



University of Leicester

Archaeological Services

**A Level 2 Historic Building Survey
The Coach House,
9b Misterton Way,
Lutterworth,
Leicestershire.**

NGR: SP 54522 84359

Andrew Hyam



ULAS Report No. 2015-037v2
©2015

**A Level 2 Historic Building Survey at
The Coach House, 9b Misterton Way,
Lutterworth,
Leicestershire.**

NGR: SP 54522 84359

A R Hyam

For: Life Space Design Studio Limited

Approved by

Signed:  **Date:** 27 April 2015

Name: R.J. Buckley.

University of Leicester

Archaeological Services

University Rd., Leicester, LE1 7RH

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

ULAS Report Number 2015-037v2

©2015

Accession Number X.A20.2015

CONTENTS

Summary	1
Introduction.....	1
Background.....	3
Objectives	6
Methodology.....	7
Results.....	8
The site.....	8
Outside elevations.....	8
Inside.....	14
Return visit during demolition.....	19
Discussion.....	21
Archive.....	21
Publication	22
Bibliography	22
Appendix 1 Digital Photographs.....	23
Appendix 2 Locations of Digital Photographs.....	25
Appendix 3 Photograph gazetteer.....	26
Appendix 4 OASIS Information	26

FIGURES

Figure 1 Misterton Way location.....	2
Figure 2 Site location.....	3
Figure 3 Coach House seen from Misterton Way.....	4
Figure 4 Coach House seen from Misterton Way.....	4
Figure 5 Coach House elevations	5
Figure 6 Coach House plans	6
Figure 7 Site seen from Misterton Way.....	9
Figure 8 Site view	10
Figure 9 Coach House south facing elevation	10
Figure 10 Arch and pintle detail	11
Figure 11 East facing elevation.....	11
Figure 12 Moulding detail on east facing elevation.....	12
Figure 13 North-facing elevation.....	12
Figure 14 Blocked doorway, north-facing elevation	13
Figure 15 Arch at ground level on north-facing elevation.....	13
Figure 16 Ground floor east room	15
Figure 17 Ground floor east room, truncated chimney on west wall.....	15
Figure 18 Ground floor, west room	16
Figure 19 Ground floor, west room	16
Figure 20 First floor, west room	17
Figure 21 First floor, west room.....	17
Figure 22 First floor, west room. Sash window.....	18
Figure 23 First floor, east room	18

Figure 24 First floor, east room 19
Figure 25 North wall during demolition20
Figure 26 Section across north wall.....20
Figure 27 Section through floor after removal of the brick arch21

A Level 2 Historic Building Survey at The Coach House, 9b Misterton Way, Lutterworth, Leicestershire.

NGR: SP 54522 84359

Andrew Hyam

Summary

A Level 2 Historic Building Survey was undertaken by the University of Leicester Archaeological Services (ULAS) at the Coach House, 9b Misterton Way, Lutterworth, Leicestershire on the 24th of February 2015. The survey studied a former two-storey coach house built in the second half of the 19th century. The brick-built structure is constructed in a Victorian Gothic style although no internal fixtures and fittings survive. A return visit was made on the 10th of April during demolition to investigate a ground level arch and a potential cellar. No cellar was identified. Planning permission has been granted to demolish the building in advance of a small residential development.

The report and archive will be deposited with Leicestershire Museums under Accession Number X.A20.2015

Introduction

In accordance with National Planning Policy Framework (NPPF) Section 12 *Conserving and Enhancing the Historic Environment* this document forms the report for a Level 2 Historic Building Survey at the Coach House, 9b Misterton Way, Lutterworth, Leicestershire, NGR SP 54522 84359. Historic building surveys are defined in the English Heritage guidance document – *Understanding Historic Buildings: A guide to good recording practice* (2006). Under planning application number 14/01667/FUL it is intended to demolish the existing building and redevelop the land for residential purposes.

A heritage assessment report was produced in 2014 by CgMs (Dawson 2014) in advance of earlier plans to redevelop the building. These plans have now been amended in order to demolish the building and redevelop the site. Historic mapping and documentary sources indicate that the coach house was built in the second half of the 19th century but pre-dates the First Edition Ordnance Survey map published in 1886. Such structures associated with later 19th-century Lutterworth are a diminishing resource and the Senior Planning Archaeologist, Leicestershire County Council has recommended an Historic Building Survey to Level 2 standard of the historic structure to be demolished prior to the redevelopment works commencing. An archaeological evaluation by trial trenching has also been specified as part of the planning consent.

The town of Lutterworth lies approximately 18km south-south-west of Leicester. The site is located on Misterton Way in the south-eastern corner of Lutterworth (Fig. 1). The Coach House is built in the south-eastern corner of the proposed redevelopment

plot on the northern side of Misterton Way. The long rectangular plot runs northwards up the south-facing slope to reach the back gardens of a row of properties along Station Road (Fig. 2). At the time of the survey much of the land had been cleared of low scrub and vegetation and a number of low spoil heaps. Misterton Way is a narrow road which leads to a track passing under the line of the former Great Central Railway.

