



University of **Leicester**

Archaeological Services

**A Level 2 Historic Building Survey
of Preston Hall, Preston, Oakham,
Rutland.**

NGR: SK 87140 02508

Sophie Clarke



ULAS Report No. 2014-115
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of Preston Hall, Preston, Oakham,
Rutland**

NGR: SK 87140 02508

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For: Mr Micklethwaite

Checked by

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A Level 2 Historic Building Survey of Preston Hall, Preston, Oakham, Rutland.

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Summary

An historic building survey was undertaken by the University of Leicester Archaeological Services (ULAS) of Preston Hall, Preston, Oakham, Rutland in advance of proposed alterations. Preston Hall is a Grade II listed building with a 17th century core, with Victorian and early 20th century extensions. The interior has been much altered throughout, with very few features surviving which pre-date the Victorian scheme of refurbishment. The current proposals include the demolition of some late 20th century garages, which were constructed on the site of a Victorian service wing, of which only the west facing wall survives. A general scheme of refurbishment is proposed for the interior.

The report and archive will be deposited with Rutland County Museum under Accession Number OAKRM:2014.50.

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 survey (Level 2) of Preston Hall, Preston, Oakham, Rutland, LE15 9NJ (NGR SK 87140 02508; Figs 1 and 2). Level 2 historic building surveys are defined in the English Heritage guidance document – *Understanding Historic Buildings: A guide to good recording practice* (2006). This document has therefore been produced in response to a condition on the Planning Permission, for a programme of historic building recording and analysis to a standard equivalent to level 2 to be undertaken prior to redevelopment of the site (Ref: APP/2012/0911, Condition 4). The redevelopment comprises the demolition of existing garages and sun room and construction of a two storey side extension to the south elevation of the dwelling house as well as some internal alterations.



Figure 1. Site Location

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Figure 2. Site plan, supplied by Nick Cox Architects, not to scale.

Aims and Objectives

The aim of the work is to provide a record of the existing auxiliary buildings associated with the farmhouse, in advance of their residential conversion. The work has been carried out in response to a request by the Senior Planning Archaeologist at Leicestershire County Council that a Level 2 historic building survey be completed before the redevelopment commences.

The objectives of the historic building survey are:

- 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 and scale site plans supplied by the client were used and modified to suit the purposes of this survey. The specific levels of detail used in the Level 2 survey followed the guidelines laid down in the English Heritage (2006) specification, which were:

1. The Written Account:

- The precise location of the building, by name or street number, civil parish, town, etc, and National Grid reference and details of listing or scheduling.
- The date when the record was made, and the name(s) of the recorder(s).
- A statement describing the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners should be given if known.
- An account of the building's overall form (structure, materials, layout) and its successive phases of development, together with the evidence supporting this analysis.
- An account of past and present uses of the building and its parts, with the evidence for these interpretations. An analysis of any circulation pattern or decorative, iconographic or liturgical scheme.

2. Drawn Record:

- Shall comprise plans (to scale or full dimensioned) of all main floors as existing. Small buildings of well-known types, or buildings with a repetitive structure (e.g. many industrial buildings) may be planned on one floor only, but a note or a sketch plan should be made to show the arrangement of other floors. Plans should show the form and location of any structural features of historic significance (e.g. blocked doors and windows; former fireplace openings; masonry joints; changes in internal levels).
- As a minimum, in all cases, the drawn record will include a sketch plan roughly dimensioned (when no more thorough drawn record is required). Such a plan may not always include structural details (e.g. timber framing).
- In each of the above cases, use may be made of available plans (i.e. those prepared as part of a planning application). In all cases these shall be checked by the historic building specialist and supplemented or amended where necessary.

3. Photographic Record:

- General view of views of the exterior of the building.
- The overall appearance of principal rooms and circulation areas.
- Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.

All work followed the Institute for Archaeologists (IfA) *Code of Conduct* (2012) 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) was followed.

Background

Preston Hall is a Grade II listed manor house with the following listing description taken from British Listed Buildings Online website:

<http://www.britishlistedbuildings.co.uk/en-187500-preston-hall-preston->

PRESTON MAIN STREET
SK 8602 and SK 8702
4/21
No 33 Preston Hall
10/11/55 (Formerly listed as Preston
Hall in Village Street)
II

House. C19 with traces of C17 work. Rubble stone, coursed with ashlar quoins and dressings. Stone slate roofs with parapet gablese and kneellers. Various paned and triple square stone stacks with corniced heads. Central gabled eaves dormers with parapetted gable, kneellers or finial. Single light in gable. 2 storeys and attic, three window front. Large three-light windows with chamfered surrounds and mullions, under hood-moulds. Three-light windows on ground floor square-headed 'Gothick' - style porch with octogonal corner buttresses and tracery panelling over deep moulded pointed - arched surround with paired studded doors. 2 storey and attic addition to right in same style with continuous moulding between windows.

C17 block to rear with paired semi-dormers gables on East and West. Doorway on East side, in side of small C17 block. INTERIOR: spine beam remains on ground floor of C17 block.

Listing NGR: SK8701602720

Historical Background (taken from Nick Cox Architects 2014)

Preston Hall, which was part of the Sheild estate, was inhabited by the Rev. Henry Sheild in 1821, when he received permission to live in the Hall rather than the rectory. In 1898, the Hall was acquired by Lt. Gen. Sir Alfred Edward Codrington (1854-1945) and his wife Adela Harriet Portal (d.1935), from whom the present owners (the Micklethwaits) are descended.

Preston Hall has been built incrementally over the years, with the original central block dating from the 17th century, although much altered throughout. A large extension on the north side of the original house was built in the 19th century, together with a distinctive porch, constructed in the gothic revival style. These works were probably carried out by the Rev. Sheild. The Victorian reception wing now houses the main entrance and staircase, as well as the library and dining room at ground floor level. Also likely to have been constructed at this time was a large servants' wing of two and a half stories, located to the south of the 17th century core of the house. The footprint of this arrangement is recorded on the first edition OS map of 1886. The servants' wing was demolished by 1969, but can be seen on family photographs of c.1900. In 1911, a wing of two and a half stories was added on the western side, to provide a substantial drawing room at ground floor level with sleeping quarters and attic accommodation above.



Figure 3. Preston Hall c.1900, north facing elevation, principal entrance.
(Micklethwait family archive)



Figure 4. *Top*: West-facing elevation c.1900, prior to construction of drawing room with service wing to south .

Bottom: Aerial view of the house and gardens
(Micklethwait family archive)

Early Floor Plans

The Micklethwaite family archive contains a number of historic architect's drawings, which show how the internal arrangement of the 17th century building core has been altered substantially during the course of the 20th century (Figs 5-8). These changes may include the removal of an early staircase formerly located adjacent to the central cross-passage, against the eastern wall. It has been previously suggested that the through cross-passage arrangement may not be original: the evidence for this however is not conclusive. The cross-passage is a typical feature within double-pile Small Houses of the 17th century, where a standard arrangement is for a living room and parlour on the front, with a kitchen and dairy, or scullery to the rear separated by the staircase (Brunskill 1981).

The principal entrance, as in the case of Preston Hall, was usually offset from the centre, to provide increased width for the parlour. Although the plan of 1911 shows no doorway on the east elevation of the building, the doorway may have been blocked at this time and the detail not depicted. The blocked doorway is depicted on the more detailed plans of 1931 and 1938, which also show an adjacent staircase leading down to the cellar from the kitchen. It is likely that a staircase leading up to the first floor was also originally located in this position, removed as part of 19th century remodelling of the interior following the construction of the Victorian reception wing. The original dog-leg or winder staircase will have continued up to the second floor level, in the position of the present staircase located between 1st and 2nd floor levels, although the present fittings here appear to be Victorian.

