



**A Level 3 Historic Building Recording  
at Cedar Lawns,  
Church Street,  
Burbage,  
Leicestershire**

**NGR: SP 44252 92690**

Andrew Hyam



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**A R Hyam**

**For: Tony Morris Builders**

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## **A Level 3 Historic Building Recording at Cedar Lawns, 78 Church Street, Burbage, Leicestershire**

**NGR: SP 44252 92690**

**Andrew Hyam**

### **Summary**

*A Level 3 historic building recording was undertaken by the University of Leicester Archaeological Services (ULAS) at Cedar Lawns, 78 Church Street, Burbage, Leicestershire on the 6th and 7th of June 2017. The survey looked at the main house, known as Cedar Lawn, which dates to the early or mid-19th century and at a range of outbuildings to the south of the house.*

*The main house has undergone a relatively small number of internal changes to enable it to be used for its present purposes as commercial offices. The main entrance hall and ground floor staircase have however been significantly altered. There is a clear distinction between the household areas and the staff areas. Externally the house has been extended on its rear elevation with the addition of infill work between the rear wings. At the front of the house a later 19th century porch has been rebuilt during the early 20th century. The outbuildings are likely to be mid or later 19th century in date and have undergone a number of changes including the construction of a World War Two air raid shelter at one end.*

*The report and archive will be deposited under Accession Number X.A66.2017*

### **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 recording (at Historic England Level 3) at Cedar Lawns, 78 Church Street, Burbage, Leicestershire. Level 3 historic building surveys are defined in the Historic England guidance document – *Understanding Historic Buildings: A guide to good recording practice* (2016). Under planning Application number 16/00441/FUL permission is being sought for the redevelopment of the site and a request was made by the Senior Archaeologist, Leicestershire County Council, for a programme of historic building recording and trial trench evaluation. It is intended that the building, which is currently in use as office space will be converted to 5 flats (C3) which will include the demolition of single storey rear extension, conversion of outbuilding to 1 dwelling and erection of 3 new dwellings in the rear garden. A separate report has been issued for the trial trench evaluation under ULAS Report number 2017-088.

### **Background**

Burbage is located on the south-eastern edge of Hinckley which is in west Leicestershire (Fig. 1). The site of Cedar Lawns lies on the south-western side of Church Street at the corner of Grove Road and opposite Saint Catherine's Church (Fig.

2). The site is roughly rectangular in plan covering an area of c.0.11 hectares. The ground is generally level and is at a height of about 115m aOD.

The main house faces out onto Church Street with a low walled garden separating it from the pavement. Nearly opposite the site is the village church which indicates that the house lies close to the historic core of the village. A number timber-framed buildings along with brick-built 18th century and later buildings line the street on both sides (Figs. 3 and 4). Church Street is not straight with the result that the property line steps out as one travels to the south-east with the result that each building projects beyond its neighbour. The house at Cedar lawns and its boundary wall run south-westwards along the side of Grove Road.

A row of single storey outbuildings runs along the south-eastern boundary and an overgrown lawn and garden is in the south-west of the site. A recently demolished garden wall extended from the outbuildings to the south-west boundary but this has been demolished to gain access to a large open space to the south.

The site lies within the Burbage Conservation Area as shown on the Hinckley and Bosworth Borough Council website and is Grade II listed. The listing details are as follows:

*Date first listed: 10-Aug-1989*

*List entry Number: 1295198*

*UID: 188137*

*SP 4492 - 4592 BURBAGE CHURCH STREET (west side) 17/10 Cedar Lawn  
(No 78)*

*GV II*

*House. Early to mid-C19. Red brick with cement dressings, including modillion cornice and parapet to Swithland slate roof with 4 ridge stacks. 3 storeys. Regular 3 window front; sashes in moulded, cased and shouldered surrounds with moulded sill brackets on first and second floor; square bays on ground floor, flanking entrance, with modillion cornice. Central panelled door with fanlight under massive later C19 round-headed hood with horizontal side pieces on paired antae to the front and single antae to the rear. Included for group value.*

At the time of the survey some of the rooms within the house were still in use as offices. Some of the outbuildings were partially in use for car parking and storage. The garden had been looked after until relatively recently but a number of the shrubs etc. had grown to an extent where they partially obscured some of the buildings. The programme of trial trenching took place at the same time as the building survey. Four trenches were excavated which revealed evidence of post-medieval activity possibly related to garden features (Patrick 2017).

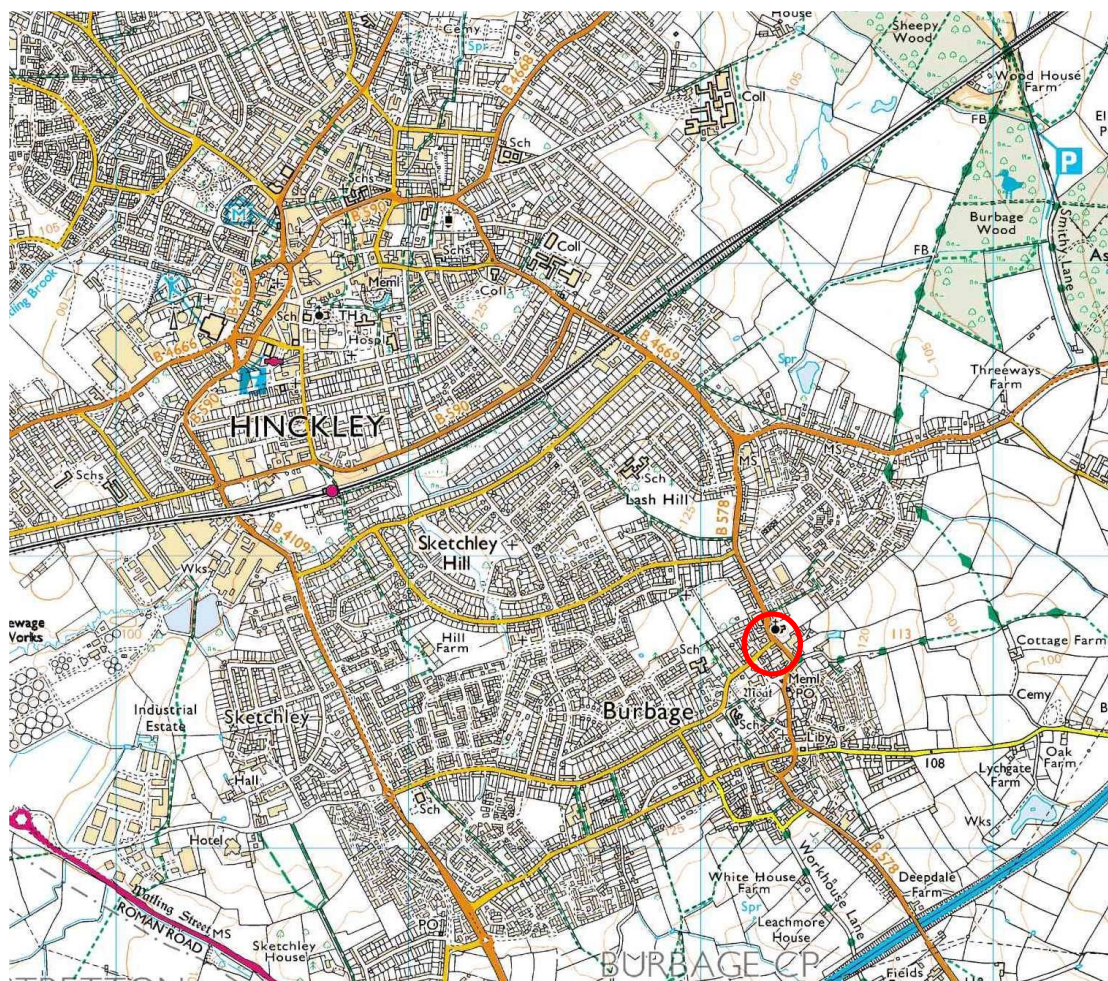


Figure 1 Site location

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## Objectives

Within the stated objectives of the ULAS Written Scheme of Investigation *for a Historic Building Recording on Land at Cedar Lawns, Church Street, Burbage, Leicestershire* (hereafter the WSI) the purpose of the work is to record and advance understanding of the significance of the affected heritage asset:

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.



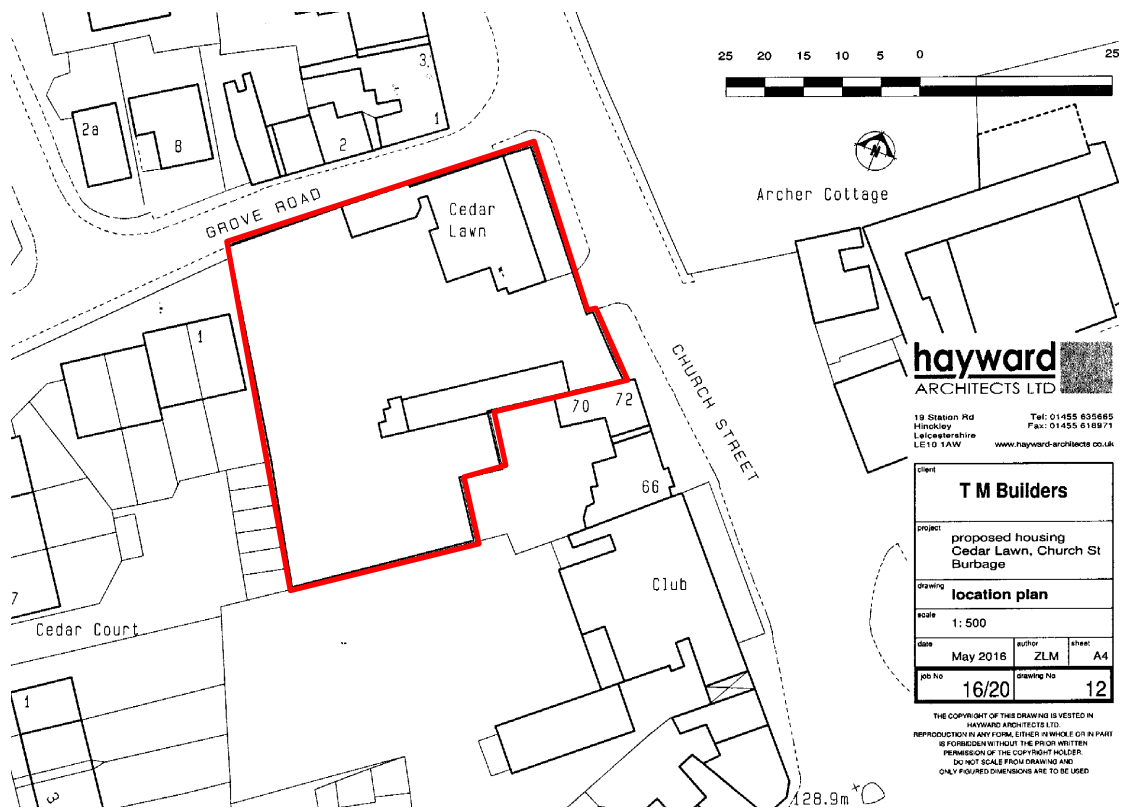


Figure 2 Cedar Lawns location  
Site outlined in red. Plan supplied by client



Figure 3 View along Church Street from Cedar Lawns house  
Looking north-west from first floor side window



