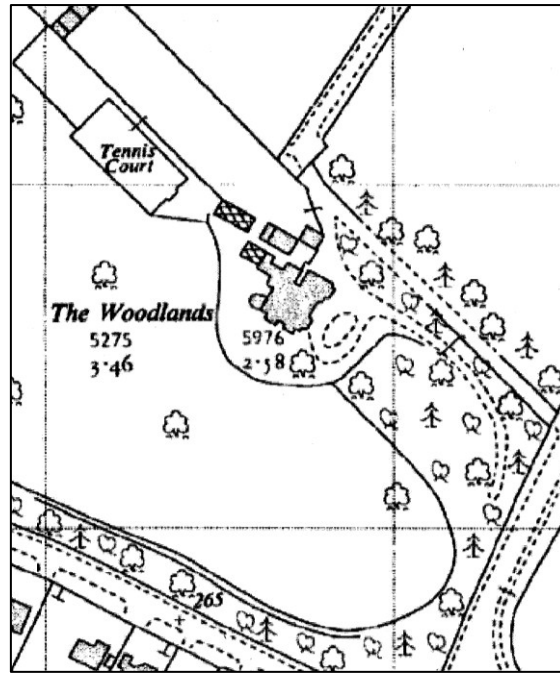


Figure 5. Detail from 1958 Ordnance Survey

The next available Ordnance Survey edition from 1970 identifies the site as being a Day Hospital. The two glasshouses to the north of the outbuildings have been replaced by a larger shed-type structure and a number of trees along the main driveway appear to have been removed (Fig. 6). The 1991 edition shows the same details.

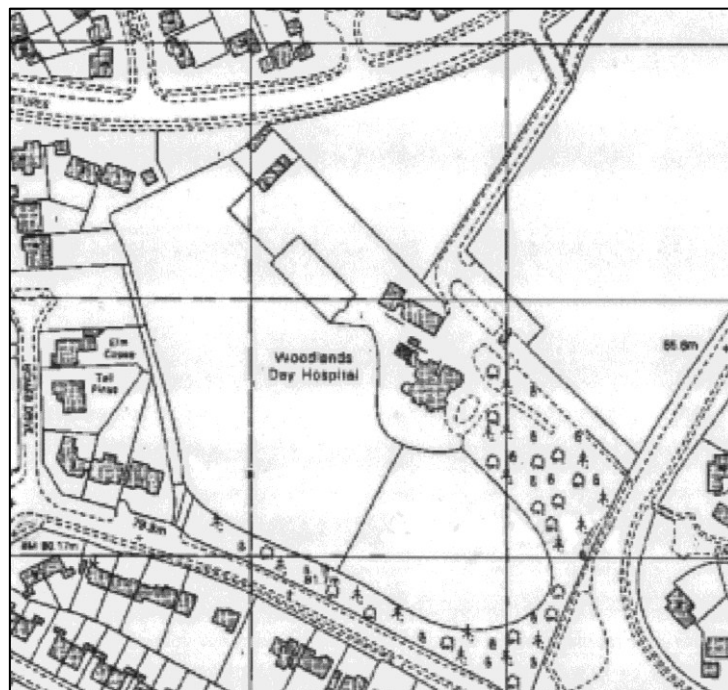


Figure 6. Detail from 1970 Ordnance Survey

### *Documentary evidence*

Little documentary evidence survives regarding the building history of The Woodlands although it is possible to build up a picture of the owners and their occupations from local trade directories.

The 1855 and 1864 editions of the Post Office Directory, which is the forerunner of Kelly's Directories, list prominent people within Narborough along with their addresses. No mention of The Woodlands is made in either directory; however the 1870 Leicestershire Trades Protection Society, Directory of Leicester states that a Mr Henry Wale, hosiery manufacturer, lived at The Woodlands. This suggests that The Woodlands were built at some time between 1864 and 1870. The 1870 directory also shows that Henry Wale had his offices at 25 Belvoir Street, Leicester and his factory at 21 Lower Brown Street. The late 1860s coincided with a move out from the city suburbs of a number of well-to-do manufacturers to larger purpose-built houses in nearby villages. Much of this movement to Narborough was prompted by the opening of the joint London and North Western Railway and Midland Railway station in 1864 which offered quick and reliable transport between Narborough and Leicester.

The first available edition of Kelly's Directory is from 1877 which also shows Henry Wale in residence at The Woodlands. Subsequent editions published in 1881, 1888 and 1895 show the same information. In 1899 the situation changes and Henry Wale has been replaced by Arthur Green who is listed as a boot and shoe manufacturer. Arthur Green must have improved his station in life as the 1895 Kelly's Directory shows him as a Narborough resident but living at Mill House which suggests that his business was thriving. Arthur Green was director of G. Green and Sons and had offices at 41a Granby Street, Leicester and premises in Anstey, Shepshed and Northampton. He is shown as living at The Woodlands in subsequent editions up to and including the 1936 edition. No further mention of The Woodlands is made in the 1941 and later editions.

## **3. Building Survey**

### *Exterior*

The main building consists of a large two-storey block following a north-north-west to south-south-east alignment. For the purposes of the report and ease of identification the building is described as north to south etc. The front door is located on the eastern side between a bay to the south and a two-storey wing to the north. A service wing and attached outbuildings are located on the north-western corner of the building. Because of the close proximity of construction site buildings and hoardings no full elevation photographs could be taken.

The building is built of machine-made red bricks with limestone and sandstone detailing. The bricks are of the same colour and size throughout and measure 9 ¼ inches long by 4 ¼ inches wide and 3 ¼ inches high. The bricks are laid in a partial alternating header and stretcher bond but with occasional runs of consecutive headers. It has a slate roof which is likely to be Welsh slate although close observation was not

possible. Detailed plans, elevations and a section made during this survey are shown in Appendix 1.

### *East facing elevation*

The east elevation is the primary façade of the house and was designed to be the first view of the house for visitors coming up the main driveway from the south-east. The elevation is made up of three main elements starting on the south side with a three sided bay window (Fig. 7). The ground floor of the bay is of red brick with shaped cylindrical brick detail rising vertically up each side of each window. The ground floor lintels are of gauged brick and a large keystone of dressed yellow sandstone. A band of sandstone runs around the bay at the top of these windows. The ground floor windows have a cream coloured limestone sill. Just above the first floor windows is a string course of brick dentil work which, with the exception of the service wing, runs around the entire house. The underside of the projecting bricks on the string course can be seen to have square frogs although no maker's name can be seen. Below the first floor bay windows is a thin decorative string course of limestone which also acts as a sill for the first floor windows. The top of the windows have large rectangular blocks of sandstone with carved dentil details. The roof eaves are relatively plain and project out over the walls.

The centre element of the east elevation is dominated by the front door which is reached via a low stone step (Fig. 8). The doorway consists of a relatively simply carved limestone door surround with a Romanesque arch and pediment. The 1.2m wide door appears to be original and has four panels, the upper two being glazed. A rectangular ground floor window, to the north of the doorway, has a brick arched lintel and detailing matching the bay windows to the south. The brick dentil course and limestone string course continues across the elevation from the bay. At first floor height are two more rectangular windows which match the details of the first floor bays but with the addition of two small brick shoulders.

The northern element consists of a separate block which stands out from the main house and has a separate roofline (see Fig. 7). The ground floor windows project out further than the rest of this segment and open out onto the former garden but maintain the same style and decoration seen on the rest of this elevation, with the exception that they do not have the vertical cylindrical details but instead have chamfered edges. The first floor windows match those above the doorway but the sandstone band continues between the two. Although the bricks match, the brick courses between the centre segment and the northern element do not align nor do the courses appear to be bonded which may suggest a slightly different phase of building. The different roofline of this element to the rest of the house might also point towards a slightly different phase.



Figure 7. East-facing elevation bay window  
Looking north-west. Note northern element of façade on right of picture. 1m scale



Figure 8. East-facing elevation front door.  
Looking south-west



Figure 9. East and south facing elevations  
See also Appendix 1

***South facing elevation***

When first built the south elevation faced down a small slope and over the ha-ha into the main garden (Fig. 10). This elevation consists of two elements; a two storey, three sided bay window on the western side, and a single storey rectangular bay. The two

storey bay matches the style and decoration of the bay on the east facing elevation but is slightly wider to suit the room inside. It also has steps down to the garden from a central door. The rectangular bay is similar to the one on the east elevation but has more stonework detail on its parapet and has the vertical cylindrical brick detail either side of the doors which open out onto the garden.