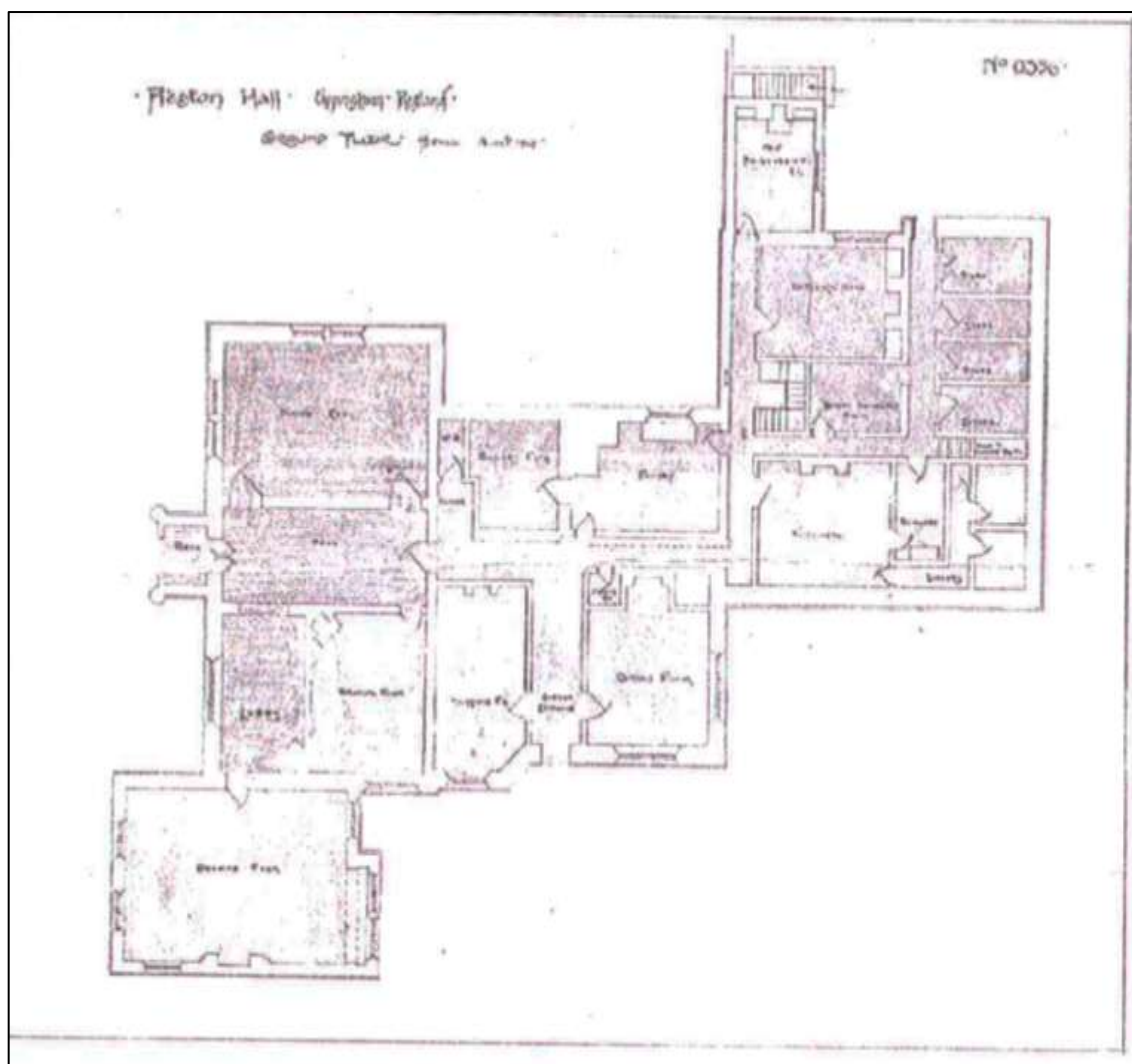


Figure 5. Ground floor plan of 1911 (Micklethwait family archive, not to scale).

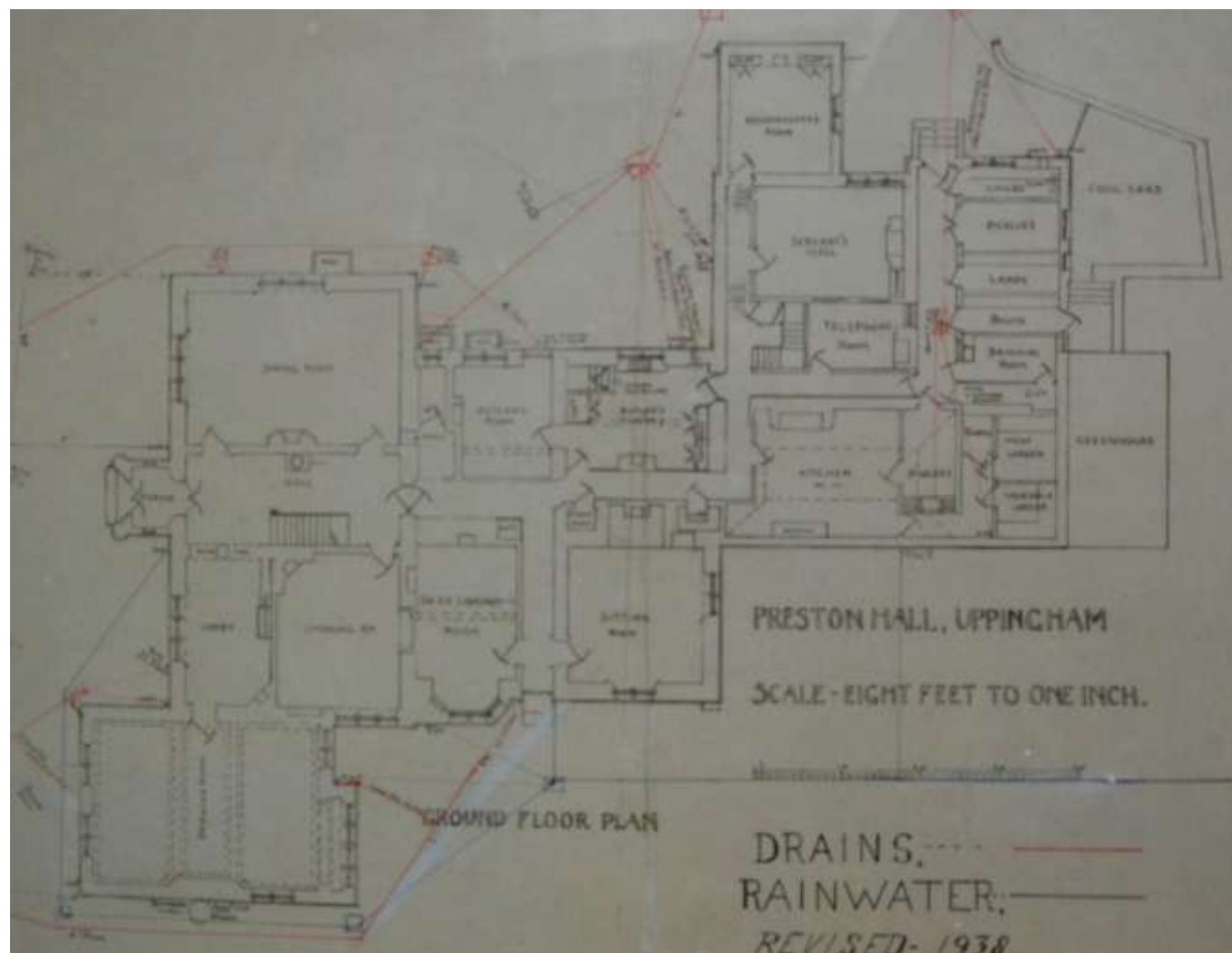


Figure 6. Ground floor plan of 1931, revised 1938 (Micklethwait family archive, not to scale)