Figure 4 Cedar Lawns from Church Street  
Looking south-east. Cedar Lawns is the red brick building behind the No Entry sign



Figure 5 Side driveway and outbuildings seen from Church Street  
Looking south-west. Main house on right behind Heras fencing

## Methodology

Digital colour photographs were taken throughout the survey. Notes and sketches were also made and scale site plans and elevations supplied by the client were used and modified to suit the purposes of this survey. The specific levels of detail used in the Level 3 survey followed the ULAS WSI and the guidelines laid down in the RCHME (1996) and Historic England (2016) specification.

## Results

### *Cartographic Evidence*

The first available map is the hand-drawn Ordnance Survey map published in 1814 shows Burbage (on the map as Burbach) as a clearly defined village separated from Hinckley by at least one mile. A line of buildings are shown on the south-west side of Church Street where Cedar Lawns is currently located. Unfortunately the detail is not clear enough to show whether this is Cedar Lawns or not. The map can be seen on the British Library website but cannot be reproduced here for copyright reasons (see bibliography).

The First Edition Ordnance Survey County Series 1887 and all subsequent editions shows the site named as Cedar Lawn not Cedar Lawns as it is now (Fig. 6). The village name is now spelt in the familiar Burbage rather than Burbach. The 1887 map identifies the road to the north-west of Cedar Lawn as Back Lane. The garden of Cedar Lawn is around twice the size of the present garden and extends much further to the south-west towards the Rectory grounds with its moat. The garden has clearly laid out paths and ornamental trees throughout. The ground plan of the house appears to be the same as it is at present and includes the single storey range of buildings along Back Lane/Grove Road. The outbuildings to the south-east of the house are all present except for a small block at the south-west end which is a shelter added during the Second World War and will be discussed in more detail below. At the north-eastern end of the outbuildings a block of buildings can be seen fronting onto Church Street.

The next available map is the 1903 Ordnance Survey map (Fig. 7). There appears to be no changes to the plans of the house or outbuildings which are the same as depicted in the 1887 edition. The paths in the garden are not as extensive as before and not as many trees are shown. This may be a lack of detail on the map rather than a general decline in the quality of the garden. Back Lane has had its name changed to Grove Road in this edition. The 1925 Ordnance Survey shows a similar decrease in detail in the garden but the buildings are otherwise unchanged.

No change to the gardens or buildings can be seen in the 1947 Ordnance Survey map which does not even include the air raid shelter at the south-west end of the outbuildings. However, by the time of the next available edition in 1964 the air raid shelter has appeared. The most significant change is seen on the 1988 edition by which time much of the garden has been sold off and a small estate called Cedar Court has been built (Fig. 8). The plan of the house appears to be the same but the structure on the north-east end of the outbuildings has been removed leaving just a long thin range of buildings against the site boundary.



### Old Photographs

A post card of the site was shown to me by a passer-by during the site survey. The owner declined to give his name but allowed a copy to be made (Fig. 9). The post card shows the main house seen from Church Street looking towards the west. The style of clothing of the local children standing in the road suggest that the date is in the early 1900s. The site retains its wrought iron railings which were probably removed in the Second World War. The front porch is significantly different to the one which is there today and has a flat roof supported by two round columns topped with Ionic capitals. It is not clear if the columns reach down to ground level or are sat on a low brick wall as they do today. The chimney stacks are full-height and still have their chimney pots. To the left (south-east) of the main house the corner of a brick-built slate roofed building can be seen. This appears to be a two-storey building and is the structure at the end of the outbuildings which was demolished between the publication of the 1964 and 1988 maps.

A photograph probably taken from the top of St Catherine's Church appears to show Cedar Lawns in the 1970s or 1980s. The black and white picture, which can be seen on the Burbage Heritage Group website, shows the house as it is at the present time with truncated and capped chimney stacks and the front porch with an arched roof. The outbuildings are as they are at present but the photograph stops where the now demolished outbuilding was so it is not possible to state if it was present at that time. The key difference are three very tall and mature trees growing close to the rear of the house. These, presumably, are the cedar trees after which the house was named. The trees are no longer present.