Figure 10. South facing elevation  
Looking north-east

### ***West facing elevation***

The west facing elevation changes from ornate at the south end, to plain and functional at the north end where the service wing is. The service wing held the servant quarters, kitchens and other utilities (Figs. 11, 12 and 15). The brick dentil detail and limestone string course seen on the other elevations do not continue along this elevation. At the southern end of the elevation is a wooden-framed single storey conservatory with a brick base. This was completely boarded over at the time of the survey making close external inspection difficult. The two first floor windows above the conservatory and to the north have carved stone lintels matching those on the east and south elevations. These windows serve bedrooms used by the family hence their decoration. Beyond these windows, towards the north, the service wing windows have arched brick lintels and brick sills. The windows are of varying sizes and appear to have been made to fit the internal spaces rather than to create a uniform façade. A modern doorway leading out to a metal fire escape has been added at first floor level.

A pitched roof single storey outbuilding, which appears to be part of the original design, extends out to the west from Room G7 (see ground floor description below). This extension is attached to the south side of a small flat-roofed toilet block built in



an L-shape and extending further west (Fig. 13). The low brick walls of the glasshouse shown on the Ordnance Survey maps extend further to the west from the end of the toilet block. This has a partially paved floor with granite sets and evidence of a doorway at the western end. No trace of the glass superstructure remains (Fig. 14).



Figure 11. West facing elevation  
Looking south-east. Blue container on site of glasshouse.



Figure 12. West facing elevation, service wing  
Looking east. Yellow wall is the rear of the privies



Figure 13. West facing elevation outbuildings  
Looking north-east



Figure 14. Remains of glasshouse  
Looking east

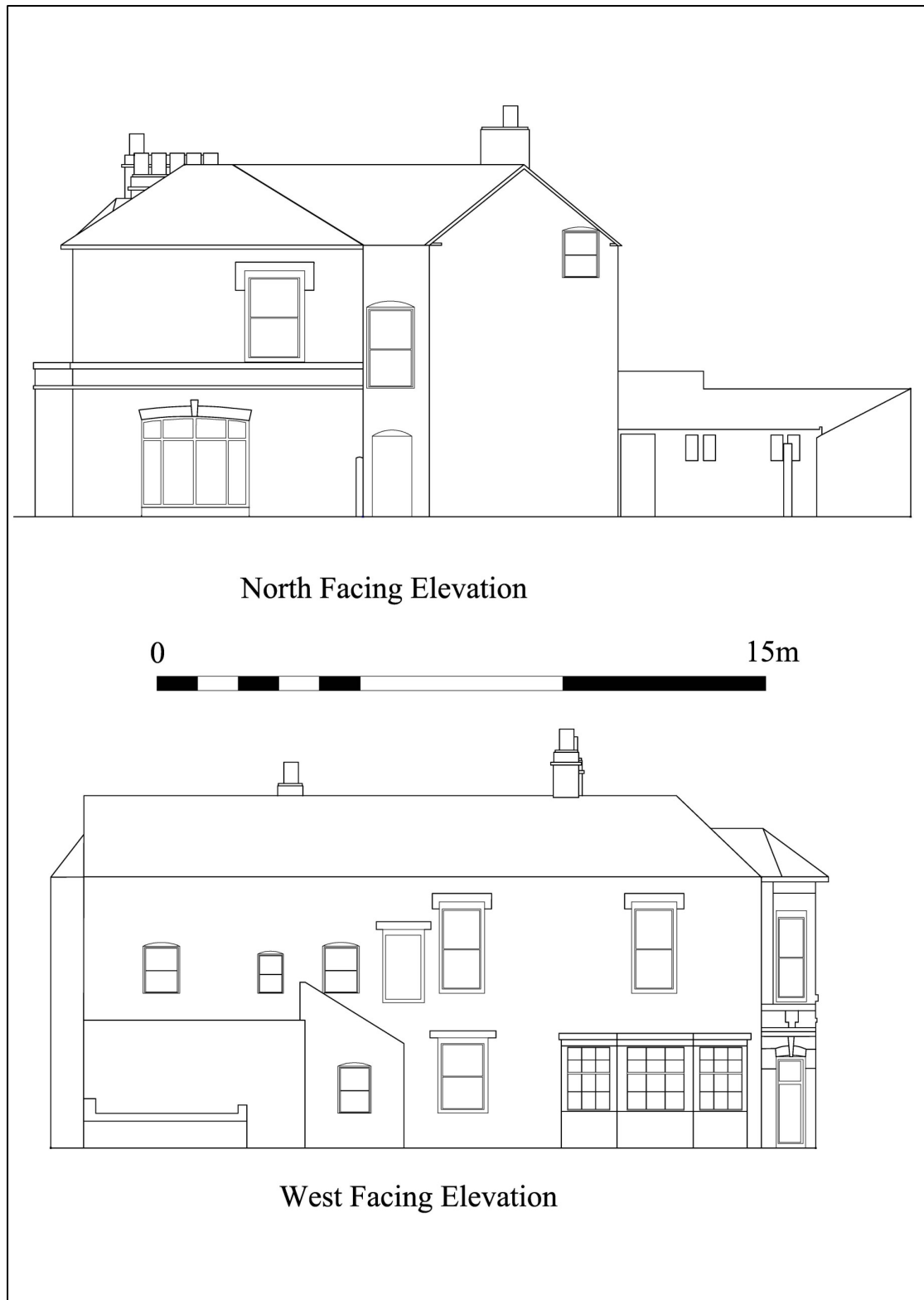


Figure 15. North and West facing elevations  
See also Appendix 1

### *North facing elevation*

As with the other elevations the north facing elevation consists of a number of elements (Figs. 15 and 16). On the eastern side is the residential wing which has the brick dentil and limestone string course continuing round from the east elevation. The ground floor window is set under a wide low brick arch whilst the first floor window, with its stone lintel, matches those on the other elevations. This wing is a separate block from the service wing which creates a narrow alley between the two wings leading to a rear door. The service wing has a flat gable end at roof height and is plain brickwork with a small window at second storey height lighting a small room set partially in the attic (Room S2). There is a trace of bitumen at first floor level suggesting the removal of a pitched roofed structure but no evidence exists to show what this was or when it was removed.

The single storey outbuilding/toilet block extends out from the western side of the service wing (Fig. 17). The north face of the toilets is built of what seem to be of mid to late 20th century bricks with a door at the east end and four small windows. This appears to be a later addition and may be a blocking in of a covered walkway leading out to the privies set at right angles to this block and which back up against the removed glasshouse.



Figure 16. North facing elevation  
Looking south



Figure 17. North facing elevation of toilet block.  
Looking south-west. Note mid-20th century brickwork behind scaffold shelving.

### *Interior*

Inside, the house consists of a ground floor and first floor along with a small cellar and partial second floor. There is a clear division between the family areas and the servant's and service areas. For ease of recognition during the survey rooms have been given identification codes; C – for cellar, G – ground floor, F – first floor and S – second floor and do not bear any relation to names which may have been allocated in earlier uses. Appendix 1 shows these identification numbers.

### *Cellar*

The cellar is reached via a set of brick-built stairs adjacent to the servant's stairs in the service wing. It has vaulted brick ceiling and brick floor (Fig. 18). The main room, C1, has a low brick and stone plinth running around the south and west walls. A shallow stone trough on raised bricks lies against the north wall. Leading out of room C1 is a smaller pantry/larder type room, C2, which has a lockable slatted wooden door and brick and stone shelves built on its east wall (Fig. 19). A fire resistant metal safe made by Milners of London, Manchester and Liverpool rests in the corner of this room. A rectangular room, C3, fills a gap between the stairs and C1.



Figure 18. Cellar, main room  
Looking south-west. 1m scale



Figure 19. Cellar pantry  
Looking south-east. 1m scale

### *Ground Floor*

The ground floor is entered through the east facing doorway described above. The entrance hallway is a rectangular space with doors leading off to the north and south with the staircase being built against the farthest, west, wall (Fig. 20). The ceiling, with the exception of a small cornice, is quite plain and may have been re-plastered in the recent past. The doors are modern replacement fire-doors but have their original moulded frames. The staircase has a modern fitted carpet and new stair nosings which mask any earlier treads (Fig. 21). The wooden handrail has a simple scroll design where it meets the newel post. The balusters have been crudely boxed in with hardboard but partial removal of this reveals a series of cast iron balusters typical of the late 19th century (Fig. 22). An open doorway running alongside the stairs leads northwards towards the service wing of the house. It seems likely that, when first built, this would have had a door which would screen off this access from the hall.



