



UNIVERSITY OF  
**LEICESTER**

Archaeological Services

**A Level 2 Historic Building Record at  
The Memorial and Miner's Welfare  
Institute,  
128 Main Street,  
Markfield,  
Leicestershire.**

**NGR: SK 48925 10205**

Andrew Hyam



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**A Level 2 Historic Building Record at  
The Memorial and Miner's Welfare Institute,  
128 Main Street,  
Markfield,  
Leicestershire  
NGR: SK 48925 10205**

**A Hyam**

**For: Harbot Builders**

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## **A Level 2 Building Record at the Memorial and Miner's Welfare Institute, 128 Main Street, Markfield, Leicestershire.**

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### **Summary**

*A Level 2 historic building recording was undertaken by the University of Leicester Archaeological Services (ULAS) at the Memorial and Miner's Welfare Institute located at 128 Main Street, Markfield, Leicestershire on the 27th of June 2017. The survey studied a former community hall which also functioned as a cinema and lecture hall which was built in 1925. The hall has had a small number of small structures added to it but has remained relatively unchanged since first built.*

*The report and archive will be deposited under Accession Number X.A73.2017*

### **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 2) at the Memorial and Miner's Welfare Institute, 128 Main Street, Markfield, Leicestershire. Level 2 historic building surveys are defined in the Historic England guidance document – *Understanding Historic Buildings: A guide to good recording practice* (2016). Planning permission is being sought under Planning Application number 14/01082/FUL for the redevelopment of the site. Before any demolition or redevelopment work takes place a request was made by the Senior Planning Archaeologist, Leicestershire County Council for a programme of historic building recording.

The village of Markfield lies approximately 6km to the north-west of Leicester (Fig. 1). The site lies on the eastern side of Main Street on the northern side of the village centre (Fig. 2). A number of late 18th and early 19th century houses are located to the south of the site (Figs 3 and 4). Other nearby houses are built of local stone are likely to date from the 18th century up to the 20th century.

The present building consists of a large hall fronting onto Main Street. Attached to the rear of the hall are two smaller buildings used as a storeroom and as a canteen. Later brick-built toilet blocks have been added to the side of the main hall (Fig. 5). An overgrown yard runs along the southern side of the buildings and gives the site a total area of around 766m<sup>2</sup>.