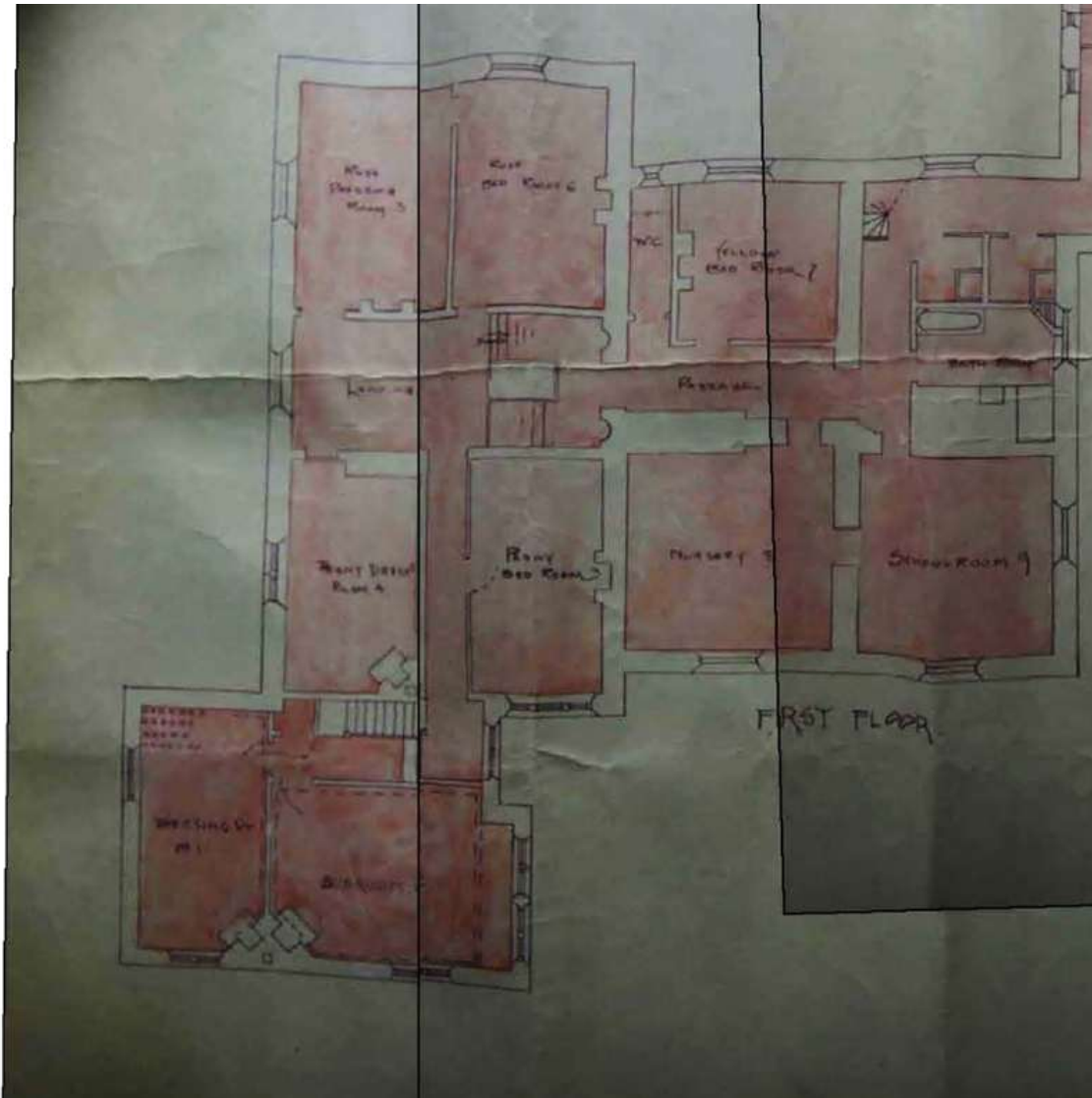


Figure 7. First floor plan of 1911 (Micklethwait family archive, not to scale)

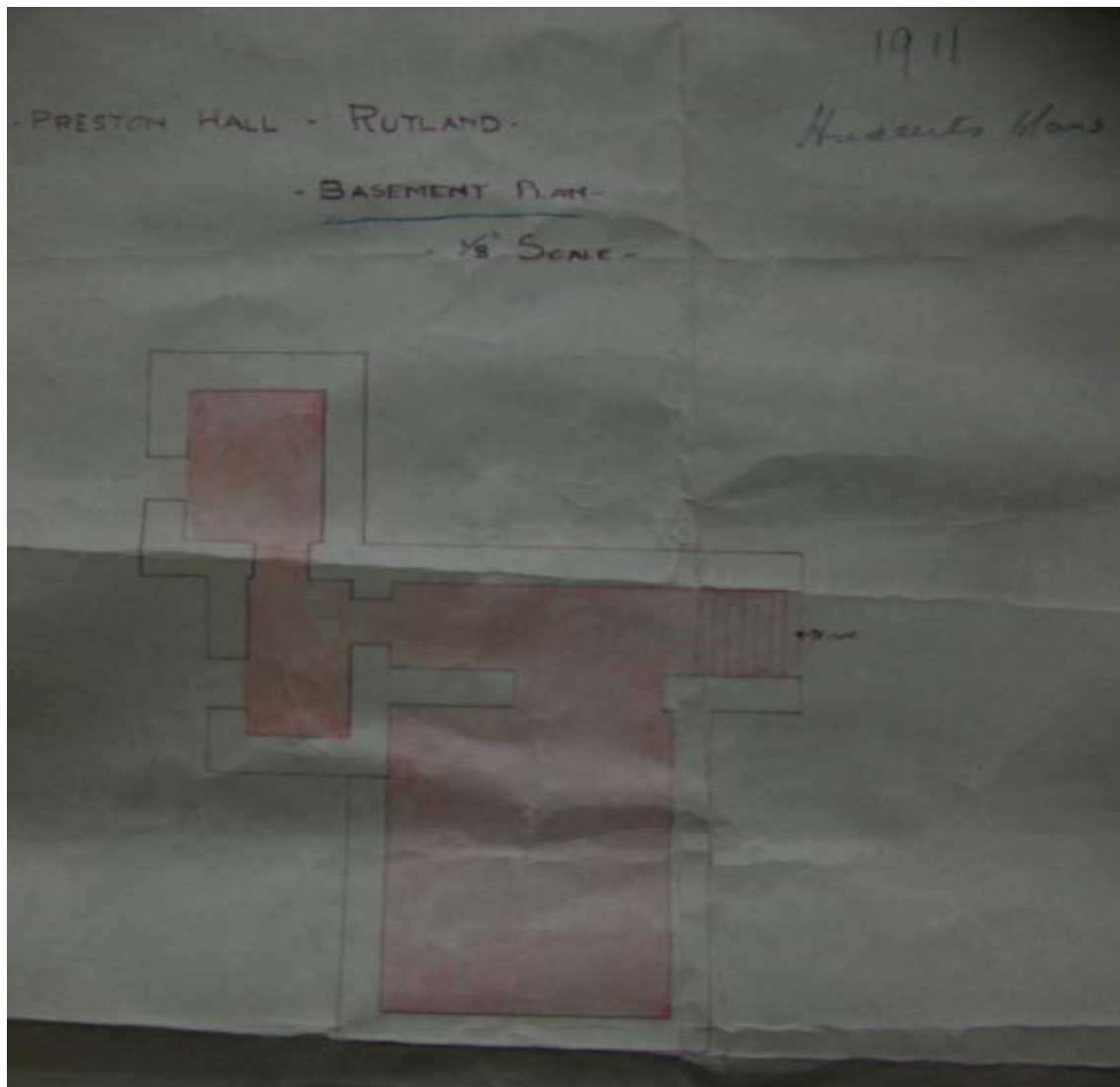


Figure 8. Basement plan of 1911 (Micklethwait family archive)

Building Survey

The fieldwork was undertaken over the course of two days on the 28th and 29th of April 2014. A set of architects plans showing the existing floor plans of Preston Hall were supplied in advance by Nick Cox Architects. These were transferred to a CAD software package and verified for accuracy on site, with architectural and historical detail added as necessary.

A detailed photographic record was made of the exterior and interior of the house, with particular attention given to those areas where changes are proposed. The location of all photographs taken has been recorded on copies of the floor plans and these will form part of the site archive. Selected photographs from the archive have been reproduced below to illustrate this report.

Ground Floor (Fig. 9)

Day to day access into the house is made via the doorway located within the western elevation of the central 17th century block. This opens onto a cross passage which runs between the kitchen and the pantry, presently used as a utility room. The timber and glazed stud wall which divides the pantry from the passage is a 20th century insertion. On the floor plan of 1911, it can be noted that the kitchen at this time was located in the now demolished servant's wing, with the present kitchen used as the pantry. Following the demolition of the servant's wing in the 1960s, the pantry was extended into the area previously occupied by the passage to the servants wing for new use as a kitchen. This work is likely to have removed all traces of the early fireplace recorded in this position.

Beyond the kitchen and pantry, on the western side of the building, are the sitting room, with modern fireplace and shuttered windows, and the study, which is marked on the 1931 floor plan as Sir A. E. Codrington's room. This has a projecting bay window, which is likely to date to the Victorian remodelling work and a late 18th or early 19th century cast iron fireplace, which is inlaid with Delft tiles.