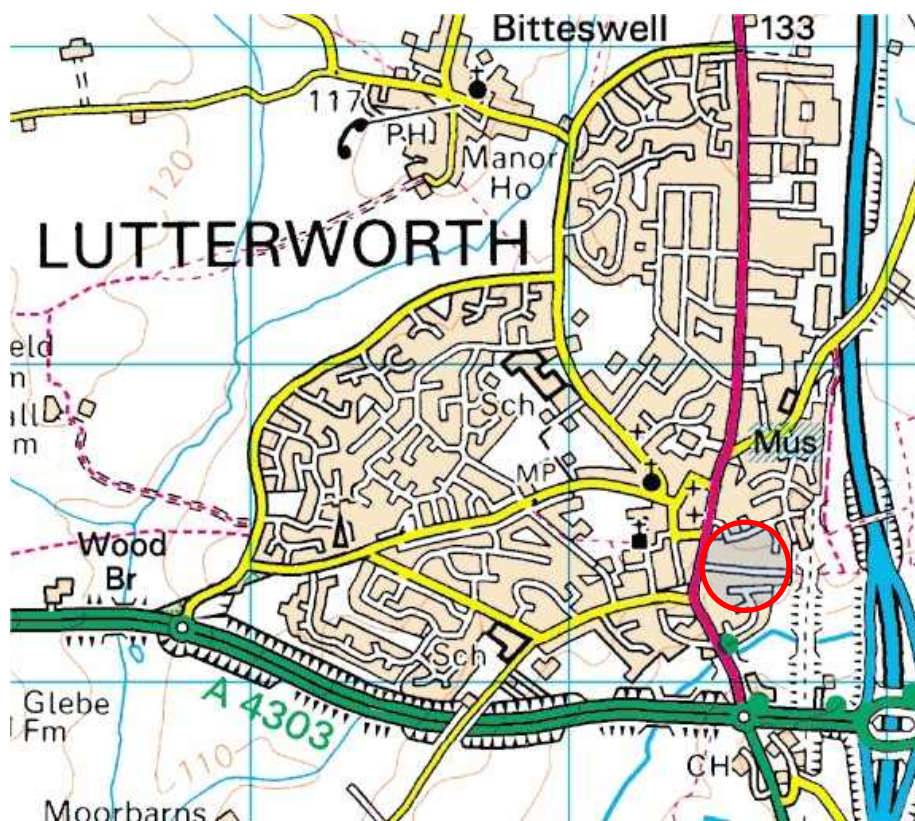


Figure 1 Misterton Way location

Circle shows Misterton Way 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
Map supplied by Life Space Design

Background

A 1509 Terrier shows the line of Misterton Way as a narrow track identified as Snelsgate with no buildings present. An 1853 Tithe map shows the same track now shown as Hog Lane with a number of unidentified buildings along either side near to the High Street end. The scale and detail is not good enough to identify individual plots and buildings. The first available map which shows the Coach House is the 1887 First Edition Ordnance Survey County Series map which shows the Coach House on what was by then called Hog Lane with a pump behind (north) it and a pathway or track leading up the slope to the north towards a large house on Ely Lane. Ely Lane was soon to be renamed as Station Road when the nearby railway was built. The house, which still exists, appears to be of a late 18th-century design. Not many more maps are available but all show the Coach House as being the only building within the plot.

As noted the Coach House sits alone in the south-western corner of the plot (Figs. 3 and 4). Brick-built boundary walls run up the eastern and western edges of the plot and appear to be of similar age to the building. The northern site boundary is heavily overgrown with a number of trees and large bushes. The southern site boundary is open to the road although a scar on the south east corner of the coach house shows where a boundary wall used to exist. A row of four terraced houses dating to the earlier part of the 20th century have been built against the western gable end of the Coach House. The building consists of two floors with two rooms on each floor (Figs. 5 and 6).



Figure 3 Coach House seen from Misterton Way
Looking north-east. Coach House is arrowed



Figure 4 Coach House seen from Misterton Way
Looking north-west. Coach House is arrowed