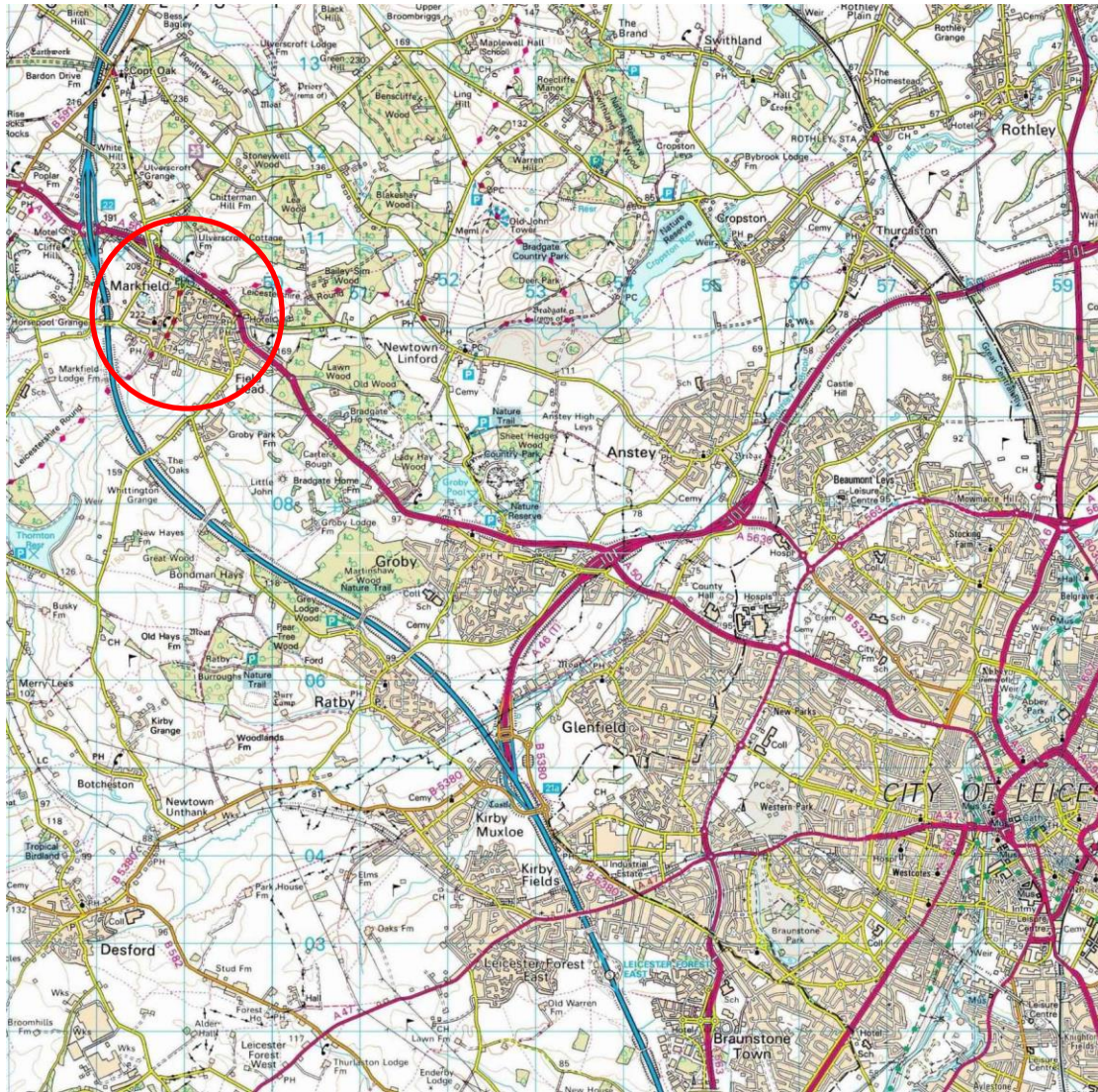


Figure 1 Markfield location



Figure 2 Site location



Figure 3 Site seen from Main Street  
Looking south-east



Figure 4 Site (arrowed) from Main Street  
Looking north-east



Figure 5 Existing site plan  
Plan supplied by client. North to left of picture

## Background

The First and Second Edition Ordnance Survey maps published in 1889 and 1903 show the site location as a rectangular field with a rectangular structure towards the north-eastern corner. A small rectangular building can also be seen on these maps facing onto Main Street but the main hall is not yet present. The 1929 edition of the Ordnance Survey shows the site very much as it exists at the time of this survey with the building being labelled as an Institute. The only significant difference is that the two toilet blocks on the south side of the hall are not present and are only shown on the 1959 and later editions.

The Historic Environment Record for Leicestershire and Rutland (HER) records the building as follows: “The Memorial and Miners Welfare Institute is understood to have been built in 1925. It was a focal point for the community - the hall also functioned as



a cinema, with a stage. It was built to commemorate the people who died in World War I” (HER Ref: MLE 17764). There is also a note to say that: it is believed that earlier fabric from a former farmstead is incorporated in to the present structure and it may be that the former courtyard surface is evident within the site. A farmstead is shown on the later 19th century Ordnance Survey map and probably on the early 19th century Ordnance Survey drawings also”.

A heritage statement provided by the developer outlines a short history of the site and the Memorial institute. Among other details the following information is noted:

*The building was originally an outbuilding to a farm, known as Dandy Hay Farm, and was originally owned by the Parish in the 1800’s, a Rector M Phillips and Reverend J Gochan. In or around 1906, an indenture was drawn up and placed in the custody of an Alderman Tidd on behalf of the community of Markfield. On Alderman Tidd’s death in 1920, the site was acquired by an E B Chapman and W Geary as a site for a picture house. In 1952 the building was acquired by the Trustees of Markfield Miners Welfare. In the late 1920s, an extension was added to the rear of the hall by courtesy of the then President of the Trustees, Mrs Olive T Lillington, and mains electricity and water were also installed.*

The heritage statement also notes that the decline in use of the hall began around 1987 when a community hall was built in the village.