Each of the rooms of the 17th century block, at ground and first floor levels, have chamfered axial ceiling beams.

A second passage, leading north from the cross passage, runs between the pantry and the study and opens onto the Victorian reception wing located at the northern end of the building. On the eastern side of the staircase is a large dining room, with shuttered windows and a modern fireplace. To the west, beyond the lobby, is the drawing room of 1911.

To the south of the kitchen, a rear passage leads to the former kitchen, which is a surviving relic of the Victorian servants' wing, along with the rear wall to the garage beyond. The two garages themselves are modern, constructed within the footprint of the former servants wing, along with the rear staircase to the first floor.

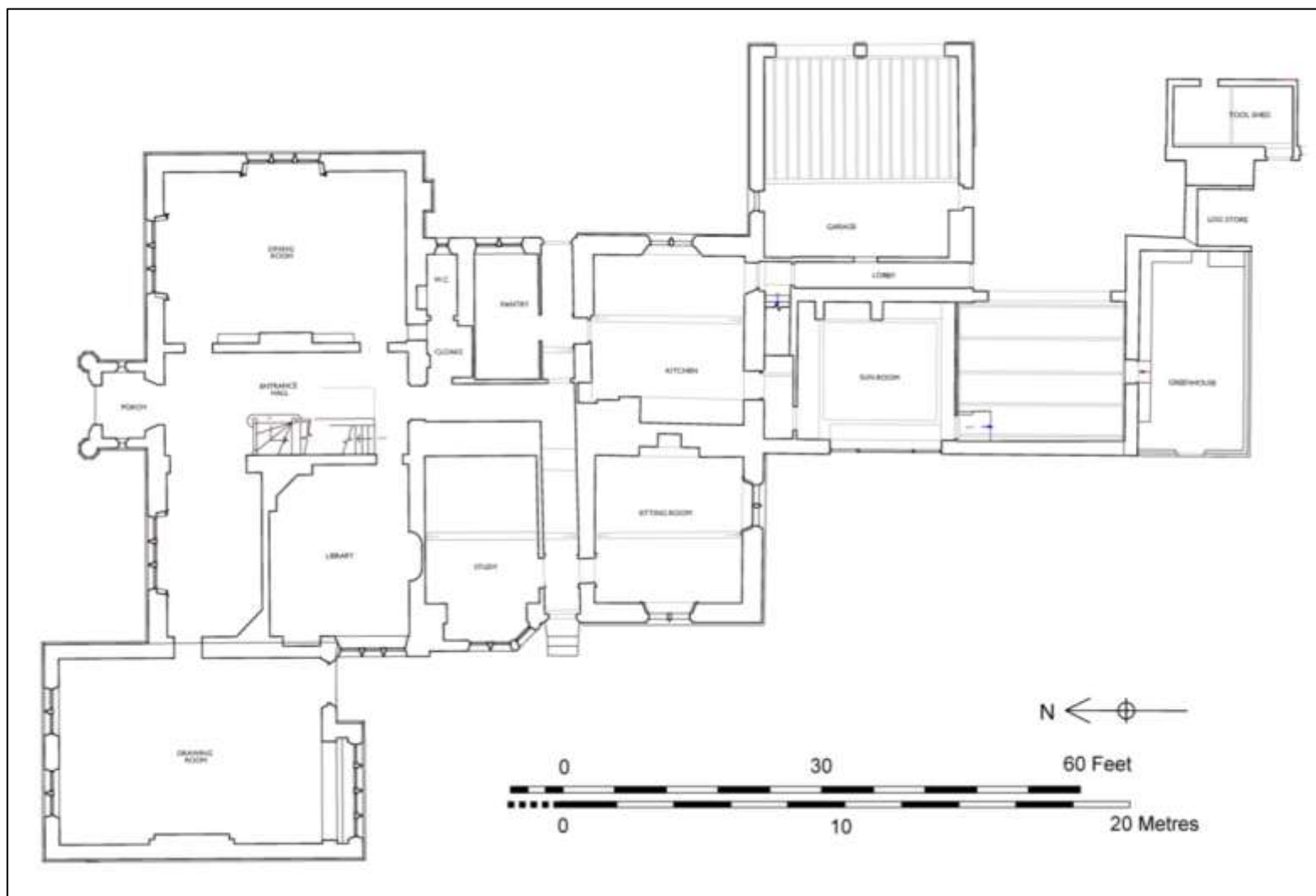


Figure 9. Existing ground floor plan, derived from Nick Cox Architects survey drawing.

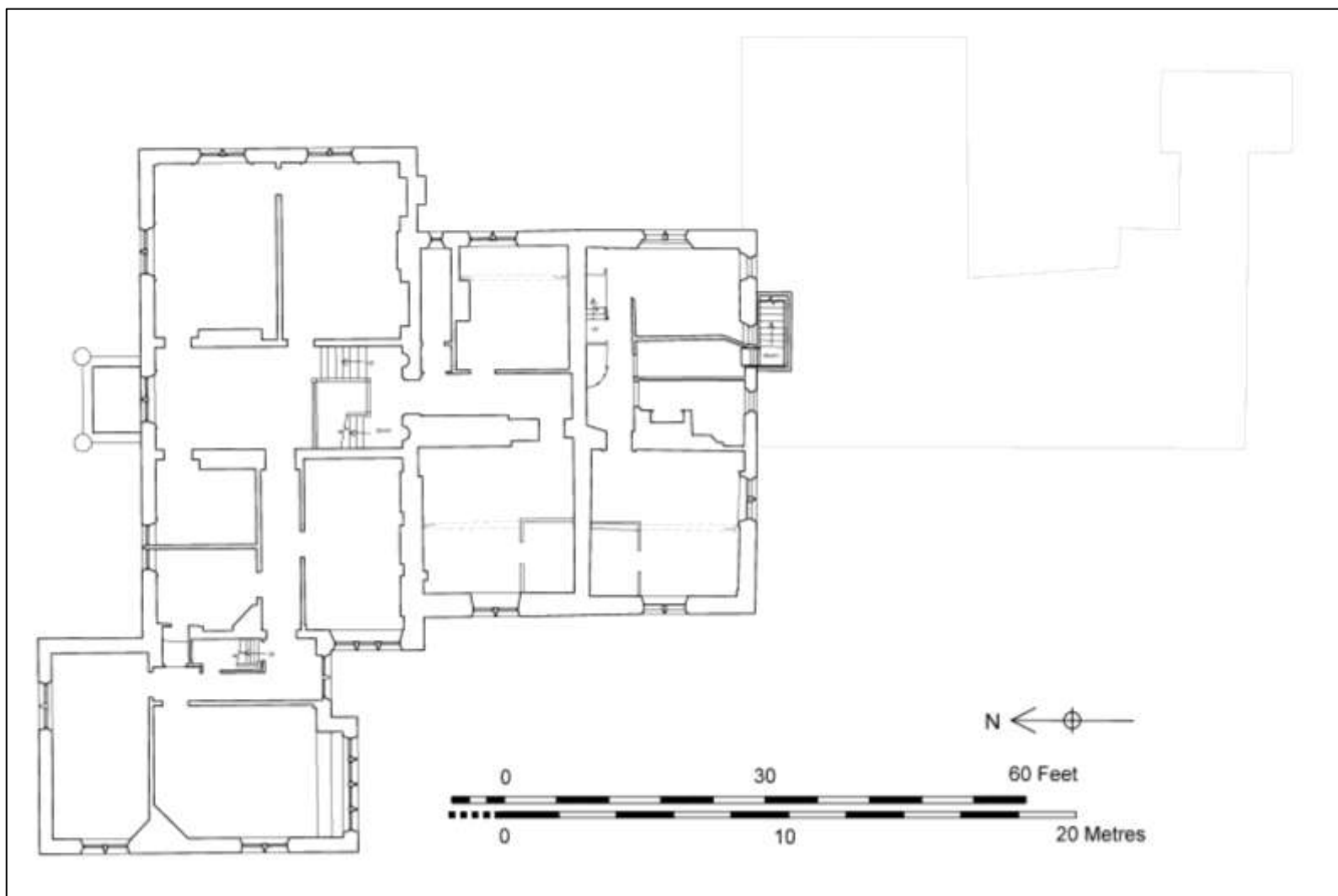


Figure 10. Existing first floor plan, derived from Nick Cox Architect survey drawing.