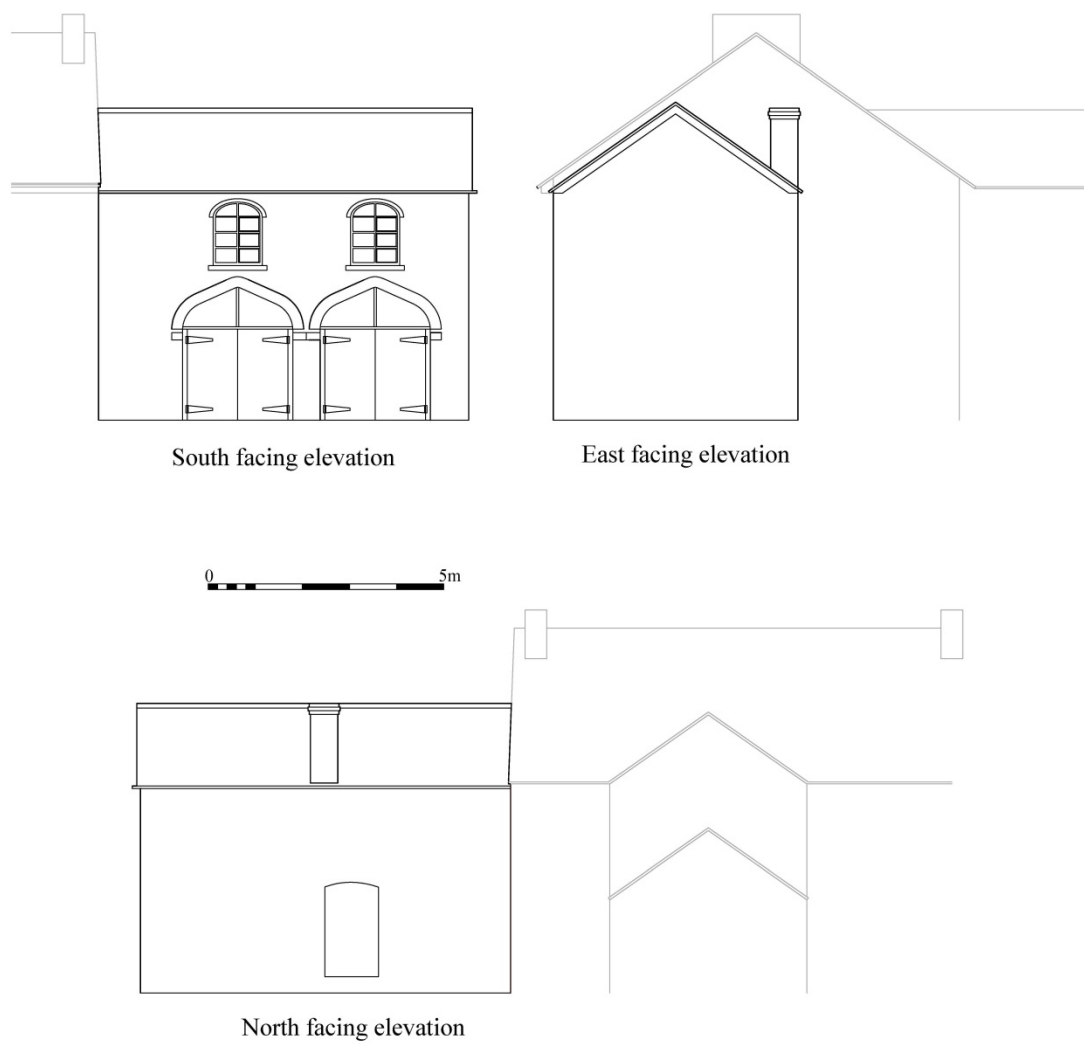
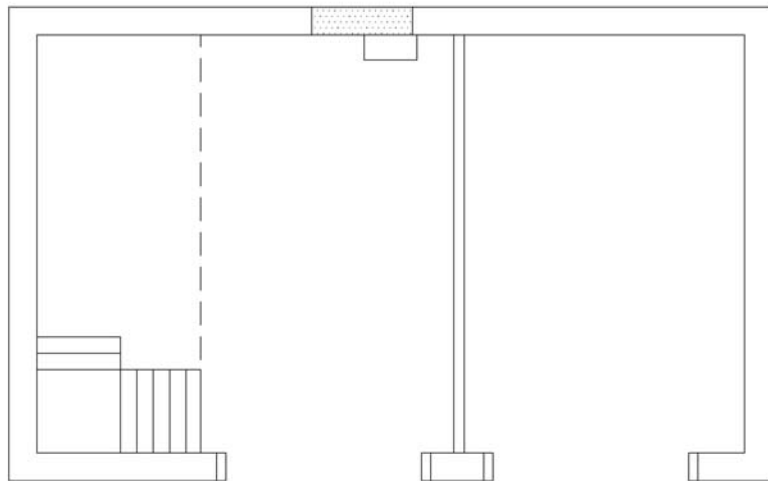
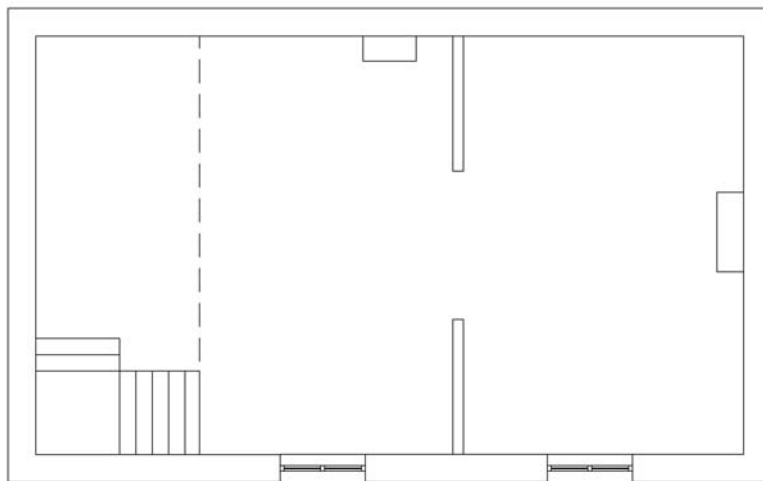