## **Objectives**

Within the stated objectives of the ULAS Written Scheme of Investigation *for a Historic England Level 2 Building Recording; Old Miners Welfare Hall, 128 Main Street, Markfield, 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:

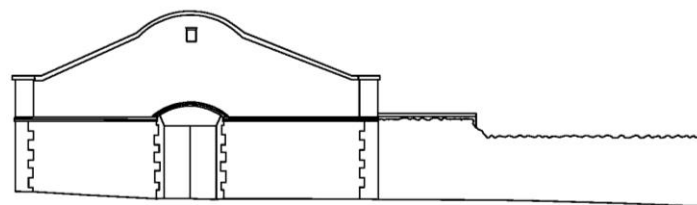
- To provide a written, drawn and photographic record of all the buildings on site prior to the commencement of works with specific attention given to those elements proposed for demolition, conversion and/or alteration. This work to be undertaken to a standard that will allow the future interpretation 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.

## **Methodology**

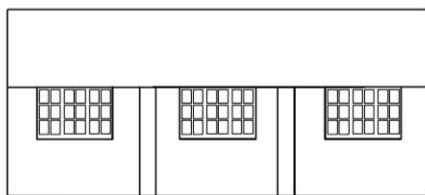
Digital colour photographs were taken throughout the survey. Notes and sketches were also made and scale site plans and elevations supplied by the client were used and modified to suit the purposes of this survey. The specific levels of detail used in the Level 2 survey followed the ULAS WSI and the guidelines laid down in the RCHME (1996) and Historic England (2016) specification.

## Results

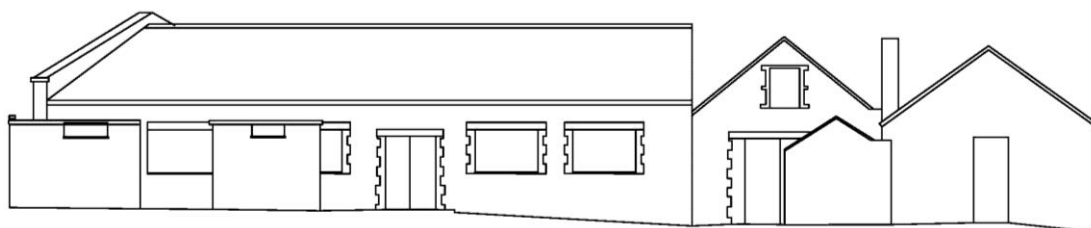
As noted, the site consists of a main hall with two smaller buildings attached to its eastern end. The principal, west facing, elevation of the hall faces straight out onto Main Street. The buildings are located along the northern boundary of the site with an overgrown yard covering more than half of the total site area. Access to the yard is through a pair of wooden gates built into the boundary wall running along Main Street. Red brick and locally sourced granite are the predominant building materials used throughout. Drawings supplied by the client have been modified to suit the requirements of this report (Fig. 6).



West facing elevation



East facing elevation



South facing elevation

Figure 6 Elevations  
Modified from drawing supplied by client

### ***West Facing Elevation***

The main hall has a lower half built of granite rubble which continues along to the site boundary wall which has pitched granite copings (Figs 7 and 8). Decorative plaster quoins give the appearance of the hall being separate from the boundary wall but close inspection indicates that the plaster has been applied over a continuous wall (Fig. 9). The wall continues northwards as a low boundary wall for the adjacent property. The upper half of the frontage is built of cement rendered red brick and forms a screened parapet hiding the roofline behind. A set of plain wooden doors leads into the hall but there are no other openings on this frontage. Above the doorway is a stone or cement panel which has the following sign painted onto it (Fig. 10):

MEMORIAL  
& MINERS WELFARE  
19 INSTITUTE 25

The later toilet block attached to the southern side of the hall uses the site boundary wall as its western wall so that the upper course of bricks sit on top of the granite. Beyond the toilet block the wall drops down slightly which suggests that it may have been reduced in height at or after the time when the toilets were added. A pair of wooden gates close to the south-west corner of the site are used as access to the car park.

### ***North Facing Elevation***

Most of the north facing elevation, which sits along the northern boundary, is obscured by the adjacent house which sits close to the hall wall. Despite this however it can be seen that the north wall is principally constructed from granite rubble with five courses of red brick on top (Fig. 11). The north facing elevations of the end brick buildings cannot be seen.

### ***South Facing Elevation***

The south facing elevation is a rather jumbled grouping of all the buildings clearly showing the growth of the site and its later additions. At the time of the survey much of the yard was heavily overgrown which partially obscured much of the eastern brick and stone built buildings (Fig. 12).