Figure 20. Hallway  
Looking west. 1m scale



Figure 21. Stairs  
Looking north-west. 1m scale





Figure 22. Balusters

### *Room G1*

Leading off from the south side of the hallway are the two principal rooms of the house; G1 and G2. Room G1 has large patio doors set into the rectangular bay window seen on the south facing elevation (Figs. 23 and 24). As with the bay window built on the east wall, the fairly plain wooden window frame appears to be original but has had modern fittings added. The fireplace has been removed and the hole has been plastered and papered over. On the west wall a plaster board wall has been inserted into a large opening which once connected G1 to G2. It is probable that this once had a set of folding doors which would separate the two rooms, but which would also open to create a much larger space.



Figure 23. Room G1  
Looking south-east. 1m scale



Figure 24. Room G1  
Looking north-west. 1m scale

### *Room G2*

The only access into Room G2 is from a small door in the hall near to the base of the stairs. This room is similar to G1 but has a greater level of decoration in the moulded cornice and a higher skirting board (Fig. 25). The fireplace has also been taken out of commission and blocked. A small conservatory is reached through a wide doorway on the west wall. The conservatory has a masonry base and a glazed upper half. The window fittings are modern but the door latch from G2 into the conservatory is brass and matches that used on the patio doors in Room G3. It is not clear if this is part of the original design or a later addition. It is however clearly visible on the 1886 First Edition Ordnance Survey map.



Figure 25. Room G2  
Looking south-west. Conservatory on right of picture.

### *Room G3*

Room G3, on the opposite side of the hall to G1, is a smallish square room with full-height patio doors set into the rectangular window (fig. 26). The fittings on the door appear to be original but have also been supplemented by more modern fittings. The only surviving fireplace in the house is found in this room and is built from a brownish marble. As with all rooms, the floor has a fitted carpets preventing inspection of the floor structure.



Figure 26. Room G3  
Looking north-east. 1m scale

#### *Room G4*

Room G4 is presently a small cupboard measuring approximately 1m wide by 0.7m deep. This has a full-sized doorway however which suggests that this was originally constructed as a corridor leading to Room G5. Removal of the distinction between servants and the householders would have left two parallel corridors; one for the servants which led to the servant's wing and the other for the household to reach G5. Clearly only one was needed when the house became a hospital so the doorway for G4 became a cupboard door and the servant's door became the main access to the kitchens and to Room G5.

#### *Room G5*

Room G5 is located in the north-east wing of the house and forms a large, square room with windows on the north and east walls and a blocked fireplace (Fig. 27). Because the service wing corridor runs behind the west wall there is no window on this side which has a tendency to make the room quite dark, even without the boarded over windows. The patio doors set into the rectangular bay on the east wall have fittings which match those seen in Rooms G2 and G3 suggesting a contemporary date.



Figure 27. Room G5  
Looking north-east. 1m scale

### *Room G6*

Leaving the hall area by the corridor alongside the stairs a short corridor leads to a small hallway, the back door and the service wing. Room G6 appears to have served as a kitchen although all that remains of the range and fireplace are the two masonry cheeks (Fig. 28). The gap for the range is only around 1m wide which is quite small for what would be a reasonably large household and which might suggest that not all cooking was carried out in this room. The sash windows are original and, as with all other sash windows that survive in the house, have chains instead of sash cord. The room has been thoroughly modernised.

### *Room G7*

Room G7 consists of two small rooms which may have been used as offices, possibly for a butler or housekeeper (Fig. 29). They are both quite small and narrow with the eastern one fitting in between G6 and the servant's stairs. The western room is built into the pitched roof single storey outbuilding seen on the west facing elevation. This appears to be a rather awkward addition although there is no structural evidence to show if this is a later build.



Figure 28. Room G6  
Looking south-west. 1m scale



Figure 29. Room G7  
Looking west. 1m scale

### *Room G8*

Moving northwards from Room G7 the servant's stairs up to the first floor can be seen, as can the stairs behind a small door heading down to the cellar (Fig. 30). The size and quality of these stairs in comparison to the main stairs clearly marks out the division between master and servants. To the north of the stairs is Room G8 which appears to be a possible scullery area with a large fireplace on the north wall. The original back door/tradesman's entrance now leads into a small toilet and a north facing back door (Fig. 31). The outside face of the original door has chamfered edges matching other outside doors. A small sash window is built into the wall opposite the current, later, back door to light a long corridor leading to the old privies. Along the north side of this corridor are four modern toilet cubicles which have the later 20th century brick outside wall seen on the north elevation and discussed above. This remodelling supports the idea that a narrow covered walkway originally led out to the privies rather than being blocked in as is now the case. At the western end of the corridor the original privies have been thoroughly altered to provide modern toilet facilities.



Figure 30. Servant's stairs, up to first floor and down to cellar  
Looking north-west. 1m scale



Figure 31. Room G8  
Looking south-west. 1m scale. Original back door to left of sink. Door to privy  
corridor to left of fire alarm.

### *First Floor*

The first floor can be reached either by the main stairs from the hallway or by the servant's stairs in the service wing. Both lead up to clearly defined areas according to social station. The main stairs have a partial landing to allow space on the north wall for a large window to light the stairwell and to give access to a small door leading west to the service wing. The main stairs then turn 180 degrees and go up a small flight to the landing, off of which the bedrooms lead (Fig. 32). A modern fire door partition has been built across the top of the stairs making the landing rather dark. The general room layout on this floor matches that of the ground floor.

### *Room F1*

Room F1 is located in the south-west corner of the house. It has a large wooden framed bay window with original sashes on the south wall (Fig. 33). The fireplace has been blocked and plastered over and there are no other original fittings that survive. This room, along with Room F2, seems likely to have been one of the master bedrooms.





Figure 32. First floor landing  
Looking north-west. 1m scale. Stairs behind scale



Figure 33. Room F1  
Looking south-west. 1m scale

### *Room F2*

Room F2 was infested with wild bees at the time of the survey. A cursory view showed that the bees were still very active and that the room, with the exception of the windows, had been thoroughly modernised. No further recording took place in this room.

### *Room F3*

This room is located above the ground floor hallway and is quite small with no apparent fireplace and an off centre window (Fig. 34). There are no cornices and the skirting boards are plain suggesting that the room might have been used for storage or as a servant's room.



Figure 34. Room F3  
Looking south-east. 1m scale

### *Room F4*

A plasterboard partition runs along the west side of room F4 to create a corridor leading to Room F5 (Fig. 35). This appears to be quite an awkward way in which to reach F5. The fireplace has been removed as have all other fittings. The sash window is original.



Figure 35. Corridor to Room F5  
Looking north. 1m scale. Partition wall of Room F4 on right of picture.

### *Room F5*

The corridor past Room F4 leads to Room F5 which has a slightly higher floor level so that two steps have had to be added (see Fig. 35). This room has been divided into three differently shaped rooms by the addition of modern wood and glass partitions. The room has the most ornate of all the bedroom cornices.

### *Room F6*

Room F6 has had a modern fire escape door added to the west wall otherwise little else in the room has been altered. Either side of the blocked fireplace are built-in cupboards which, although original, have had hardboard sheets tacked over the outer side to hide the wood panels (Fig. 36). In the north-east corner is a narrow doorway which leads into the service wing. The presence of this door might indicate that, whilst this room might have been for a member of the main household, there was a constant need for discrete access for servants. This may have been the case perhaps for a nursery or child's room.



Figure 36. Room F6  
Looking south-east. 1m scale

### *Room F7*

This room lies just to the side of the doorway and the steps to Room F6 but is clearly within the service wing of the house. This small room seems likely to be associated with the use of Room F6 in that it is a servant's room but allows easy access to F6 (Fig. 37). As such it may have been used as a maid or butler's room or, more likely, as a nursemaid or governess's room. No original fittings survive in this room except for the sash window. The ceiling is lower in the service wing to accommodate the second floor which occupies the roof space in this wing. More recently a modern sink unit has been added to the room (Fig. 38).