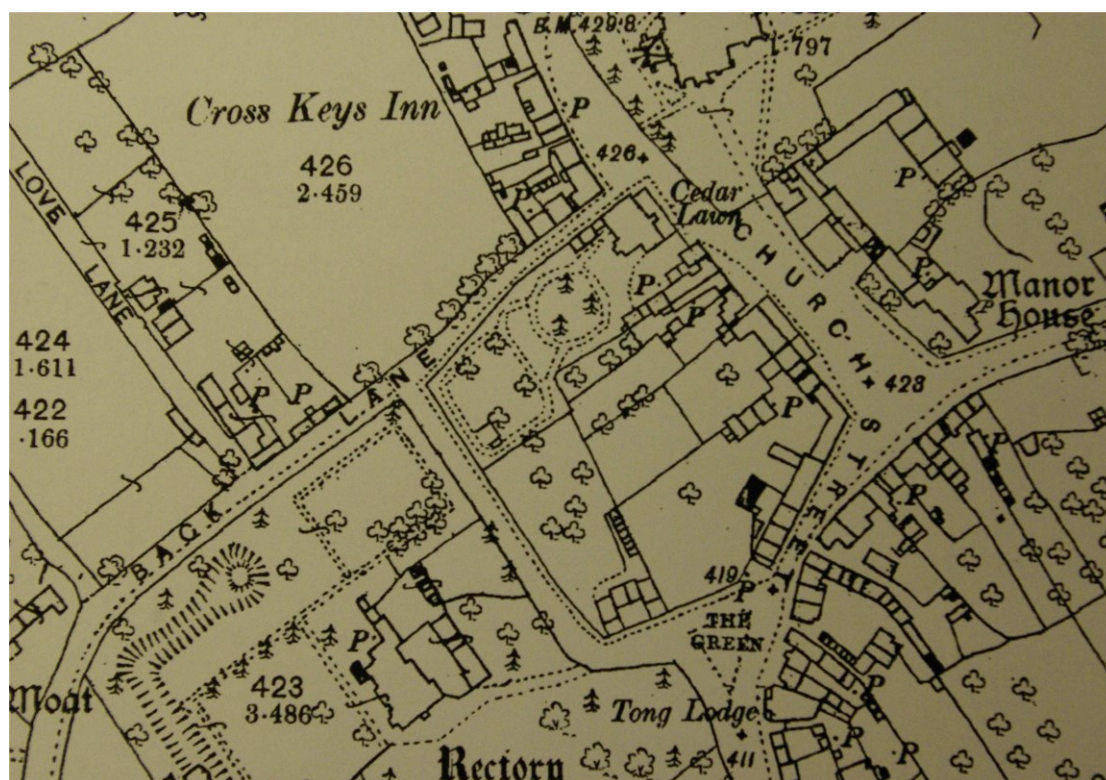


Figure 6 First edition Ordnance Survey map 1887  
Leicestershire Sheet XLII. SE



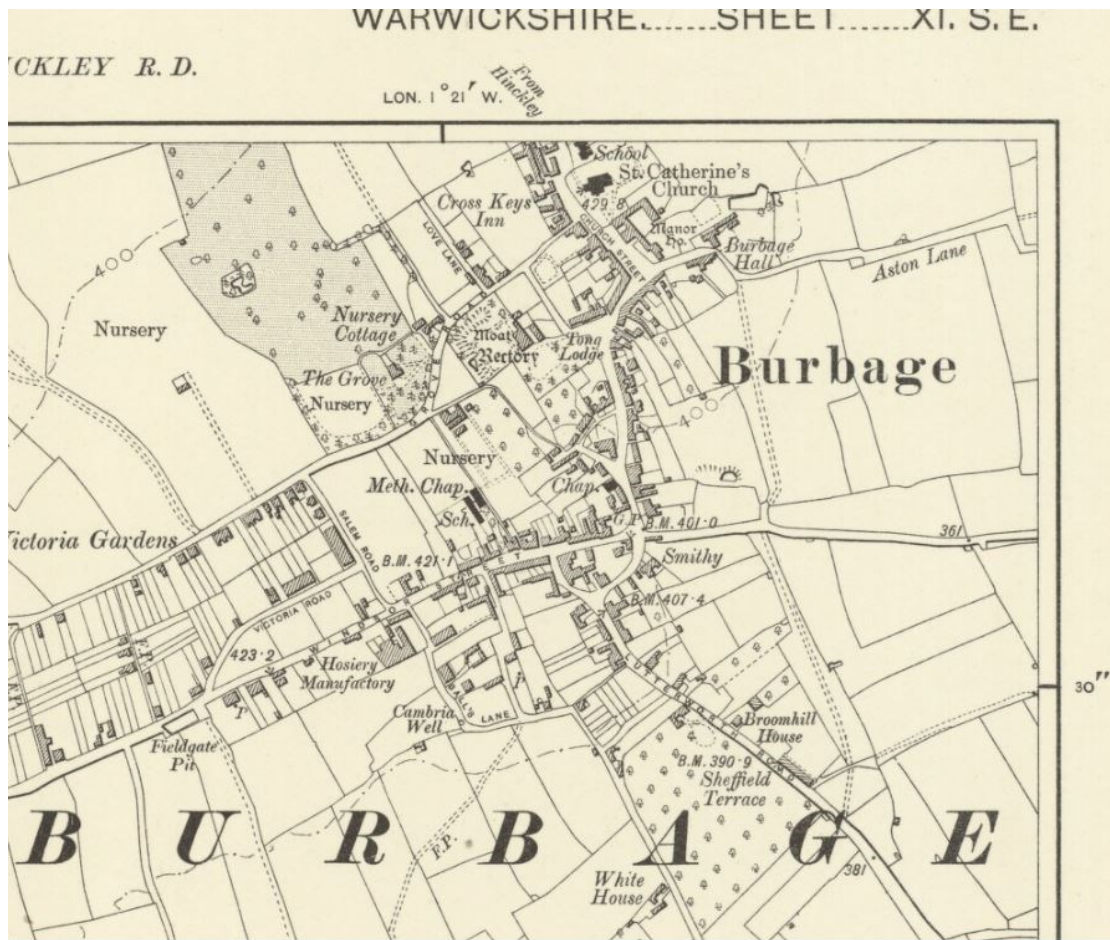


Figure 7 1903 Ordnance Survey  
Warwickshire Sheet XI, SE



Figure 8 1988 Ordnance Survey  
Leicestershire Sheet XLII, SE



Figure 9 Cedar Lawn in the early 20th century  
Picture given by a passer-by during the survey

### *The Building Survey: Main house, external elevations*

#### *North-east facing elevation*

The north-east facing elevation is the principal face of the house which looks out onto Church Street. It is built of red brick laid in courses of one header and one stretcher and consists of three storeys. The bricks measure 2300mm by 65mm high by 110mm wide. The façade is symmetrical in design with a ground floor door flanked by a window on either side (Figs 10 and 11). Each window has a sash with moulded stone or cement surrounds and decorative sill brackets with floral designs which breaks up the otherwise stark frontage (Fig. 12). The sash windows have two over two panes and have horns which suggests an early to mid-19th century date. At ground floor level the two windows have shallow square bays with stone bases (Fig. 13). The chamfered design around the bays is different to that of the upper floors which may suggest a later date. The bays have a dentilated cornice detail similar to that used on the cornice and parapet of this façade. The ground floor sash windows match the first and second floor windows. The half-glazed and panelled centrally located door has moulded wooden surrounds and a glazed fanlight above it. The large round-headed porch is supported on six rectangular columns with simplified Doric capitals which sit on splayed bases (Fig. 14). The columns rest on a low brick wall with a coping stone top. The bricks, laid in English Bond, appear to be early 20th century and have a damp proof course and are not keyed into the main house. This is a replacement of the narrower and less ornate porch which can be seen in Figure 9.

The house roof has a shallow pitch and is covered in local Swithland slate. All of the chimney stacks have been cut down and capped to leave only the bases projecting above the central ridge. The ridgeline at the north-western end of the building appears to drop slightly and may be a sign of rebuilding or repair.

The front garden has a low brick wall running around it with substantial stone pillars at each corner (Fig. 15). The bricks are a similar size to those used on the house and are laid in the same header/stretcher bond. A pair of wrought iron gate posts remain but the wrought iron railings seen in Figure 9 are no longer present. Lead-filled holes in the coping stones and sawn off metal tabs on the stone pillars show where these once were. It is likely that these were removed during the Second World War during the drive for scrap metal.

#### *North-west facing elevation*

The north-west facing elevation runs along the side of Grove Road leaving no space for a pavement on this side of the road (Figs 16 to 18). It is perhaps surprising that such a large house would be built at the corner of the plot rather than being centrally located. The reasons for this may be that the owners wanted to maximise the available space for stables on the eastern side or that, when first built, Grove Road was little more than a small track and it was not envisaged that it would become such a busy thoroughfare.

The main gable end of the house is built of red brick and uses the same sized bricks and bonding as seen on the north-east facing elevation. A first floor window has the same moulded surround and sill as used on the front of the house. The same moulded surround is also seen on a second floor window but the opening has been blocked with brick. The bricks match the surrounding wall suggesting a near contemporary date so the surround may have been added simply as a decorative feature. It seems unlikely that it would have been blocked due to a window tax given the early to mid-19th century date of the building. A small window at ground floor level with a brick-arched head has been blocked using similar sized but darker bricks (Fig. 19). This would have been a very plain window when compared to the other windows and may suggest that, when first built, the other windows did not have their moulded surrounds. The off-centre nature of this window would have given the occupants of the ground floor front room an unimpeded view down Church Street. Perhaps the lack of pavement and garden in front of this window reduced the privacy of the room and the window was blocked.

The side wall of the rear south-west wing of the house continues from the gable end of the main house. It has a low stone parapet with dentil detailing matching the front, north-east facing elevation. The brickwork has been repointed in this area giving the impression of a different phase or a rebuild, but close inspection indicates that the elevation is a single phase with the main house (Fig. 19). A modern window serving the toilets pierces the wall at first floor height.

The single storey service range wall wraps around the corner of the rear wing which suggests that this is a later building. The red bricks are laid in courses of three stretchers to one header which again indicates a different phase of construction to the main house. The service range wall continues along Grove Road with no evidence of any windows but does have a number of metal ventilation grilles. Tie-rods and repointing work show where the wall is distorting. Instead of a stone-capped plinth at the base of the wall the service range has a shaped blue-brick capping to its plinth. At the south-western end of the service range the wall drops in height but continues unbroken as the garden wall. The garden wall extends to the south-western corner of the property where it has been truncated by the new housing development known as Cedar Court.



### *South-east facing elevation*

The south-east facing elevation of the main house is a plain red brick façade with no evidence of openings in the gable end, blocked or otherwise (Figs 20 and 21). The bricks are the same size as on the front elevation but are laid in courses of two stretchers to one header. A chimney stack at ridge height has been truncated and capped. This elevation does not have the projecting plinth at its base and was clearly built without any pretence of decoration. This may have been due to the proximity of the now demolished building which stood at the northern end of the outbuildings and which would have screened this elevation from public view.

The house has two projecting wings from its rear, south-west, facing elevation (Fig. 22). The south-east facing elevation of the south-east wing has a ground floor bay window with wooden dentil detail beneath its flat lead covered roof (Fig. 23). The sash windows have a different style of horn to the rest of the windows and may be a later 19th century addition. The wooden frame sits on a brick-built base topped by a stone coping which does not appear to be bonded to the main wall making probable that this is a later addition probably added in the second half of the 19th century. The first floor window has a stone or cement surround which is similar in outline to those on the front of the house but is much plainer and lacks the deeper moulded detail. Its sill has been broken away possibly due to weathering.

### *South-west facing elevation*

The south-west facing elevation consists of the back of the main house from which the two rear wings project (Figs 24 and 25). The eastern end of the main house has a ground floor stone bay window built into the corner of the house and eastern rear wing (Fig. 26). It is built from similar stone to the rest of the stonework elsewhere on the house and has similar dentil details on the cornice, however the column styled mullions are different from anything else on the building. It also appears that the stonework has been cut into the brickwork rather than being built at the same time. The first floor window surround is the same as that seen on the first floor of the south-east facing elevation of the south-east wing. However, this window has three panes per sash rather than two.

The south-west facing elevation of the south-east wing has a stone-built bay and doors out into the garden (Fig. 27). The style is similar to the bay window just described but the stonework has step chamfers and other small detail changes suggesting that the two windows have a different construction date. The stonework has been cut into the brickwork leaving a number of large gaps around it which, presumably, would not be present if the bay had been built at the same time as the wing. The first floor window and surround are the same as on the first floor of the main house with three panes per sash and flat decoration around the stonework.

The south-western rear wing is a similar width to the south-east rear wing but has a lower but more steeply pitched roofline. The brick sizes and header stretcher bond are the same as elsewhere on the main house. This wing appears to have been part of the service wing and has a third floor window within it despite having a lower roof. The ground floor window has the same style of decoration as the windows on the south-eastern rear wing. The two sashes each have 4 by 2 panes and no horns. However the first floor and second floor windows have a much plainer chamfered stone surround

and are either later in date or deliberately less ornate to reflect their role as part of the service wing. There is no evidence of any earlier openings on this elevation.

The space between the two wings has been infilled by a two storey flat-roofed structure (Fig. 28). There is a clear butt-joint and the bricks and bonding are different to the main house. The ground floor has a wooden-framed doorway with a glazed fanlight and is fitted between the south-western wing and an additional projecting single storey room with a gothic style sash window on the side. The first floor window matches those on the south-western wing which would suggest that the entire wing was remodelled and extended, probably during the late 19th century.

*Single storey service range*

Running out from the south-west corner of the house and along the side of Grove Road is a single storey range of service buildings with a lean-to type slate covered roof (Figs 30 to 32). The range uses slightly larger bricks than the main house which are laid in courses of three headers to one stretcher. The north-eastern corner is angled to allow access to the end doorway and a doorway into the ground floor of the main house. The entrance to this was originally open with just the roof of the service range extending to reach the house. A poor quality late 20th century wooden door and frame has been added to create a porch. The area in front of the rear wing and the service range is paved with blue bricks. On its south-east facing elevation the service range has two wooden-framed casement windows and a single doorway close to its south-western end. The whole single storey range is a later addition and may have been added when the south-western rear wing was remodelled.

The internal description follows the external illustrations.