First Floor (Fig. 10)

The rear staircase leads from the ground floor up to the first floor of the 17th century range. Here, 20th century partition walls have been inserted within a former heated bedroom to form a short passage, flanked by a small bathroom and a laundry room. From the laundry room, a short staircase leads up to the second floor attic rooms.

On the western side of the range are two heated bedrooms with chamfered and stopped axial ceiling beams overhead, each with its own ensuite bathroom, formed by modern partition walling. A third heated bedroom on the eastern side is smaller than the others, having been subdivided probably during the Victorian period, to form a linen cupboard on the northern side. A central passage runs from south to north to meet the landing of the Victorian wing.

Within the Victorian wing, on the eastern side of the landing are two heated rooms, dressing room and bedroom, with communicating door between them. On the western side, the space has been subdivided further, with two early 20th century bathrooms separated from a small heated bedroom by a central passage, which leads on to the early 20th century drawing room wing. Here, at first floor level, a short passage leads to a large heated bedroom, with adjoining dressing room and a timber staircase provides access up to the second floor attic rooms.

Second Floor (Fig. 11)

17th century range

There are four heated bedrooms located within the attics of the 17th century range, one of which has been subdivided with modern partition walls to form a kitchen and bathroom. A timber staircase on the northern side leads up to the second floor attic rooms of the Victorian range, which consists of two small heated bedrooms, probably intended as servants quarters, which flank an unplastered central storage area.

The attic rooms of the 1911 range have separate access from the first floor below and consist of a large heated bedroom, bathroom and box room, with an early 20th century linen cupboard located at the top of the stairs.

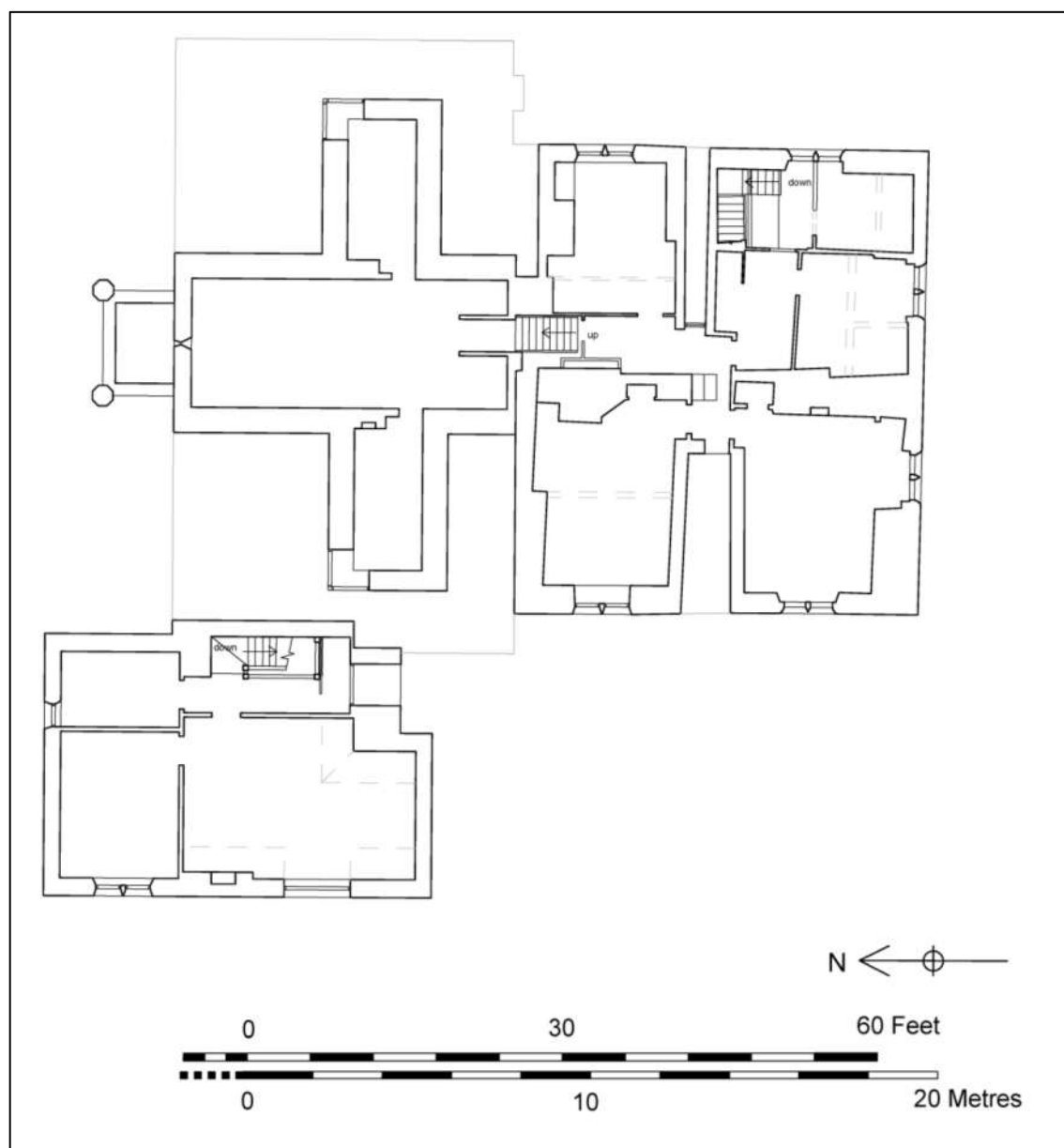


Figure 11. Existing second floor plan, derived from Nick Cox Architect survey drawing.

Photographic Survey

The following photographs have been selected from the site archive in order to illustrate the report and have been located on the appropriate floor plans below (Fig. 12).

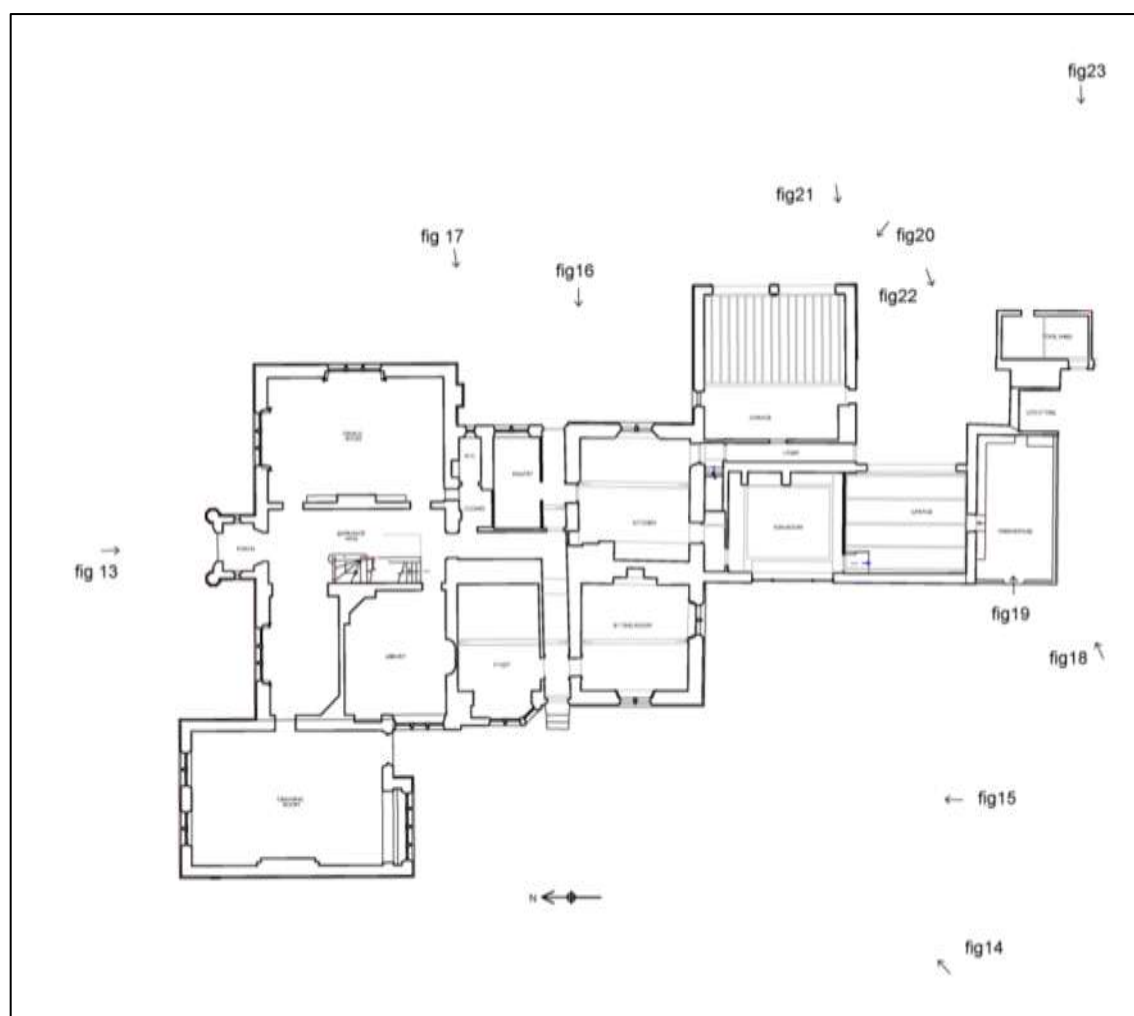


Figure 12. Location of external photographs (figs 13-23) on ground floor plan.