The main hall wall is built from granite rubble with some small infill work and patching of red brick (Fig. 13). Red bricks have been used to form the masonry frames of the doors and windows which run along this elevation. The doors and windows were boarded over at the time of the survey but it could be seen that whilst the window frames appear to be replacements, possibly from the 1960s, they still occupy the original openings. The roof of the hall is corrugated sheet material.

At the western end of the hall are two separate brick-built toilet blocks with flat concrete roofs (Fig. 14). The bricks and coursing are different on the two blocks which suggests that they were constructed at different dates. Their style and map evidence suggest a 1940s or early 1950s design for both blocks so that their age difference may not be great. Their construction date may coincide with the takeover of the hall by the Trustees of the Markfield Miners Welfare in 1952. The westernmost block, as already noted, uses the granite boundary wall as its west wall. The eastern toilet block partially

obscures one of the hall windows and has also had a small outside doorway on its western wall bricked up.

The two structures at the eastern end of the hall can be seen as two gable ends on this south facing elevation. Unfortunately the presence of undergrowth and semi mature trees prevented many photographs being taken during the survey, however it was still possible to carry out a visual inspection. The western building built against the back of the hall is set back from the hall wall and is built of granite rubble with brickwork around the door openings. It has a single doorway modified from what was a double doorway (Fig. 15). This doorway has had to be reduced in width due to the construction of a small boiler house which is discussed below. Set in the apex of the gable is a small hayloft door which suggests that this building had earlier agricultural origins and may be the building shown on the first and second editions of the Ordnance Survey maps.

The eastern building has a brick-built gable end with a single ground floor doorway. It projects further southwards than the other gable end which has provided a useful corner in which to insert a small brick built boiler house with a slate hipped roof (Fig. 16). The boiler house is clearly later than the other two buildings as it butts against both. Inside are remnants of a modern boiler and a blocked doorway on the east wall which used to lead into the eastern building (Fig. 17).

### *East Facing Elevation*

The east facing elevation of the easternmost building could not be easily reached or photographed during the survey. However, enough could be seen to show that the brick wall has three equally sized casement windows fitted in between two narrow brick buttresses.



Figure 7 West facing elevation  
Looking east across Main Street



Figure 8 West facing elevation and boundary wall  
Looking north-east



Figure 9 Decorative quoins applied to the west facing wall  
Looking north-east. 1m scale



Figure 10 West facing elevation front doors  
Looking east. 1m scale



Figure 11 North and west facing elevations  
Looking south-east. Note the brick courses on the north wall



Figure 12 South facing elevation and car park area  
Looking north-east



Figure 13 Main hall, south facing elevation  
Looking north. Toilet block extension on left



Figure 14 Toilet block extensions  
Looking north



Figure 15 Gable end wall of western brick built structure  
Looking north. 1m scale. Note former double doorway reduced to single doorway by  
later brickwork. Hayloft door top right





Figure 16 Boiler house  
Looking south-east. 1m scale



Figure 17 Inside the boiler house  
Looking north-east

### ***Inside the Hall***

The principal entrance from Main Street leads into a small vestibule with a low ceiling and hatch on the north wall for the cloakroom attendant (Fig. 19). A small doorway adjacent to the hatch serves the cloakroom attendant's room which has an odd shape to allow it to fit into the obtuse angle of the building. The outside (west) granite wall of this room still retain its pitched copings on top of which the brickwork has been built (Fig. 20). A hatch high in the south wall of this room opens into a small store built above the entrance vestibule.

The main hall is a large open single room with windows along the south wall (Figs 21 and 22). The roof is supported by wide wooden trusses strengthened with steel rods. A boarding material has been used between the roof timberwork to hide the underside of the corrugated roof. Matchboard panelling lines the walls but this is a later addition as the original painted plaster colour scheme can be seen where the boards have rotted away (Fig. 23). The windows on the south wall are later replacements and may date to the 1960s (Fig. 24). At the western end of the hall are the double doors leading into the vestibule and another single doorway leading into a small cloakroom with matchboarded walls (Figs 25 and 26). A knocked through door in the corner of the cloakroom goes into the western toilet block. This has been thoroughly modernised leaving no trace of any original fittings.

At the eastern end of the hall is a doorway in the north-west corner to the first of the two end buildings which used to be employed as a storeroom (Fig. 27). A second doorway which has been partially demolished leads from a very small raised dias in the south-east corner. The HER suggests that there was a stage in the hall which would have presumably been at this end of the hall but no trace if this remains.