Figure 10 North-east facing elevation  
Modified from drawing supplied by client



Figure 11 North-east facing elevation of main house  
Looking south-west



Figure 12 North-east facing elevation, first floor window detail





Figure 13 North-east facing elevation, ground floor window  
1m scale



Figure 14 North-east facing elevation entrance  
1m scale



Figure 15 North-east facing elevation and front garden wall  
Corresponding stone wall pillar on left hidden by the tree. Looking south-east

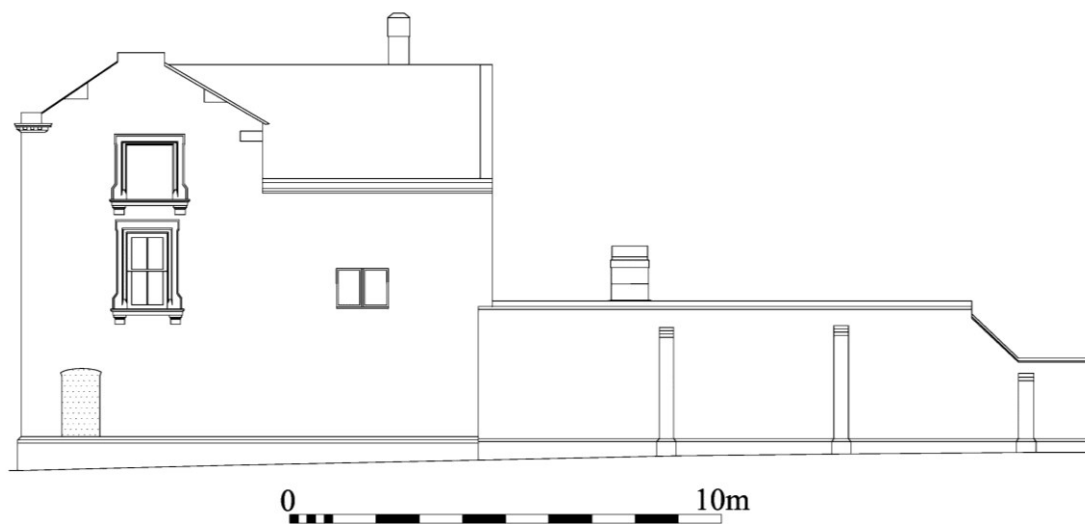


Figure 16 North-west facing elevation  
Modified from drawing supplied by client





Figure 17 North-west facing elevation  
Looking south-east. 1m scale



Figure 18 North-west facing elevation from Grove Road  
Looking west. Note drop in wall height to become the garden wall to the side of the  
lamp post



Figure 19 North-west facing elevation, ground floor blocked window  
Blocked window arrowed. Note repointed bricks and modern window on right of  
picture. Looking south-east. 1m scale





Figure 20 South-east facing elevation  
Modified from drawing supplied by client



Figure 21 South-east facing elevation  
Looking north-west. 1m scale



Figure 22 South-east facing elevation of rear south-east wing  
Looking north-west. 1m scale



Figure 23 South-east facing elevation of rear south-east wing ground floor window  
Looking north-west. 1m scale





Figure 24 South-west facing elevation  
Modified from drawing supplied by client



Figure 25 General view of south-west facing elevation  
Looking north-east



Figure 26 South-west facing elevation of main house: eastern end  
Looking north-east. 1m scale



Figure 27 South-west facing elevation of SE rear wing  
Looking north-east. 1m scale





Figure 28 South-west facing elevation of SW rear wing and infill between wings  
Looking north-east. Note brick joint of infill (arrowed). Single storey service range on  
left of picture



Figure 29 Infilled structure between the rear wings  
Looking north-east. 1m scale



Figure 30 Single storey service range south-east facing elevation  
Modified from drawing supplied by client



Figure 31 Single storey service range and junction with main house  
Looking north-west. 1m scale





Figure 32 Single storey service range  
Looking north

*The Building Survey: Inside the main house*

As already noted the main house consists of three storeys plus a small cellar.

*The Cellar*

The cellar is reached via a set of steep narrow stairs from the rear hallway between the two rear wings. The main body of the cellar is reached via a short passageway to reach the main room below the eastern half of the main house (Fig. 33). The stairs are made of stone with a brick floor to the passageway and main cellar room (Fig. 34). The presence of a number of very active rats prevented a highly detailed inspection of this part of the house. The passageway is brick vaulted as is the main cellar with the vaulting running on a northwest to south-east orientation (Fig. 35). The cellar has a low brick-built thrall running around it for storage. On the north-east wall is evidence of a bricked-up ground level vent approximately below the position of the front ground floor window. The eastern end of the cellar has a brick wall with a lockable wooden gate presumably for storage of wine and other valuable commodities. The gate has a wood lock case probably of late 18th century origin.

The ground floor description follows the cellar illustrations.

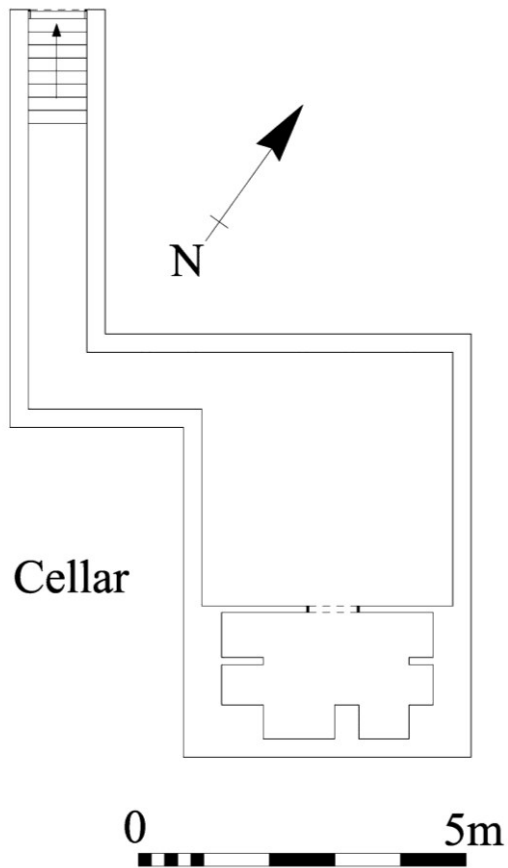


Figure 33 Cellar plan  
Modified from drawing supplied by client



Figure 34 Stairs down to cellar  
Looking south-east



Figure 35 Cellar  
Looking north-east

### *The Ground floor*

For ease of identification during the survey each room has been allocated a reference number from G1 to G9 which includes the single storey service range (Fig. 36). These numbers do not relate to any official designation or room use.

#### Room G1

Room G1 forms the entrance hallway to the building and is entered from Church Street using the main front door. It has a modern tile floor and a high moulded skirting board. There is a deep moulded plaster cornice around the ceiling but no evidence of a picture rail (Figs 37 and 38). The ceiling is at the original height but is modern and has had concealed lights fitted. The four-panelled doors leading out of this room have modern handles, locks and hinges. The wooden door surrounds are probably original (Fig. 39). The doorway in the western corner leads to the service range and has glass panels at the sides and top of the door (Fig. 40). The style of the door and window frames suggests a mid-19th century date and may have been installed when the rear range was modified.

Room G1 has been created from two smaller rooms which has left the end stub of walls and a low supporting beam running across the middle of the room. The stairs, handrail and bannister and have been rebuilt, presumably when the wall was knocked out although it is not clear exactly what the original layout of the stairs was. It seems likely however that they have always been in this part of the house. A small cupboard beneath the western side of the stairs has a plasterboard wall which suggests that the



modification is not particularly old. A doorbell on a large spring is fitted to the side of the front door but is attached with cross-head screws so is unlikely to be original.

### Room G2

G2 is the front room on the eastern side of the house and is located directly above the cellar. It has a deeper skirting board than in G1 (Figs 41 and 42). The room also has a picture rail and a moulded cornice. Modern carpet covers the wooden floorboards. The marble fireplace is fairly plain with chamfered decoration and may be early to mid-19th century in origin. Despite being different sizes the windows have the same style of folding shutters with locking bars held shut with a spring-loaded catch (Fig. 43). The panelling on the shutters suggests an early 19th century date.

### Room G3

Room G3 appears to have been the main room of the house with views out over the garden (Figs 44 and 45). It has the same moulded skirting, picture rail and cornice as in Room G2. The large bay window on the south-western wall has folding shutters of the same pattern as in Room G2. A door leads out into the garden from this window which appears to be part of the original design (Fig. 46). The bay on the south-east wall appears to be later and does not have shutters. This bay also has a wooden bench beneath it with turned legs of probable mid or even late 19th century style (Fig. 47). The fireplace is black marble and of a fairly simple chamfered design and is likely to be of similar date to the one in Room G2.

In the north corner of Room G3 is a small hatch with a sliding door (Fig. 48). Although sealed now this gave access to the service range and probably acted as an early form of serving hatch to avoid having to carry food round through the hall from the kitchen. The hatch has a moulded surround and a two-panelled vertically sliding shutter probably of mid-19th century, or earlier, design and probably dates to the remodelling of the service wing.

### Room G4

Room G4 forms the north-east front room but was clearly of lesser importance than G2 and G3 as it is smaller and has only one window. The room has a lower moulded skirting boards than in the previous rooms but has a deep and moulded cornice. There is no evidence of a picture rail although it is possible that this has been removed during a phase of modernisation (Fig. 49). The fireplace has been blocked and all other fittings removed. The window shutters are the same as in the other two rooms as just discussed. There is no evidence of the small blocked window in the north corner which can be seen from the outside.