Figure 13. North facing, principal elevation of 19th century reception wing, with extension of 1911 on western side, looking south.



Figure 14. West-facing elevation, with 17th century core to south and 1911 extension to north. Looking east.



Figure 15. South facing elevation, looking north, with 1911 extension to west and 17th century block to east.



Figure 16. East-facing elevation of 17th century range. Looking west.



Figure 17. East-facing elevation, looking west, with Victorian range to north.



Figure 18. Rear wall of sun-room, a relic of former Victorian servants' wing, with lean-to greenhouse. Looking north-east.



Figure 19. Greenhouse interior, with integral cast-iron potting tables and window opening mechanism.



Figure 20. Modern garages, due for demolition. Looking north-west.



Figure 21. As above, looking west.



Figure 22. As above, with brick tool shed to left hand side proposed for conversion to accommodate swimming pool machinery.



Figure 23. Former vegetable garden, proposed site of swimming pool, looking west.

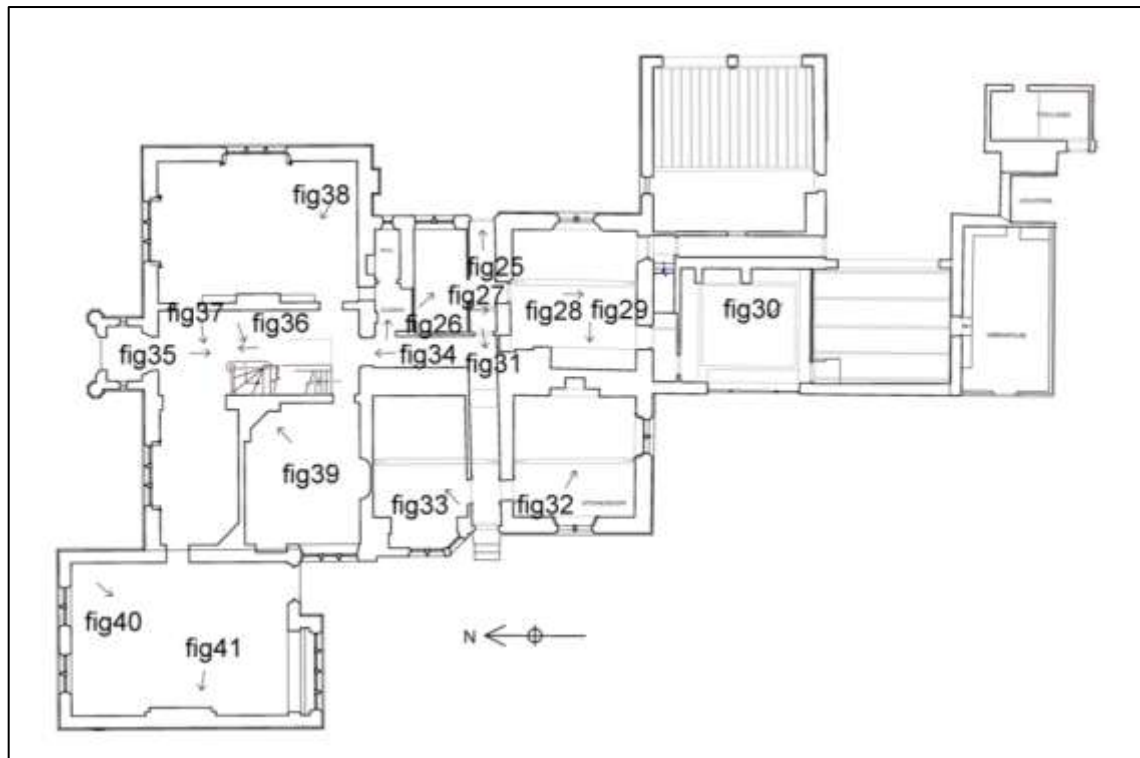


Figure 24. Location of figures 25-41 on ground floor plan.



Figure 25. Cross passage entrance within 17th century building, looking east, with thin partition wall to pantry on left hand side proposed for removal.



Figure 26. Mid-20th century timber and glazed partition wall between pantry and passage. Looking south-east.



Figure 27. Chamfered and stopped transverse axial ceiling beam over passage, within 17th century building.



Figure 28. Kitchen, with chamfered and stopped ceiling beam. Looking south.



Figure 29. Position of former fireplace within modern kitchen, looking west.



Figure 30. Sunroom, surviving relic of Victorian servants wing, looking north-east.

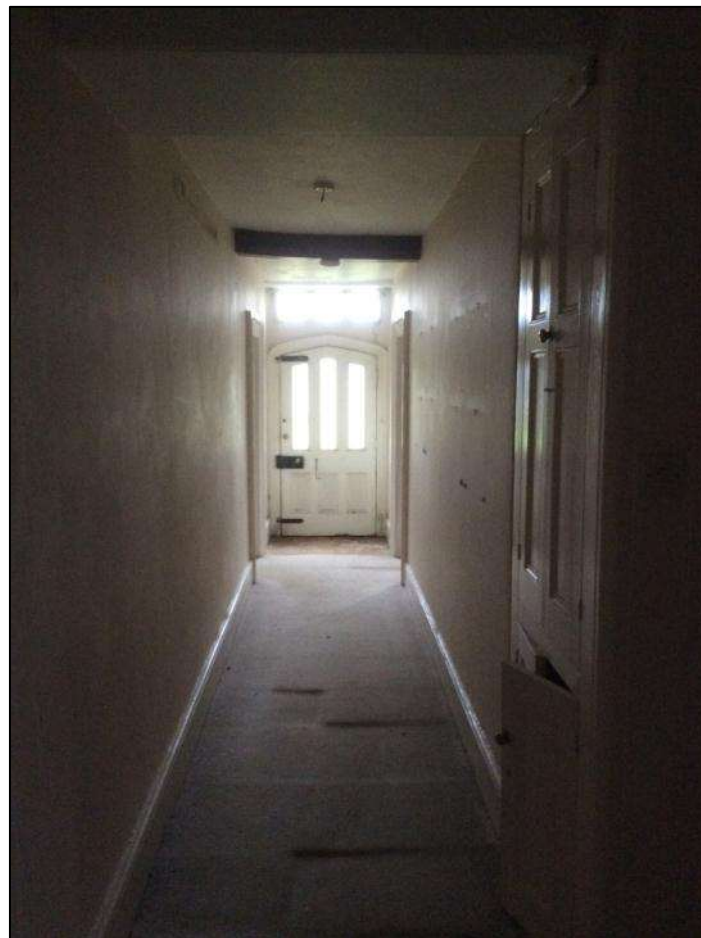


Figure 31. Cross-passage through 17th century block, looking west.



Figure 32. Sitting room in 17th century block, with modern fireplace. Looking south-east.



Figure 33. Study, formerly Sir A.E. Codrington's room. With chamfered and stopped ceiling beam. Looking north-east.