### ***The storeroom***

This room has a lower floor level than the main hall and is divided into two main spaces. The space on the north side of the store acts as a corridor from the main hall to the canteen to the east (Fig. 28). The north wall of the corridor is partially matchboarded with a row of coat hooks. The south side of the corridor has folding leaf hardboard doors to allow large items to be placed in the larger, south, side of the store. The southern part of the store appears to be a former barn and has a late 19th century roof truss of typical agricultural design (Fig. 29). The walls have matchboards over bare granite to around 1m above floor level and painted plaster to the roof. The partially blocked double doors blocked by the boiler house can be seen on the south wall.

### ***The canteen***

The canteen may also be a former agricultural structure but may have been added at the time of the hall being built. It is a large single room with plastered walls (Figs 30 and 31). The brick walls of the canteen butt against the walls of the storeroom and appear to use the eastern stone wall of the storeroom showing that this building is later than the storeroom. The roof is supported by a simple truss with a raised tie beam and additional steel rods. It is possible that the raised tie beam was used to give the impression of a lighter and higher roof. This type of structure would not normally be used in an agricultural building. The purlins are quite thin lengths of timber but appear to be original. The roof is boarded with sarking boards. The three windows on the south

wall are wooden casement windows with 1920s fittings. On the west wall is a large cupboard built into a recess in the wall which may have originally been a window on the side of the storeroom (Fig. 32).

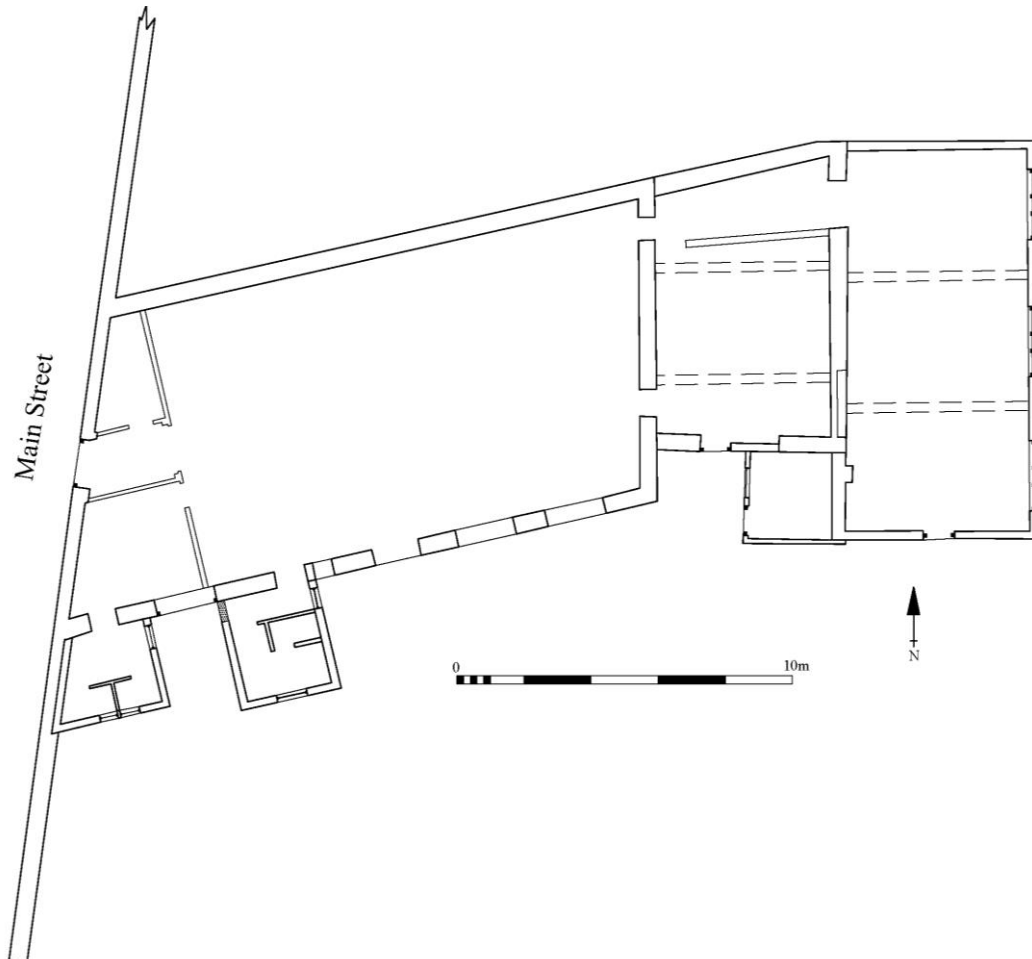


Figure 18 Site and building plan  
Modified from plans supplied by client



Figure 19 Entrance vestibule  
Looking west towards external doors. 1m scale



Figure 20 Cloakroom attendant's room  
Looking north through door from vestibule. Note pitched stone copings on outside  
wall beneath brickwork