### Room G5

Room G5 is not a room but a corridor space which leads from the main house to all areas of the ground floor service wing. It is reached from the doorway in Room G1 and has doorways leading off to the kitchen to the north-west, the cellar to the south-east and a small room or office at the western end of the corridor (Fig. 50). The corridor continues out into the small yard and garden. The floor has modern tiles and the short

skirting board has a simple moulded top. Just inside the corridor from Room G1 is a small alcove currently containing the computer servers but which originally led to the serving hatch into room G3. The stairs down to the cellar have a plain six-panelled door probably dating to the early 19th century. Beyond the cellar stairs, to the south-west is another alcove which holds a glass-fronted cabinet (Fig. 51). The 19th century cabinet appears to have held reasonably valuable items as all of the doors are lockable. A modern lattice gate prevents access into the garden and into the small single storey room seen projecting from the infilled section between the rear wings. cursory inspection through the window indicates that this room is quite plain and has little in the way of embellishment. Its location suggests that it may have been the office of the housekeeper, butler or other senior staff member. From the inside it is not clear where the infilled structure between the two rear wings begins. The small office is clearly part of the addition but it is possible that its north-eastern wall was once the outside wall and the rest has been extended beyond that (see Fig. 36 below). The style of the outside door and fanlight are probably early 19th century and have probably been moved outwards from their original position and reused.

### Room G6

Although this room has been modernised into a late 20th century kitchen it seems highly likely that this was the original kitchen (Figs 52 and 53). Despite its modernisation most of the doors are still the original six-panelled early 19th century doors. A modern unit masks the blocked fireplace on the south-east wall. In the northern corner of the room a doorway leads to the narrow service stairs which go up to the first and second floors (Figs 54 and 55). A smaller door leads into a pantry beneath the stairs. Another six-panelled door in the north-west corner leads out to the single storey service range and Rooms G7, 8 and 9. As noted earlier the covered space between the main house and the service range was open to the yard but has now been enclosed with a modern door.

### Rooms G7, G8 and G9

These three rooms form an interconnecting row of low ceilinged rooms probably intended for use as the wash house, laundry and other activities. The centrally placed doorways are quite low and have later 19th century four-panelled doors. The roof is a lean-to shallow pitched roof supported by a single purlin.

Room G7 has its eastern corner cut off to allow space for people to get into the range from the outside yard (Fig. 56). In the southern corner of the room is a small cupboard with masonry walls which currently contains a toilet. On the back wall (north-west) is a former fireplace and chimney breast (Fig. 57).

Room G8 is a rectangular room with a purlin made from a roughly shaped trunk. The casement window is probably mid to late 19th century as already noted. There are no original fittings. The ground level rises requiring a single step up into Room G9.

Room G9 is a small room with no windows. A former doorway which can be seen from outside has been blocked by modern boarding. It is possible that a roof light has been removed from this otherwise dark room.

The first floor description follows the ground floor illustrations.

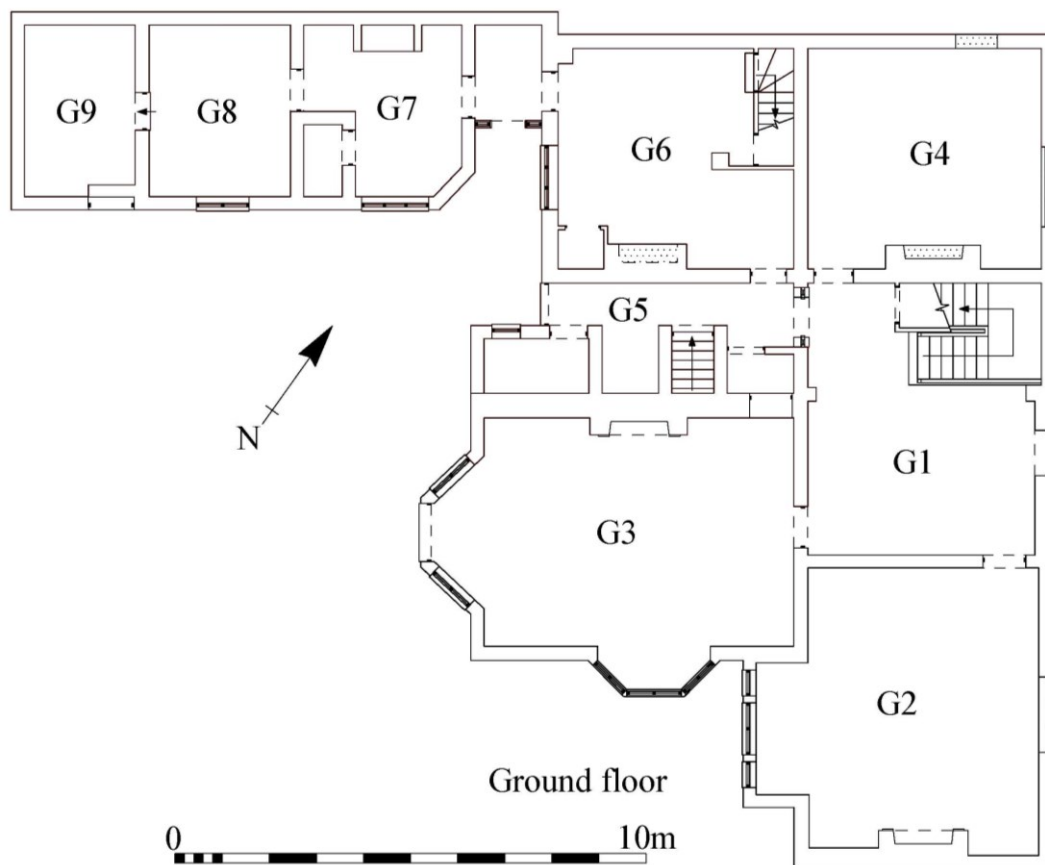


Figure 36 Ground floor plan  
Modified from drawing supplied by client



Figure 37 Room G1  
Looking west. 1m scale



Figure 38 Room G1  
Looking east. 1m scale

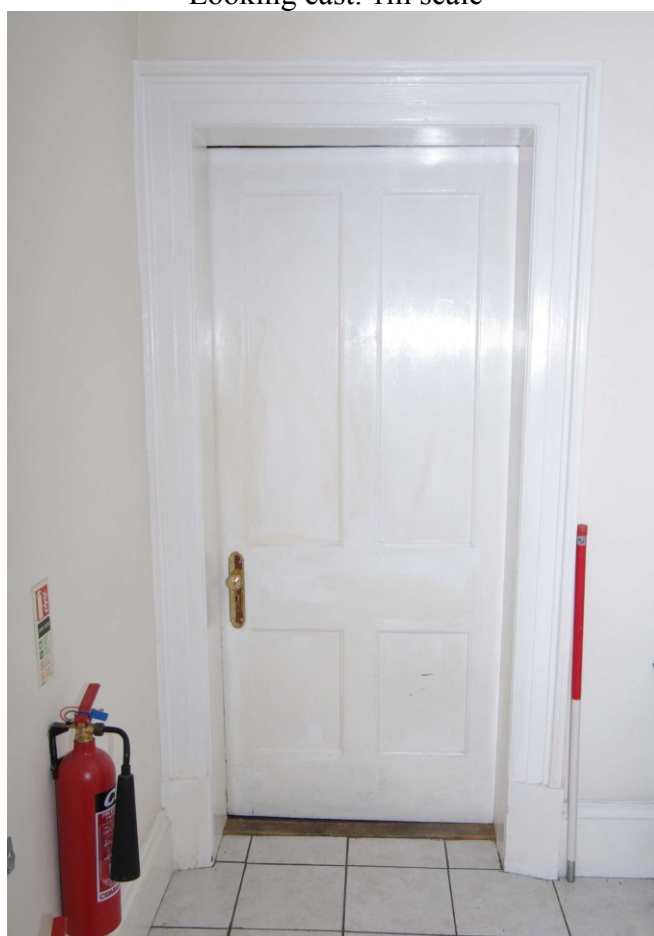


Figure 39 Room G1 door detail  
Looking south-east towards room G2. 1m scale



Figure 40 Room G1 door to service range  
Looking south-west. 1m scale



Figure 41 Room G2  
Looking south. 1m scale





Figure 42 Room G2  
Looking north. 1m scale



Figure 43 Room G2 window shutters  
Looking north-east. 1m scale



Figure 44 Room G3  
Looking south-west. 1m scale



Figure 45 Room G3  
Looking north-east. 1m scale





Figure 46 Room G3, doors to garden  
Looking west. 1m scale



Figure 47 Room G3, bay window  
Looking south-east. 1m scale





Figure 48 Room G3, serving hatch  
Looking north. 0.2m scale



Figure 49 Room G4  
Looking east. 1m scale



Figure 50 Room G5

Looking south-west. 1m scale. Door to kitchen front right, cellar door front left, door to office and garden in centre



Figure 51 Room G5 cabinet  
Looking south-east into alcove



Figure 52 Room G6  
Looking west. 1m scale. Door to single storey service range on right



Figure 53 Room G6  
Looking east. 1m scale. Door to G5 in centre of picture. Blocked fireplace behind unit on right





Figure 54 Room G6  
Looking north. 1m scale. Doors to service stairs on left



Figure 55 Room G6 service stairs  
Looking north-west. 1m scale



Figure 56 Room G7  
Looking north-east. 1m scale



Figure 57 Room G7 fireplace  
Looking north-west. 1m scale



Figure 58 Room G8  
Looking south-west. 1m scale. Note round section purlin

### *The First Floor*

As with the ground floor the first floor rooms have been given identification numbers F1 to F8 for the purpose of this survey. At the time of the survey a number of the offices were still in use. Most of the upstairs rooms have had a smooth panel attached to their inner face which may be a decorative feature or, possibly, a fire safety feature.

#### Room F1

Room F1 forms the main stairs and landing area of the first floor (Fig. 59). As discussed earlier, the stairs both down to the ground floor and up to the second floor appear to have been rebuilt. They do however appear to still be in their original position. The doorways have moulded surrounds and are probably original (Fig. 60). The area has a high moulded skirting board but no cornice.

#### Room F2

This room is the infilled structure between the two rear wings but has no trace of where the original building line stopped. The room has a simple skirting board which is probably a late replacement and has no cornice or picture rail (Fig. 61).