Figure 37 Room F6 and F7 steps  
Looking south-west. Room F6 at top of steps, Room F7 on right of picture

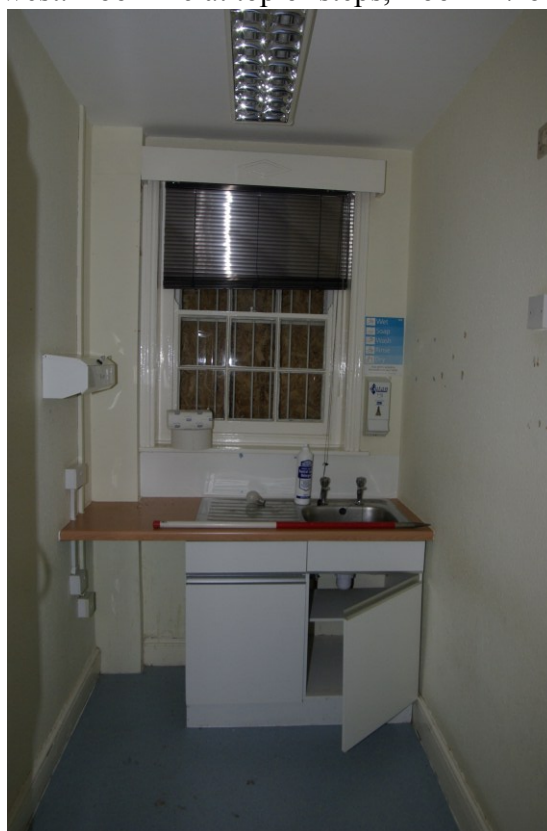


Figure 38 Room F7  
Looking west. 1m scale

*F8*

F8 forms a small landing and corridor which extends from a door adjacent to the landing halfway up the main stairs. It then continues northwards past the servant's stairs which lead down to the ground floor and up to the second floor. A sash window looks out into the gap between the two wings.

*Room F9*

Room F9 has had a modern partition added to create a small corridor leading to a toilet built under the stairs (Fig. 39). The resulting room, with blocked fireplace, is quite small and, in common with most other rooms, has only the sash window as an original fitting.



Figure 39. Room F9  
Looking north-west. 1m scale

### *Second Floor*

The second floor only covers the area above the service wing, the first floor of which has a lowered ceiling in order to fit in the second floor. This floor is partially set into the roof space and is only accessible by the servant's stairs. At the top of the stairs are doors leading to the north and south into two rooms.

### *Room S1*

Room S1 is the southernmost of the two rooms on this floor and has no natural light. Despite being such a small and dark room it would appear that this room was used as a bedroom as there are some late 19th century coat hooks behind the door (Fig. 40). A small hatch on the south wall leads into the roof space above the rest of the house. Inspection through this shows that the slates must have been replaced as modern roofing felt can be seen between the rafters and laths. The roof structure in this area consists of a shouldered kingpost supporting raked struts attached to the principal rafters. The principals support clasped purlins which in turn support the common rafters which are at a slightly different angle to the principals (Fig. 41). The remaining parts of the roof structure were not accessible.



Figure 40. Room S1  
Looking north-east. 1m scale. Hatch to roof space on right.



Figure 41. Roof structure  
Looking south

#### Room S2

To the north of the stairs is Room S2 which was also full of bees (Fig. 42). cursory inspections showed this room to have a small window adjacent to the chimney breast on the north wall and a small cupboard behind the stairs (Fig. 42).



Figure 42. Room S2  
Looking north-west



#### **4. Discussion**

Documentary and cartographic evidence indicates that The Woodlands house was built in the late 1860s. The overall style and decoration would also support this date when many architects began to turn their backs on the highly decorated, and expensive, Gothic Revival style especially where domestic housing was concerned. The coming of the railways to Narborough in 1864 also prompted the building of new large houses for the better off members of the middle classes who wanted to move away from the expanding Leicester suburbs. Thus a construction date of the late 1860s would fit in with this growth. The construction of this type of house also reflects the growing success of the hosiery and shoe trades which formed the backbone of Leicester's manufacturing industry in the late 19th and 20th centuries.

The First Edition OS map of 1886 shows the layout of the house very much as it survives today which is quite a remarkable feat to have remained unchanged for so long. The glass houses and other detached outbuildings were probably removed when the house became a hospital and were replaced by other later structures. These have now also been removed although it is not clear when these were taken down.

The brickwork of the north-eastern wing of the house, as noted, is not keyed into the main house which might suggest that this component is a slightly later addition. It also has a separate roof structure. The internal arrangements to gain access to the rooms are also slightly awkward, especially at first floor level. The first floor level is also slightly different to that of the main house. Because it is quite clearly present on the 1886 map is it possible that this was a last minute addition made whilst the main house was being built. This wing would then also screen off the service wing of the house.

Internally, little has survived from its time as domestic house. Its more recent life as a hospital has removed most traces of doors, lighting, fireplaces etc. Despite this, very few structural changes have been made and those that have are relatively superficial. One of the largest changes is the removal of some of the distinctions between the main household and the servants.

Overall, The Woodlands is an interesting and little changed example of a later 19th century house built for the owner of one of Leicester's staple industries.

#### **5. Archive**

The archive consists of:

This report,

101 digital photographs,

64 35mm black and white negatives and contact sheets,

3 A4 pro forma photographic record sheets combined for digital and black and white,

1 A3 drawing sheet,

CD of digital photographs.

#### **6. Publication**

A summary of the work will be submitted for publication in the *Transactions of the Leicestershire Archaeological and Historical Society* in due course. A record of the project will also be submitted to the OASIS project. OASIS is an online index to archaeological grey literature.

## 7. Bibliography

The Environmental Dimension Partnership (EDP) 2009. Desk Based Assessment. The Woodlands Hospital, Narborough, Leicestershire.

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

Institute for Archaeologists' (IfA) *Code of Conduct*, adhering to their *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*.

Jarrett, R.P. & V.N. 1981. *The History of Narborough and Littlethorpe*. Narborough Parish Council.

Jarrett, R.P. 1987. *Narborough and Littlethorpe. A revised parish history*. Narborough Parish Council.

Kelly's History, Gazetteer and Directory of the Counties of Leicestershire and Rutland. 1877, 1881, 1888, 1895, 1899, 1904, 1908, 1912, 1916, 1922, 1925, 1932, 1936 editions

Post Office Directory of Leicestershire and Rutland. 1855 and 1864 editions.

ULAS. 2013. *Design Specification for Historic Building Recording*. The Woodlands, The Pastures, Forest Road, Narborough, Leicestershire.