Figure 5 Coach House elevations
Modified from drawings supplied by client. Adjacent terraced houses shown in grey



Ground floor



First floor

Figure 6 Coach House plans
Modified from drawings supplied by client.

Objectives

The objectives of the historic building survey were:

- 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 RCHME (1996) and English Heritage (2006) specification, which were:

Survey Drawings

A measured survey of the buildings including floor plans and external elevations exists. Scaled printouts from the client's survey were verified on site for accuracy and amended as necessary with the addition of historic architectural details. These were then transferred to a CAD package and revised to conform to the architectural drawing conventions set out in the English Heritage guidelines.

The drawn record to comprise:

- Plans and elevation drawings (to scale or fully dimensioned) showing the location of any structural features of historic significance (eg blocked doors/windows)
- As necessary, sections to illustrate the vertical relationships within a building.
- Drawings to show the form of any architectural decoration.

Written record

A written record was maintained on site in the form of field notes and annotations on survey drawings.

The written component of the report was to include:

- The precise location of the building, by name or street number, civil parish, town etc and national Grid Reference
- A note on any statutory or non-statutory designations
- The date the record was made, the names of the recorders, and the location of project archive
- A brief statement describing the building's type or purpose, materials and possible dates of construction and alteration.
- A note of the buildings past and present relationship to its setting.
- A table of contents and list of figures or illustrations
- Full bibliographic and other references, or a list of sources consulted

Photographic record

A photographic record of the investigations was made to English Heritage Level 2, using colour digital photographs and a 35mm format SLR camera with black and white print film. The photographic record comprised:

- General views of the building in its setting or landscape
- A record of the building's exterior appearance.
- A record of interior space, fixtures and fittings

Results

Key digital photographs are shown in the body of this report with a gazetteer, location plan and contact sheet of all photographs taken being included in the appendices of this report.

The site

As noted, the Coach House is located in the south-west corner of the long rectangular site which slopes up to the north. At the time of the building survey the ground had recently been cleared of undergrowth and a number of spoil heaps had also been removed (Figs 7 and 8). There was evidence of ground disturbance directly behind the north wall of the building and some more disturbance in the north-east corner of the plot. Brick walls run up the east and west sides of the site.

Outside elevations

The two-storey building is built of red brick laid in courses of alternating headers and stretchers. The pitched and gabled roof is covered with slate and has a single chimney stack on the north side. The south-facing elevation onto Misterton Way, is the principal elevation and has two ground-floor coach doors with wide four-centred Gothic arches made of segmental brick (Fig. 9). The arches are pointed but quite shallow and are of equal width. The pintles for the original hinges are still present with the upper pairs being set on top of limestone blocks giving a slight decorative effect (Fig. 10). The original doors have been replaced by modern plywood doors. The first-floor windows appear to be original and are wood-framed horizontal sliding sashes with three panes in each and with two upper panes set below brick arches. The sills are brick with later cement repair.

The west-facing elevation is obscured by the later row of terraced houses which butt against the Coach House and which also have a higher roofline than the Coach House. The east-facing elevation consists of a plain flat gable end (Fig. 11). The top of the gable has a moulded decoration which is not repeated on any of the other elevations (Fig. 12). This appears to be made of limestone although it is also possible that it is of cement.

The north-facing elevation is plain brick but has a blocked single-width doorway in the centre (Figs. 13 and 14). The blocked doorway has a brick arch made of brick headers and is set approximately 0.75m above current ground level. There is no evidence of a ramp or steps associated with the door. Presumably this was used to reach the pump shown on the First Edition Ordnance Survey map. Approximately 1m east of the blocked door at ground level, and partially covered by soil, is the top of a brick arch (Fig. 15). The function of this is unclear although it may be a relieving arch supporting the internal north to south wall. Alternatively it may be an entrance to a cellar although this seems a little unlikely. There is no evidence of a corresponding arch on the south elevation. A single-flue brick-built chimney stack rises out of the roof at gutter level.



Figure 7 Site seen from Misterton Way
Looking north-west.