#### Room F3

What was once a larger room has now been thoroughly modernised to become the toilet block for the house. The number of modern cubicles effectively prevents any useful



photographs from being taken in this room. On the south-west wall are the two windows with their windows modified when the space between the ranges was infilled. A modern window is located on the north-west wall which is probably both a new window and a new opening. The only original part of Room F3 is in the northern corner where the servant's staircase rises up from the ground floor and continues up to the second floor (Fig. 62). The stairs are enclosed and are reached via a four-panelled door with a small door light above it to let light into an otherwise unlit space. The stairs are quite narrow and are undecorated in the typical fashion of service stairs.

#### Room F4

Room F4 has two doorways. One from Room F1 the main stairs and landing and the other from Room F3 and the top of the servant's stairs. Presumably this was for discrete access by the servants. The room has a high moulded skirting board and a moulded cornice but no picture rail (Figs. 63 and 64). Sash windows face out north-eastwards onto Church Street and north-westwards across Grove Road and down Church Street. It has an Adam style fireplace on the south-east wall with a built-in linen cupboard set into the space between the chimney breast and the doorway (Fig. 65).

#### Rooms F5 and F6

Rooms F5 and F6 are located to the south-west of F1 landing and can be reached from a small corridor leading past Room F7 or from a short set of steps from F1 (see floor plan in Figure 59). Room F5 is a small enclosed room with a second doorway into Room F6 and may have served as a maid or nursemaid's room to be on hand at all times of the night. It has a wooden window surround suggesting that the occupant had at least some status within the household (Fig. 66). However the skirting board is quite low and there is no picture rail or cornice. Outside Room F5 is a small mini-landing which is reached by ascending a short set of steps from F1. The difference in floor height is presumably to achieve a higher ceiling in the room below.

Room F6 is considerably larger than F5 and has a cornice and skirting board (Fig. 67). The fireplace has some heavy moulded decoration and may be mid-19th century rather than early (Fig. 68).

#### Room F7

Room F7 is a small rectangular room which, despite its size, has moulded skirting boards and a cornice (Fig. 69). There is no fireplace in this room although the presence of a truncated chimney stack on the roof suggests that there should be.

#### Room F8

Room F8 is likely to have been the master bedroom and is the largest room on this floor (Figs 70 and 71). It is reached via a corridor from F1 which runs past F7 and rises up two steps which means that the front, north-east, window sill is almost at floor level. The low skirting board may be modern but the moulded cornice is original and runs along two substantial plastered beams running across the width of the room. This room also has a picture rail unlike the others on this floor. The fireplace has a cast iron back and a very plain wooden mantelpiece (Fig. 72).

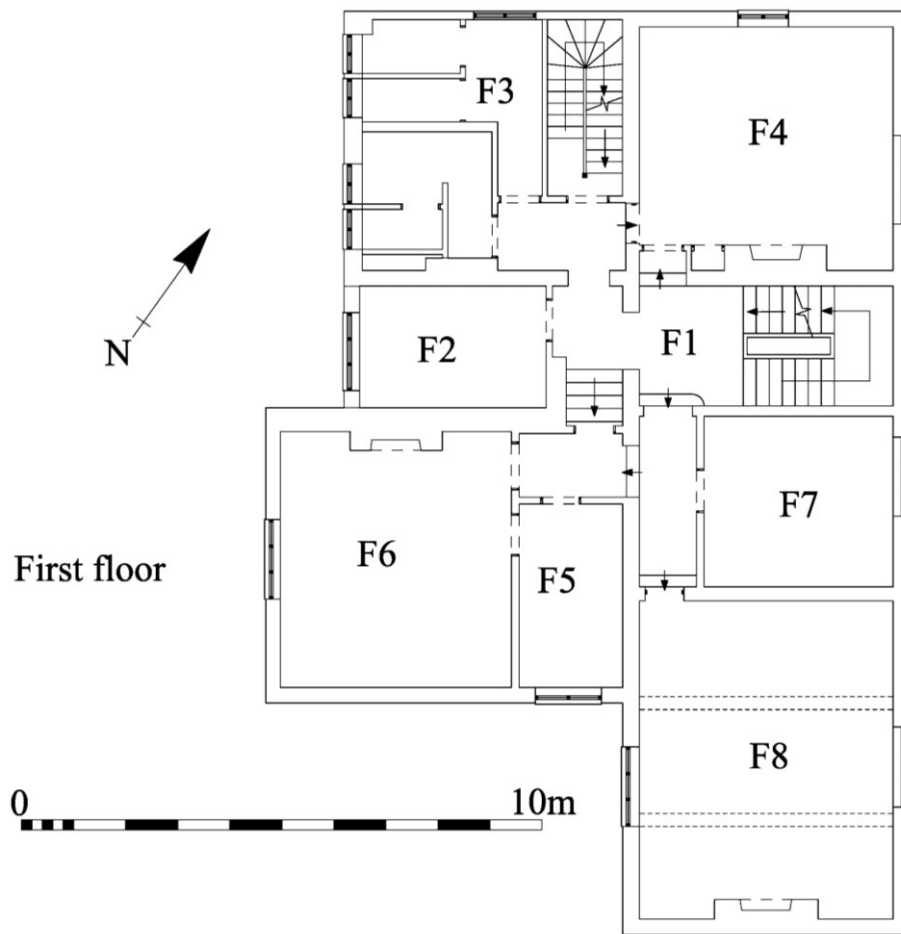


Figure 59 First floor plan  
Modified from drawing supplied by client



Figure 60 Room F1 doorway surround  
Looking south-west towards Room F2. 1m scale



Figure 61 Room F2  
Looking west. 1m scale



Figure 62 Room F3 servant's stairs  
Both looking north-west. 1m scale. Left hand picture: door closed. Right hand picture:  
door open





Figure 63 Room F4  
Looking south. 1m scale. Right hand door goes to Room F3, middle door leads to room F1 landing, door to the side of the fireplace is the linen cupboard



Figure 64 Room F4  
Looking north. 1m scale



Figure 65 Room F4 fireplace  
Looking south-east. 1m scale



Figure 66 Room F5  
Looking east



Figure 67 Room F6  
Looking north-east. 1m scale. Door on left leads to the mini-landing and F1, right hand door leads into Room F5



Figure 68 Room F6 fireplace  
Looking north. 1m scale





Figure 69 Room F7  
Looking north-east. 1m scale



Figure 70 Room F8  
Looking east. 1m scale



Figure 71 Room F8  
Looking west. 1m scale



Figure 72 Room F8 fireplace  
Looking south-east. 1m scale

### *The Second Floor*

The second floor, with rooms labelled as S1 to S6 appears to have been intended to accommodate the household staff. Although the present main staircase reaches up to this floor it has been rebuilt and it seems likely that it has been extended to this floor only in recent times (Fig. 73). It is probable that when first built the only access to this floor were by using the narrow back service stairs. Only the south-western rear wing has a second floor.

#### Room S1

Room S1 is the landing space at the top of the main stairs and appears to have been extensively modernised (Fig. 74). The roof timbers have been boxed in and there is a modern roof light fitted into the southern side of the roof. A modern plasterboard partition wall with a large window forms the south-east wall between S1 and S2. In the southern corner of S1 a low doorway, without a door or doorframe, leads down a step into corridor S4 which runs along the width of the rear wing.

#### Room S2

Room S2 has also been modernised with plasterboard cladding and modern fittings (Fig. 75). The room is partially set into the roof space but the roof timbers have been boxed in. A hatch on the modern plasterboard south-east wall leads into Room S3. The hatch is nearly 1m above the floor level of Room S2 but there are no steps to get into the hatch.

#### Room S3

Room S3 is now unused but gives a glimpse of the servant's quarters when the house was first built (Fig. 76). The condition of the floorboards meant that this room was not entered but the hatch from Room S2 allowed a reasonable inspection. The room was clearly intended to be occupied as it has floorboards and the walls have the remains of a white painted plaster coating. The single window on the south-east facing wall is partially cut across its lower half by the high floor level suggesting that visual symmetry from the outside was more important than function on the inside, a feature typical of late 18th and early 19th century buildings. Two large tie beams run across the room just above floor height which would have made moving around in this relatively dark space very awkward. The tie beams support queen posts on top of which sit the substantial purlins. Fairly large section common rafters sit on the backs of the purlins and extend to ridge height, there are no principal rafters. The spacing of the tie beams suggests that one truss may have been removed to create Room S2. It is also possible that before being modernised Room S2 had a similar layout and floor level.

#### Room S4

Room S4 is a narrow corridor connecting the main house with the rooms in the south-western rear range (Fig. 77 and 78). It goes up and down a number of different floor levels suitable only for use by the staff but not by the owners. At the north-west end of the corridor are the servant's stairs leading down to the floors below. The ceiling is part of the rear wing roof and has four exposed purlins running across the corridor which extend either side into the adjacent Rooms S5 and S6.



### Room S5

This room is located in the gable end of the south-west rear wing (Fig. 79). Despite being part of the servant's quarters it is reasonably well-appointed with a moulded skirting board and moulded window surround. This room may therefore have belonged to one of the senior members of staff. The room is still in use as an office and has been modernised resulting in the loss of any other fixtures and fittings.

### Room S6

Room S6 is reached via a set of three steep steps from corridor S4 to create a floor level similar to that in Room S3 (Fig. 80). As with Room S3 the floor height also cuts across the bottom of the window which was obviously not perceived as a problem to the builders. The purlins seen in Room S3 continue through into this room (Fig. 81). The end of the purlins extending across corridor S4 and into Room S5 rest on top of the main house purlins (Fig. 82). These timbers have been reused from elsewhere as they have redundant slots where boards for panels were once located (Fig. 83). There is no sign of the possible blocked window which can be seen on the north-west wall.