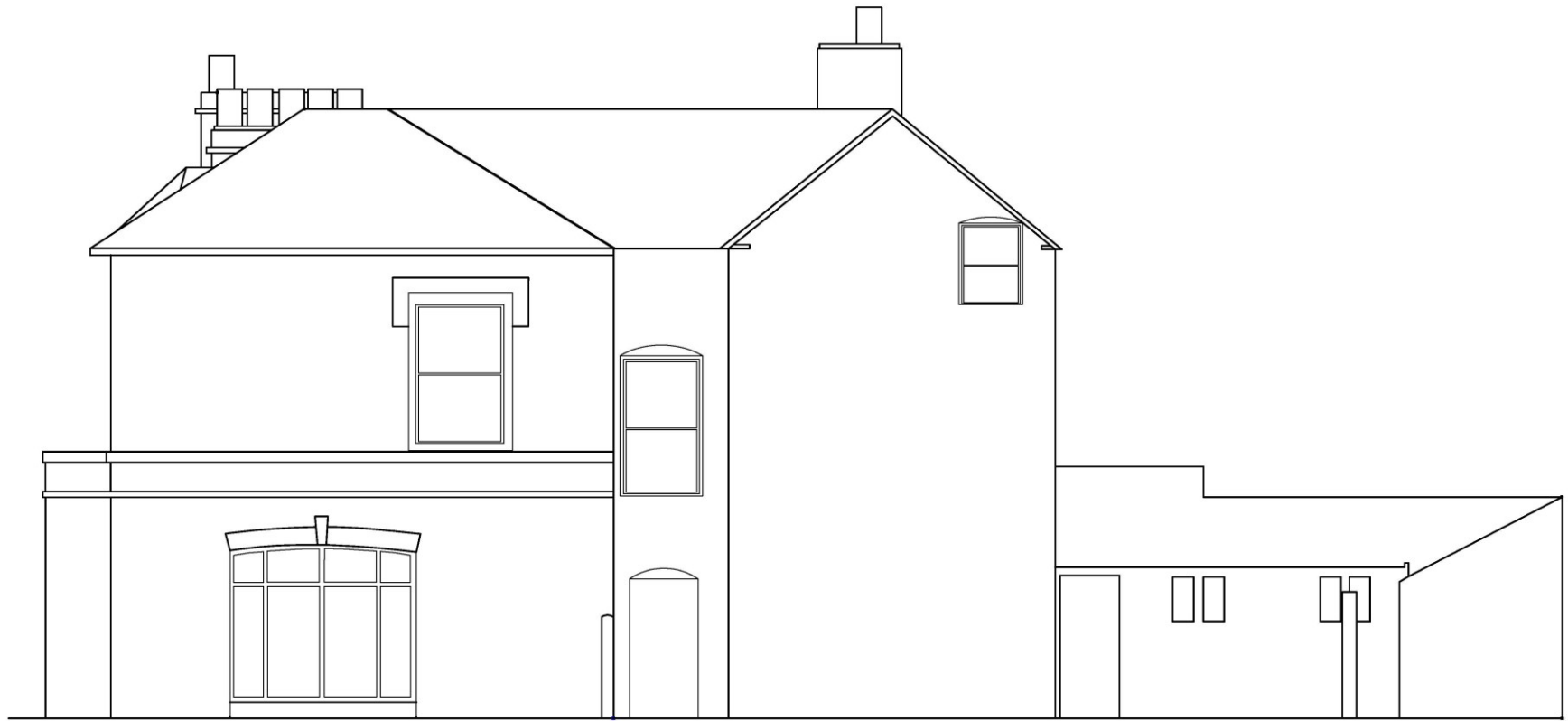
## **Appendix 1. Plans, elevations and section**