Figure 8 Site view
Looking south-west



Figure 9 Coach House south facing elevation
Looking north. 1m scale



Figure 10 Arch and pintle detail



Figure 11 East facing elevation
Looking west. 1m scale. Note wall scar on south corner of the Coach House



Figure 12 Moulding detail on east facing elevation



Figure 13 North-facing elevation
Looking south. 1m ranging pole is just to right of blocked door



Figure 14 Blocked doorway, north-facing elevation
Looking south. 1m scale



Figure 15 Arch at ground level on north-facing elevation
Looking south

Inside

Ground floor, east room

The ground floor is divided into two rectangular rooms of unequal size. The eastern room is the smallest and has a blue-brick floor with a truncated chimney stack cut off just below ceiling height on the west (outside) wall (Figs. 16 and 17). The top of the ground level arch seen on the north facing elevation can just be seen in the north-west corner of the room. The floor joists of the first floor are exposed showing the underside of the floor boards. There is no evidence of any fixtures and fittings.

Ground floor, west room

The western room is slightly larger as this contains the wooden staircase leading up to the two first floor rooms. The stairs are at the west side of the room where the first floor stops short to create a mezzanine type floor (Figs. 18 and 19). The floor is quite uneven and has a mix of cement and earth. The doorway on the south wall has rounded bricks at either side unlike the east room which has squared bricks. Two plinths made from modern bricks have been built against the west wall which appear to have served as a small bench. The north wall has another truncated chimney which partially overlies the blocked doorway indicating that the chimney is a later addition. The top of the ground-level arch can be seen in the north-eastern corner. The fact that this does not sit directly below the dividing wall suggests that it may not be a relieving arch. As in the eastern room there are no fixtures and fittings which relate to any former uses of the room.

First floor, west room

The open wooden stairs lead up to the first floor west room. As noted, the floor of this room only covers approximately two thirds of the space with the westernmost end being open down to the ground floor (Figs. 20 and 21). The window on the south wall has a horizontal sliding sash (Fig. 22). The chimney stack extends up through the roof on the north wall. The doorway into the east room is the only access to this room and is a simple rectangular opening. The roof is supported on common rafters with no evidence of purlins or other supporting timbers. The rafters appear to be in a good condition and may be 20th century replacements.

First floor, east room

Missing slates in this room has caused the floor to rot and partially collapse. The room has the same design horizontal sliding sash and has a chimney stack in the centre of the east wall (Figs. 23 and 24). Unlike the stack in the west room this has rounded bricks which suggests a different construction date.