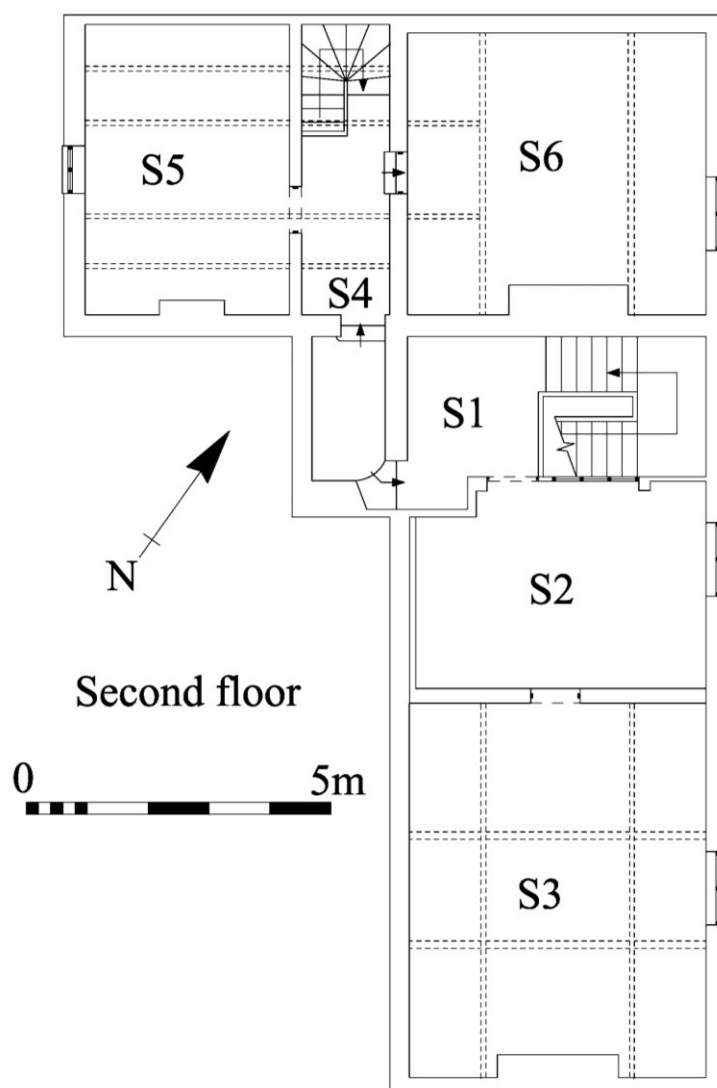


Figure 73 Second floor plan  
Modified from drawing supplied by client



Figure 74 Room S1  
Looking south-west. 1m scale. Door to S2 on left. Access to S4 corridor behind  
bannister



Figure 75 Room S2  
Looking east. 1m scale. Hatch into Room S3 on right of picture



Figure 76 Room S3  
Looking south-east through hatch from Room S2



Figure 77 Room/corridor S4  
Looking north-west. 1m scale





Figure 78 Room/corridor S4  
Looking south-east. 1m scale



Figure 79 Room S5  
Looking south



Figure 80 Steps up to Room S6  
Looking north. 1m scale



Figure 81 Room S6  
Looking north-east. 1m scale





Figure 82 Room S6  
Looking south-west. 1m scale



Figure 83 Purlins in Room S6  
Looking north-west



### *The Outbuildings*

The single storey brick-built outbuildings form a continuous range of buildings along the north-eastern edge of the site (Figs 84 and 85). It seems likely that they were constructed as the stables, tack rooms and carriage sheds for the house. The roof is covered with Welsh slate and is in good condition and may have been laid relatively recently. The roofline is stepped at the northern end where it leans against the outbuilding of the adjacent property. The bricks are laid in a variety of bonds which suggests a number of rebuilds and repairs. The building shown on the early Ordnance Survey maps which fronted onto Church Street has been replaced by a small tarmac parking area and the refaced side wall of the adjoining property to the north-east. For ease of identification during this survey the rooms have been labelled as rooms OB1 to OB8 (Fig. 86). These references do not relate to any previous uses.

#### North-west facing elevation

The north-west facing elevation is broken into a number of elements facing towards the main house (Fig 87). The brick frontage has been heavily modified by the insertion of a long steel beam supported by a square section steel support and a brick pillar with rounded bricks. This was probably done relatively recently to provide car parking for the office staff. The insertion of the beam has cut through three first floor windows which have now been blocked with brick. This indicates that there used to be a first floor level. Much of the brickwork over the beam has been replaced and repaired and there is no trace of a joint in the brickwork where the roof line changes. A narrow single doorway with a wooden lintel at the farthest northern end of the building leads into a small rectangular room (Room OB1).

To the south of the steel beam opening are three doorways which are probably the carriage shed and tack rooms (Figs 88 and 89). The largest doorway (Room OB5) has a large wooden frame with a painted plaster arch. There is no trace of the door hinge mountings. The other two doors have arched brick heads with wooden plank doors which have long strap hinges of probable mid-19th century date. The larger doorway (to Room OB6) has double doors which can be locked with a wood-framed door lock case (Fig. 90). This may have been reused from elsewhere as it is probably late 18th century in date.

At the south-western end of the outbuildings is a flat concrete roofed building (OB8) built from blue bricks (Fig. 91). This appears to be a Second World War air raid shelter, presumably for the household. It is built with an English bond although part of one wall has slightly more stretchers in it. The two narrow doorways have thick concrete lintels.

#### North-east facing elevation

The entire face of this elevation has been re-faced with brick as has the rear (north-west facing) elevation of the adjacent property's outbuilding (Fig. 92). The bricks are mostly laid in a stretcher bond and are no earlier in date than the 1960s or 1970s. These were presumably added to provide a weatherproof skin to the remaining buildings when the building in this corner was demolished. This would then suggest that the demolished building was older than the surrounding outbuildings which would have been built against it.

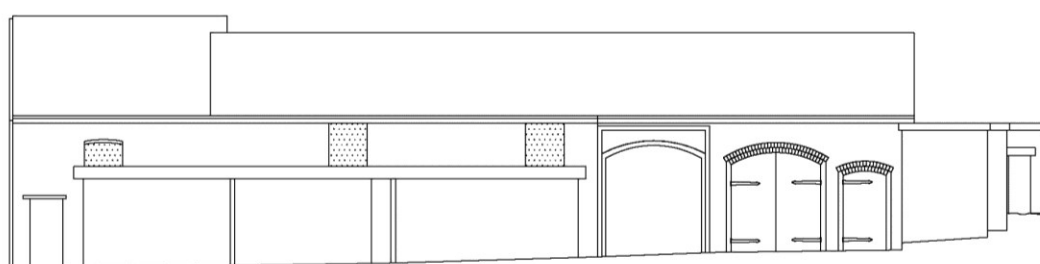
### South-west facing elevation

The red brick gable end of the main outbuilding has been partially obscured by the air raid shelter which wraps around the north-west corner and backs against the tall garden wall which extends south-westwards (Fig. 93). The thick concrete roof partially sits on top of the garden wall presumably to give additional support against collapse.

### South-east facing elevation

The south-east facing elevation forms the boundary wall between Cedar Lawns and the adjacent property (Fig. 94). The wall is plain brick with no openings or evidence of any blocked openings.

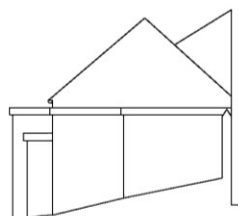
The internal description of the outbuildings continues after the external illustrations.



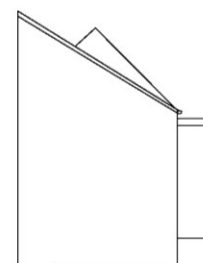
North-west facing elevation



South-east facing elevation



South-west facing elevation



North-east facing elevation

Figure 84 Outbuilding elevations  
Modified from drawing supplied by client



Figure 85 General view of outbuildings  
Viewed from rear garden looking north-east

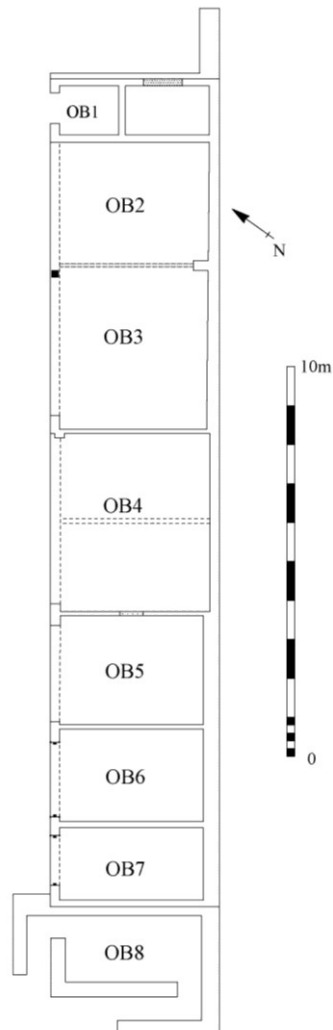


Figure 86 Outbuilding plans





Figure 87 Outbuildings, north-west facing elevation, northern end  
Looking south-east



Figure 88 Outbuildings, north-west facing elevation, southern end  
Looking south



Figure 89 Outbuildings, north-west facing elevation, southern end  
Looking south-east. 1m scale



Figure 90 Door lock case on door of Room OB6  
0.2m scale





Figure 91 Air raid shelter at south-west end of outbuildings  
Looking south-east



Figure 92 Outbuildings, north-east facing elevation  
Looking south





Figure 93 South-west facing elevation of air raid shelter  
Looking north-east



Figure 94 Outbuildings, south-east facing elevation  
Looking north

### *The Outbuildings: Inside*

See the floorplan in Figure 86 above for room locations.

#### Room OB1

Room OB1 is a small rectangular room with the remains of a plastered ceiling and wall plaster. At the time of the survey it was partially overgrown and full of modern rubbish making close inspection difficult. This room only fills half of the available space at this end of the building but there is no evidence of a doorway into the space behind it.