East Facing Elevation



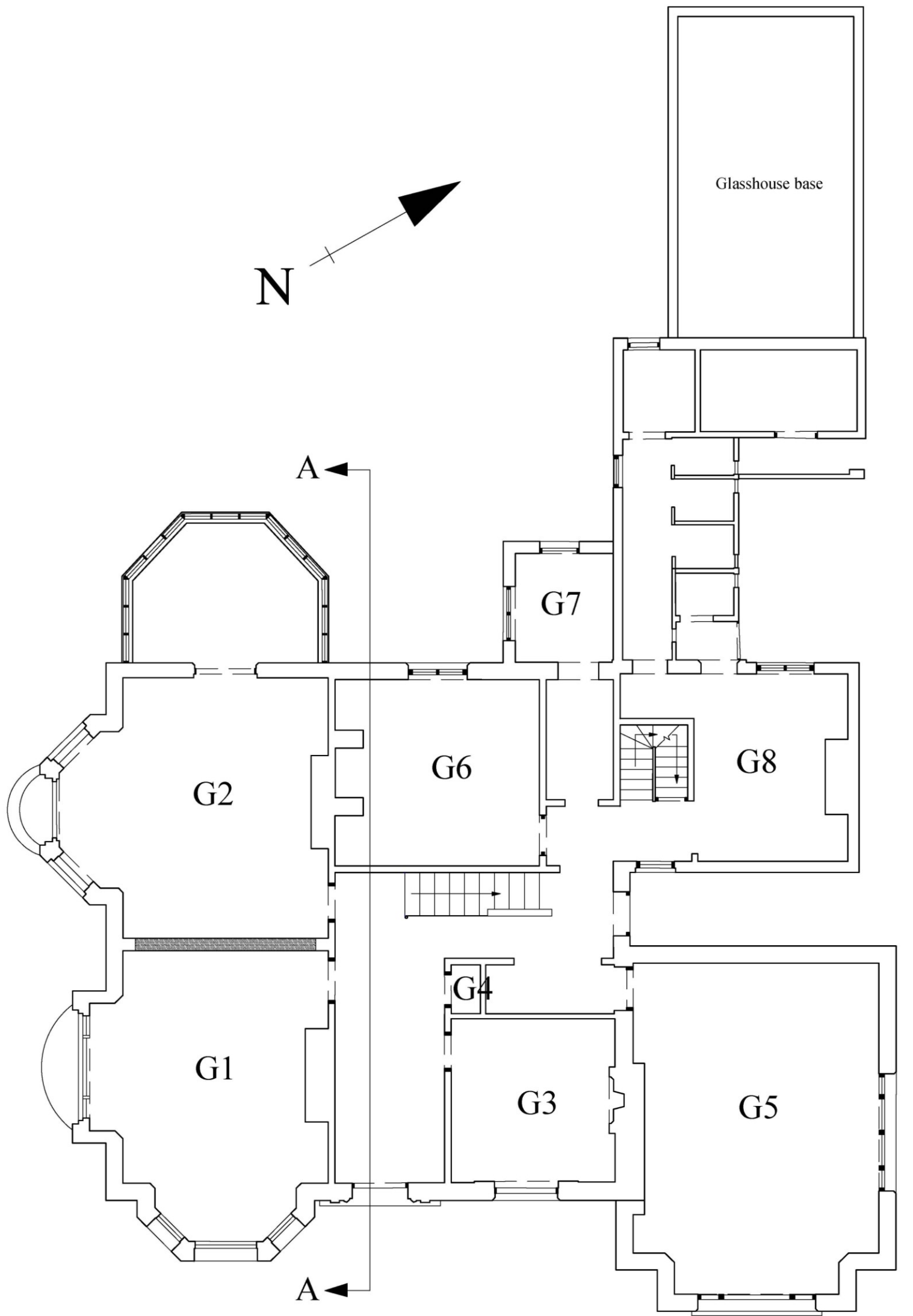
South Facing Elevation



North Facing Elevation

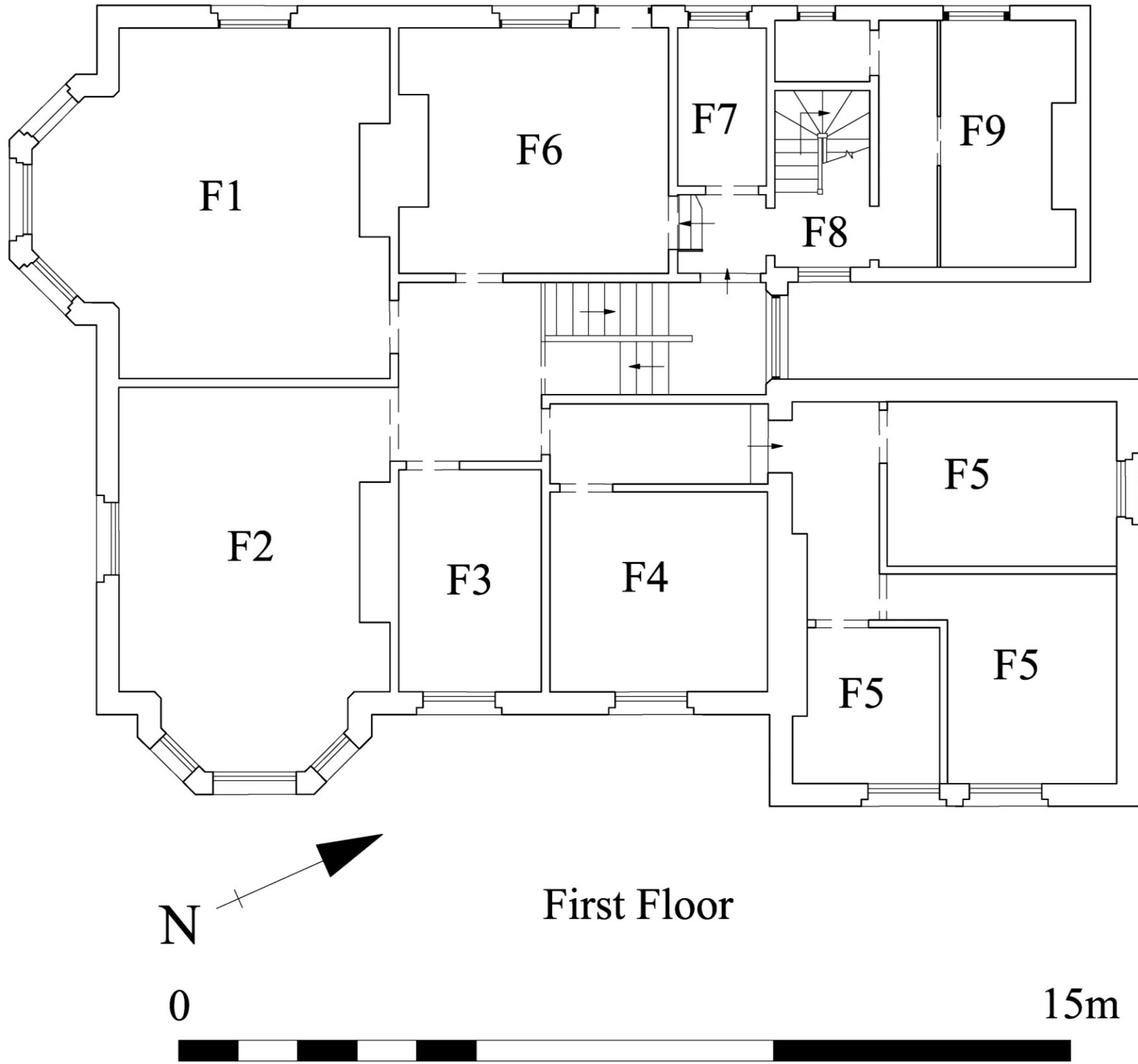


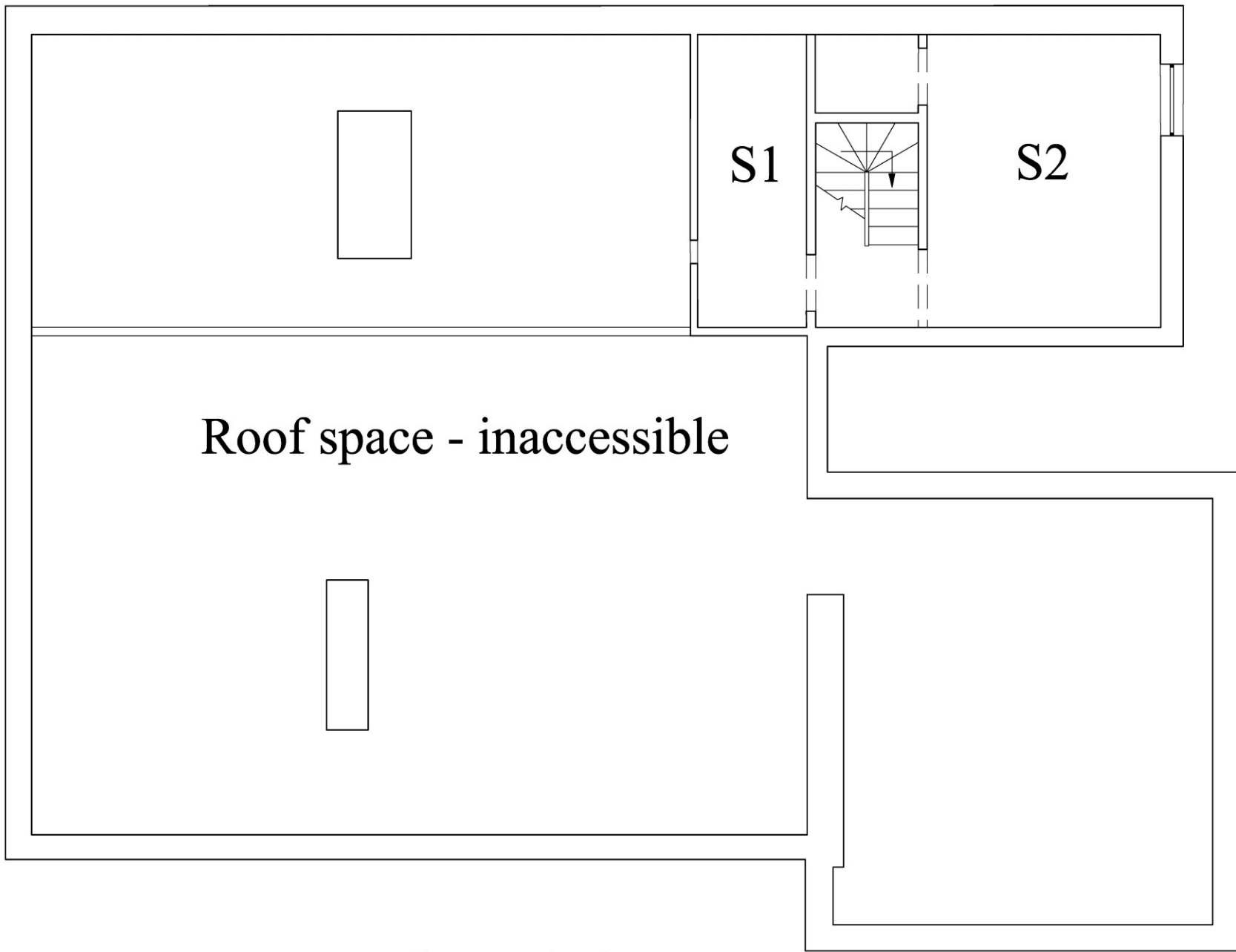
West Facing Elevation



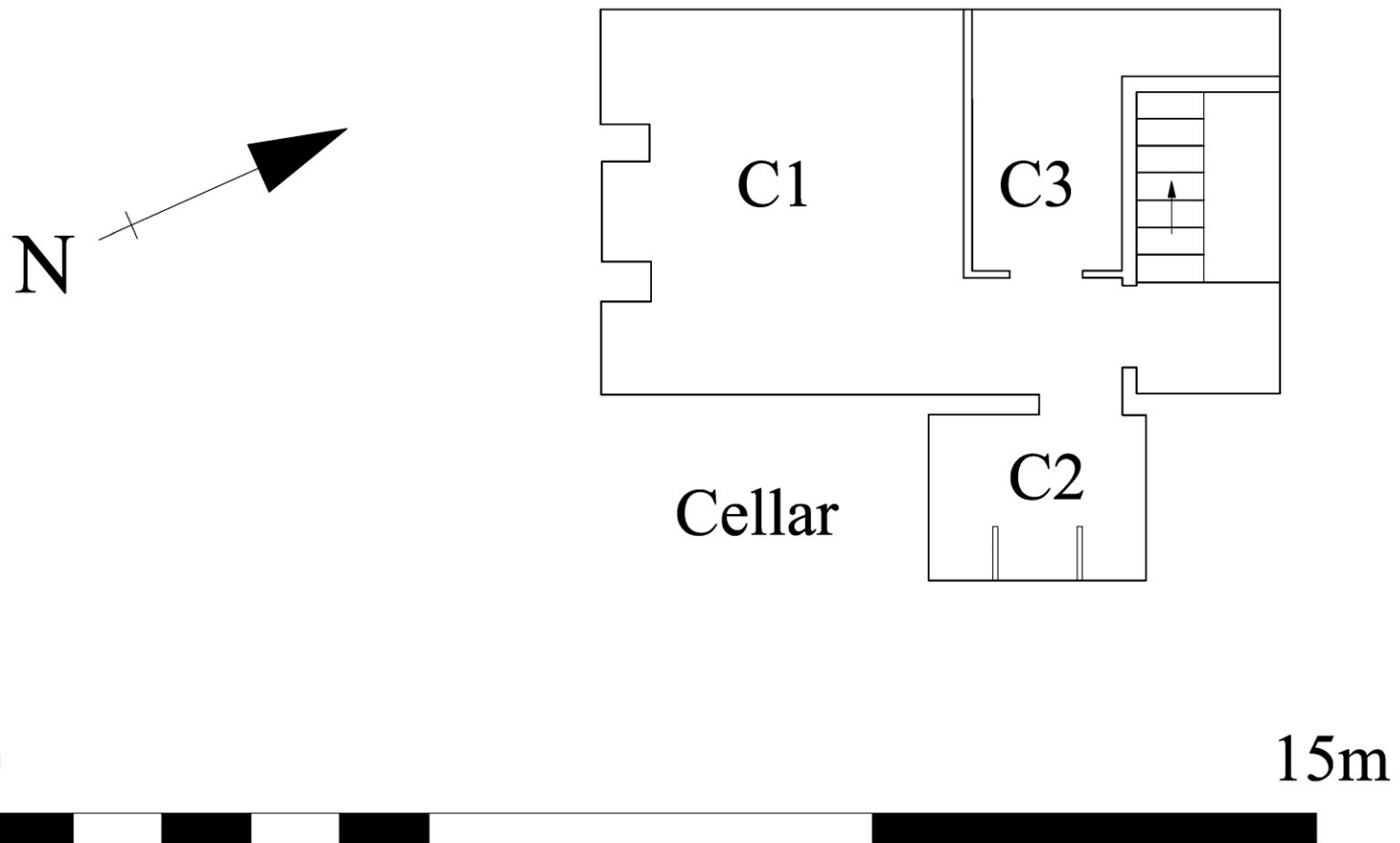
Ground Floor



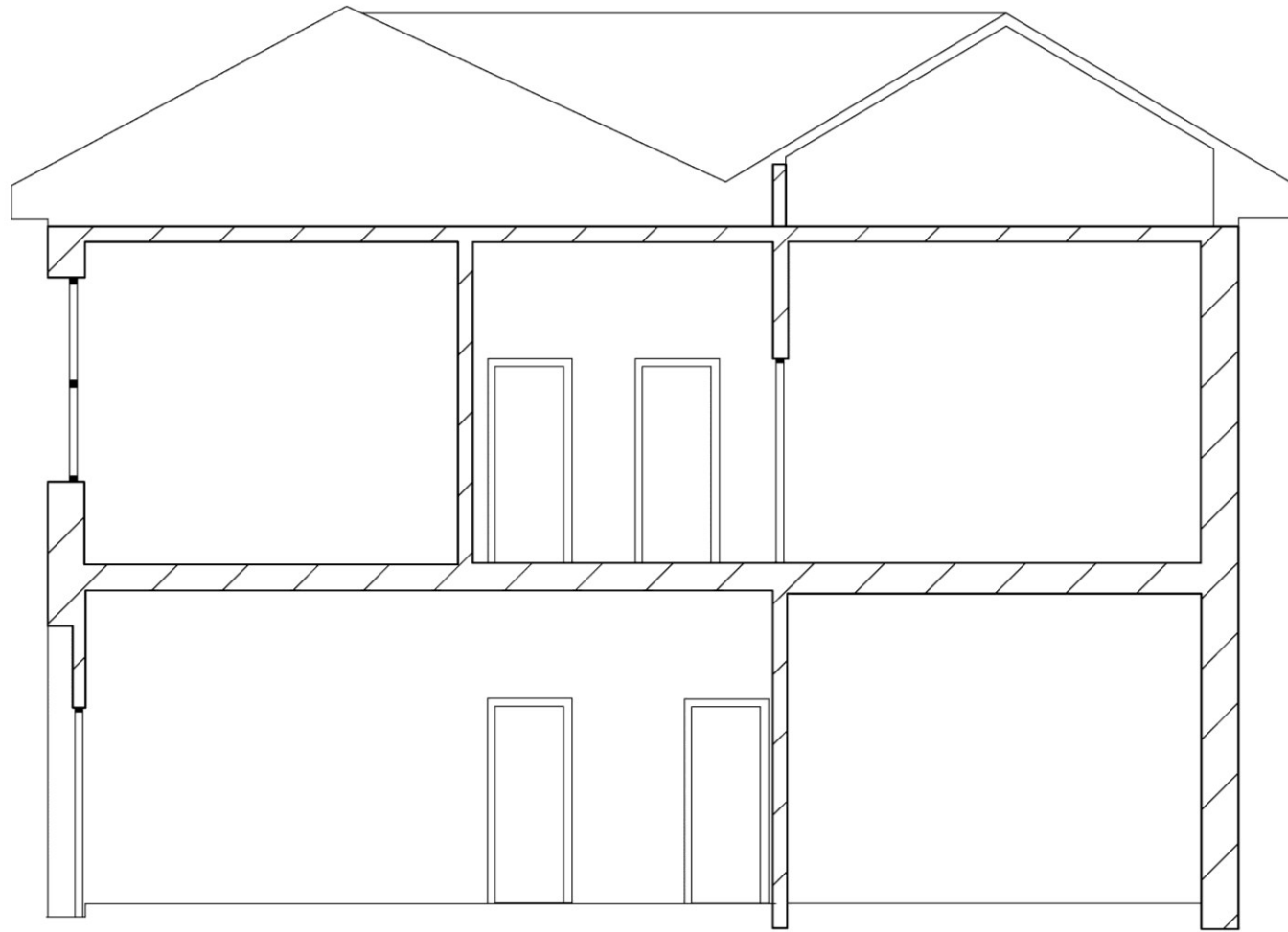




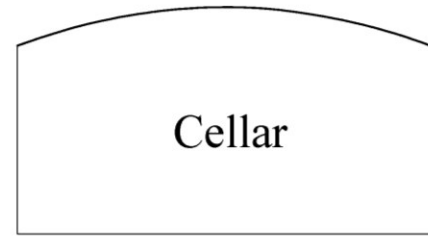
Second Floor







**Section on AA**

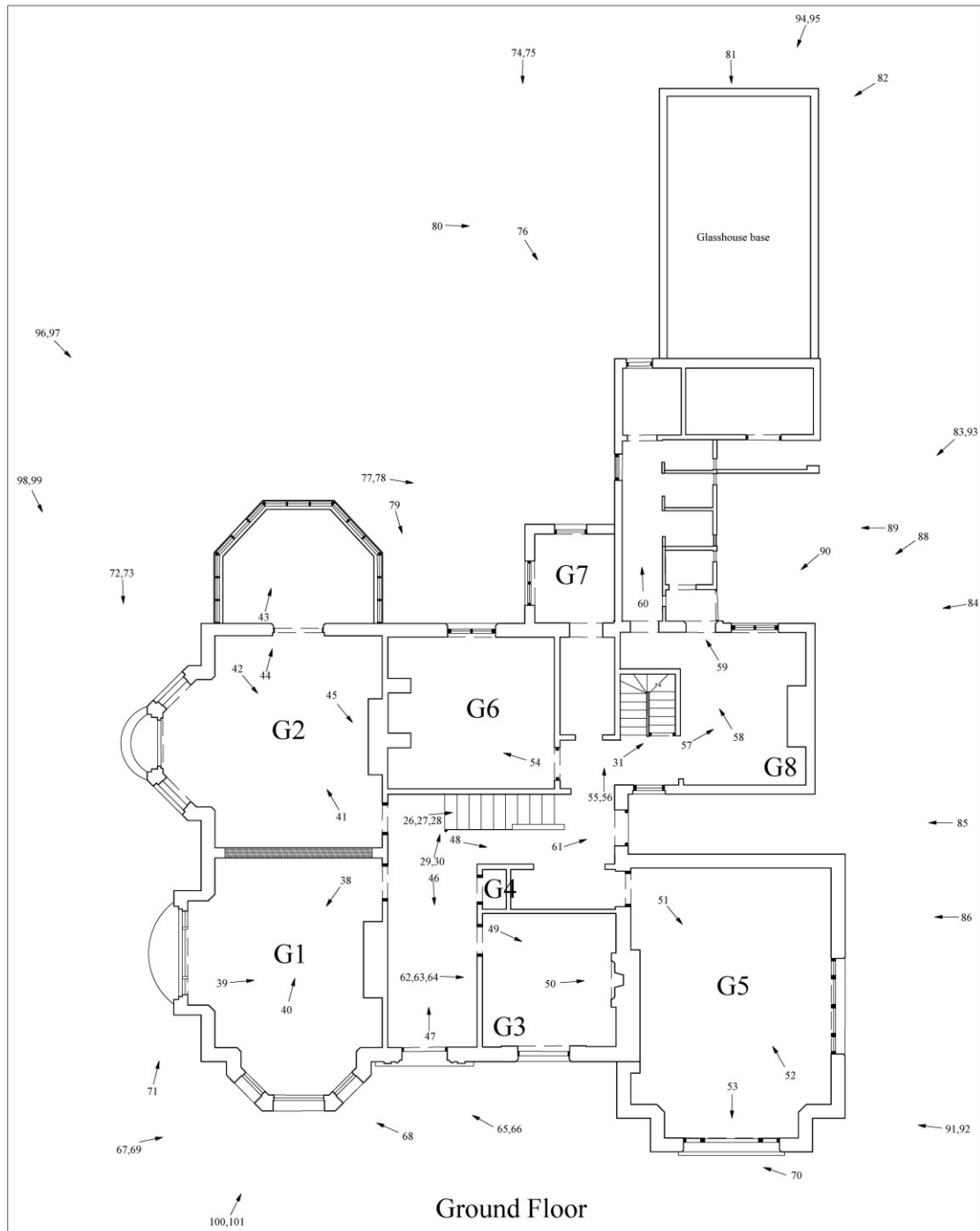


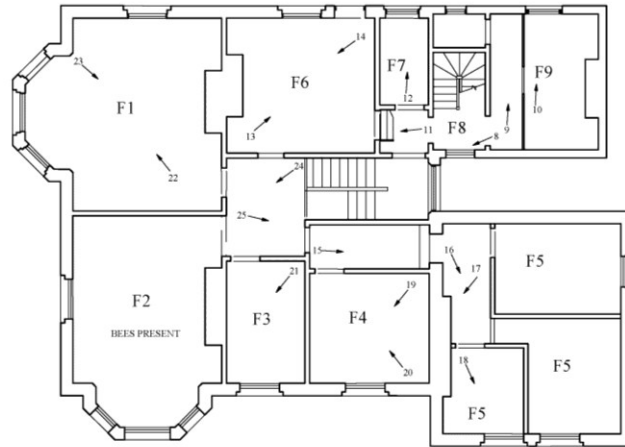
0

15m

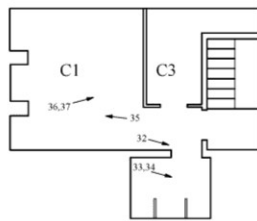


## Appendix 2. Location of digital photographs

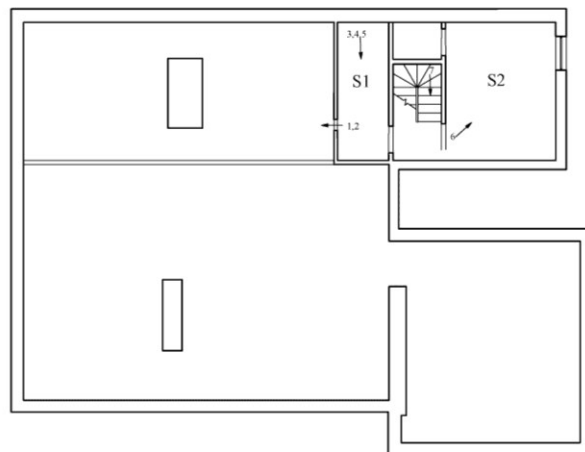




First Floor



Cellar



Second Floor



### Appendix 3. Digital photographs



XA103 2013 (1).JPG



XA103 2013 (2).JPG



XA103 2013 (3).JPG



XA103 2013 (4).JPG



XA103 2013 (5).JPG



XA103 2013 (6).JPG



XA103 2013 (7).JPG



XA103 2013 (8).JPG



XA103 2013 (9).JPG



XA103 2013 (10).JPG



XA103 2013 (11).JPG



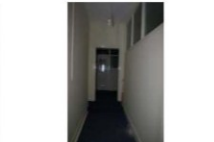
XA103 2013 (12).JPG



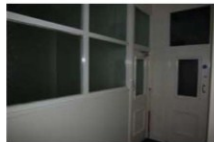
XA103 2013 (13).JPG



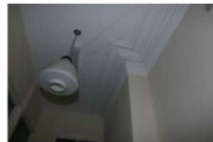
XA103 2013 (14).JPG



XA103 2013 (15).JPG



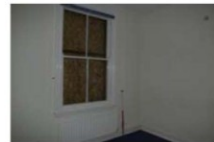
XA103 2013 (16).JPG



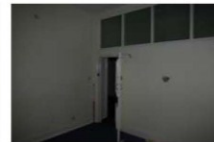
XA103 2013 (17).JPG



XA103 2013 (18).JPG



XA103 2013 (19).JPG



XA103 2013 (20).JPG



XA103 2013 (21).JPG