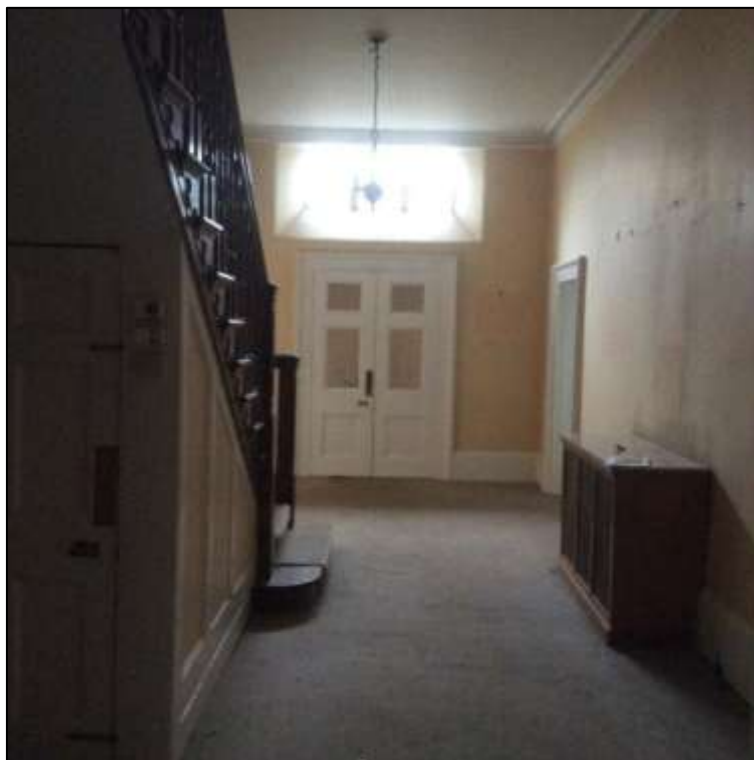


Figure 34. Looking north towards Victorian reception wing.

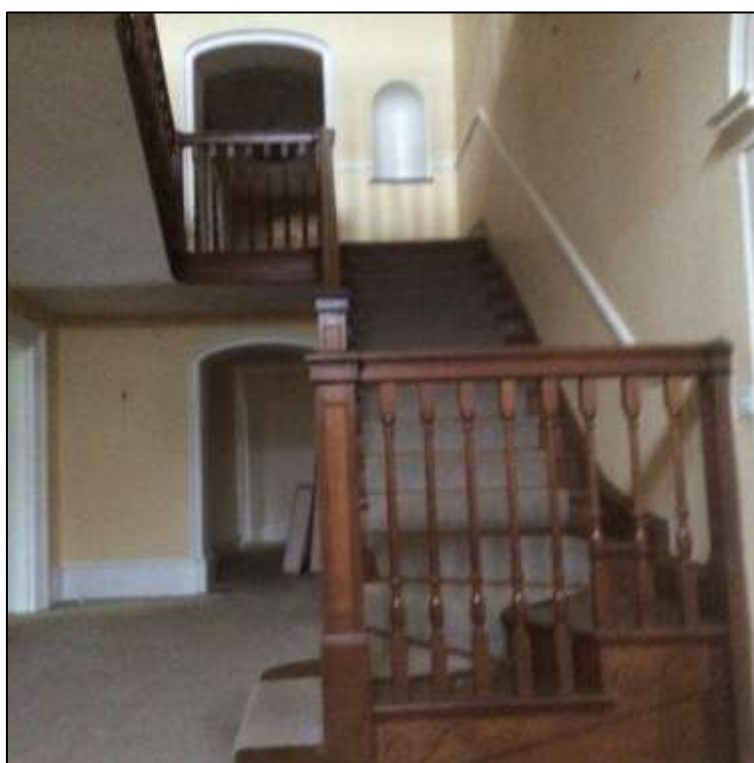


Figure 35. Victorian reception wing and staircase to 1st floor. Looking south.



Figure 36. Victorian staircase, looking south-west.



Figure 37. Victorian entrance lobby, looking west.



Figure 38. Victorian dining room, with modern fireplace, looking north.



Figure 39. Library, with 20th century stone fireplace, looking north-east.



Figure 40. 1911 Drawing room, looking south-west.



Figure 41. Fireplace within drawing room of 1911, looking west.

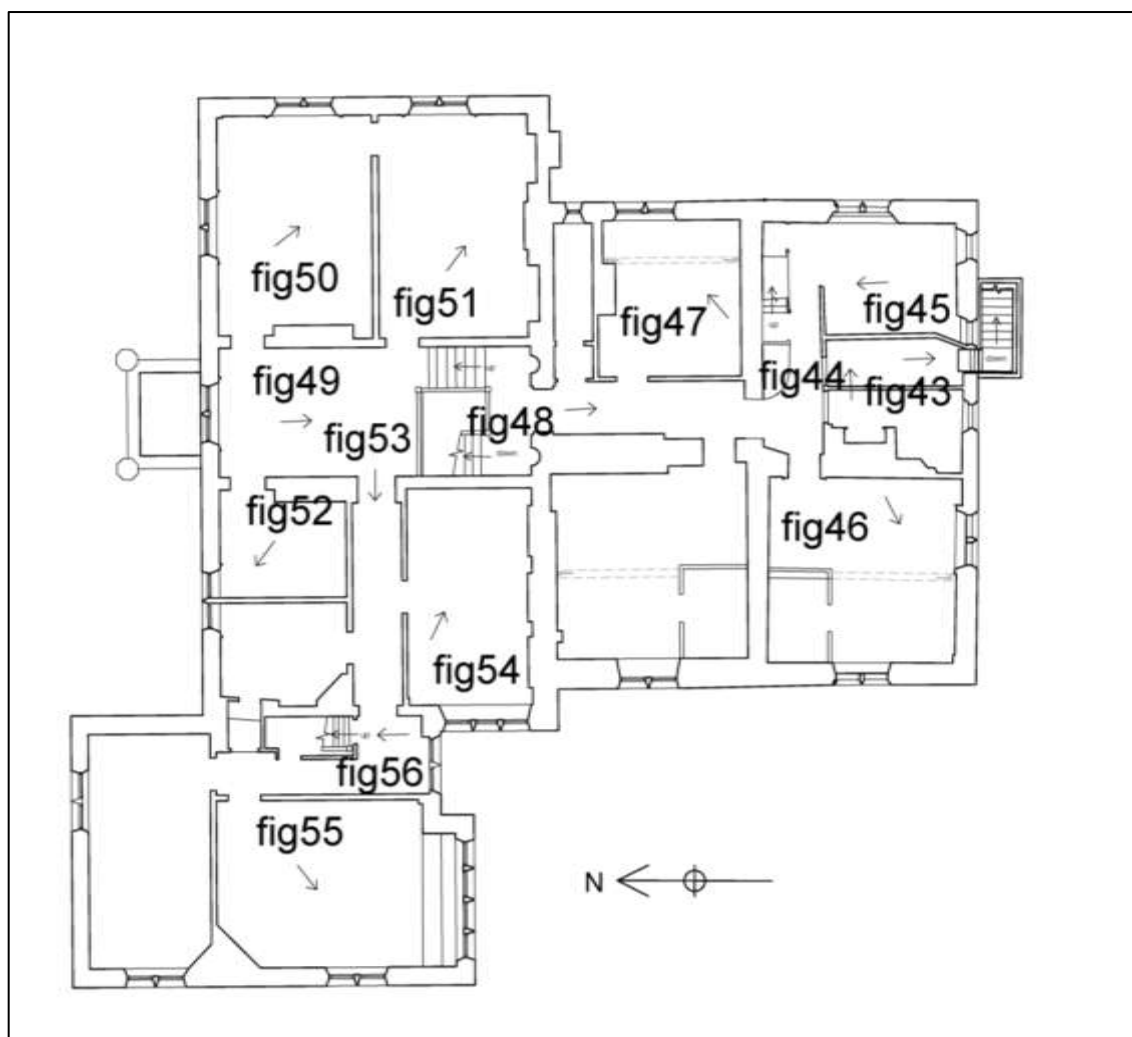


Figure 42. Location of figures 43-56 on first floor plan.



Figure 43. 20th century partition walls forming passage to rear staircase in 17th century block. Looking south.



Figure 44. As above, pulley wheels for service bells set into ceiling above first floor. Looking east.



Figure 45. First floor utility room, looking north towards Victorian staircase to 2nd floor.



Figure 46. First floor bedroom in 17th century block, with chamfered and stopped axial ceiling beam, looking south-west.