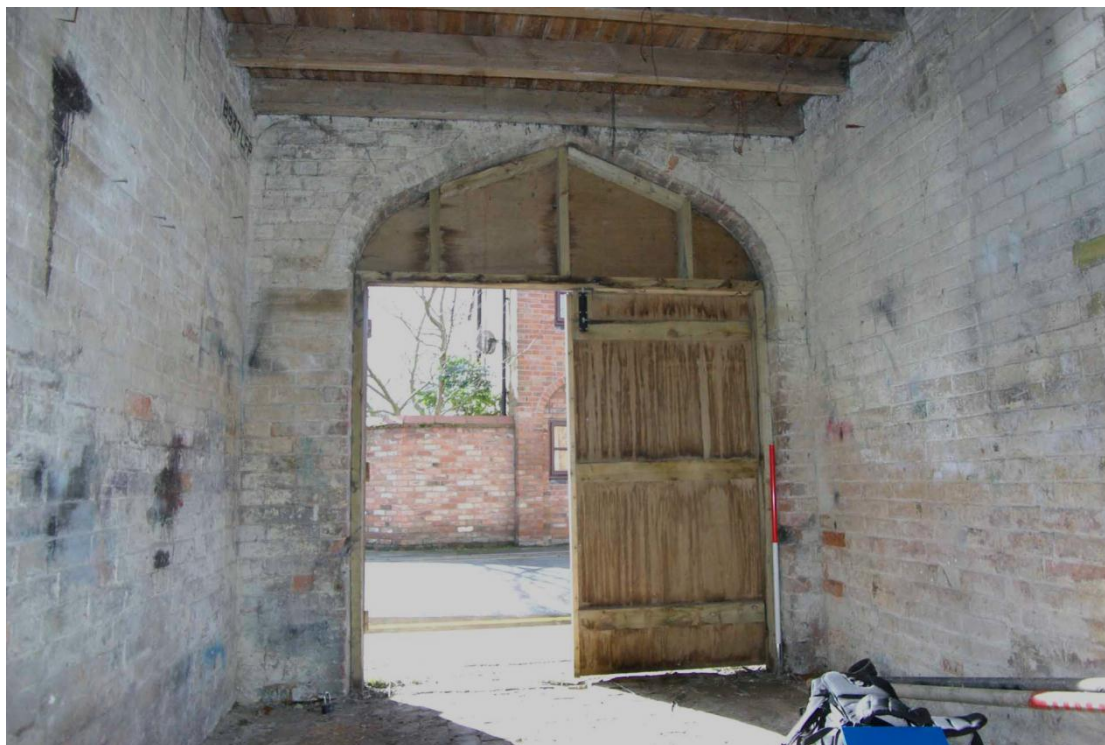


Figure 16 Ground floor east room
Looking south. 1m scale

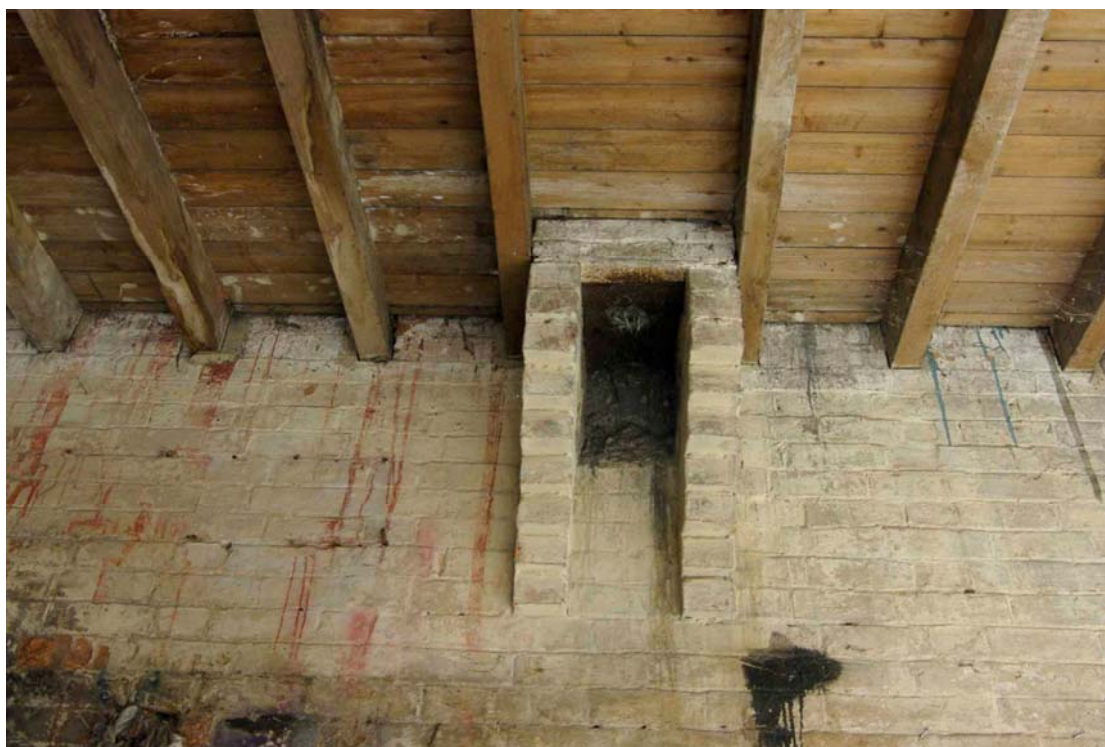


Figure 17 Ground floor east room, truncated chimney on west wall
Looking west



Figure 18 Ground floor, west room
Looking south-west. 1m scale



Figure 19 Ground floor, west room
Looking north-east. 1m scale
Note truncated chimney and ground floor arch (arrowed)



Figure 20 First floor, west room
Looking south-west. 1m scale



Figure 21 First floor, west room
Looking north-east. 1m scale



Figure 22 First floor, west room. Sash window
Looking south-east. 1m scale



Figure 23 First floor, east room
Looking north-east



Figure 24 First floor, east room
Looking south-east

Return visit during demolition

A return visit to the site was made on the 10th of April 2015 in order to further investigate the reason for the brick arch seen at ground level on the north facing elevation. The previous day the front (south) wall and roof had been removed and taken away in large lorries which were using the floor of the Coach House as a hard-standing loading area. No sinking or collapse of the floor could be seen which suggested that no cellars would be present. The north wall was taken down on the 10th in a controlled way using a 360⁰ mechanical excavator taking particular care around the area of the arch (Fig. 25). Complete removal of the wall showed it to have minimal foundations of only three bricks below current ground level. These bricks rested on the natural orange brown clayish sand substratum (Fig. 26). The brick arch also sat directly on the natural leading to the conclusion that it was designed to be a rather crude attempt at a relieving arch designed to support the additional weight of the internal cross wall and the chimney stack at this point. As a further check for a possible cellar part of the floor was removed in both rooms which revealed more undisturbed natural clayish sand natural (Fig. 27).