XA103 2013 (22).JPG



XA103 2013 (23).JPG



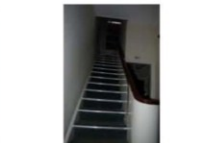
XA103 2013 (24).JPG



XA103 2013 (25).JPG



XA103 2013 (26).JPG



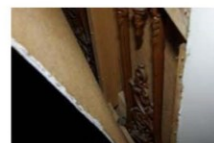
XA103 2013 (27).JPG



XA103 2013 (28).JPG



XA103 2013 (29).JPG



XA103 2013 (30).JPG



XA103 2013 (31).JPG



XA103 2013 (32).JPG



XA103 2013 (33).JPG



XA103 2013 (34).JPG



XA103 2013 (35).JPG



XA103 2013 (36).JPG



XA103 2013 (37).JPG



XA103 2013 (38).JPG



XA103 2013 (39).JPG



XA103 2013 (40).JPG



XA103 2013 (41).JPG



XA103 2013 (42).JPG



XA103 2013 (43).JPG



XA103 2013 (44).JPG



XA103 2013 (45).JPG



XA103 2013 (46).JPG



XA103 2013 (47).JPG



XA103 2013 (48).JPG



XA103 2013 (49).JPG



XA103 2013 (50).JPG



XA103 2013 (51).JPG



XA103 2013 (52).JPG



XA103 2013 (53).JPG



XA103 2013 (54).JPG



XA103 2013 (55).JPG



XA103 2013 (56).JPG



XA103 2013 (57).JPG



XA103 2013 (58).JPG



XA103 2013 (59).JPG



XA103 2013 (60).JPG



XA103 2013 (61).JPG



XA103 2013 (62).JPG



XA103 2013 (63).JPG



XA103 2013 (64).JPG



XA103 2013 (65).JPG



XA103 2013 (66).JPG



XA103 2013 (67).JPG



XA103 2013 (68).JPG



XA103 2013 (69).JPG



XA103 2013 (70).JPG



XA103 2013 (71).JPG



XA103 2013 (72).JPG



XA103 2013 (73).JPG



XA103 2013 (74).JPG



XA103 2013 (75).JPG



XA103 2013 (76).JPG



XA103 2013 (77).JPG



XA103 2013 (78).JPG



XA103 2013 (79).JPG