Figure 47. First floor bedroom in 17th century block, probably subdivided during Victorian period with chimney stack inserted. Looking north-east.

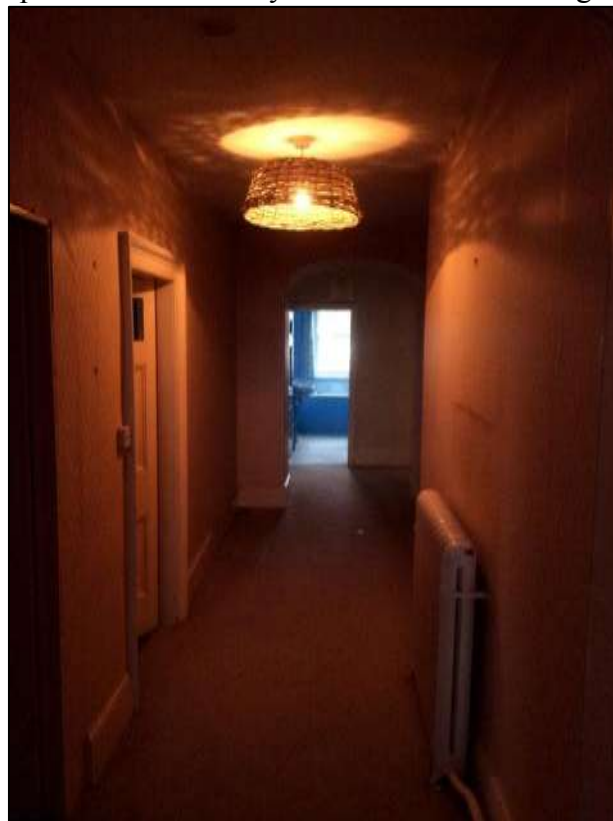


Figure 48. Passageway through 17th century block, formed by inserted Victorian partition walls. Looking south.



Figure 49. Victorian wing, first floor landing area, looking south.



Figure 50. First floor bedroom in Victorian wing, with communicating door into dressing room. Looking east.



Figure 51. Heated dressing room adjacent to bedroom shown in fig. 50 above.
Looking east.



Figure 52. c1930s bathroom fittings located within first floor bathroom of Victorian wing. Looking north-west.



Figure 53. Passage leading from Victorian wing towards range of 1911. Looking west.



Figure 54. Heated bedroom in Victorian wing, looking south-east.



Figure 55. First floor bedroom in 1911 range, looking south-west.



Figure 56. Staircase to 2nd floor of 1911 range, looking north.

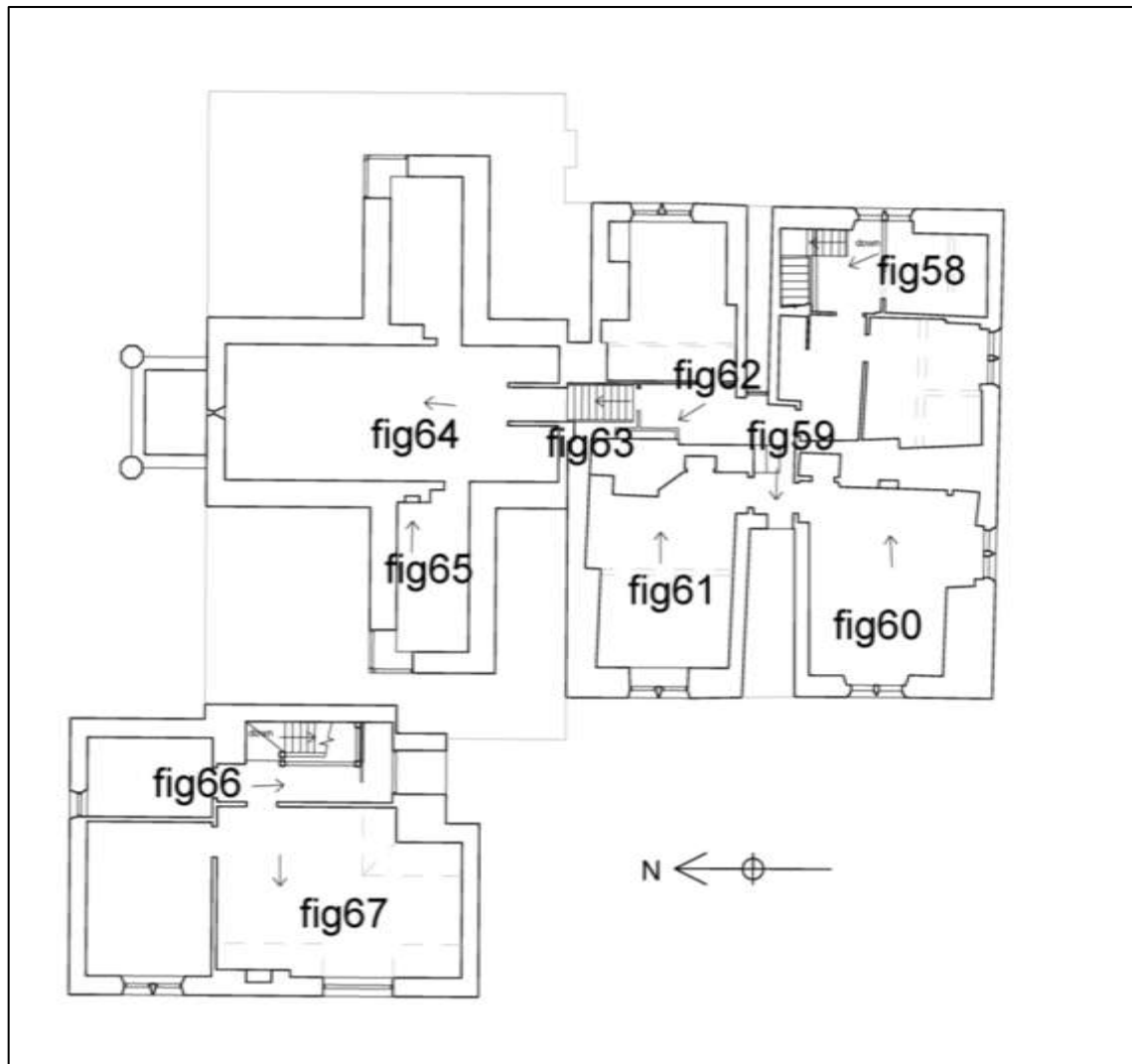


Figure 57. Location of figures 58-67 on 2nd floor plan.



Figure 58. 2nd floor landing in 17th century block, with Victorian balusters (loose).
Looking north-west.



Figure 59. Early plank and batten timber door to outside roof space.



Figure 60. 2nd floor heated bedroom, with inserted stack and 19th century fireplace.



Figure 61. 2nd floor heated bedroom, with 19th century fireplace.



Figure 62. Early (c.18th?) plank and batten timber cupboard, and turned coat-peg rail inside. Looking north-west.



Figure 63. Timber steps up to 2nd floor of Victorian wing, looking north.



Figure 64. Central storage area within 2nd floor attic of Victorian wing.



Figure 65. 2nd floor heated attic room of Victorian wing, looking east.



Figure 66. Early 20th century linen cupboard on 2nd floor landing of 1911 range.



Figure 67. Heated bedroom on 2nd floor of 1911 range.

Archive

The archive will be deposited with the Rutland County Council Museums Service under the Accession Number OAKRM:2014.50 and consists of:

This report,

Annotated site plans

Contact sheets of 100 digital photographs,

100 35mm black and white photographs and negatives,

Photographic record sheets, combined black and white and digital,

Plans showing locations of archived photographs

CD of this report and the digital photographs.

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.

Acknowledgements

The fieldwork was undertaken by Sophie Clarke, the project was managed by Vicki Score.

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British Listed Buildings Online <http://www.britishlistedbuildings.co.uk> (accessed 6th June 2014)

Oasis Information

Project Name	Farm buildings at Barn Farm, Ashby Road, Stapleton, Leicestershire
Project Type	Level 2 Building Survey
Project Manager	V Score
Project Supervisor	S Clarke
Previous/Future work	Building Survey
Current Land Use	agricultural buildings
Development Type	demolition
Reason for Investigation	As a condition
Position in the Planning Process	Ongoing
Site Co ordinates	SP 58525 95590
Start/end dates of field work	10.7.13
Archive Recipient	LCC
Study Area	0.5ha

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24/07/2013

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