Figure 21 Main hall  
Looking west



Figure 22 Main hall  
Looking east



Figure 23 Original wall paint scheme of main hall  
East wall of hall



Figure 24 Main hall, south windows  
Looking south-east. 1m scale



Figure 25 West end of hall  
Looking west. 1m scale. Double doors lead into the vestibule



Figure 26 Cloakroom at west end of hall  
Looking south-east. 1m scale



Figure 27 East end of hall  
Looking east.



Figure 28 Storeroom, corridor  
Looking west towards main hall





Figure 29 Storeroom, main room  
Looking south



Figure 30 Canteen  
Looking south. Door to car park in centre of picture



Figure 31 Canteen  
Looking north. Doorway to storeroom in left hand corner



Figure 32 Canteen window detail  
Looking south-east. 1m scale



Figure 33 Canteen, recessed cupboard  
Looking west. 1m scale

## Discussion

The buildings belonging to the Memorial and Miners Welfare Institute is an interesting example of post First World War village life whereby many halls were erected for the benefit of the local community. It appears to have been used for many purposes including, as noted, a small cinema.

The oldest part of the buildings appears to be the storeroom which is likely to have begun life as a farm outbuilding. The main hall is next in the sequence with the canteen probably being added soon after and may be the extension added in the late 1920s which is mentioned in the HER. The toilet blocks, although built at slightly different times, were probably added in the 1950s.

Internal modifications appear to be quite minimal so that an impression of the original layout can easily be seen. The addition of matchboarding on the hall walls has covered the earlier quite gaudy painted walls. The later windows on the south wall are another small improvement to the hall

## Archive

The archive consists of:

This report,

2 A4 photographic recording sheets,

1 DVD of digital images in tiff and jpeg format,

3 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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Andrew Hyam

ULAS

University of Leicester

24.08.2017

## Appendix 1 Digital photographs



XA73 2017 (1).JPG



XA73 2017 (2).JPG



XA73 2017 (3).JPG



XA73 2017 (4).JPG



XA73 2017 (5).JPG



XA73 2017 (6).JPG



XA73 2017 (7).JPG



XA73 2017 (8).JPG



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XA73 2017 (74).JPG

**Appendix 2 OASIS Information**

<b>PROJECT DETAILS</b>	<b>Oasis No</b>	universi1-294126		
	<b>Project Name</b>	A Level 2 Building Record at the Memorial and Miner's Welfare Institute, 128 Main Street, Markfield, Leicestershire.		
	<b>Start/end dates of field work</b>	27-08-2017		
	<b>Previous/Future Work</b>	No / Not known		
	<b>Project Type</b>	Level 2 building survey		
	<b>Site Status</b>	None		
	<b>Current Land Use</b>	Community hall		
	<b>Monument Type/Period</b>	Building/Post Medieval		
	<b>Significant Finds/Period</b>	None/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>	14/01082/FUL			
<b>PROJECT LOCATION</b>	<b>Site Address/Postcode</b>	128 Main Street, Markfield, Leicestershire		
	<b>Study Area</b>	766m <sup>2</sup>		
	<b>Site Coordinates</b>	SK 48925 10205		
	<b>Height OD</b>	183m OD		
<b>PROJECT CREATORS</b>	<b>Organisation</b>	ULAS		
	<b>Project Brief Originator</b>	Local Planning Authority (LCC)		
	<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 / Harbot 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.A73.2017	X.A73.2017
	<b>Contents</b>		Photos	Photo record sheets
<b>PROJECT BIBLIOGRAPHY</b>	<b>Type</b>	Grey Literature (unpublished)		
	<b>Title</b>	A Level 2 Building Record at the Memorial and Miner's Welfare Institute, 128 Main Street, Markfield, Leicestershire.		
	<b>Author</b>	A Hyam		
	<b>Other bibliographic details</b>	ULAS Report No 2017-129		
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	<b>Description</b>	Developer Report A4 pdf		



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