XA103 2013 (80).JPG



XA103 2013 (81).JPG



XA103 2013 (82).JPG



XA103 2013 (83).JPG



XA103 2013 (84).JPG



XA103 2013 (85).JPG



XA103 2013 (86).JPG



XA103 2013 (87).JPG



XA103 2013 (88).JPG



XA103 2013 (89).JPG



XA103 2013 (90).JPG



XA103 2013 (91).JPG



XA103 2013 (92).JPG



XA103 2013 (93).JPG



XA103 2013 (94).JPG



XA103 2013 (95).JPG



XA103 2013 (96).JPG



XA103 2013 (97).JPG



XA103 2013 (98).JPG



XA103 2013 (99).JPG



XA103 2013 (100).JPG



XA103 2013 (101).JPG

#### **Appendix 4. OASIS information**

Project Name	The Woodlands, The Pastures, Forest Road, Narborough, Leicestershire
Project Type	Building recording
Project Manager	P Clay
Project Supervisor	A Hyam
Previous/Future work	None
Current Land Use	Disused hospital
Development Type	Residential conversion
Reason for Investigation	As a condition
Position in the Planning Process	Ongoing
Site Co ordinates	SP 5360 9780
Start/end dates of field work	15.08.2013 – 16.08.2013
Archive Recipient	Leicestershire County Council
Study Area	-

## ULAS Contact Details

Richard Buckley or Patrick Clay  
University of Leicester Archaeological  
Services (ULAS)  
University of Leicester,  
University Road,  
Leicester LE1 7RH

**T:** +44 (0)116 252 2848

**F:** +44 (0)116 252 2614

**E:** [ulas@le.ac.uk](mailto:ulas@le.ac.uk)

**W:** [www.le.ac.uk/ulas](http://www.le.ac.uk/ulas)



INVESTOR IN PEOPLE