#### Rooms OB2 and OB3

Although these rooms were built as two separate rooms they have been changed by removing the lower part of the dividing wall probably when the front wall was removed and the steel beam inserted (Figs 95 and 96). The roof structure in both rooms appears to be a modern replacement. The floor is laid with tarmac but may cover an earlier surface. OB2 clearly had a first floor as the walls at first floor level retain some of their plasterwork. Also, as already noted, the upper part of a blocked window can be seen on the north-west wall. A blocked doorway can be seen at first floor level on the north-east wall which would have led into the now demolished building. The floor above Room OB1 has the remains of a plaster floor. Joist sockets survive on the wall of OB1 indicating that floor joists ran from north-east to south-west across OB2.

A low doorway or hatch can be seen on the remains of the dividing wall between the two rooms. The roof timberwork is modern but the roughly worked purlins are probably original as are one or two common rafters. An open doorway, also at first floor level, leads into Room OB4. Either side of the doorway are two smaller hatches which have been blocked with brick. On the ground floor south-east wall is a wooden bracket which probably held a saddle or other tack.

#### Room OB4

Room OB4 is a small open fronted room which was probably altered at the same time as OB2 and 3. The front has been modified by the insertion of a steel beam but it has retained its supporting brick pillars which still have iron pintles for the missing doors. The room has empty floor joist sockets on the north-eastern wall (Fig. 97). It also has a recently repaired roof although the purlins are probably original and a shallow pitched bolted scissor truss suggests a later 19th century date (Fig. 98).

#### Room OB5

This room has been repaired relatively recently and is fully plastered with a plaster ceiling (Fig. 99). It has a brick floor but does not have any doors. There are no apparent blocked doors or windows within this room.

#### Room OB6

Room OB6 still retains its wooden double doors. Inside, the room has a brick floor and painted brick walls (Fig. 100). It has a ceiling with exposed wooden floor joists and wooden floor boards which look reasonably fresh and may not be the original timbers.



### Room OB7

This room is a narrow room which extends up to the roof with no evidence of having a first floor (Fig. 101). The north-eastern wall only reaches to the eaves and so is open to the floor above Rooms OB5, 6 and 7. Although there is no access to this floor it could be seen that the floor is boarded and that the common rafters and slates are recent replacements. The roof is also supported by bolted scissor trusses as seen in Room OB4 (Fig. 102).

### Room OB8

Room OB8 is a single storey brick built air raid shelter with walls around 0.36m thick. It has two narrow doorways which are offset to increase blast protection. Inside the shelter the floor is covered with a thick layer of leaves but enough is visible to show that the walls are covered with a white fibrous boarding material (Fig. 103). Covered vents are visible on the walls which lead out to blue brick air vents. Although not shown on the 1947 Ordnance Survey map this shelter must have been added during the Second World War.



Figure 95 Outbuilding Room OB2 from OB3

Looking north-east. 1m scale. Note remnant of first floor dividing wall supported on modern steelwork in foreground. Also plastered walls above Room OB1 is background





Figure 96 Outbuilding Room OB3 from OB2  
Looking south-west. 1m scale. Note first floor doorway and blocked hatches. Also  
wooden bracket on left for hanging saddles or tack



Figure 97 Outbuilding OB4  
Looking east towards wall with OB3. 1m scale Note empty first floor joist sockets





Figure 98 Roof structure of OB4  
Looking south-west



Figure 99 Outbuilding Room OB5  
Looking east



Figure 100 Outbuilding Room OB6  
Looking south-east



Figure 101 Outbuilding Room OB7  
Looking south-west. 1m scale





Figure 102 Roof support over Rooms OB5, 6 and 7  
Looking north-east from Room OB7



Figure 103 Inside air raid shelter Room OB8  
Looking south-east from NW doorway towards SW doorway

## Discussion

Cedar Lawns house and outbuildings are an interesting example of early 19th century well-to-do housing in a small provincial town. The building appears to have been built in a contemporary style but with an eye to cost savings as seen by the reduction in detail and decoration on the less public elevations. Over the years the building has been modified and brought up to date. It is possible that the windows began life as simple plain brick openings typical of the period. Then, as styles changed, the moulded surrounds were added at a slightly later date, as was the first porch. A significant change came in the mid to late 19th century with the construction of the single storey service range and the infilling and reworking of the space between the two rear wings. It is possible that the outbuildings, built as stables and carriage sheds, were added at a similar time. Other later 19th century additions include the bay window on the south-eastern rear wing.

Early 20th century alterations appear to be limited but do include the addition or replacement of the front porch to become the large feature that it is now. Other 20th century changes can be seen in the wartime removal of the front railings and the construction of the air raid shelter. Later 20th century changes appear to have taken place with the move from a dwelling into commercial offices. The main staircase seems to have been rebuilt and extended to reach the second floor and the first floor toilet block was also inserted. Outside, the former stables were modified to provide the necessary parking facilities.

As far as movement and use around the building are concerned there is clear evidence of the divisions between the staff and the household. Staff areas are more cramped, less well decorated and generally designed to demonstrate the lower status of the occupants. This is especially true of the staircase and sleeping quarters.

## Archive

The archive consists of:

This report,

6 A4 photograph record sheets,

305 digital images in jpeg and tiff format on DVD,

9 A4 contact sheets of 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.

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<http://www.burbageheritage.co.uk/gallery.html#tab5>

[http://www.hinckley-bosworth.gov.uk/info/511/conservation\\_areas/328/burbage\\_conservation\\_area/2](http://www.hinckley-bosworth.gov.uk/info/511/conservation_areas/328/burbage_conservation_area/2)

<https://historicengland.org.uk/listing/the-list/list-entry/1295198>

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

04/08/2017



## Appendix 1 Digital photographs



XA66 2017 (1).JPG



XA66 2017 (2).JPG



XA66 2017 (3).JPG



XA66 2017 (4).JPG



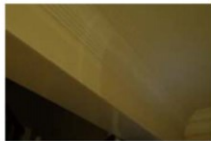
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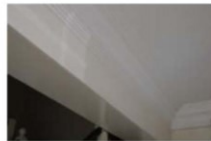
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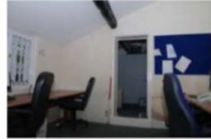
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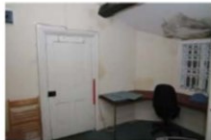
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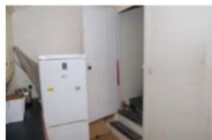
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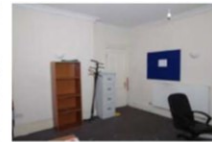
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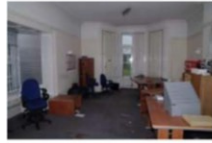
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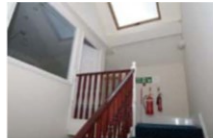
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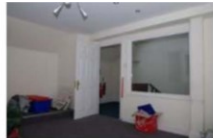
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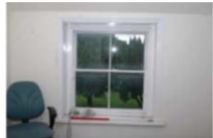
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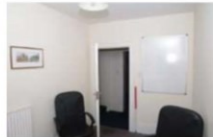
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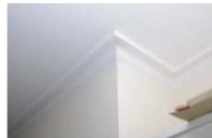
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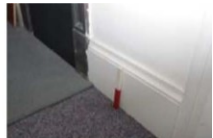
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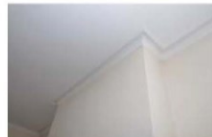
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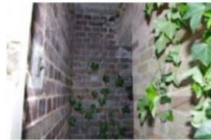
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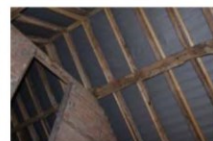
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## Appendix 2 OASIS Information

<b>PROJECT DETAILS</b>	<b>Oasis No</b>	universi1-292035		
	<b>Project Name</b>	Building Recording at Cedar Lawns, Church St, Burbage, Leicestershire		
	<b>Start/end dates of field work</b>	06-06-2017 - 07-06-2017		
	<b>Previous/Future Work</b>	Yes, evaluation trenches / Not known		
	<b>Project Type</b>	Building Survey		
	<b>Site Status</b>	None		
	<b>Current Land Use</b>	Offices		
	<b>Monument Type/Period</b>	Building: post medieval Post medieval (19 <sup>th</sup> century)		
	<b>Significant Finds/Period</b>	None		
	<b>Development Type</b>	Residential		
	<b>Reason for Investigation</b>	NPPF		
	<b>Position in the Planning Process</b>	Planning condition		
	<b>Planning Ref.</b>	16/00441/FUL		
<b>PROJECT LOCATION</b>	<b>Site Address/Postcode</b>	78 Cedar Lawns Church Street, Burbage, Leicestershire. LE10 2DE		
	<b>Study Area</b>	0.11 ha		
	<b>Site Coordinates</b>	SP 44252 92690		
	<b>Height OD</b>	115m OD		
<b>PROJECT CREATORS</b>	<b>Organisation</b>	ULAS		
	<b>Project Brief Originator</b>	Local Planning Authority (Leics CC)		
	<b>Project Design Originator</b>	ULAS		
	<b>Project Manager</b>	Dr Patrick Clay		
	<b>Project Director/Supervisor</b>	A Hyam		
	<b>Sponsor/Funding Body</b>	Developer / T Morris Builders		
<b>PROJECT ARCHIVE</b>		<b>Physical</b>	<b>Digital</b>	<b>Paper</b>
	<b>Recipient</b>	NA	LCC MusService	LCCMusService
	<b>ID (Acc. No.)</b>		X.A66.2017	X.A66.2017
	<b>Contents</b>		Photos	Field Notes
<b>PROJECT BIBLIOGRAPHY</b>	<b>Type</b>	Grey Literature (unpublished)		
	<b>Title</b>	A Level 3 Historic Building Recording at 78 Cedar Lawns, Church Street, Burbage, Leicestershire		
	<b>Author</b>	A Hyam		
	<b>Other bibliographic details</b>	ULAS Report No 2017-117		
	<b>Date</b>	2017		
	<b>Publisher/Place</b>	University of Leicester Archaeological Services / University of Leicester		
	<b>Description</b>	Developer Report A4 pdf		



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