Figure 25 North wall during demolition
Looking north west. 1m scale



Figure 26 Section across north wall
Base of metal fencing is resting on the internal ground floor level.
Looking west. 1m scale



Figure 27 Section through floor after removal of the brick arch
Looking south. Bricks at end of 1m scale are the base of the internal cross wall

Discussion

The Coach House is an interesting remnant of 19th-century Lutterworth life. The location of the building suggests that it belonged to the large house to the north but no documentary evidence has been seen to support this idea. Further research would be necessary.

The style of the building and the choice of materials indicates a mid to late 19th-century construction date. The four-centred Gothic arches would suggest the most likely period being the 1860s or possibly as late as the 1870s. Despite the lack of fixtures and fittings the building has managed to survive relatively intact until the present day. The blocked doorway and later chimney stack on the north wall being the only evidence of different phases. The brick arch seen at ground level on the north wall is not a blocked entrance to a cellar as suspected. It seems more likely to be an attempt at strengthening the shallow foundations at the point where the building was slightly heavier.

Archive

The archive consists of:

This report,

1 contact sheet containing 33 digital photographs from the main survey and 11 from the demolition phase,

1 contact sheet and negatives of 13 35mm black and white photographs,

- 1 ULAS photographic record sheet.
- 1 DVD of this report and the digital photographs in jpeg and tiff format.

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.

Bibliography

Brown, D., 2008 *Standard and guidance for the preparation of Archaeological Archives* (Institute for Archaeologists)

CIfA, 2014 *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*.

CIfA, 2014 *Code of Conduct*

Campion, G., 2006 'The Modern period (1750-2000)' in N.J. Cooper (ed.) 237-258
Cooper, N., 2006 *The Archaeology of the East Midlands*. Leicester Archaeology Monograph 13

Dawson, m. 2014. *Heritage Assessment. 9b Misterton Way, Lutterworth, Leics*. CgMs Report Reference MD/18497

DCLG, 2012 National Planning Policy Framework (NPPF), Section 12 (conserving and enhancing the historic environment)

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

RCHME 1996. *Recording Historic Buildings; A Descriptive Specification Third Edition*, Royal Commission on the Historical Monuments of England

Appendix 1 Digital Photographs

The building survey:



XA20 2015 (1).JPG



XA20 2015 (2).JPG



XA20 2015 (3).JPG



XA20 2015 (4).JPG



XA20 2015 (5).JPG



XA20 2015 (6).JPG



XA20 2015 (7).JPG



XA20 2015 (8).JPG



XA20 2015 (9).JPG



XA20 2015 (10).JPG



XA20 2015 (11).JPG



XA20 2015 (12).JPG



XA20 2015 (13).JPG



XA20 2015 (14).JPG



XA20 2015 (15).JPG



XA20 2015 (16).JPG



XA20 2015 (17).JPG



XA20 2015 (18).JPG



XA20 2015 (19).JPG



XA20 2015 (20).JPG



XA20 2015 (21).JPG



XA20 2015 (22).JPG



XA20 2015 (23).JPG



XA20 2015 (24).JPG



XA20 2015 (25).JPG



XA20 2015 (26).JPG



XA20 2015 (27).JPG



XA20 2015 (28).JPG



XA20 2015 (29).JPG



XA20 2015 (30).JPG



XA20 2015 (31).JPG



XA20 2015 (32).JPG



XA20 2015 (33).JPG

The demolition phase:



XA20 2015 demolition (1).JPG



XA20 2015 demolition (2).JPG



XA20 2015 demolition (3).JPG



XA20 2015 demolition (4).JPG



XA20 2015 demolition (5).JPG



XA20 2015 demolition (6).JPG



XA20 2015 demolition (7).JPG



XA20 2015 demolition (8).JPG



XA20 2015 demolition (9).JPG

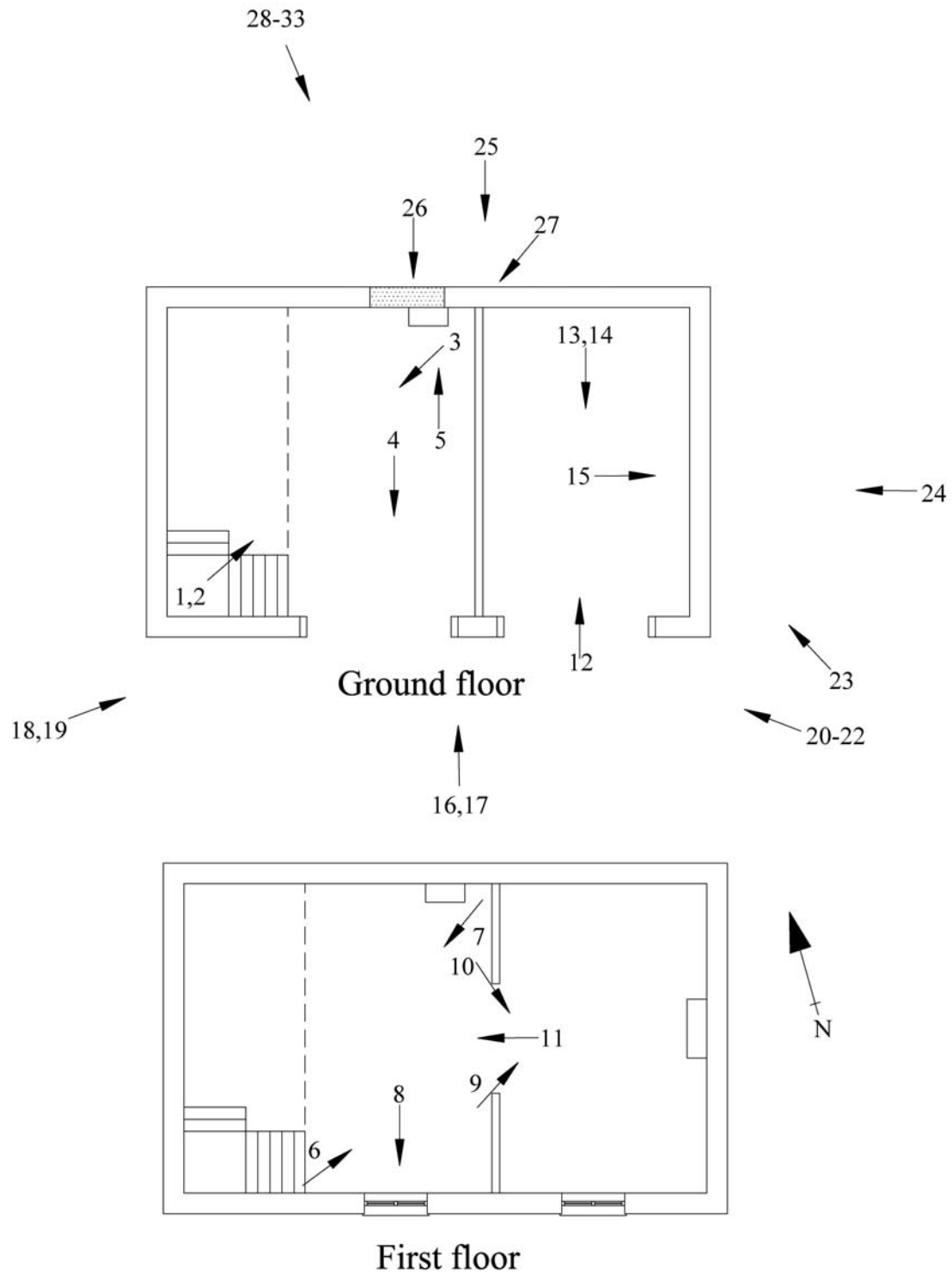


XA20 2015 demolition (10).JPG



XA20 2015 demolition (11).JPG

Appendix 2 Locations of Digital Photographs



Appendix 3 Photograph gazetteer

B+W shot No	Digital shot No.	Description	Facing	Scale
1	-	Record shot	-	-
2-3	1-3	Inside. Ground floor, west room	NE+SW	1m
-	4	Inside. Ground floor, west room. Doorway detail	S	1m
-	5	Inside. Ground floor, west room. Truncated chimney	N	1m
4-5	6-7	Inside. 1 st floor, west room	NE+SW	1m
-	8	Inside. 1 st floor, west room. Sash window detail	SE	1m
6-7	9-10	Inside. 1 st floor, east room.	NE+SW	1m
-	11	Inside. 1 st floor, west room gable end	W	-
8-9	12-14	Inside. Ground floor, east room	N+S	1m
-	15	Inside. Ground floor, east room. Truncated chimney	E	-
10-11	16-22	Outside. S facing elevation and location shots	various	1m
-	23	Outside. E facing elevation. Gable moulding detail	NW	-
12	24	Outside. E facing elevation	W	1m
13	25	Outside. N facing elevation	S	1m
-	26	Outside. N facing elevation. Blocked doorway	S	1m
-	27-33	Outside. Site location shots	various	-

Plus eleven photographs taken of the north wall and arch during demolition

Appendix 4 OASIS Information

Project Name	The Coach House, 9b Misterton Way. Lutterworth
Project Type	Level 2 Historic Building Survey
Project Manager	R Buckley
Project Supervisor	A Hyam
Previous/Future work	Heritage Assessment already produced. Evaluation by trial trenching to take place
Current Land Use	Domestic garden
Development Type	Residential development
Reason for Investigation	As a condition
Position in the Planning Process	Ongoing
Site Co ordinates	SP 54522 84359
Start/end dates of field work	Survey took place on 24.2.15 plus 10.4.15 during demolition
Archive Recipient	Leicestershire Museums
Study Area	Building is 43m ²

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

W: www.le.ac.uk/ulas

